

Survey Responses

205 Quebec Street, 507 Montreal Street,
210, 214, 218 and 224 Kingston Street

Have Your Say

Project: 205 Quebec Street, 507 Montreal Street, 210, 214, 218 and 224 Kingston Street



VISITORS

84

CONTRIBUTORS

52

RESPONSES

59

6

Registered

0

Unverified

46

Anonymous

6

Registered

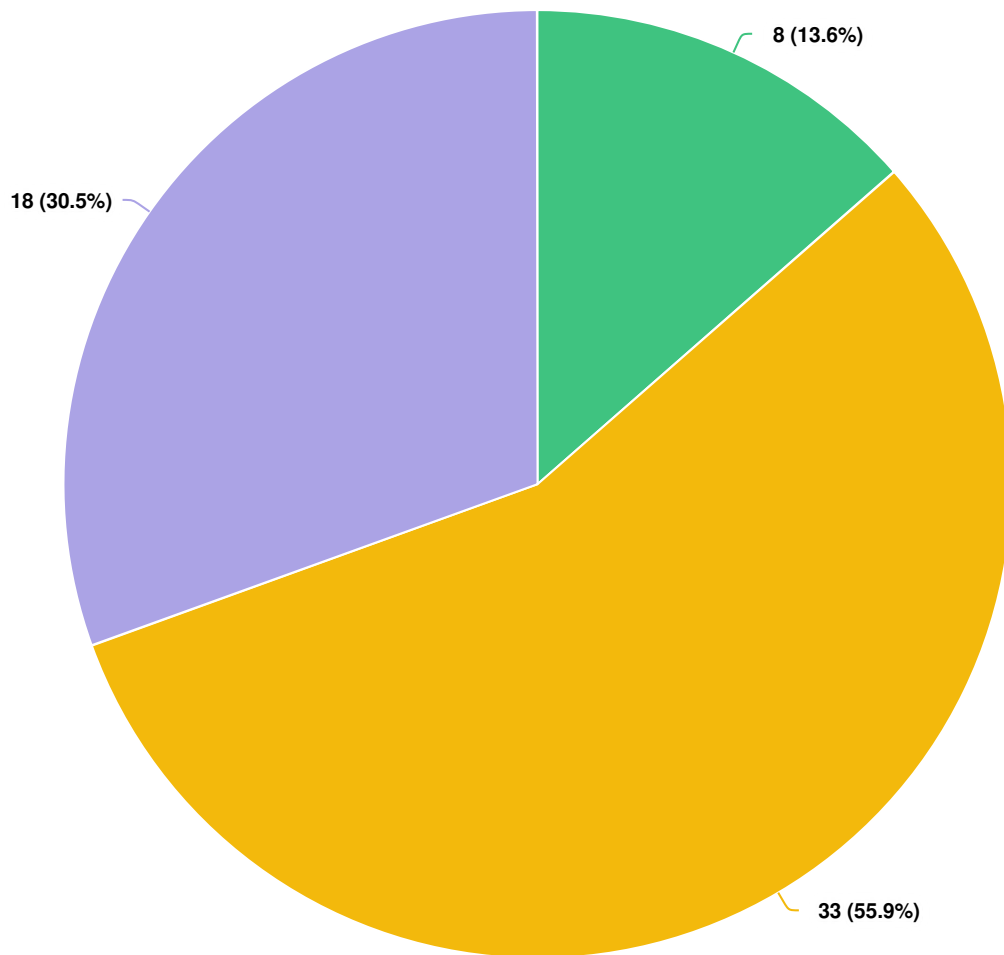
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Unverified

53

Anonymous

Q1 What is your position on this proposal?



Question options

- Support Oppose Other (please specify)

Mandatory Question (59 response(s))

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



Respondent No: 1
Login: Anonymous

Responded At: Oct 27, 2021 18:04:25 pm
Last Seen: Oct 27, 2021 18:04:25 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

Proposed building borders a Heritage Conservation area The properties are located immediately adjacent to the Inner Harbour Heritage conservation area DPA 9 Consideration should be given to the proximity to the inner harbour, its special character and significant historic buildings. A new build on land immediately next to this site would be required to be physically and visually compatible with, and subordinate to, the historic place and the landmark buildings. There should not be a significant demarcation line between this delicate historic area and land adjacent to it, as is proposed. James Bay and Tourism James bay is the gateway for the majority of tourists visiting Victoria, James Bay itself is also a draw for tourists. They are not interested in seeing 70's inspired monoliths, any future building in James Bay should not detract or diminish the special character of the area by jarring with its surrounding buildings as this proposal does. Building design The Tower: is uninspiring and more akin to Coal Harbour in Vancouver than the Historically sensitive inner harbour of Victoria. The tower building should be no more than 6 or 7 storeys high. It must be built of quality materials (not just glass and concrete) have a pitched roof, it must accommodate some of the features of the other historic buildings around or follow the modern interpretations of these designs such as the Hotel Grand Pacific, the Shoal Point building or even the Coast Victoria Hotel. The Townhouses: allowing the proposed brutalist 70's building type townhomes across the road from the existing quaint heritage and 'would be' heritage buildings would be an affront to any idea of heritage or conservation. The townhouses along Kingston should be sympathetic to their counterparts around them. That is they should have a Victorian feel with pitched roofs, be clad in similar looking materials and have small gardens in front. They should feel part of the community not compete against it in an insulting way. Building proposed in contravention of the Official Community Plan The Official Community Plan shows this property's' Urban Place Designation as Urban Residential. This designation allows for Attached and detached buildings up to three storeys. Low-rise and mid-rise multi-unit buildings up to approximately six storeys. 17 storeys would make this building one of the top 20 tallest buildings in Victoria. It would be twice as tall as the Coast hotel! Not only is this proposal in contravention of the Official Community plan but this building ignores the Heritage and special character of James Bay, it is wholly inappropriate for this location, it is too tall, it is not in keeping with its surroundings and the 70's offering jars horribly against the heritage, the would be heritage and the new build heritage style properties surrounding it. This is one of the few remaining open plots of land left in the heritage rich harbour of our capital city. It deserves a carefully thought through, appropriately sized building that compliments the buildings around it. Housing Crisis Victoria has had many housing crises in its history, we are beholden not to repeat the mistakes of past housing crises and allow this issue to dictate buildings that do irrevocable harm to their surroundings for many years to come. Additional Traffic Inevitably the population of this oversized project would significantly increase the traffic on Kingston and Superior, unfairly affecting these low density streets and their inhabitants. The Daycare Although a laudable idea, If a daycare did get set up here in reality this would again increase traffic with drop offs and pick ups.

Q3. Your Full Name Brian Currie

Q4. Your Street Address 240 superior street Victoria BC

Q5. Your email address (optional)



Respondent No: 2
Login: Anonymous

Responded At: Oct 28, 2021 18:38:31 pm
Last Seen: Oct 28, 2021 18:38:31 pm

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

Q2. **Comments (optional)**

Change the neighbourhood, too many people in a corner of two adjoining streets

Q3. **Your Full Name** Mary Hubble

Q4. **Your Street Address** 232 Kingston street

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



Respondent No: 3

Login: Anonymous

Responded At: Oct 30, 2021 17:04:22 pm

Last Seen: Oct 30, 2021 17:04:22 pm

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

Q2. **Comments (optional)**

Two major objections. First, the proposed building is taller than all nearby buildings and will overlook and shadow all houses and low buildings nearby. Secondly, the proposed development removes much needed parking for visitors in a parking area that is full for most of the non-winter time. It will force more parking by non-residents in front of nearby James Bay residences.

