

Survey Responses

633 Belton Avenue

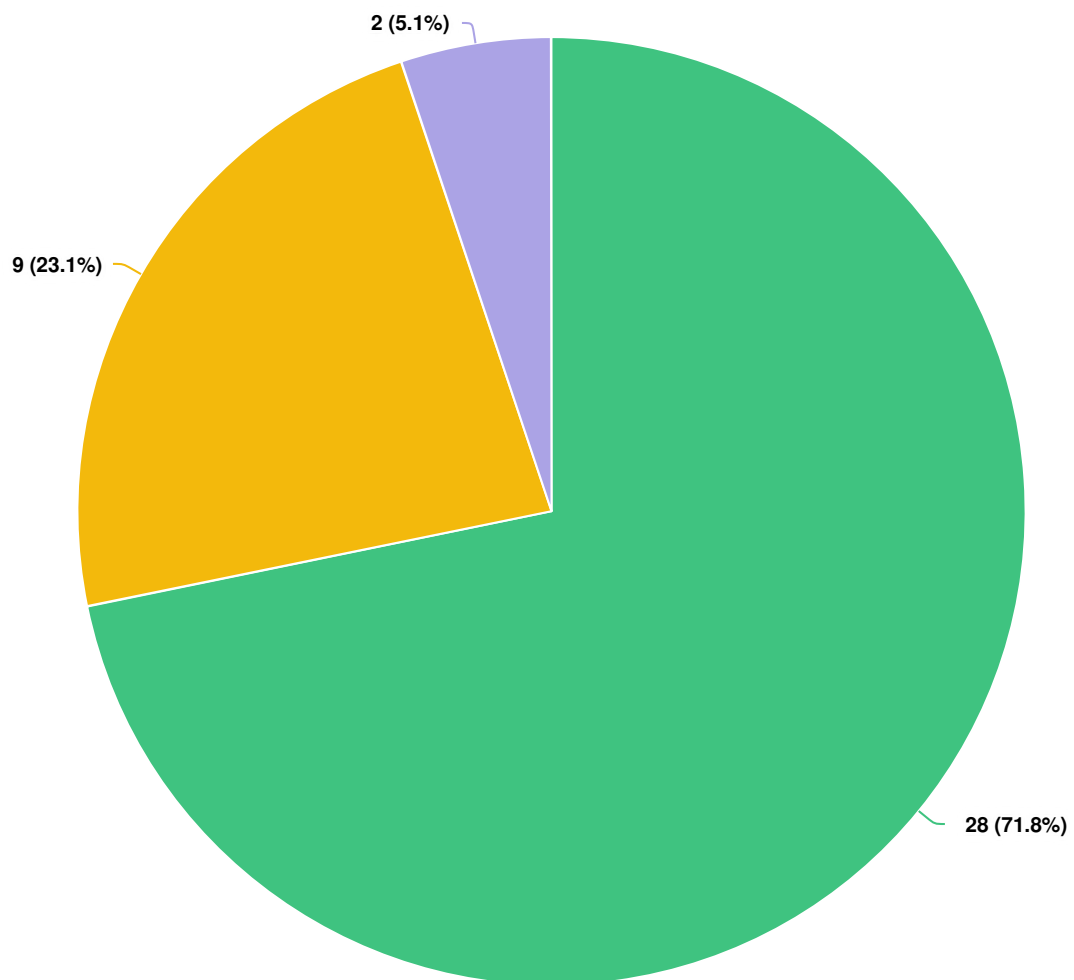
Have Your Say

Project: 633 Belton Avenue



VISITORS					
46					
CONTRIBUTORS			RESPONSES		
39			39		
1	0	38	1	0	38
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

● Support ● Oppose ● Other (please specify)

Mandatory Question (39 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Responded At: Jan 10, 2022 09:08:47 am

Last Seen: Jan 10, 2022 09:08:47 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

Hi I've lived on Belton since the early 90's. Since then I've watched developers jam in housing along the Gorge water way to the Bay St bridge as well as all the development down at dockside. The other side of Dominion, although Esquimalt but very close to us, is full of apartments. Do we really need medium density in the neighbourhood? I say no. Let's keep single family homes in Vic West.

Q3. **Your Full Name** Jayne Hawkins

Q4. **Your Street Address** 724 Belton Ave

Q5. **Your email address (optional)**



Respondent No: 2

Login: Anonymous

Responded At: Jan 10, 2022 11:28:04 am

Last Seen: Jan 10, 2022 11:28:04 am

Q1. What is your position on this proposal?

