

Survey Responses

1516 Camosun Street, 1270 & 1286
Pandora Avenue

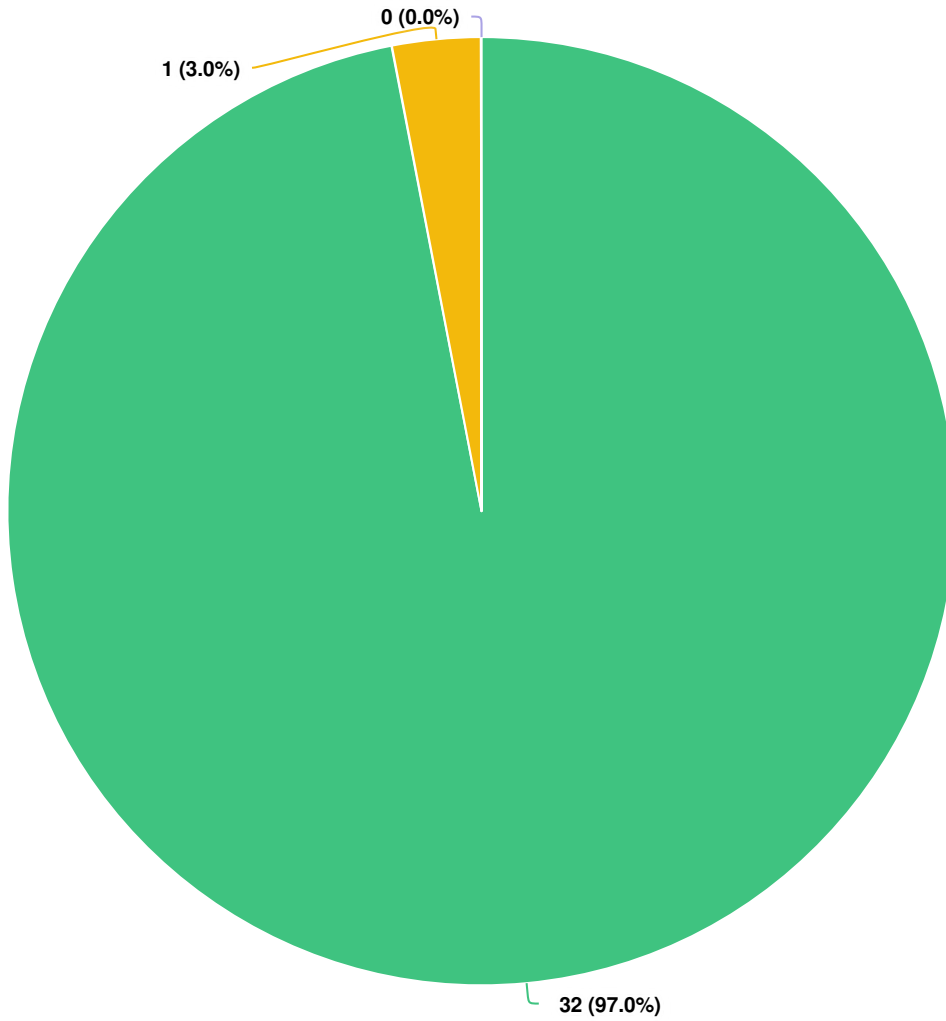
Have Your Say

Project: 1516 Camosun Street, 1270 & 1286 Pandora Avenue



VISITORS					
53					
CONTRIBUTORS			RESPONSES		
33			33		
1	0	32	1	0	32
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (33 response(s))

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



Respondent No: 1

Login: Anonymous

Responded At: Nov 16, 2021 15:52:05 pm

Last Seen: Nov 16, 2021 15:52:05 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Nicky B

Q4. **Your Street Address** 838 Broughton Street

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



Respondent No: 2

Login: Anonymous

Responded At: Nov 17, 2021 12:09:03 pm

Last Seen: Nov 17, 2021 12:09:03 pm

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

Q2. **Comments (optional)**

As a local real estate advisor, I feel this is a much needed development for the area. It will bring new life to the tired Pandora corridor. After listening to their first community hearing, it is clear that the developers have procured high level building and landscape architects. This gives me great confidence that the building will fit seamlessly into the neighbourhood. I look forward to seeing the continued growth of this project. Thank you to H Development for providing more supply to our housing market!