Q3. **Your Full Name** David Morrow

Q4. **Your Street Address** 216 Michigan Street, James Bay

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



Respondent No: 4
Login: Anonymous

Responded At: Oct 30, 2021 17:28:13 pm
Last Seen: Oct 30, 2021 17:28:13 pm

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

Other (please specify)

support if the height was lower more in lin with the neighborhood.
10-11 story max.

Q2. **Comments (optional)**

lower the tower height & lower the density

Q3. **Your Full Name**

George KLIMOCK

Q4. **Your Street Address**

209 Superior St.

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



Respondent No: 5

Login: Anonymous

Responded At: Oct 30, 2021 17:47:06 pm

Last Seen: Oct 30, 2021 17:47:06 pm

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

Other (please specify)

I would support this development if the tower height was lowered to 6-8 stories.

Q2. **Comments (optional)**

My concern with a 17 story tower is it would be out of character for the neighborhood and would block sun light on neighboring properties and would be intrusive on the views of other surrounding properties.

Q3. **Your Full Name**

Mireille (Mimi) Klimock

Q4. **Your Street Address**

4-209 Superior St

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



Respondent No: 6

Login: Anonymous

Responded At: Nov 01, 2021 10:25:32 am

Last Seen: Nov 01, 2021 10:25:32 am

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

Q2. **Comments (optional)**

Building too high. 17 Story building in this location is totally inappropriate. Why does every developer have to appeal and diminish set backs. ??

Q3. **Your Full Name** Roger M Warren

Q4. **Your Street Address** 512-225 BELLEVILLE ST

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



Respondent No: 7

Login: Registered

Responded At: Nov 01, 2021 14:35:29 pm

Last Seen: Nov 01, 2021 20:51:22 pm

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

Q2. **Comments (optional)**

This project is the opposite of what is needed in James Bay and the City. This property should be acquired by the City, with prov. and federal matching funds. Then, Option A: "re-wild", plant with native vegetation, add chip paths and a bench or two and possibly a community garden. Would be climate-positive, serve as a heat sink and a park. Link to Redfern Park with a crosswalk. Option B: low-rise, low-cost/low-rent, subsidized housing, like the just-approved development on Gladstone near Vic High. If this project is given serious consideration, the "tower" should max out at six stories and the development should incorporate the positive features of Capital Park, minus the office buildings (e.g., mix of rental and owner-occupied - not turn-key/second home - units, community-centred amenities, public walking paths with good lighting).

Q3. **Your Full Name** Britta Gundersen-Bryden

Q4. **Your Street Address** 405 Quebec Street

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



Respondent No: 8
Login: Anonymous

Responded At: Nov 01, 2021 15:06:06 pm
Last Seen: Nov 01, 2021 15:06:06 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Darrin Piercey

Q4. **Your Street Address** 1002 - 500 Oswego

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



Respondent No: 9

Login: Anonymous

Responded At: Nov 03, 2021 15:16:34 pm

Last Seen: Nov 03, 2021 15:16:34 pm

Q1. What is your position on this proposal?

Other (please specify)

I am in support of a development on this site but with modifications.

Q2. Comments (optional)

November 3rd, 2021. Good afternoon. I am in support of a development on this site, however, the proposed changes to the Zoning Regulation Bylaw is, to say the least, very aggressive. The floor space ratio/density has increased over 5 fold and the height over 6 fold. As well, the setbacks have decreased substantially. I believe a 17 story high-rise is too high for this neighbourhood and will add to the traffic issues that already exist along these streets. Currently, traffic along the Belleville-Pendray-Quebec-Montreal-Kingston street "S" curves is a hazard with speeders entering and existing the corners at excess speed. Also, there are only two pedestrian crosswalks on the aforementioned "S" curves and the one on the Montreal/Kingston Street junction is particularly dangerous with poor sight lines to Montreal Street. Respectively submitted, Stefan Johnson.

Q3. Your Full Name

Stefan Johnson

Q4. Your Street Address

902-630 Montreal Street, Victoria.

Q5. Your email address (optional)



Respondent No: 10

Login: Anonymous

Responded At: Nov 05, 2021 15:14:48 pm

Last Seen: Nov 05, 2021 15:14:48 pm

Q1. What is your position on this proposal?

Other (please specify)

I think this is a good proposed development but I am totally against a 17-storeys building. The building will take so much from the open space, sky and sun, that the adjacent houses and townhouses are enjoying now! This is James Bay not downtown Victoria or Vancouver!!!

Q2. Comments (optional)

The proposed development has everything we would like to see in our neighborhood :townhouses, cafe, retail/service plus a daycare. Please consider a 10-12 maximum storeys building, like "The James".

Q3. Your Full Name

Carmen Popescu

Q4. Your Street Address

230 Superior Street

Q5. Your email address (optional)



Respondent No: 11

Login: Anonymous

Responded At: Nov 08, 2021 14:59:21 pm

Last Seen: Nov 08, 2021 14:59:21 pm

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

Q2. **Comments (optional)**

To whom it may concern, We have lived across from the parking lot since 1996 and are very pleased with what will finally be built in it's place. Anything would be better then what we have now. We have seen it all, from drug deals, fights, people emptying their vehicles of their garbage, trucks running for hours, etc. We have seen the design proposal and are happy with most of it. Our only concern is the height of the condo building. At 17 floors we feel it would not fit in with the other condos around it. If they could drop it down to 14 floors we would be 100% behind it. However, at the same time, if that is not an option, we would still vote for it and look forward to seeing the last of the parking lot. Cheers, Mark and Tanis Sent from my iPad

Q3. **Your Full Name** Mark/Tanis Carlow

Q4. **Your Street Address** 205 Kingston Street

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



Respondent No: 12

Login: Anonymous

Responded At: Nov 09, 2021 16:30:53 pm

Last Seen: Nov 09, 2021 16:30:53 pm

Q1. What is your position on this proposal?

Other (please specify)

I don't object to development on site, but feel it is way too tall for area.

Q2. Comments (optional)

James Bay community is not about super tall buildings that will destroy neighbours privacy. the buildings in are are about 10-12 stories maximum. developers don't have a right destroy an area in the pursuit of money. keep the height to 10-12 stories...less is better! thanks.

Q3. Your Full Name

John Williams

Q4. Your Street Address

226 superior street

Q5. Your email address (optional)



Respondent No: 13

Login: Anonymous

Responded At: Nov 10, 2021 17:37:50 pm

Last Seen: Nov 10, 2021 17:37:50 pm

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

Q2. **Comments (optional)**

too much density parking will be a huge problem during and after construction traffic is already very challenging this proposal will make it much worse. Land was purchased as 3 stories max. this lot should not be allowed to exceed existing zoning this proposal is not for affordable homes , but to maximize huge profits for the developer.