Other (please specify)

3 units allowed under Neighborhood plan, more if affordable rental provided. Are the other 3 units affordable rental? If not, I oppose this development

Q2. Comments (optional)

No mention anywhere on lot size, units allowed, rentals, etc. The data table is incomplete

Q3. Your Full Name

john dietrich

Q4. Your Street Address

424 skinner st

Q5. Your email address (optional)



Respondent No: 3

Login: Anonymous

Responded At: Jan 11, 2022 10:07:38 am

Last Seen: Jan 11, 2022 10:07:38 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

The plans show the building being built back into the yard. This will significantly impact the amount of sun we get, specifically in the evenings. Our garden needs sun to grow and so do we. I'm also concerned about increased vehicle traffic. How will the no cars rule be enforced? Where will guests and visitors park? Parking is already tight on the street.

Q3. **Your Full Name** Asha Rungta, Susan Rungta and Kamal Rungta

Q4. **Your Street Address** 623 Belton Avenue

Q5. **Your email address (optional)**



Respondent No: 4

Login: Anonymous

Responded At: Jan 11, 2022 13:24:39 pm

Last Seen: Jan 11, 2022 13:24:39 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I don't see any parking provided. We own 623 belton. I am concerned about blockage of light and sun in our back yard with the positioning of this rather large structure. Could it be pushed forward, less units and provide parking. Street parking at a premium

Q3. **Your Full Name** Susan Rungta

Q4. **Your Street Address** 623 Belton

Q5. **Your email address (optional)**



Respondent No: 5

Login: Anonymous

Responded At: Jan 11, 2022 13:52:13 pm

Last Seen: Jan 11, 2022 13:52:13 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Jody levins

Q4. **Your Street Address** 729 Belton avenue

Q5. **Your email address (optional)** not answered



Respondent No: 6

Login: Anonymous

Responded At: Jan 22, 2022 19:17:04 pm

Last Seen: Jan 22, 2022 19:17:04 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Impressive densification project aimed directly at supplying housing of the “missing middle” type. If we don’t approve carless developments with much higher density in neighbourhoods close to downtown, we cannot solve either our housing crisis or our dependence on fossil fuel for commuting by car.

Q3. **Your Full Name** Andrew Gow

Q4. **Your Street Address** 350 Wilson St., Victoria

Q5. **Your email address (optional)** not answered



Respondent No: 7

Login: Anonymous

Responded At: Jan 26, 2022 21:09:23 pm

Last Seen: Jan 26, 2022 21:09:23 pm

Q1. What is your position on this proposal?

Other (please specify)

Support the proposal, but not the density of how many families will be in the complex.

Q2. Comments (optional)

There is already high density on the 600 block of Belton. Although this project is meant for bike only residents, it may not be that way once the apartment/house is built. The extra vehicles, people and traffic will cause too much congestion down a street that is HIGHLY coveted and used by the kids in the neighbourhood. We have worked really hard in this neighbourhood to create a fantastic hood, using the city's advice, help and money, and would hate to lose that because of more traffic, vehicles, fast bikes and people. I feel like putting a 3 family or 4 family plex would adhere more to the Vic West Neighbourhood Plan, than 6 families.

Q3. Your Full Name

Eva Cassetti

Q4. Your Street Address

700 Belton Ave

Q5. Your email address (optional)



Respondent No: 8

Login: Anonymous

Responded At: Jan 27, 2022 09:24:54 am

Last Seen: Jan 27, 2022 09:24:54 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

More diverse family housing is greatly needed in this area. Many young families like mine are looking for housing where reliance on a vehicle is not always necessary. More families are going without a vehicle, and looking for housing that reflects this choice. The close proximity to transit, trails, and bike paths, and many schools and services, allows families to rely less on vehicles. While I live in a different area of town, my young family and others I know are desperately looking for new housing styles like this.

Q3. **Your Full Name** Matt Dell

Q4. **Your Street Address** 1525 Fell Street

Q5. **Your email address (optional)**



Respondent No: 9

Login: Anonymous

Responded At: Jan 27, 2022 09:40:27 am

Last Seen: Jan 27, 2022 09:40:27 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I support gentle densification of Victoria and developments that prioritize car-free or car-light lifestyles.

Q3. **Your Full Name** Jeremy Caradonna

Q4. **Your Street Address** 1334 Gladstone Ave

Q5. **Your email address (optional)**



Respondent No: 10

Login: Anonymous

Responded At: Jan 27, 2022 10:00:40 am

Last Seen: Jan 27, 2022 10:00:40 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I have a number of concerns about this development. For one, I feel six units is too many. I live right next door and our bedrooms are on that side of the house. I am concerned about the noise and lack of privacy six new families living so close will bring (I already feel that the neighbours are right outside my window). I am also very worried about the new building blocking the sun, both in our bedrooms and in our garden, which is at the front of our property. Our house/yard could become very dark. I would like to request a shadow study, but I'm also pretty sure that with a structure of the size proposed there will be a loss of light/sun. I also understand that this is supposed to be a car-free community, but the tenants will have guests. A couple of units having a dinner party on a Friday night could mean there is no place for us to park on the street when we get home. Belton Ave. already feels crowded and it's sometimes challenging to park or turn around. It's a small, dead-end street where children play in the street and having six new families on one lot will undoubtedly add vehicle traffic even if the residents do not own cars themselves. While I support car-free living and urban density, I also feel that if this development goes through it will make our home unliveable and we will lose our home and place in the Vic West community.