Q3. **Your Full Name** Brendan Somers

Q4. **Your Street Address** 345 Quebec St

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



Respondent No: 3

Login: Anonymous

Responded At: Nov 19, 2021 16:21:42 pm

Last Seen: Nov 19, 2021 16:21:42 pm

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

Q2. **Comments (optional)**

To Whom It May Concern: As a born and raised resident of Victoria and small business owner/homeowner in this town, I strongly support the development as proposed by H Development. The Group has completed extensive research and consulted with building experts, geotechnical engineers to ensure this project is a success, meets both green building initiatives and Inclusionary Housing and Community Amenity Policies, and contributes to new public infrastructure in the area (crosswalk, car share service support, increased residential parking, added neighborhood green space). The architecture and landscape is very aesthetically pleasing and all plans include high-quality building and procedures. I feel that this project is a great step in the direction to improve an area that has been deteriorating over the past 10-15 years. Sincerely, Hugh McIntyre

Q3. **Your Full Name** Hugh McIntyre

Q4. **Your Street Address** 2945 Colquitz Ave

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



Respondent No: 4

Login: Anonymous

Responded At: Nov 22, 2021 14:55:19 pm

Last Seen: Nov 22, 2021 14:55:19 pm

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

Q2. **Comments (optional)**

This is a comprehensive proposal that addresses the need for higher-density housing options within Victoria for both individuals and families.

Q3. **Your Full Name** Morgan Tate

Q4. **Your Street Address** 283 Michigan Street, Victoria BC V8V 1R4

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



Respondent No: 5

Login: Anonymous

Responded At: Nov 23, 2021 10:56:07 am

Last Seen: Nov 23, 2021 10:56:07 am

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

Q2. **Comments (optional)**

Fully supportive of this new development. Owners have put together a thoughtful development plan which both fits the neighbourhood and provides much needed housing stock in our community. The stepped design of the buildings minimizes any contrast to the surrounding buildings and the owners have clearly invested time and money to curate a thoughtful landscape design. This is the type of development we need more of.

Q3. **Your Full Name** Andrew Still

Q4. **Your Street Address** 510 Yates Street, Victoria, BC

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



Respondent No: 6

Login: Anonymous

Responded At: Nov 23, 2021 11:55:21 am

Last Seen: Nov 23, 2021 11:55:21 am

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

The application is satisfactory as is but there is potential for better use if the city allows commercial use on the ground floor. The area is already littered with pedestrian traffic and I think it'd bring more life to neighbourhood if this traffic wasn't just on its way to some other destination. The establishments at the North Park and Fernwood urban villages are already packed to the teeth and the ones at the Cook street and Oak bay junction are too far away for easy walkability for residents of the area around Johnson at Camosun. Looking at the location of eateries in Victoria, we can see a void centred around Central Middle School. However who knows when someone will come along wanting to rezone this exact area, they also already have a Shell which kind of meets these needs for now, and Camosun at Pandora is very close by anyway so it is the next best thing. It's an easy sell for the city. No one dislikes locally owned cafe's. The students of Central can eat out at healthier joints instead of a gas station, the extra foot traffic will make the whole area safe for everyone, the developer can more easily sell condos/rentals with the amenities a commercial ground floor would bring. Jane Jacobs would do it.

Q3. Your Full Name William Briguglio

Q4. Your Street Address 310-1236 Pandora Avenue

Q5. Your email address (optional)



Respondent No: 7

Login: Anonymous

Responded At: Nov 23, 2021 12:31:59 pm

Last Seen: Nov 23, 2021 12:31:59 pm

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

Q2. **Comments (optional)**

I am in full support of this project as I am in support of increasing housing affordability in Victoria. Housing affordability can only be controlled with swift and significant increases in supply of ALL housing across the spectrum, and this project will assist in that. The project is aligned with municipal planning documents and will fit in appropriately with the surrounding neighbourhood. High traffic corridors in and out of the Downtown Core are the appropriate area for higher density. More housing close to the core puts less stress on our transit system and vehicular traffic/parking challenges which thereby reduces our carbon footprint as a City. As a lifetime resident of Greater Victoria and current resident of the downtown core I look forward to this proposal seamlessly navigating the approval process.

Q3. **Your Full Name** Dominic

Q4. **Your Street Address** 780 Fisgard Street

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



Respondent No: 8

Login: Anonymous

Responded At: Nov 23, 2021 14:06:23 pm

Last Seen: Nov 23, 2021 14:06:23 pm

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

Q2. **Comments (optional)**

Great for the community going forward!

Q3. **Your Full Name** Aaron Hersant

Q4. **Your Street Address** 835 Dunsmuir road

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



Respondent No: 9

Login: Anonymous

Responded At: Nov 23, 2021 15:16:12 pm

Last Seen: Nov 23, 2021 15:16:12 pm

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

Q2. **Comments (optional)**

I support this development proposal as I believe there needs to be more housing options in the Victoria area, and this will create improvements to the surrounding neighbourhood.