Q3. **Your Full Name** David Postnikoff

Q4. **Your Street Address** 434 Montreal st

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



Respondent No: 14

Login: Anonymous

Responded At: Nov 10, 2021 17:39:54 pm

Last Seen: Nov 10, 2021 17:39:54 pm

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

Q2. **Comments (optional)**

too much density should not exceed existing zoning 3 stories

Q3. **Your Full Name** Gaylene Postnikoff

Q4. **Your Street Address** 434 Montreal st

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



Respondent No: 15

Login: Anonymous

Responded At: Nov 10, 2021 18:15:12 pm

Last Seen: Nov 10, 2021 18:15:12 pm

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

Q2. **Comments (optional)**

Although we are not anti-development, and generally support higher densities, this proposal is outrageous with 17 stories. It violates all the guidelines in the OCP. Please reconsider the number of storeys so that they are less than or equal to those of surrounding buildings, including the Laurel Point Condominiums, which is actually in a higher density area.

Q3. **Your Full Name** Steven Saunders

Q4. **Your Street Address** 604-225 Belleville St

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



Respondent No: 16

Login: Anonymous

Responded At: Nov 10, 2021 18:37:44 pm

Last Seen: Nov 10, 2021 18:37:44 pm

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

Q2. **Comments (optional)**

This development proposal is excessive to the existing buildings and layout already established in this busy area of James Bay. I am all in favour of progression, but this plan presented is really not suited for this property! I already can barely get out of my condo driveway as the traffic is heavily congested on these streets.

Q3. **Your Full Name** Michell McLean

Q4. **Your Street Address** 107 - 225 Belleville Street

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



Respondent No: 17

Login: Anonymous

Responded At: Nov 10, 2021 18:45:26 pm

Last Seen: Nov 10, 2021 18:45:26 pm

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

Q2. **Comments (optional)**

I will submit my comments separately in a letter

Q3. **Your Full Name** Debra Andersen

Q4. **Your Street Address** 708-225 Belleville Street

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



Respondent No: 18

Login: Anonymous

Responded At: Nov 10, 2021 21:42:04 pm

Last Seen: Nov 10, 2021 21:42:04 pm

Q1. What is your position on this proposal?

Other (please specify)

Support re-development of the car park but not this proposal

Q2. Comments (optional)

This proposal is not in keeping with the neighbourhood. 17 stories is too high and will set a new precedent for the area. The townhouse design is awful and also not in keeping with the heritage style homes adjacent.

Q3. Your Full Name

Sarah Hardwidge

Q4. Your Street Address

445 Montreal Street

Q5. Your email address (optional)



Respondent No: 19

Login: Anonymous

Responded At: Nov 11, 2021 05:59:08 am

Last Seen: Nov 11, 2021 05:59:08 am

Q1. What is your position on this proposal?

Other (please specify)

I support a development of the site but not a tower consisting of 17 floors.

Q2. Comments (optional)

I attended the developers open House this summer and have now concluded that the decision to construct 17 floors was made prior to that date. The open House was really to show Council that they reached out to the Community and made some minor changes. The height of the Tower is totally out of proportion to the surrounding area and will affect our community in many ways. Their numbers can still be achieved by restructuring the height. Last night I attended the JBNA Zoom Meeting and it further became obvious that Mr F. D'Ambrosio does not like anyone challenging his hard efforts to enhance our Community. I totally feel no one is really listening to our objections and opposition to the height of this proposed structure.

Q3. Your Full Name

George Gulkiewich

Q4. Your Street Address

1008 - 225 Belleville Street, Victoria, B.C. V8V 4T9

Q5. Your email address (optional)



Respondent No: 20

Login: Anonymous

Responded At: Nov 12, 2021 11:08:00 am

Last Seen: Nov 12, 2021 11:08:00 am

Q1. What is your position on this proposal?

Other (please specify)

Plan should be modified to more accurately blend with the James Bay neighbourhood. Too tall, reduce the height or change to a different design.

Q2. Comments (optional)

Developers claim they require 112 units for the project to be viable. Properties seem to be purchased knowing the City will allow any variances providing amenities are conceded or social housing is included. If the city would stick to the OCP, property prices would drop as developers would have to work within the guidelines for a financially viable development. This project is so high in order to sell the expensive views. If reduced to 13 stories, 24 suites lost could be compensated by raising the side platforms by 2 or more stories. The shadows that will be cast, especially in winter, will severely impact Charles Redfern park and the Laurel Point south suites. Build in such a way that shadows are not prohibitive. Also 17 stories will stick out like a sore thumb and not in any way transition to the James Bay neighbourhood. It will also set a precedent and the Admiral's Inn will be applying to go higher as well. This building is NOT in the tourist business sector. No need to include a daycare or a cafeteria. Make that area a marketable suite. The curved site would lend itself to a beautiful coved building with tiered ends. Eliminate the townhouses and make one larger distinctive building.

Q3. Your Full Name

Judy E Gaudreau

Q4. Your Street Address

503 225 Belleville St.

Q5. Your email address (optional)



Respondent No: 21

Login: Anonymous

Responded At: Nov 12, 2021 14:08:44 pm

Last Seen: Nov 12, 2021 14:08:44 pm

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

Q2. **Comments (optional)**

I support theNeighbourhood Response to Development Proposal especially regarding set backs and building height.

Q3. **Your Full Name** Eric Blair Russell

Q4. **Your Street Address** 209 Quebec Street

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



Respondent No: 22

Login: Anonymous

Responded At: Nov 12, 2021 17:00:39 pm

Last Seen: Nov 12, 2021 17:00:39 pm

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

Q2. **Comments (optional)**

Primary concern is that the proposed 17 storey/184 foot tower is much much too tall. It puts expensive harbour view condos and profit before the neighbourhood. Proposed tower is much taller than other building street heights in the area -generating too much over looking of neighbours and a distinctly out of place character. If necessary a Max 8-10 storeys street level height is more appropriate and in keeping with the maximum street heights of all adjacent and area buildings. This opinion was widely expressed at the recent community meeting.

Q3. **Your Full Name** John Cross

Q4. **Your Street Address** 1001, 500 Oswego St

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



Respondent No: 23

Login: Registered

Responded At: Nov 13, 2021 15:28:38 pm

Last Seen: Nov 13, 2021 05:19:30 am

Q1. What is your position on this proposal?

Other (please specify)

Height of tower is too high and out of character for the neighbourhood.

Q2. Comments (optional)

We are not opposed to the whole project and feel it is well designed except for the height of the tower. The surrounding buildings e.g. Harbourside, Laurelpont and The James are 11-12 stories. Your proposal for 17 is too high.

Q3. Your Full Name

Jean & Les Waye

Q4. Your Street Address

225 Belleville St.

Q5. Your email address (optional)



Respondent No: 24

Login: Anonymous

Responded At: Nov 14, 2021 11:30:43 am

Last Seen: Nov 14, 2021 11:30:43 am

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

Q2. **Comments (optional)**

It will bring energy to the community, much needed housing, a gathering place. I hope it will have some green areas too. I have confidence that Victoria will successfully manage traffic flow. Having more cars might finally make for safer crossings. Daycare would be awesome too. Manage drop offs well though.

Q3. **Your Full Name** Elizabeth Summers

Q4. **Your Street Address** 225 Belleville St, 205,

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



Respondent No: 25

Login: Anonymous

Responded At: Nov 14, 2021 11:45:46 am

Last Seen: Nov 14, 2021 11:45:46 am

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

Q2. **Comments (optional)**

Tower is far too high at 17 storeys for the neighbourhood. JB is a heritage community of mostly single storey houses and there are 8-11 storey condos by the Inner Harbour. The proposed tower is almost double the height of the next tallest building. It does nothing to address the City's "missing middle" accommodations. Without the tower the rest of the development would be welcomed by us.

