

Mayor & Council

I am writing in STRONG opposition to the **Starlight Project-Rezoning for 1205/1209 Quadra, 910 View, 903/911/1045 Yates.**

I am a resident of a nearby street (Vancouver and McClure) and I am appalled that you would CONSIDER approving this **massive private development** that does not respect the Official Community Plan (OCP) with five towers of 21 to 32 storeys/109 metres — **more than double the OCP's 15 to 17 storeys/45-50 metres**, and with a **density increase over the OCP maximum.**

I further opposed this project as this development will offer **very little contribution to public amenities** especially since the **open spaces will be PRIVATELY OWNED.**

What we need is COOPERATIVE AND/OR SOCIAL HOUSING, developed by all levels of governments, NOT development by **large corporate real estate developer from Toronto!**

Why is Victoria handing its valuable real estate to outside real estate developer? There is nothing in it for residents of nearby streets--or generally Victorians--- but further traffic congestion, eye sore towers who block the sun, and most likely more people adding to the 35-50% of Victoria residents who cannot access a physician or nurse practitioner, and end up looking for help in Urgent and Primary Care Clinics that are overwhelmed and basically not functional since some closed in recent months.

If it is against the Official Community Plan and opposed by 80% to 90% of residents, I wonder what is in for Victoria mayor and council to even think of approving such a project?

Development can be thoughtful, creative, and innovative, but Starlight's development is none of these, it is only based on greed.

Carole Roy, PhD
McClure Street
Victoria



October 28, 2021

Mayor Helps & Council
City of Victoria
Via email to mayorandcouncil@victoria.ca

Re: Harris Green Village – Accessible Units

At its July 15th, 2021, Committee of the Whole meeting, Council moved that the applicant consider several changes to the project relating to affordable housing and accessibility, among other matters. We have engaged earnestly to address all the changes identified and have added to the package of community amenities proposed. We believe the changes requested have improved the project and thank you for your leadership.

One of Council's recommendations was that the project include "5% accessible units across all phases of the development". We have reviewed the CRD's *Housing Needs Assessment* for Victoria and understand that as of October 2020 there were 230 people with disability on BC Housing's waiting list and a further 51 households requiring wheelchair accessible units. In turn, we had committed to 5% adaptable units that would be tailored to resident need, recognizing that not all disabilities require use of a wheelchair.

However, we have received feedback that a commitment to adaptability is not sufficient. As a result, we wish to now commit to 5% accessible units as requested. In addition to meeting BC Building Code standards for accessibility, we also suggest reference to CMHC's universal and accessible design guidelines which provide for additional detail about accessible features. Proposed accessible features are detailed below.

General – Suite entries, light switches, and receptacles will be accessible. We anticipate that most adaptable units will also be designated as affordable.

Bathroom – Bathrooms will be accessible, including transfer area adjacent to toilet. Showers will be roll-in with hand-held faucet and grab bars. Pedestal sink will be at an appropriate height and with under-sink knee clearance.

Kitchen – Sink and cooktop will be located at an accessible height with knee-clearance below (no undercounter cabinets in those areas).

This commitment to 5% accessible units, together with a commitment to accessibility in other aspects of the project, such as including elements of accessible play in the central green space on the 900-block Yates Street and providing a 10,000 sq ft accessible community space, demonstrates our commitment to building an inclusive community.

Sincerely,

Andrew Browne

Andrew Browne
Senior Development Manager
Starlight Developments

Does council truly understand that decisions made today are mostly permanent and greatly affect how our city looks. We're constantly seeing more and higher developments.

You're moving toward a city where the sky is being obstructed by the proliferation of taller and taller buildings. Might I ask why you feel this is just fine?

Related concern- Our doctor shortage is an immediate and severe crisis. How is bringing more and more people into Victoria making any sense? Are you getting more schools and hospitals and clinics and care homes built?

What is the rationale behind approving the unlimited and mostly ugly growth here?

Please think long term about the climate effects of tearing down perfectly good buildings to replace them with newer buildings and ever larger ones!

Your decisions often seem less than sensible.

Elisabeth Rowe

Dear Mayor and Council Members,

I am disagreeing with the proposed development of Harris Green, for the following reasons...

The aggressiveness of residential development has changed downtown forever, as it is quickly approaching the likes of the West End of Vancouver.

Starlight Developments is a company from Toronto, and seem to want to go as high as possible in their towers. It seems that the first phase at 1045 Yates Street is a done deal of two towers of over 20 stories. These will be built beside a new building on the old site of Pluto's Restaurant, and kitty-corner to a new condo being built at Yates and Cook. This public hearing is about changing the entire Harris Green block of Yates Street between Quadra and Vancouver, with even taller towers of 28 & 32 floors. This is so wrong, and must be stopped immediately.

The downtown corridor of new residential buildings have been built so close to each other that many suites only have views of other buildings, and the sun doesn't shine on many of them due to close proximity. Just as it is in Vancouver.

The need for residential suites is apparent, but the need for "affordable" homes is skewed in the reasoning of what is considered "affordable" to the people who would want to live in a densely crowded corridor of condos and high priced apartments.

The big part to consider is the lack of insight of amenities required for such a large influx of new citizens moving into downtown. Just because you build it, people will not move in if there are no schools, parks, or doctors in the area.

The last to consider is the lack of hindsight in not having parking for automobiles, and I mean electric vehicles, which have the same carbon footprint as a bicycle.

Families will not move into buildings if they cannot have an electric car to ferry their broods about town.