Q3. **Your Full Name** Briana Nagy

Q4. **Your Street Address** 2264 Allenby Street

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



Respondent No: 10

Login: Anonymous

Responded At: Nov 23, 2021 15:22:38 pm

Last Seen: Nov 23, 2021 15:22:38 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Sebastian Stewart

Q4. **Your Street Address** 1641 Tampico

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



Respondent No: 11

Login: Anonymous

Responded At: Nov 23, 2021 15:38:49 pm

Last Seen: Nov 23, 2021 15:38:49 pm

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

Q2. **Comments (optional)**

I support this proposal!

Q3. **Your Full Name** Elizabeth Kaye

Q4. **Your Street Address** 3752 Waring Place

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



Respondent No: 12

Login: Anonymous

Responded At: Nov 23, 2021 15:54:07 pm

Last Seen: Nov 23, 2021 15:54:07 pm

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

Q2. **Comments (optional)**

It would great to see more housing in the area. Would really improve the mood and vibe of the community. Great idea.

Q3. **Your Full Name** Ethan Ben

Q4. **Your Street Address** 3450 Upper Terrace rd

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



Respondent No: 13

Login: Anonymous

Responded At: Nov 23, 2021 21:01:26 pm

Last Seen: Nov 23, 2021 21:01:26 pm

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

Q2. **Comments (optional)**

I think this proposal will bring much needed supply of housing to the area as well as revitalize the neighbourhood. Additionally, I like the proposal for its commitment to support the environment through the planting of trees and other green initiatives. I think the proposal reflects the developers commitment to the future of Fernwood and Greater Victoria.

Q3. **Your Full Name** Genevieve Cunliffe

Q4. **Your Street Address** 863 Villance St

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



Respondent No: 14

Login: Anonymous

Responded At: Nov 24, 2021 16:38:12 pm

Last Seen: Nov 24, 2021 16:38:12 pm

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

Q2. **Comments (optional)**

It is apparent that the proposed development at 1516 Camosun Street has considered a variety of key development aspects throughout its design process. The architects use of a multi-tier design accounts for neighbours and changes in sunlight exposure. The landscape architects use of evergreen trees allows privacy between the existing and proposed development. I believe the high level of quality brought forth in this development is beneficial to the area, as it not only provides more homes, but also sets the bar at a high level for future developers.

Q3. **Your Full Name** Daniel Evans

Q4. **Your Street Address** 2210 Victor Street

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



Respondent No: 15

Login: Anonymous

Responded At: Nov 24, 2021 19:18:33 pm

Last Seen: Nov 24, 2021 19:18:33 pm

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

Q2. **Comments (optional)**

As a local resident in this community, I think this building would be an amazing addition to Fernwood. Looking at the plans, I see huge potential to bring additional character and revitalization to the neighbourhood in a way that would feel like this building has been there for years. I think the design proposed here will further improve the neighborhood's walkability, greenery and overall quality of life. Awesome plans and great work by the whole development team!

Q3. **Your Full Name** Abby Kohler

Q4. **Your Street Address** 1811 Stanley Ave

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



Respondent No: 16

Login: Anonymous

Responded At: Nov 25, 2021 10:39:30 am

Last Seen: Nov 25, 2021 10:39:30 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Cassie mcbride

Q4. **Your Street Address** 863 Villance st

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



Respondent No: 17

Login: Anonymous

Responded At: Nov 26, 2021 12:08:51 pm

Last Seen: Nov 26, 2021 12:08:51 pm

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

Q2. **Comments (optional)**

There are alot of great touches with this project including the underground parking and car share addition, excellent to de-clutter the streets which are a nightmare as it is. This is definitely the direction we need to be heading and I am excited to see a well thought out design come to fruition in this great little part of town

Q3. **Your Full Name** Samuel David hodgetts

Q4. **Your Street Address** 520 normnady rd

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



Respondent No: 18

Login: Anonymous

Responded At: Nov 26, 2021 17:56:40 pm

Last Seen: Nov 26, 2021 17:56:40 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Mats Gradwell

Q4. **Your Street Address** 1145 Bute St.

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



Respondent No: 19

Login: Anonymous

Responded At: Nov 26, 2021 21:39:26 pm

Last Seen: Nov 26, 2021 21:39:26 pm

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

Q2. **Comments (optional)**

The development seems appropriate to the neighbourhood and provides low-cost accommodation that is a pressing need in Victoria.