Q3. **Your Full Name** Deborah L Begoray

Q4. **Your Street Address** 1104, 225 Belleville St

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



Respondent No: 26

Login: Anonymous

Responded At: Nov 15, 2021 09:03:17 am

Last Seen: Nov 15, 2021 09:03:17 am

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

Q2. **Comments (optional)**

This proposal is not well thought out and will harm property values. Opposed 100%.

Q3. **Your Full Name** Simon Rose

Q4. **Your Street Address** 201 Kingston Street

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



Respondent No: 27

Login: Anonymous

Responded At: Nov 15, 2021 22:11:28 pm

Last Seen: Nov 15, 2021 22:11:28 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Land Use: Recommend existing Zone R-K Medium Density Multiple Dwelling District to remain. Not in favor of Commercial, Multi-Dwelling Residential. Density: Recommend to remain at density of 0.6 to 1 as is currently zoned. Medium density with maximum at 2 to 1 of floor space to lot size to be considered (as per OCP). Not in favor of density of 3 to 1 as proposed which is the highest density even for the downtown core buildings. Not in favor of density at 2.5 to one which is considered high density. Site Coverage: Recommend remaining at 33% site coverage which current zone allows. Coverage up to a maximum of 45% site coverage to be considered. Not in favor of 65% site coverage as proposed. That is higher than the highest site coverage in the core of downtown Victoria and not appropriate of a residential area. Not appropriate for James Bay. Set Backs for Lot Lines: Quebec Street -Recommend 7.5m (24.6 feet) as per current zone allowance. Montreal Street - Recommend 7.5m (24.6 feet) as per current zone allowance. Kingston Street - Recommend 7.5m (24.6 feet) as per current zone allowance. Side lot line (East) - Recommend 2.5 to 7.5m (8.2 to 24.6 feet) as proposed. Quebec Street -Not in favor of 2.0m (6.5 feet) as proposed. Montreal Street - Not in favor of 3m to 5.5m (9.8 to 18.4 feet) as proposed. Kingston Street - Not in favor of 0m (0 feet set back) as proposed. Side lot line (East) - Not in favor of 2.0 to 4.2m (6.5 to 13.7 feet) as proposed. Neighbourhood would consider 5m (16.4 feet) set-backs throughout. Of particular importance is to have an appropriate set back off of the corner at Quebec and Montreal. That is a 90 degree corner and visibility is a serious issue for the safety of pedestrians, bicycles and vehicles. Building Height: Recommend to remain at 8.5 m (27.8 feet) as per current zone allowance. Official Community Plan City of Victoria (OCP) https://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/OCP/Up~to~date~OCP~and~Design~Guidelines/OCP_WholeBook.pdf identifies the site on the community map as Urban Residential, for development up to 6 storeys (See OCP 6.1.6), not Downtown Core Residential. This site is not within the downtown core. Please refer to website given. James Bay Community Plan (JBCP) recommends limiting height to 3 or 4 storeys. Please refer to James Bay Community Plan website. <https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Documents/neighbourhoods-james-bay-plan.pdf> Neighbourhood would consider a building, each floor tiered up to 8 storeys maximum. Not in favor of a 17 storey 56m (183.7 feet) high-rise as proposed. Traffic: The developer presentation states: " Traffic Impact Analysis. Traffic counts at adjacent intersections (Pendray Street / Quebec Street, Quebec Street / Montreal Street, Montreal Street / Kingston Street, and Kingston Street / Pendray Street) were collected at peak hours on 8th June 2021, and adjusted to account for traffic reductions related to COVID. These intersections were found to operate at a Level of Service 'B' with no queuing issues. Traffic modelling demonstrates the proposed development will not impact the level of service for these intersections and will not cause queuing issues along the network." The point is not only the increase in traffic in this residential area, it is very important to focus on the queuing that already exists it get into James Bay. Wharf Street queue is backed up to Johnson Street daily. With developments springing up in many James Bay areas, hundreds of cars are proposed to be added in the next few years. This is a huge problem and needs to be studied. A traffic count and report should be prepared and presented to the James Bay Neighbourhood Association studying the Belleville/Wharf Street intersection; the Superior/Douglas intersection and the Douglas/Belleville street intersection. Also, the traffic count needs to be considered for the times when cruise ships are in port, both vehicular and pedestrian. Parking: Underground parking as proposed will not deal with visitor parking adequately. On-street parking is already an issue in the area. Adding new population while removing the existing parking lot will multiply the problem exponentially. City of Victoria parking bylaw officers are called out to this neighbourhood almost daily already. We highly recommend you review the statistics with them. The building should be set back from Montreal Street so that there is a drop-off loop. Tower: Neighbourhood is not in favor of adding a high-rise tower to the community. It is not family-friendly. It is not public realm friendly. It is not human scale. (OCP clause 8.39). It does not respond to adjacent buildings (OCP clause 8.46). Shadow Impacts: The developer states: Quote: " Through numerous design iterations it was determined that shaping the tower as a narrow but tall form helped to identify and then mitigate the shadow and view impacts" I request that any proposal you put forth includes a study that covers all twelve months at three times a day; namely 8:00 AM, 2:00PM and 7:00PM. The current proposal would throw shadow onto Charles Redfern Park. It would throw solid shadow on all neighbours East of the site for all late afternoon and evening hours. The development is advised to lay out buildings so that shadows cast fall on the proposed property development, not on the neighbours. Heritage House 224 Kingston: James Bay is a community of houses that were built at the turn of the century. James Bay is keenly aware of the charm and character that brings and how it attracts people to move to this community. The house at 224 Kingston was built in 1889 and is a Victorian Italianate design. OCP (clauses 8.51 and 8j https://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/OCP/Up~to~date~OCP~and~Design~Guidelines/OCP_WholeBook.pdf) and JBCP (see Neighbourhood Goals and Objectives <https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Documents/neighbourhoods-james-bay-plan.pdf>) recommend considering the heritage value of this non-replaceable structure. Neighbourhood collectively (please see attached letter with over 60 signatures of direct-neighbours) recommend that this house not be

demolished. More signatures are still coming in and will be forwarded as an addendum to this letter within the next two weeks. In situ, it may be renovated; with the asphalt tiles removed, the clap board exterior siding restored and converted into a three dwelling structure. Child Care: Neighbourhood requests that you submit the study that indicates that James Bay is in need of a day care facility. Please submit statistics indicating the number of pre-school children in James Bay. We who live here know that there is already a daycare on Kingston Street and that those are they only pre-school children we ever see in the neighbourhood. A high-rise tower will not attract enough neighbourhood children to warrant a child care on site. A senior's centre would be more appropriate. Design: Townhouse design with flat roofs and circular windows does not reflect the adjacent houses on Kingston Street. There are no flat roofs on the neighbouring houses. There are no circular windows on the Kingston houses. The intent of the OCP is to integrate new developments into existing. The design proposal put forth refers to 640 Montreal in its design reference. That is not applicable to Kingston Street, nor the Kingston/Montreal corner. It neither recognizes nor reconciles to the existing houses. JBCP also recommends integrated design solutions and retaining existing buildings. CALUC: Reviewing drawings on-line is informative, but not as useful as a set of printed out drawing would be. Please supply CALUC with a set of printed out drawings. A contact person should be designated to advise and to be a conduit for future communications. I request a new proposal taking all of the above into consideration. City of Victoria considers the Community is a very important part of the process for determining land use. Civic Infrastructure: There is concern with whether the existing infrastructure of sewer/water is capable of a new medium density development. In this month of November, neighbourhood street drains are backed up with water standing and not draining down the sewer openings. City hall has already received phone calls regarding this problem. How much can the infrastructure take? We would like more informational facts regarding this and the water table disruption that would occur with blasting.