Q3. **Your Full Name**

Laura Patterson

Q4. **Your Street Address**

627 Belton Ave.

Q5. **Your email address (optional)**



Respondent No: 11

Login: Anonymous

Responded At: Jan 27, 2022 12:02:28 pm

Last Seen: Jan 27, 2022 12:02:28 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Would love to live in this type of housing. I am a mother to 3 small kids and we are a car-free family so this ticks all the boxes.

Q3. **Your Full Name** Laura West

Q4. **Your Street Address** 10-864 Central Spur Rd.

Q5. **Your email address (optional)** not answered



Respondent No: 12

Login: Anonymous

Responded At: Jan 27, 2022 12:02:30 pm

Last Seen: Jan 27, 2022 12:02:30 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is exactly the type of housing we need - family-friendly, more dense and sustainable. I hope to see City Council support this project.

Q3. **Your Full Name** Roberta Yeo

Q4. **Your Street Address** 5-50 Montreal Street

Q5. **Your email address (optional)** not answered



Respondent No: 13

Login: Anonymous

Responded At: Jan 27, 2022 13:52:41 pm

Last Seen: Jan 27, 2022 13:52:41 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Great project for our neighbourhood. Great design. Lovely concept. My fulsome support!

Q3. **Your Full Name** Barton John Bourassa

Q4. **Your Street Address** 616 Pine Street

Q5. **Your email address (optional)**



Respondent No: 14

Login: Anonymous

Responded At: Jan 27, 2022 14:12:18 pm

Last Seen: Jan 27, 2022 14:12:18 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

It looks like a wonderful forward thinking project that will help with missing middle housing while addressing climate change with moving away from dependancy on fossil fuels and car culture cars. The design is thoughtful and attractive. I hope our amazing and passionate community can look forward to welcoming 6 new home owners to our little corner of Victoria. If this project can get to a Step 4 in the BC Energy Step Code that would be fantastic!

Q3. **Your Full Name** Katherine Lawes

Q4. **Your Street Address** 1112 Reno St

Q5. **Your email address (optional)**



Respondent No: 15

Login: Anonymous

Responded At: Jan 27, 2022 14:17:23 pm

Last Seen: Jan 27, 2022 14:17:23 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

This is perfect. 6 units replace 1 unit. It includes 3 bedroom units for families and accessibility units for those with mobility constraints. It is bike friendly which is huge, is roughly the same size as a single family homes, and is a beautiful building design / landscape design. This building seems like a good step in the direction of improving affordability and housing supply while also attempting to reduce environmental impacts and climate change.

Q3. **Your Full Name**

Philip MacKellar

Q4. **Your Street Address**

2530 Cedar Hill Road

Q5. **Your email address (optional)**



Respondent No: 16

Login: Anonymous

Responded At: Jan 27, 2022 14:23:11 pm

Last Seen: Jan 27, 2022 14:23:11 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is a dream infill project! I live in Vic West on Wilson St and know the area well. It is very walkable and there are key amenities nearby - schools, grocery, bakery, pharmacy, etc. There are lots of small, local businesses in the area that will benefit from the new residents.

Q3. **Your Full Name** Jeremy schmidt

Q4. **Your Street Address** 814 - 160 Wilson st

Q5. **Your email address (optional)**



Respondent No: 17

Login: Anonymous

Responded At: Jan 27, 2022 14:36:17 pm

Last Seen: Jan 27, 2022 14:36:17 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

We need to densify because of climate change and equally provide affordable housing to fill the missing middle housing.

