

[REDACTED]

---

**From:** Alexa Miller [REDACTED]  
**Sent:** Thursday, October 6, 2022 2:00 PM  
**To:** Public Hearings  
**Subject:** Re: Development Permit Application No. 000605 for proposed changes to 808-812 View St, 1205-1225 Blanchard St and 805 Yates St

Good afternoon,

Re: Development Permit Application No. 000605 for proposed changes to 808-812 View St, 1205-1225 Blanchard St and 805 Yates St that is having a public hearing tonight, October 6, 2022 at 6:30pm

I am a resident in a unit that faces the proposed 10-storey office building site.

First, the size and construction of this proposed building is not only incredibly unattractive to the heritage esthetic to the downtown core; but acts as a major impedance to natural light to the residents & commercial tenant's in all neighboring buildings. Especially in the fall/winter months when sunlight is already at a minimum. Undoubtedly this building will prevent much needed natural light to hundreds and hundreds of peoples homes and businesses. And I believe the comparative shadow analysis is incorrect; and I oppose this development as proposed.

Especially with the proposed revisions earlier this year. It is not an attractive building. And is invasive to the existing residential and commercial infrastructure.

Additionally, as a resident of the area, I am also extremely concerned with the additional congestion in an already very congested part of town. Let alone all the aging utility infrastructure; and multitude of other proposed construction sites in the direct surrounding areas along Yates, View and Blanshard streets.

Construction fatigue is already present in the downtown core; and this proposal will only exasperate it.

So I ask, is this new office building development even required when so many office spaces already remain vacant in the downtown core?

Thanks,  
Alexa

[REDACTED]

---

**From:** Simone McFee [REDACTED]  
**Sent:** Thursday, October 6, 2022 1:46 PM  
**To:** Public Hearings  
**Subject:** Capitol 6 Theatre Development.

Hello,

I am writing in regards to the proposed re-development of the Capitol 6 Theatre complex into a 10-storey office building with mixed commercial space on the ground floor. As a resident of Victoria, I am strongly not in favour of this proposal for the following reasons.

1) The purpose of the development. While it has been described as a signal of Victoria's favourable economic development, in light of the COVID-19 pandemic it is undeniable that the shift away from full-time office work and the move into flexible or fully work-from-home arrangements is permanent.

Because of this, the need for office space has declined and all over the downtown core there are empty offices for rent. Building an entirely new 10-storey office building when there are already not enough in-office workers to fill pre-existing downtown offices is only a financially sound decision for the developer and the seller of the land, not the citizens of Victoria. The city council is supposed to serve the citizens, not developers. Therefore, I do not think this project should be approved.

2) Housing availability and affordability is at an all-time high and I am flabbergasted that the priorities of the city seem to rest in building luxury condos and new office buildings. This development feels frivolous in a time when younger folks are leaving the city in spades due to the lack of affordable housing. I do not think an office building of all things should be approved for development, if the land must be redeveloped at all.

3) Victoria is not a friendly city to younger people, and it continues to be less so with every passing year. Coming to see movies is one of the few nighttime activities younger people can enjoy without going to a bar. With an already problematic labour shortage, removing activities for younger people leaves even less incentive for them to stay in Victoria, and is an unwise move on the part of the city.

4) Capitol 6 is a historic building that adds a lot of depth of character to downtown Victoria. It is unfortunate that the aim is to raze it to the ground to construct another generic glass tower. I think for many people, the unique buildings of downtown are what differentiates Victoria from many places and gives it its charm; every development like this robs Victoria of its character and makes it indistinguishable from Vancouver.

Overall, it's quite obvious this proposal benefits the developers and land sellers only. I'm unclear who in the city will benefit from this project and do not think it should be approved.

Thank you.

Simone McFee