Q3. Your Full Name	Edyth Bradley
Q4. Your Street Address	#3-508 Pendray Street
Q5. Your email address (optional)	



Respondent No: 28

Login: Anonymous

Responded At: Nov 19, 2021 21:51:14 pm

Last Seen: Nov 19, 2021 21:51:14 pm

Q1. What is your position on this proposal?

Other (please specify)

I have concerns related to the development of this property.

Q2. Comments (optional)

My concerns with the development relate to the following: Planning and the City of Victoria. In the past years, several parking lots have been developed and now have condo buildings resulting in an increase in the number of residents in Victoria. New residents are moving to Victoria but I haven't seen increases in facilities such hospitals (especially the emergency department) or medical facilities to accommodate all the new residents. Consideration must be given to the accommodation of the needs of current and new residents Roads that could possibly accommodate increased traffic are being turned into bike lanes. The Current Parking Lot at Quebec, Montreal and Kingston Streets will no longer available for staff at local businesses. This concern is directed toward planning and the City of Victoria. There are NO parking lots located in the area which will then result in people parking on streets that are already full. Driving on Michigan from Menzies to Oswego is impossible. I would not want a similar situation to develop around Montreal and Kingston Streets. Solution - develop alternate parking solutions to replace the spaces that will be lost. Transportation. Directed toward the City of Victoria. I have lost confidence with the City of Victoria transportation planning department. Several streets that were passable have now become hazards due to the installation of bike lanes. The intersection at Quadra and Burdett is a 'mystery' as is Vancouver Street. Not only is driving difficult, construction creates new daily, weekly or monthly challenges. When the developer talks about working with the City Victoria on transportation issues, I tune out because I don't trust their message. Bike Lanes - during the November 10th presentation it was mentioned that bike lanes could be added in the area possibly moving the traffic pattern to Kingston Street. This will cause a hazard if the entrance to the development is on Kingston Street. Access to James Bay. There are 3 access routes to James Bay. From April to October during tourist and cruise season, access on Belville and Dallas Road is limited due to volume of traffic: cars, buses, pedestrians, bicycles and horse carriages - I like the carriages. This leaves the Superior Street access which has been under construction in one form or another for at least the past 3 years. The access routes in and out of James Bay must be carefully reviewed. Access to Child Care. The access to child care in the development will be on Montreal Street. During the presentation, I missed hearing (it may have been mentioned) consideration for a car "drop-off" area to the child care. Parents or those dropping off children by car will need to get out of the car and remove children from car seats and then escort them to the facility. This will take some time and could cause issues with blocked traffic if there isn't a dedicated drop-off area. Height of the proposed building. The architect in the November 10th presentation gave valid reasons for building "up" and not "out". In considering the neighboring properties, 17 stories is 10 stories higher than the above ground height of the building at 636 Montreal Street and 8 stories higher than the above ground stories of the building at 630 Montreal Street. I believe that the current height of the building requires further consideration to keep it in line with current buildings. I am not in support of the 17 story height which is twice the size in height of 636/630 Montreal Street. This is totally out of context. Height of building to compared to lot size. The height of the 17 story building is out of proportion with the lot size of the property. When standing on the property and imagining 10 stories above 636 Montreal Street - the new building height not appropriate. The developer appears to be giving consideration to the concerns expressed by neighbors. I hope this will continue. The November 10th presentation was helpful.

Q3. Your Full Name

Corinne MacDonald

Q4. Your Street Address

901 - 630 Montreal Street

Q5. Your email address (optional)



Respondent No: 29

Login: Anonymous

Responded At: Nov 20, 2021 16:09:58 pm

Last Seen: Nov 20, 2021 16:09:58 pm

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

Q2. **Comments (optional)**

My comments follow: - the proposed building's height and scale will be oppressive and will radically change the appearance and ambience of the neighbourhood - I moved away from Vancouver due to the overwhelming number of high-rises in False Creek ; it became a concrete jungle - the proposal is inconsistent with what we were told at the Open House: that the development would provide a "transition" from the high-rise buildings along the harbour and the generally low-rise buildings in the rest of the neighbourhood - the proposal sets a precedent for further high-rise developments; it will become the thin edge of the wedge - the proposal flies in the face of the Missed Middle Housing initiative - I know the site will be developed for residential or mixed-use which I generally support but the current proposal is too tall for the site and whatever is built must be set back further from the street Finally, I generally support the JBNA review and request the City and Geric take more serious consideration of their feedback simply because they represent us and know what they are talking about. Neighbourhood Response to Development Proposal for: 210 Kingston St, 214 Kingston St, 218 Kingston St, 224 Kingston St, 205 Quebec St, 507 Montreal St City of Victoria Development Services Folder # CLC00358

Q3. **Your Full Name** Patrick Bryant

Q4. **Your Street Address** 505-225 Belleville Street

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



Respondent No: 30

Login: Anonymous

Responded At: Nov 21, 2021 10:51:15 am

Last Seen: Nov 21, 2021 10:51:15 am

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

Q2. **Comments (optional)**

The proposed building is much too tall for the site. It should be set back much farther from the street. It would create a density that would destroy the ambience and character of the neighbourhood.

Q3. **Your Full Name** Peter Tryfos

Q4. **Your Street Address** 404 - 225 Belleville Street

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



Respondent No: 31

Login: Anonymous

Responded At: Nov 21, 2021 21:49:21 pm

Last Seen: Nov 21, 2021 21:49:21 pm

Q1. What is your position on this proposal?

Other (please specify)

we are in favour of a development but not as high and dense.

Q2. Comments (optional)

We would like the condo to be 12 storeys maximum. We do not want the parkade entrance across from OUR DRIVEWAY. There will be too much noise, traffic, pollution, and no street parking for us and our guests. We do not want to see Kingston Street become another Belleville with motorcycles and hot rods revving their engines all night and constant traffic in front of our house. If the project is a go and the parkade has to be on Kingston, then we propose closing off car access at Kingston and Montreal to guard against unsafe traffic.

Q3. Your Full Name

Lisa Abram

Q4. Your Street Address

209 Kingston Street

Q5. Your email address (optional)



Respondent No: 32

Login: Anonymous

Responded At: Nov 22, 2021 15:41:08 pm

Last Seen: Nov 22, 2021 15:41:08 pm

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

Other (please specify)

Support with some changes

Q2. **Comments (optional)**

We live at 225 Belleville St. We think that the proposed 17 stories is too tall and too dense for this particular location and traffic is already a real problem. Speed bumps and cross walks with lights would go a long way to making it safer for pedestrians. We also think that a seniors activity center instead of a child care center would be a better fit for the neighborhood. A combination of both would be fantastic, they are so much the same and love being in each other's company! Love the idea of a coffee shop. We say this with the understanding that this is the future of housing in the city and we would support the inevitable building of a project that would be closer to the heights of the existing buildings.