Q3. **Your Full Name** Curtis King

Q4. **Your Street Address** 1112 Reno Street Victoria V9A 4B6

Q5. **Your email address (optional)** not answered



Respondent No: 18

Login: Anonymous

Responded At: Jan 27, 2022 14:46:48 pm

Last Seen: Jan 27, 2022 14:46:48 pm

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

My name is James Gray and I wanted to write in to wholeheartedly support this proposal for dense, infill multi-family housing in Vic West. My fiancée and I are young professionals who grew up in greater Victoria, and who value car-lite, walkable living. We are fortunate enough to have a very high household income compared with the median and average household income in Victoria, but because we cannot currently afford a single-family home in the greater Victoria area we are much more interested in townhomes and house-plexes. Unfortunately, there is a serious lack of supply across all housing types, and a very serious lack of townhome supply in the core. Development projects like Urban Thrive's proposed for 633 Belton are exactly what is needed in our city, now that the average price of a single-family home is more than 1.3 million dollars across *Greater* Victoria (not just the core anymore, as I understand it.) I strongly believe we should be greenlighting these kinds of projects automatically, by right - it is astonishing to me that the default housing type, that the vast majority of land in our city is still zoned for, is single-family housing that is completely unaffordable to the vast majority of residents. Dense, infill projects like this will allow folks like my friends and I to remain in Victoria, contributing to the local economy, starting and raising families - I worry that as the city becomes increasingly unaffordable, we will start to see more and more young people drain out of the city. Thanks for the opportunity to present my feedback on this proposal and I hope you will approve it.

Q3. Your Full Name

James Gray

Q4. Your Street Address

435 Michigan Street

Q5. Your email address (optional)



Respondent No: 19

Login: Anonymous

Responded At: Jan 27, 2022 16:13:15 pm

Last Seen: Jan 27, 2022 16:13:15 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

This is a perfect way to encourage community engagement by allowing families to raise their children where they feel comfortable and safe getting around on foot and on bike to go to school, to play with their friends, and enjoy the Vic West Community Centre right next door. High rise living isn't for everyone, it can feel like a lonely hotel, and houses are out of reach for many, so this solution works well by maximizing small-scale living, building community, and providing a built-in local population to enjoy local services. This kind of home should be available to everyone who wants to enjoy small-scale living but can't afford an SFD to be able to access it like in the old days when SFD's were affordable. I imagine a stronger community will result, with a new focal point for neighbours and children to gather on that block.

Q3. **Your Full Name**

Max Durando

Q4. **Your Street Address**

17-860 Central Spur Road, Victoria

Q5. **Your email address (optional)**



Respondent No: 20

Login: Anonymous

Responded At: Jan 27, 2022 16:31:20 pm

Last Seen: Jan 27, 2022 16:31:20 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Victoria needs a lot more projects like this. It is important to increase moderate-priced housing supply in walkable neighborhoods. This helps achieve affordability, public health, climate action and local economic development goals. Even if the new units are not initially affordable to low income households, they free up lower-priced homes as some households move from their existing units into the new project. The city should make it much easier for property owners to do this type of infill.

Q3. **Your Full Name** TODD LITMAN

Q4. **Your Street Address** 1250 Rudlin Street

Q5. **Your email address (optional)**



Respondent No: 21

Login: Anonymous

Responded At: Jan 27, 2022 17:38:35 pm

Last Seen: Jan 27, 2022 17:38:35 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

This proposal completely disregards the Neighbourhood Plan and is an affront to all the citizens who worked so hard to create our vision for our neighbourhood. It is really an apartment building, not a "Houseplex", as it contains six units instead of the maximum of three units established by the Neighbourhood Plan. It creates shading and privacy concerns for the immediate neighbours behind and beside this property, which also contravenes the Neighbourhood Plan. It is likely to create parking problems on adjacent streets, in spite of the developers assertion that it is "car free". The developer insists that they must have six units for the project be viable, but he provides no figures to back this up. He expects us to take his word for it. He has, however, stated that the "lenders" will not back a project with less than 18% profit. On a six unit development of this nature 18% translates to over one million dollars, a very handsome return on a property bought for \$750,000 with a down payment of somewhere around 20%. This project is an attempt by greedy developers to foist higher density on a traditional neighbourhood so they can maximize their profits. In fact, they could make a reasonable profit in todays market by simply renovating the existing home and selling it to the "missing middle". In other jurisdictions it has been proven that the effect of upzoning residential properties results very quickly in increased property values as other developers race in to grab single family homes and upzone them as well. This will not ease the housing crisis, it will exacerbate it. They have already deprived one young family (competing purchasers when the property was for sale) of an affordable home. This project will set a precedent that all Traditional Neighbourhoods are fair game for developers and make it ever harder for young families to enter the housing market. I sincerely hope that the CALUC and the mayor and council do not give it their blessing and approval.

Q3. **Your Full Name**

Robert Peter Anderson

Q4. **Your Street Address**

1209 Alderman Rd.

Q5. **Your email address (optional)**



Respondent No: 22

Login: Anonymous

Responded At: Jan 27, 2022 17:38:38 pm

Last Seen: Jan 27, 2022 17:38:38 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is a perfect example of the kind of development this city needs. It provides much needed housing for families and people with disabilities. It will support climate goals by supporting a car-free life style! It is great to see family housing options that are unbundled from parking. The developer should be able to build this type of home by right and not go through a rezoning process.