Q3. **Your Full Name** Robert A Horn

Q4. **Your Street Address** 2557, Killarney Rd

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



Respondent No: 20

Login: Anonymous

Responded At: Nov 27, 2021 15:49:36 pm

Last Seen: Nov 27, 2021 15:49:36 pm

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

Q2. **Comments (optional)**

This is a great idea!

Q3. **Your Full Name** Toby Digney

Q4. **Your Street Address** 845 Yates street, Victoria

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



Respondent No: 21

Login: Anonymous

Responded At: Nov 28, 2021 11:18:00 am

Last Seen: Nov 28, 2021 11:18:00 am

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

Q2. **Comments (optional)**

We need more projects like this in Fernwood.

Q3. **Your Full Name** Philip MacKellar

Q4. **Your Street Address** 2530 Cedar Hill Road

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



Respondent No: 22

Login: Anonymous

Responded At: Nov 29, 2021 16:18:18 pm

Last Seen: Nov 29, 2021 16:18:18 pm

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

Q2. **Comments (optional)**

This is an amazing idea! We need more housing!

Q3. **Your Full Name** Ellenna Ward

Q4. **Your Street Address** 506 fort st

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



Respondent No: 23

Login: Anonymous

Responded At: Nov 30, 2021 08:56:14 am

Last Seen: Nov 30, 2021 08:56:14 am

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

Q2. **Comments (optional)**

I think this is a well designed project, and a very good use of the site. It adds much needed housing targeting a wide demographic in an extremely sought after area. Its imperative that we add density on main arterial's such as Pandora, as growth is inevitable and without adding more residential units through increasing density, prices will continue to rise. Personally I think projects that already fit into the OCP like this one should be expedited through a rezoning and DP process. I like the architectural design of the project, i think it adds enough character without being over bearing or trendy. I think it has a timeless nature, with modern hints that in general fits very well with the growing neighborhood and City fabric as a whole. Personally I think the height and building set backs are perfect models for main arterials outside of the city core. The unit layouts makes a lot of sense, and i noticed they meet the inclusionary housing and community amenity policy which is nice to see. Providing residences that range from studios to 3 bedrooms within a project will add to our much needed housing across the entire spectrum, and it will also add to the social fabric within the building, combining various age groups, and family demographics. This is always nice to see. Another aspect i liked was the inclusion of patios or outdoor space for every unit. I think as a city we have seen more and more developments move away from patios due to cost. I think this needs to be looked at from a planning perspective, as the availability of outdoor space within a unit is an intangible that adds to the livability and enjoyability of residences. It also adds architectural character to facades which otherwise can look blocky or reminiscent of 50's style minimalist architecture. Overall I think this is a well planned development, with a clear and comprehensive vision. Looking forward to seeing this come to upper Pandora in the near future!

Q3. **Your Full Name** Johnathon Sipos

Q4. **Your Street Address** 888 Government Street

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



Respondent No: 24

Login: Anonymous

Responded At: Nov 30, 2021 15:34:10 pm

Last Seen: Nov 30, 2021 15:34:10 pm

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

Q2. **Comments (optional)**

This is just the kind of plan we need in our neighbourhood! I love that there are different units for different economic capacities. This is the kind of project that brings support and appreciation for diversity of backgrounds into our community. I wholeheartedly support this vision! I know people who are already interested in living here if it gets built.

Q3. **Your Full Name** Celina Lyons

Q4. **Your Street Address** 1536 Pembroke st. Victoria BC v8r1v9

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



Respondent No: 25

Login: Anonymous

Responded At: Nov 30, 2021 16:09:34 pm

Last Seen: Nov 30, 2021 16:09:34 pm

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

Q2. **Comments (optional)**

I would like to support the proposed development. I have reviewed the plans and have been impressed by the thought given to this development. It is evident that the development team has taken the time and effort to design a project that fits into the Fernwood community and will be a positive addition to the neighbour for many years to come. Of particular interest is the addition of a bicycle maintenance facility, wash station and ample long-term bicycle parking within the building. This fits links in well with the dedicated bike lanes that run along Pandora connecting the residents to Victoria's bicycling infrastructure. This development looks to be a vibrant addition to our city and I think we need to support these types of projects as it will increase the housing supply which is the most tangible action we can take to address Victoria's housing affordability crisis.

Q3. **Your Full Name** Stephen Albinati

Q4. **Your Street Address** 962 CONVENT PL

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



Respondent No: 26

Login: Anonymous

Responded At: Dec 01, 2021 17:18:12 pm

Last Seen: Dec 01, 2021 17:18:12 pm

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

Q2. **Comments (optional)**

I fully support this development for the Fernwood Community. There is a huge need for diverse housing including family-sized units. The building design is aesthetically pleasing. Very thoughtful and well designed by the Development Team.