Q3. **Your Full Name**

Bill & Tracey Smith

Q4. **Your Street Address**

225 Belleville St.

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



Respondent No: 33

Login: Anonymous

Responded At: Nov 23, 2021 16:30:19 pm

Last Seen: Nov 23, 2021 16:30:19 pm

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

Q2. **Comments (optional)**

We (My Wife and I) live at Trafalgar mews, Adjacent to the proposed development. The tower is unacceptably high. 16 or 17 stories are totally out of character to this residential neighbourhood. Traffic will be creating a negative impact to most neighbours affecting our quality of life. In addition, the proposed development along Kingston St, immediately to the South of our home, will allow the construction of townhomes, again unacceptably close to our property line. This will make a negative impact in affecting our privacy, potential noise and light pollution, that will affect our and our neighbours quality of life. We would support the development of the site providing that the density of the project is reduce and being more in keeping with the current city guidelines of our area.

Q3. **Your Full Name** Diane Ablett Guillermo Beristain

Q4. **Your Street Address** 213 Quebec St

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



Respondent No: 34

Login: Anonymous

Responded At: Nov 24, 2021 19:38:37 pm

Last Seen: Nov 24, 2021 19:38:37 pm

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

Q2. **Comments (optional)**

The proposed building is too tall for the location. I do not support the proposed changes in zoning for height or for density.

Q3. **Your Full Name** Barbara Tryfos

Q4. **Your Street Address** 225 Belleville Street, Apt. 404

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



Respondent No: 35

Login: Registered

Responded At: Nov 25, 2021 07:33:53 am

Last Seen: Nov 14, 2021 14:01:24 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

November 25, 2021 Greetings—here are my comments on the development proposal for the carpark at Belleville (Quebec), Kingston and Montreal Streets. First, thank you for the time and attention you have placed on this process. I appreciated your “open house” and willingness to answer questions in the CALUC process. There is no question this area needs to be redeveloped! There are a few considerations: • The height is too great for “transition” into the community. Keep it at the same height as the immediately surrounding buildings, please (and not the James!). • The density is also too high. It needs to be as currently zoned: 0.6 to 1. • There does not seem to be ANY room for the “missing middle.” That is, these are luxury accommodations which are too expensive for working families—of which there are many in James Bay! • The biggest concern is the impact on traffic. There will be another development at 257 Belleville going ahead about at the same time as this project, across the street and down the block. 1) Congestion during construction of these 2 sites on Belleville is frightening to consider! 2) Overall impact on traffic on the streets surrounding the project will be huge. There needs to be a NEW and current traffic study for the area, including projections for when the cruise ships return, and then plans made for street access from there. My concerns are about retaining the neighbourhood atmosphere of this part of James Bay. Your new building(s) are on the “gateway drive” to James Bay. Please make this a pleasant view and liveable for all. Many thanks, Juhree Juhree Zimmerman (she/her) BSN, MEd, CPCC, ORSC, MCC 911, 225 Belleville Street, Victoria BC, V8V 4T9

Q3. Your Full Name Juhree Zimmerman

Q4. Your Street Address 225 Belleville Street, Suite 911

Q5. Your email address (optional)



Respondent No: 36

Login: Anonymous

Responded At: Nov 25, 2021 08:29:46 am

Last Seen: Nov 25, 2021 08:29:46 am

Q1. What is your position on this proposal?

Other (please specify)

See need but hate to see greed - i.e., higher, bigger

Q2. Comments (optional)

Agree with urban density, so support on that level but oppose another building that further changes the dynamic of the neighbourhood to another concrete and steel, no light urbanscape. The noise level (I'm ground floor) from the constant flow of Harley-Davidson style motorcycles and modified muffler cars driving down Quebec to turn on Montreal and Kingston is deafening in the summer when windows need to be opened for air - the drivers purposely rev their engines at each corner & some backfire like gunshots off the Harbourside and Laurel Point buildings - the noise is amplified by the brick structures. I fear now that blocking that noise in further is going to cause even higher decibels. Are there any sound-absorbing finishing materials that could help? I'm probably going to have to sell and get out. I just moved in this year.

Q3. Your Full Name

Cindy Van Volsem

Q4. Your Street Address

109 - 225 Belleville Street

Q5. Your email address (optional)



Respondent No: 37

Login: Registered

Responded At: Nov 25, 2021 09:39:52 am

Last Seen: Nov 16, 2021 17:05:25 pm

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

Q2. **Comments (optional)**

I'm not opposed to developing that car park site in general but what this developer is proposing is just too tall! It will be nearly twice as tall as the next tallest building in the area and will so vastly exceed current zoning limits it's unimaginable. I would hope that The City puts considerable thought into zoning limits when they create them and understand the desirability of being a little bit flexible but this is just too much. The developer claims their building is designed to be a transition between the waterfront condominium towers and the houses in James Bay. The height of the existing towers is about 30 m and the houses typically about 10 m. This would suggest a transition height should be about 20 m.

Q3. **Your Full Name** John Begoray

Q4. **Your Street Address** 225 Belleville St., Apartment 1104

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



Respondent No: 38

Login: Anonymous

Responded At: Nov 25, 2021 09:50:48 am

Last Seen: Nov 25, 2021 09:50:48 am

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

Q2. **Comments (optional)**

The added traffic to already busy roads filled with sight-seeing buses and cars, cruise ship taxis and buses, bicycles, pedicabs, horse and buggies, and local traffic. Adding additional traffic is going to be dangerous. Having the entrance on Kingston Street will turn this quiet, pleasant Street into a busy and dangerous place. The proposed tower is way too high, design does not fit in with the architecturally interesting surrounding houses, condos and hotels. In fact it will be a blight on the landscape.

Q3. **Your Full Name** Ann Fraser

Q4. **Your Street Address** 225 Belleville Street

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



Respondent No: 39

Login: Anonymous

Responded At: Nov 25, 2021 10:13:49 am

Last Seen: Nov 25, 2021 10:13:49 am

Q1. What is your position on this proposal?

Other (please specify)

While generally in favour of this development, I have several concerns. First off, the tower is much too high. I think a maximum of 11 or 12 stories is better suited to the neighborhood. My other concern is that as presented, the building overall does not seem to fit well with the "red brick" ambience of the other condominiums along Quebec and Montreal streets.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Burton Voorhees

Q4. Your Street Address

225 Belleville

Q5. Your email address (optional)



Respondent No: 40

Login: Anonymous

Responded At: Nov 25, 2021 12:03:37 pm

Last Seen: Nov 25, 2021 12:03:37 pm

Q1. What is your position on this proposal?

Other (please specify)

My husband and I fully support this development with two comments: the proposed tower is far too tall. If the development is meant - according to the architect - to provide a visual transition between the tall buildings on the JB waterfront, and the low family homes on Kingston Street and further South, the tower should obviously not be higher than all the buildings surrounding it. Please do not build it taller than 11 stories! The other issue will be increased traffic density that should be looked into - especially if the other proposed development - 257 Belleville Street - goes ahead (we all hope it won't!!! It's a terrible proposal!!!)

Q2. Comments (optional)

The development looks otherwise very attractive and will improve this corner of James Bay.