Q3. **Your Full Name** Clifford Childs

Q4. **Your Street Address** 647 Michigan st unit 307

Q5. **Your email address (optional)**



Respondent No: 23

Login: Anonymous

Responded At: Jan 27, 2022 17:40:58 pm

Last Seen: Jan 27, 2022 17:40:58 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

I think that more high density developments that still maintain the character of the neighbourhood are a good idea for Vic west. There are so few options currently for families who can not afford single family homes and who wish to stay in the neighbourhood. I do understand the concerns re: parking on Belton and agree that it would have to be assured that residents wouldn't park on the street since there is very limited space. Overall, love the concept and hope so see more of this type of development in the future.

Q3. **Your Full Name**

Hilary Cochrane

Q4. **Your Street Address**

315-90 Regatta Landing

Q5. **Your email address (optional)**



Respondent No: 24

Login: Anonymous

Responded At: Jan 27, 2022 19:32:16 pm

Last Seen: Jan 27, 2022 19:32:16 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I am really excited about projects like this that can help to start adding gentle density to Victoria- enabling more affordable housing options within walkable neighborhoods with great community amenities.

Q3. **Your Full Name** Krystyna Adams

Q4. **Your Street Address** Craigflower road

Q5. **Your email address (optional)** not answered



Respondent No: 25

Login: Anonymous

Responded At: Jan 27, 2022 20:09:02 pm

Last Seen: Jan 27, 2022 20:09:02 pm

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

What a great project! We should allow this on every lot that can handle it. In appearance and scale, this design fits the neighborhood aesthetic very well. It looks just like a traditionally styled house. This area of Vic West has traditionally been home to many young families, creatives like artists and musicians, and people who work in the neighborhood. But these people can't afford single detached houses anymore, and the new developments on reclaimed industrial land aren't really suitable. This project provides 6 family-sized ground-oriented homes, with a nice backyard, on a quiet street with little traffic, without destroying the aesthetics and feel of a traditional neighborhood. It's a fantastic way for us to keep attracting the mix of residents that make Vic West what it is. VicWest really lends itself to not owning a car. Everything you need can be reached with a short walk, or short bike-ride, on safe routes. Even things like Walmart or BestBuy are only 14 minutes away on the Goose. I'm in my late 60s, got rid of my car 3 years ago, and have never regretted it! This project's excellent bike parking really makes it practical.

Q3. Your Full Name

Irene Allen

Q4. Your Street Address

G3-389 Tyee Rd, Victoria BC, V9A 0A9

Q5. Your email address (optional)



Respondent No: 26

Login: Anonymous

Responded At: Jan 27, 2022 21:12:19 pm

Last Seen: Jan 27, 2022 21:12:19 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Fantastic proposal! Innovative and sustainable housing project that is car-free, family-oriented, and climate friendly. These are values / principles that are supported in the OCP and Victoria West Neighbourhood Plan. These are the types of "missing middle" housing projects that the City of Victoria is looking for. We need to support this gentle density and increase the supply of much needed housing in our city.

Q3. **Your Full Name** Tim Shah

Q4. **Your Street Address** 654 Griffiths Street

Q5. **Your email address (optional)** not answered



Respondent No: 27

Login: Registered

Responded At: Jan 28, 2022 18:27:37 pm

Last Seen: Jan 28, 2022 20:39:40 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

This is the the minimum of the kind of development that we need lots more of as we address the climate and housing crises. I am fully supportive of projects like this throughout our neighbourhood. Reducing the automotive footprint of the City, of building/housing lots in the City, cannot happen soon enough if we want to push back against years of climate and health damaging design and construction of the urban form, including both buildings and roads. If anything, I'd like to see more on the lot, given the FSR is only 0.44.

Q3. **Your Full Name**

Adrian Mohareb

Q4. **Your Street Address**

409 Langford St.

Q5. **Your email address (optional)**



Respondent No: 28

Login: Anonymous

Responded At: Jan 28, 2022 15:13:15 pm

Last Seen: Jan 28, 2022 15:13:15 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

This is exactly the kind of innovative project that Vic West needs. It's a beautiful example of "missing middle" housing. It's attractive. It lets people pay for actual housing instead of car storage they don't need, while providing them with the high quality bicycle and cargo bike storage they do. It will provide family friendly homes that are not on a busy road at a price point well below what a "single detached" home in Victoria costs. Vic West is a great neighbourhood for living without owning a private car. It's on good bike routes, has a network of relatively safe local streets, is close to downtown, and has pretty good transit service. Car share vehicles are plentiful, and meet the need for occasional car use. I know all this, because when my wife and I moved here we chose, for the first time since the 1980s, not to own a car. Many of our neighbours live "car light" as well. But the current zoning rules do not make this easy. For example, our apartment came with a dedicated car parking spot that probably added close to \$100,000 to our home's cost. Luckily, we were in a financial position where we could spend a huge amount of money for a feature we didn't need. Most people in Victoria don't have that choice. I hope that this project receives speedy approval, so that six families will have a great housing option. Finally, I hope that approving this project will bring us one step closer to eliminating parking minimums and allowing missing middle housing everywhere in the city. It's absurd that someone can tear down an old single detached house and replace it with a new McMansion with nothing but a building permit, while the housing that we desperately need has to go through public hearings and multiple levels of council approval.