Please do the right thing, and put a moratorium on any new builds in Downtown Victoria, for if this major project goes through, it will be a legacy that will not be looked at favourably in the future. Is it greed, or lack of hindsight driving this overzealous building boom?

Please do the right thing, and step back until after the 2022 civic election.

Victoria's future is not working the way it is now, and the present Mayor and Council will have to live with the consequences of having "ghost" buildings where the average citizen cannot afford to live.

Mr. Mur Meadows
Victoria

Dear Mayor Helps and Members of Council,

Harris Green Village and Issues with Inboard Bedrooms and Climate Change

I have written previously to express concerns that the thirty storey towers of the Harris Green Village proposal by Starlight exceed by almost twice the maximum heights specified in the OCP (see Map 32 in Section 6 of the DCAP which indicates (with limited exceptions) a maximum height of 17 stories.

This letter is to draw attention to two different issues that are raised inadvertently by the letter Starlight sent to Mayor and Council, dated October 8 2021 to indicate modifications to the original proposal to address problems identified by the Committee of the Whole.

The first issue is the suggestion in the letter that "inboard bedrooms ...with borrowed light, a closet and mechanically ventilated as a bedroom" might be considered as a way to create dozens more family-sized homes in the project. *An 'inboard bedroom' is apparently a windowless den.* This suggestion dismays me. I can understand it only as a proposal to resurrect in a slightly updated version the windowless bedrooms of nineteenth century tenements and slums. Council and staff should firmly reject this suggestion.

The second issue follows from the indication in the Starlight letter that the life-span of concrete buildings, such as Harris Green Village, will be 100 to 120 years (which is noted in the context of the lifetime of the commitment to provide 80 affordable units out of the total of 1568 units). This also happens to be a reminder that, as both COP26 and the life threatening consequences of the recent heat dome have made apparent, *the life of this project will be one of progressively more challenging climate conditions.*

Victoria's Climate Leadership Plan makes clear that all major projects should be considered in terms of how they might mitigate and adapt to climate changes. More specifically, the [Mobilizing Building Adaptation and Resilience](#) strategy of BC Housing considers heat waves, extreme weather and power outages as essential issues to consider in building design. Yet climate change is mentioned just once in all the materials supporting the submissions for Harris Green Village, and that's in one sentence about the city's OCP. There is no reference to the Climate Leadership Plan.

I acknowledge that this application has in some respects been overtaken by climate events, but given the experience of the heat dome, projections by the [CRD](#) and others of increasingly extreme weather in the region, and the 2021 [National Issues Report](#) on Canada's changing climate, failure to give serious consideration to the ways this project, with its lifetime of more than a hundred years, might exacerbate, mitigate or provide adaptations to the local consequences of climate change has to be regarded as a major omission.

Sincerely,

Ted Relph
70 Linden Avenue
Fairfield

-----Original Message-----

From: Debbie [REDACTED]

Sent: November 10, 2021 8:36 AM

To: Engagement <engage@victoria.ca>

Subject: Harrison green

I am very concerned about the mass development and especially the height for this proposed development.

While housing is needed, not at the expense of creating a downtown similar to Vancouver' concrete city with streets in constant shade and ugliness. Current building windows will now look out at concrete instead of sky and landscape.

I have noticed a lot of the towering buildings been built don't have adequate setbacks with room for greenery and trees

I am also concerned about transportation and clogged roads.

There should be far more agreement with developers to increase the percentage of low cost housing and green space.

Please look at other cities that have developed over time regarding their expectations from developers.

Debbie Bortoluzzi

Sent from my iPhone

From: Mr. Rafe Sunshine [REDACTED]
Sent: November 10, 2021 12:01 PM
To: Engagement <engage@victoria.ca>
Subject: Re: Starlight Development of Harris Green

In my opinion as a resident of Victoria for the past forty-five years, I have seen the ever-increasing densification of the downtown area to the detriment of living conditions in this area. The trend towards the Vancouver experience of too many high rise developments means less of a feeling of human size development. The streets are dirtier, people interactions are more remote and the traffic has become more intrusive in the downtown shopping experience. I am at a loss that this large development can only become another 'nail-in-the-coffin' of the enjoyability of Victoria for Victorians. Starlight Developments seems to relish the increase in densification to make Victoria more in line with the Toronto experience, which I detest! Please reconsider this proposal for Harris Green and eliminate the twenty plus storied buildings that will only line the pockets of the developers. Sincerely -
Mr. Rafe Sunshine, #304 - 1653 Oak Bay Ave., Victoria, BC. V8R1B5

Dear Charlotte,

I'm writing in support of this multi use redevelopment at Harris green in response to the letter you sent in the mail.

In fact I live directly across the street, in one of the large rental buildings. I'm not looking forward to all sorts of noise and toxic dust possibly blowing into my apartment for the next 3-10 years, but we really need housing so badly I'm willing to put up with the nuisance. We'll see how it goes because ultimately I would like to move out of Victoria which has become such a hostile, dangerous and expensive place.

Please ensure many more high rise projects are approved for Victoria. Housing is so expensive here, and most of the projects the city of Victoria approves are mickey mouse designs such as on Government street - 6 stories on a prime location? What a waste.

All the best,
Sam
Victoria BC
V8W3E8

Good day Mayor and council :

I'm in opposition to this proposal submitted by Starlight corp. for our Harris Green neighbourhood. it's a wrong density for our already choked downtown. We pride ourselves in neighbourhood and community living. This is offering allows no city owned urban green space, 5 tower living 21/32 storeys.

Please do listen to your taxpayers concerns I would appreciate your response.

Thank you. Eileen