Q3. Your Full Name

Jeremy & Hana Kinsman

Q4. Your Street Address

712-225 Belleville Street (Laurel Point Condominiums)

Q5. Your email address (optional)



Respondent No: 41

Login: Anonymous

Responded At: Nov 25, 2021 13:24:58 pm

Last Seen: Nov 25, 2021 13:24:58 pm

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

Q2. **Comments (optional)**

Geric Construction has proposed a terrible plan, showing no regard for this section of James Bay, knowing that neighbours do not want a 17 storey tower to dominate the inner harbour skyline!! 40% higher than Laurel Point, this proposed tower will have a very detrimental effect on all neighbours surrounding this site. This property is best suited for townhouses; I understand it is zoned for townhouses. PLEASE KEEP IT THIS WAY! PLEASE, no towering buildings!! We neighbours already struggle with transportation issues in a very high-density area; we are already SO overwhelmed with the traffic we have to endure every day.

Q3. **Your Full Name** Miriam Nelson

Q4. **Your Street Address** 225 Belleville Street, Victoria, B.C.

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



Respondent No: 42

Login: Registered

Responded At: Nov 25, 2021 14:17:11 pm

Last Seen: Nov 12, 2021 01:37:19 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

These comments come from a resident of the Laurel Point Condominium which faces the site across Quebec Street. I have personally met with a representative of Mike Geric Construction, attended one of the Open Houses held at the site, and participated in the on-line CALUC held on 10th November 2021. This is an iconic site. Together with 257 Belleville Street, which is another very conspicuous site, the two developments will inevitably set a precedent for further developments in this part of James Bay. It is therefore essential that they be considered together. While I recognise that the site must be developed, it is my considered view that the design currently proposed is inappropriate in at least three major respects: 1. The building proposed is very much taller – something like 40% taller – than any existing building in the area. It would therefore dominate the neighbourhood, in a way that is not reflected in the projected shadowing; the computer-generated view from Montreal Street gives a better impression of how oppressive the building would be. This runs completely counter to the statement by the developer that the building would be “transitional” between the existing buildings along the harbour on Montreal Street and the lower-rise buildings in James Bay – how can it be “transitional” if it is far taller than either? It would make a nonsense of the ideas on transitional buildings in the City of Victoria’s plans as set out in the recent consultation. 2. The development as proposed would not help alleviate the lack of affordable housing. It is proposed to include a few units to be available at 15% below prevailing market prices. A 15% reduction would not make the residences “affordable”; it would not even bring them into the range of the “missing middle”. 3. The proposal embraces some shared-use personal vehicles, but still includes generous provision of spaces for parking private cars. This runs counter to the city’s intention to promote the use of public transit, even though the site is close to public transit routes. It also has serious implications for traffic movements in this part of the City. The plans before the Council for development of 257 Belleville Street include generous provision for parking and also show Pendray Street reduced to one lane of vehicular traffic. This means that vehicles entering and leaving the Quebec/Montreal/Kingston site, on Kingston Street, would pass along Kingston from one of the streets further East. The effects of these two developments must be considered together but I have seen nothing to confirm that this is being addressed. The current plans are incompatible with the Council’s vision for the development of Victoria. They seem to be driven by a desire to overload the site with an excessive number of residential units, leading to a high density ratio (about 3). Whilst I appreciate the need to densify land use in Victoria, this is beyond the guidance in the OCP. The priority in developing an iconic site like this should be to promote the interests of the inhabitants of Victoria and the vision of the City, not just to maximise the profit to the developer. The whole approach to the use of this site needs to be rethought if it is not to become a flagrant breach of the City’s vision and derail the intended development trajectory.

Q3. Your Full Name

Roland Clift MA (Cantab.), PhD (McGill), CBE, FREng, FICHEM, FRSA, HonFCIWEM Emeritus Professor, University of Surrey, UK Adjunct Professor, University of British Columbia and University of Victoria, Canada

Q4. Your Street Address

810 – 225 Belleville Street, Victoria V8V 4T9

Q5. Your email address (optional)



Respondent No: 43

Login: Anonymous

Responded At: Nov 25, 2021 15:10:02 pm

Last Seen: Nov 25, 2021 15:10:02 pm

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

Q2. **Comments (optional)**

I would support development of possibly 11 or 12 floors but not this high... It would drastically change the neighbourhood. why not do what all the buildings around did and limit floor level? Harbour Towers high but that was a hotel.... please consider limiting height and then I will be fully supportive...

Q3. **Your Full Name** Shirley Young

Q4. **Your Street Address** 605 225 Belleville Street

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



Respondent No: 44

Login: Anonymous

Responded At: Nov 25, 2021 15:19:28 pm

Last Seen: Nov 25, 2021 15:19:28 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Safety of the children in our neighbourhood. Changing the population density, drastically reducing parking especially for RV's and large vehicles, and the completion of the bike lanes on the surrounding streets, and the return of tourism industry - I fear that Kingsway will turn into a major thruway, and Increased traffic and reduced visibility due to large vehicle parking, I am concerned for the neighbourhood children's safety. Health of a community, my biggest concern is this housing will not be affordable for most middle income families. Lower level 2 bedroom condo will likely sell in the 1 million dollar range, adding strata fees and property tax – it is just NOT affordable for people to buy or to rent. As people will pay top dollar for location as investment and out bid those families who can afford it. In addition to being investment property there is a trend, that those that can afford it, are buying multiple homes all around the world, the pandemic and climate change disasters have taught people to have living options. There is no point building bike lanes while you increase the number of cars and planes/ helicopters bringing people to and fore, There is no point in increasing the density so you can offer "affordable housing" that is not affordable. There is no point in creating a daycare where working families won't be able to afford to live. There is no point in trying to create ecological Parks, and pathways, when wild life and people without private parking are deterred because increased unsafe traffic, and air, water and noise pollution. Health and Safety- changing the water table that will occur with blasting a 2 story underground parking hole a mere 6ft (a variance/ change to side setback) next to my home. With heavy rains, flooding, unstable clay mix grounds, significant wind loads, blasting, and possible earthquake – If you approve these variances - Can the city guarantee, my safety is not at risk, can you guarantee that the retaining wall/ or foundations will not collapse in or outwards. With the change to existing setbacks and major changes to the ground- Can the City ensure that significant property damage/ injury will not occur? I work as a nurse for Island health assessing, supporting families remotely. I fear not being able to assess clients with the Construction noise alone, not to mention any blasting. How am I going to earn a living?

Q3. Your Full Name

Kelly Drabit safety- of neighbourhood children with increased traffic and decreased visibility. Changes to side setbacks and significantly altering the water table, unstable ground with flooding I fear the walls will fall in or outwards.

Q4. Your Street Address

236 Kingston St

Q5. Your email address (optional)



Respondent No: 45

Login: Anonymous

Responded At: Nov 25, 2021 16:45:14 pm

Last Seen: Nov 25, 2021 16:45:14 pm

Q1. What is your position on this proposal?

Other (please specify)

Support only if height is reduced to 11 to 13 stories

Q2. Comments (optional)

Think the plan is very well done, except for height. Let it conform to buildings in the neighborhood.