Q3. **Your Full Name** Leon Zetler

Q4. **Your Street Address** 1308 gladstone ave

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



Respondent No: 27

Login: Anonymous

Responded At: Dec 01, 2021 20:40:19 pm

Last Seen: Dec 01, 2021 20:40:19 pm

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

Q2. **Comments (optional)**

I strongly believe this development is a great improvement to our community for various reasons, and would like to share a few. As a life long resident of Victoria, I fondly remember and appreciate old Victoria. However, I understand that our city is continuing to grow, and much like Victoria grew to accommodate myself and my family decades ago, it must continue to grow in order to host our future generations. As a community, we are fortunate to see this proposal, because it contributes towards decreasing the high cost of housing within Victoria. Any increase in our community's housing supply is a step towards affordable housing. It is my opinion that Victoria cannot afford to see proposals like this be denied. I see our roadways and environment as another beneficiary to this development. As covid declines and commerce recovers in the Downtown Core, we will continue to see the growth of commuters from surrounding municipalities, and as a result, more strain on our roadways and environment. Potential for more eco-friendly transportation options (walk, bike, bus, etc.) are more feasible for localized residents. In efforts to combat increasing traffic and environmental concerns, I view mid rise developments surrounding the downtown core as a viable solution. Developments, such as this proposal, are beneficial to not only its future residents, but our community as a whole. From what I have seen in the attached documents, it is clear that this development group has put a significant amount of thought towards both the functionality and design of this project. They have done a beautiful job of considering the surrounding buildings, residents, and environment by marrying functionality with aesthetics. I strongly believe this will be a spectacular amenity to our community. I sincerely hope Victoria Council motions in support of this development, and others like it, for the betterment of our community.

Q3. **Your Full Name** Joel Lioudakis

Q4. **Your Street Address** 340 Linden Ave

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



Respondent No: 28

Login: Registered

Responded At: Dec 02, 2021 20:10:12 pm

Last Seen: Nov 23, 2021 05:20:47 am

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

Q2. **Comments (optional)**

Because of the removal of well established protected trees in good condition – some that are becoming more rare in the city (large cedars), the housing development here would need to be below market rate for this to feel like a fair swap. As it stands, this market rate housing caters to people of significant privilege. I am not interested in swapping mature canopy for housing for people of significant privilege.

Q3. **Your Full Name** Carmen Spagnola

Q4. **Your Street Address** 1312 Balmoral Rd

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



Respondent No: 29

Login: Anonymous

Responded At: Dec 07, 2021 11:59:00 am

Last Seen: Dec 07, 2021 11:59:00 am

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

Q2. **Comments (optional)**

Victoria needs more housing and the plan. I really like the design choices that help ensure the neighbourhood doesn't lose it's existing charm and doesn't create massive shadows for those already in the area.

Q3. **Your Full Name** Braden Dougherty

Q4. **Your Street Address** 977 Nicholson Lane

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



Respondent No: 30

Login: Anonymous

Responded At: Dec 10, 2021 06:13:41 am

Last Seen: Dec 10, 2021 06:13:41 am

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

Q2. **Comments (optional)**

We need more housing to get out of a housing crisis. It is simple economics with supply and demand. We need all types of housing types including condominium projects. The building includes ground oriented units and great urban design. This proposal is aligned with the OCP and Fernwood Neighbourhood Plan design guidelines so it should be a simple for council to support such a project.

Q3. **Your Full Name** Brandon Selina

Q4. **Your Street Address** 2384 ALTA VISTA PLACE

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



Respondent No: 31

Login: Anonymous

Responded At: Dec 10, 2021 22:00:29 pm

Last Seen: Dec 10, 2021 22:00:29 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Nanyak Dala

Q4. **Your Street Address** 3120 Service Street

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



Respondent No: 32

Login: Anonymous

Responded At: Dec 13, 2021 10:37:06 am

Last Seen: Dec 13, 2021 10:37:06 am

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

Q2. **Comments (optional)**

Thoughtful and attractive landscaping, floor plans, and architecture. This will be a welcomed and much needed improvement.

Q3. **Your Full Name** Logan Phillips

Q4. **Your Street Address** 349 WINDERMERE PL

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



Respondent No: 33

Login: Anonymous

Responded At: Dec 14, 2021 14:26:26 pm

Last Seen: Dec 14, 2021 14:26:26 pm

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

Q2. **Comments (optional)**

It is in keeping with the form of the area. More housing stock would be helpful. I live a few blocks from the proposed site and would not have a problem with it.

Q3. **Your Full Name** Mark Wyatt

Q4. **Your Street Address** 1606 Belmont Ave

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