Q3. **Your Full Name**

James Mayer

Q4. **Your Street Address**

G3-389 Tyee Road, Victoria, BC V9A 0A9

Q5. **Your email address (optional)**



Respondent No: 29

Login: Anonymous

Responded At: Jan 30, 2022 16:39:28 pm

Last Seen: Jan 30, 2022 16:39:28 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

The type of proposal we are looking for in the neighbourhood.

Q3. **Your Full Name** Cam Owens

Q4. **Your Street Address** 500 Russell St (Victoria)

Q5. **Your email address (optional)** not answered



Respondent No: 30

Login: Anonymous

Responded At: Jan 30, 2022 18:25:27 pm

Last Seen: Jan 30, 2022 18:25:27 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

This is the kind of density increase we need for our housing supply to ever catch up with demand, and our neighbourhood is ready for more car-free units.

Q3. **Your Full Name** Eldan Goldenberg

Q4. **Your Street Address** 2-775 Central Spur Road

Q5. **Your email address (optional)**



Respondent No: 31

Login: Anonymous

Responded At: Jan 30, 2022 19:17:56 pm

Last Seen: Jan 30, 2022 19:17:56 pm

Q1. **What is your position on this proposal?**

Support

Q2. **Comments (optional)**

An excellent project.

Q3. **Your Full Name**

Karen Ramsay Cline

Q4. **Your Street Address**

868 central spur road, unit 2

Q5. **Your email address (optional)**



Respondent No: 32

Login: Anonymous

Responded At: Jan 31, 2022 11:57:46 am

Last Seen: Jan 31, 2022 11:57:46 am

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

A unique project that tackles a great need for housing in this neighbourhood and an opportunity to increase density in a gentle, sustainable, and thoughtful manner. I love the idea of a car-free project that serves as a model for how to build future communities, specifically as it pertains to Victoria West and the abundance of opportunities we have here to utilize other modes of transportation. This project will create much needed housing in a smart way that will serve to bring more families into the neighbourhood.

Q3. **Your Full Name** Stefan Kalenchuk

Q4. **Your Street Address** 805 Mary Street

Q5. **Your email address (optional)** not answered



Respondent No: 33

Login: Anonymous

Responded At: Feb 02, 2022 14:17:39 pm

Last Seen: Feb 02, 2022 14:17:39 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Hello, I'm a resident and home owner in Vic West and live very close to the proposed development at 633 Belton Avenue. This is a follow up to an email I sent on December 9, 2021. On the evening of January 26th, 2022 I attended another presentation by the developer, Julian West. My key concerns after listening to Mr. West's presentation remain and in fact are heightened. Density and Change within Vic West • The proposal is to build a six plex which is double the number of housing units articulated in the Community Plan for this area of Vic West. While the proposal seems to meet other requirements (e.g., height) – this is the part of the proposal that continues to be most problematic. The Community Plan has envisioned gentle densification (3-4 housing unit). The proposal for 633 Belton does not meet this standard. Mr. West refers to the Community Plan and its values in his proposal yet when asked about the number of housing units for this area of Vic West, he implies the Community Plan is confusing and flawed. His key argument to inquiries about reducing the size of the project seems to be the profit margin. • At previous meetings, Mr. West admitted there is no comparable for a six plex development in Victoria or the CRD. Yet at the meeting on January 26th, he showed a slide with pictures of developments not from this area but I believe were from Vancouver or other cities as a way of trying to address this issue. This is misleading and does not build trust. Instead of presenting the facts, Mr. West is now providing misinformation regarding the existence of this type of development in Victoria. • I am not resistance to a development in keeping with the Community Plan. Belton Ave. and adjacent streets have over the years increased density as many family homes have secondary suites. In addition, in this small area, the City of Victoria has already added additional density through the creation of small lot zoned houses on Reno St. • There are limits to growth - this proposal could potentially add 12-18 additional residents from a six plex onto a very narrow and tight street that is not a through street. It is not a through street for a reason; there are transportation and safety concerns that have been addressed by the beautification and installation of a landscaped boulevard that residents in this area worked diligently on with the City of Victoria staff. • While I appreciate the need for additional housing in the entire region, Vic West, has in the last year been the recipient of two projects by BC Housing and; developments on 822 Catherine St. and 480/492 Esquimalt by the developer Aryze. This is in addition to the existing projects at the Railyards, Bayview and Dockside Green. These are only some of the bigger projects, there are others. The challenge of providing more affordable housing applies everywhere in the CRD yet, Vic West seems to be a target by both developers and Council. Parking and Proposed Contract with Strata Owners • Mr. West is proposing that strata owners sign a contract to not park a car on the street. By his own admission, it has been a “legal quagmire” to develop the concept. The problematic aspect that continues is that there will be no policy or legal structure for citizens to pursue grievances or hold anyone to account. • It is difficult to envision how Mr. West's company will enforce parking violations or visitor parking or has the capacity or intention to maintain this type of service over time. The City of Victoria will not be in a position to adjudicate or enforce bylaws as it's not their contract. As Mr. West has said in the past, he is not able to provide a complete guarantee on our concerns. • I've also observed that Evo and Modo cars are starting to park in various places around the neighborhood. There has been little information provided about any future management of car shares and what recourse residents have if they encroach on current resident parking spaces. Enliven the Neighborhood and Increase Diversity • Belton Avenue and the streets adjacent are already a vital and livable part of Vic West which is why it is attracting attention and is a desirable place to live. It is already lively and diverse. The developer and his supporters are trying to convince us that this project will bring us all the elements that are already here. As a Block Watch Captain for this area for many years, I have witnessed how the neighborhood has evolved and changed. Residents are concerned about climate change as witnessed by the number of residents that bike to work, work from home and walk downtown to work. In addition, a diversity of residents and renters already live here including retirees, seniors, singles, families with children of all ages. We do not need Mr. West and his development to do this for us. The tone of Mr. West's January 26th presentation is that anyone who is resistant to the proposal for a six plex in this small tight street of Vic West is change adverse and not supportive of climate change and more affordable housing. This is simply not true. With dismay, I have noticed this same stance from the Mayor and some members of Council when residents of a neighborhood raise concerns about a development that does not fall within the approved neighborhood community plan. I respectfully request that developers and the City abide by the current neighborhood Community Plan which engaged residents. Mr. West is asking us to take a big risk for his aspiration. I encourage you to not support his current proposal.

Q3. Your Full Name

Terri Chyzowski

Q4. **Your Street Address**

1106 Reno St

Q5. **Your email address (optional)**



Respondent No: 34

Login: Anonymous

Responded At: Feb 02, 2022 19:55:52 pm

Last Seen: Feb 02, 2022 19:55:52 pm

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

We own our house at 618 Belton Ave, less than 100m away from the proposed development, which is on a dead end residential street. The project, in whatever form it goes ahead, will have a direct impact on the day to day life of my family and my self. While we support the idea of progress and reducing our reliance on cars, the plan as proposed over promises what it can deliver. Perhaps in a housing market where there were ample options to chose from, car-free designed homes would sell to car-free minded people, however with such a desperate lack of affordable housing in the city, all prospective buyers will be flocking to this development, and the units will sell to the highest bidder, not to the most philosophically aligned. Furthermore, to replace a single family home with a megaplex containing SIX 2-3 bedroom units on a street which is made up of fewer than 2 dozen single family homes and call it "gentle densification" is just absurd. It nearly doubles the number of homes on our street!! While we support development and welcome progress, the exponential increase in human density, which brings with it a complete shift in the quiet, neighbourly feel of our street is frightening and we are strongly opposed. I understand the developer maintains that the project cannot be profitable without 6 units being built, which is a real head scratcher, as they purchased the property for less than the price of one single family home, and certainly will sell each unit for more than what the lot cost. I sincerely hope that the council considers approving a scaled down, more reasonable version of the proposal such as a duplex or a triplex, which the neighbourhood would certainly welcome. When we purchased our home on this street, we considered the level of traffic and the Vic West community plan. This development flies in the face of those considerations, and I strongly hope the council sees beyond the greenwashing of this proposal to what it truly is - a way to cram as many units as possible onto a lot with no regard for the quality of life for those already making their lives here, and rejects it in this form. Thanks for your time Rachel Dugas

Q3. **Your Full Name**

rachel dugas

Q4. **Your Street Address**

618 belton ave

Q5. **Your email address (optional)**



Respondent No: 35

Login: Anonymous

Responded At: Feb 02, 2022 20:07:25 pm

Last Seen: Feb 02, 2022 20:07:25 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Vic West (and Victoria) require more affordable housing options and multi-unit developments such as this allow buyers, particularly guest time buyers, the ability to live in core neighbourhoods such as Vic West.

Q3. **Your Full Name** Josh McKenzie

Q4. **Your Street Address** 771 Central Spur Road

Q5. **Your email address (optional)** not answered



Respondent No: 36

Login: Anonymous

Responded At: Feb 03, 2022 10:03:27 am

Last Seen: Feb 03, 2022 10:03:27 am

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

As a Vic West resident, I very much support this project. Victoria West needs increased housing options that are not just in the Railyards, Dockside Greens and Songhees. We bought our home in 2019 for \$480k; a similar unit just sold after multiple offers (and dozens of viewings) for \$700k. This increase is insane and is mostly due to the fact that we do not have other options in residential neighbourhoods which are desirable for families like mine who prefer to walk and bike places. Victoria is booming; we have good jobs available in government and a booming tech sector. Not building homes - or being overly particular about the kind of home we build - is not going to bring the price of shelter down; it is only going to increase number of people willing to bid tens of thousands over asking for what little older homes are available. Projects like 633 Belton provide a place in my neighborhood for middle income families like me, my friends and the people I work with.

Q3. Your Full Name

Jonathan Bleackley

Q4. Your Street Address

5-738 Wilson Street

Q5. Your email address (optional)



Respondent No: 37

Login: Anonymous

Responded At: Feb 04, 2022 18:01:58 pm

Last Seen: Feb 04, 2022 18:01:58 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I support the proposed development at 633 Belton because it provides more needed family homes at reasonable density in the Greater Victoria core on a site where the existing structure is a tear-down, and is designed very thoughtfully, including as to how it fits with the neighbourhood and the retention of outdoor green space. The development will also set an excellent example of design for car-free/light living, for which there is market demand, and which other future developments should seek to emulate.

Q3. **Your Full Name** Matthew Woods

Q4. **Your Street Address** 504 Craigflower Road

Q5. **Your email address (optional)**



Respondent No: 38

Login: Anonymous

Responded At: Feb 04, 2022 22:02:30 pm

Last Seen: Feb 04, 2022 22:02:30 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

Its a great proposal. It addresses the need for greater density as well as designing an urban landscape for car free living.

Q3. **Your Full Name** Kevin Elvedahl

Q4. **Your Street Address** 1145 collinson

Q5. **Your email address (optional)**

**Respondent No:** 39**Login:** Anonymous**Responded At:** Feb 05, 2022 20:21:00 pm**Last Seen:** Feb 05, 2022 20:21:00 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

This proposal is way beyond scope for the area and is not part of the VictoriaWest community plan, that was initiated and thought provokingly put together by many in the VicWest community over a number of years with many different voices, and folks from all walks of life and tenure in the area. There are a number of areas in Vicwest that are slated for multi-residential that are part of the Vicwest community plan that have not even begun to take shape. In our area we are prescribed for max 3 suite/triplex and our neighbourhood is meant to stay residential per the OCP under Vicwest. Why are we going to even entertain the idea of a 6 plex in a residential neighbourhood? We all get it, proposal for more places for people to live, I don't have a problem with that, but its where its located at this point in time is not appropriate for the community. This is potentially going down a path for a number of areas in Vicwest if this gets opened up to redevelopment and quite frankly is ignorant to what is available. This is not social housing of a 6 plex, a 4 plex is not appropriate or anything more than 3. (This is a developer trying to make money off of a property that has no business even being entertained by council to this scale. Is council and the Mayor working for the best interests of our community or developers? Density is needed, no doubt, and there is spaces for this in the city and in Vicwest, but Belton, Powderly, Pine, Reno, Connaught, Selkirk, Northcott, Raynor and Langford (west of Craigflower should not be entertained, and many others should not be messed around with. Stick to the OCP community plan specific to Vicwest that had involvement from all stakeholders and was approved by council. Parking, yes we all here the ideas of having the care share to limit the issue of parking. However this is ridiculous, as this is not enforceable, and you can't expect someone who has purchased to not have a car, and what happens when first person sells there spot, will this be held in perpetuity, even if it was, its not appropriate to expect a buyer to not ever have a vehicle. (I get it and support car share etc., I don't own a car, but that does not make the project more feasible, its just check off the box for the developer to find a temporary solution..) Then you may end up with more delivery vehicles, for food, parcels, etc on a no through street, and it is a no through street for a reason. This project is way over the top for the neighbourhood and out of place. Why not look at redeveloping one of the properties along Craigflower that are slated for this potential between Raynor and Front street or between Raynor and Pine, or elsewhere that is already approved in the OCP. There are plenty of opportunities in and around Catherine Street, Russell, Langford, near Market Garden. Also down by Spinakers area. My goodness look at all the redevelopment of the Railyards, Dockside Green, etc., that is still to be built out that is multi unit, and Vicwest does not need to turn into all multi unit properties. Please have common sense prevail in this, the neighbourhood is not in support of this project and its really not about more affordable housing and greener, lets not even go there, as this is about Developer trying to make money.

Q3. Your Full Name

Graham Boulding

Q4. Your Street Address

1115 Reno Street

Q5. Your email address (optional)

not answered