Q3. Your Full Name

Christine Locke

Q4. Your Street Address

225 Belleville Street

Q5. Your email address (optional)

not answered



Respondent No: 46

Login: Anonymous

Responded At: Nov 25, 2021 17:58:14 pm

Last Seen: Nov 25, 2021 17:58:14 pm

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

Q2. **Comments (optional)**

Dear Sir - Madame I am writing to you concerning the proposed development at 224 Kingston St. I have a concern regarding the variance that is being put forth forward by the developer. As I was informed by the architect from Ambrosio Architects, the future townhouses will be located 6 feet to the west of the property line of 236 Kingston Street. Any future buildings at 224 Kingston should be no closer to the property line than the building that presently stands on this lot for reasons of safety, quality of life and aesthetics. As well, I feel that the proposed change in the density for the present parking lot properties is not in line with the neighbourhood of James Bay and should remain as is. Regards Jason Papich 236 Kingston St Victoria, BC V8V 1V6

Q3. **Your Full Name** Jason Papich

Q4. **Your Street Address** 236 Kingston St

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



Respondent No: 47

Login: Anonymous

Responded At: Nov 25, 2021 18:22:19 pm

Last Seen: Nov 25, 2021 18:22:19 pm

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

Q2. **Comments (optional)**

This parking lot services a purpose. Oversized vehicles like buses, motorhomes, and trucks use this spot to service the area hotels. This spot is also used as a staging area for parades and other community events. Yes, more housing is needed but this over-sized vanity project is not what is needed in the James Bay community. A 17-storey building will stick out like a sore thumb in an area that features many low rise buildings and townhomes. The development, by its height alone, will negatively impact the architectural features of the already existing buildings in the area. The development does not complement the neighborhood.

Q3. **Your Full Name** Gail Hughes

Q4. **Your Street Address** 312 - 225 Belleville Street

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



Respondent No: 48

Login: Anonymous

Responded At: Nov 25, 2021 18:41:15 pm

Last Seen: Nov 25, 2021 18:41:15 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

• The height proposed is too great for “transition” into the community. If it is transitional, it should be lower than the adjacent buildings,. • The density is too high, and this is why the height is excessive. It needs to be as currently zoned: 0.6 to 1. • There is no provision for the “missing middle.” These are luxury accommodations which are too expensive for working families—of which there are many in James Bay! • Another concern is the impact on traffic. There will be another development at 257 Belleville going ahead about at the same time as this project, across the street and down the block. 1) Congestion during construction of these 2 sites on Belleville is frightening to consider! 2) Overall impact on traffic on the streets surrounding the project will be huge. There needs to be a NEW and current traffic study for the area, including projections for when the cruise ships return, and then plans made for street access from there. My concerns are about retaining the neighbourhood atmosphere of this part of James Bay. Your new building(s) are on the “gateway drive” to James Bay. Montreal Street in particular would become a canyon. Please make this a pleasant view and liveable for all.

Q3. Your Full Name Linda Martino

Q4. Your Street Address 225 Belleville Street, Apt. 1103, Victoria V8V 4T9

Q5. Your email address (optional)



Respondent No: 49

Login: Anonymous

Responded At: Nov 25, 2021 20:45:45 pm

Last Seen: Nov 25, 2021 20:45:45 pm

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

Q2. **Comments (optional)**

Tourists come to James Bay to enjoy the eclectic mix of architecture and small neighborhood feeling. These century old houses should not be destroyed. Something will be built on this parking lot but it should be of a smaller scale. The current proposal will have too many people living and working on this small patch of asphalt. Allowing 17 stories opens the door to other developers to expect the same concessions. Traffic is already a nightmare, particularly in the summer months. This is James Bay. If you want to build 17 stories go out to Langford. Your application will be given immediate approval.

Q3. **Your Full Name** Donna Justice

Q4. **Your Street Address** 225 Belleville Street

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



Respondent No: 50

Login: Anonymous

Responded At: Nov 25, 2021 20:45:56 pm

Last Seen: Nov 25, 2021 20:45:56 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Ann Rempel

Q4. **Your Street Address** 307-225 Belleville St

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



Respondent No: 51

Login: Anonymous

Responded At: Nov 25, 2021 22:19:30 pm

Last Seen: Nov 25, 2021 22:19:30 pm

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

Q2. **Comments (optional)**

I am actually not agree with this . We have been eating from the garden behind and we would like to stay eating from it.

Q3. **Your Full Name** Hanan Al jomaa

Q4. **Your Street Address** 864 PEMBROKE STREET,

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



Respondent No: 52

Login: Anonymous

Responded At: Nov 26, 2021 11:48:44 am

Last Seen: Nov 26, 2021 11:48:44 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Hello, We're residents of Laurel Point Condominiums. Although we do not directly face the proposed development, we have some serious concerns we would like to raise. We have attended the Open House from Mike Geric Construction and heard their CALUC presentation. First, we would like to state that we are not against development of the site. We are open to reasonable proposals to provide "missing middle" housing, which follow the Victoria Official Community Plan (OCP) and only minimally affect traffic congestion. The problems, as we see it, with this development are:

- Height and Density: The OCP states that for the "Urban Residential" designation height should "approximately six storeys" and Floor Space Ratio of "1.2:1 (exceptions up to 2:1)". This proposal calls for *17* storeys and an FSR of 3.0, clearly outside the spirit and letter of the OCP.
- Traffic and Safety impacts: Much of the traffic is expected to be on Kingston Street. This street is not designed for high traffic loads. There will also be increased traffic on Pendray, Montreal, and Belleville streets. Our Laurel Point driveway at Cross and Belleville is already a hazard area where visibility is poor. Add in the return of the cruise ship pedestrian traffic, and you have a recipe for disaster. Also on the City's development tracker site is another high density (SFR 3:1) project at 257 Belleville that proposes to share the Laurel Point Cross street intersection at Belleville. We have not heard any talk of the combined impacts *both* of these buildings would have on the area. We request that the City look into how the combination of adding two such high density buildings within one or two blocks affects the traffic and safety patterns in the neighbourhood.
- Affordability and Housing Crisis in Victoria This development of million-dollar condos does very little to alleviate the "Missing Middle Housing". You can't solve the problem of middle-income residents by replacing \$1M Single Family Homes with \$1M condos. We realize that our voices are small and developer money and "amenities" speak volumes; but please, at the very least, consider downsizing this project's height and density, and take a closer look at the traffic and safety impacts of this project and the one at 257 Belleville St. Steven and Patricia Saunders 604-225 Belleville Street

Q3. Your Full Name

Steven and Patricia Saunders

Q4. Your Street Address

604-225 Belleville Street

Q5. Your email address (optional)



Respondent No: 53

Login: Anonymous

Responded At: Nov 26, 2021 14:53:59 pm

Last Seen: Nov 26, 2021 14:53:59 pm

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

Q2. **Comments (optional)**

The proposal excessively exceeds zoning requirements and the Official Community Plan. James Bay is a residential community that is already dense. Do not create another downtown core with more skyscrapers!

Q3. **Your Full Name** Debra Andersen

Q4. **Your Street Address** 708-225 Belleville Street

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



Respondent No: 54

Login: Anonymous

Responded At: Nov 26, 2021 15:06:10 pm

Last Seen: Nov 26, 2021 15:06:10 pm

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

Q2. **Comments (optional)**

Hello, my wife and I are looking for a home in James Bay for us and our two young children. We are long-term residents of James Bay. I've worked at the Empress Hotel for several years and we like the proximity of the new development to my work as I would be able to continue walking to work. We will also be looking for a daycare facility which the new development will be providing. This development ticks off all the boxes for us, we can hardly wait to get into this beautiful new building.

Q3. **Your Full Name** Munjeet Sihota

Q4. **Your Street Address** 441 Kingston Street

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



Respondent No: 55

Login: Anonymous

Responded At: Nov 26, 2021 15:11:23 pm

Last Seen: Nov 26, 2021 15:11:23 pm

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

Q2. **Comments (optional)**

Good afternoon, we currently reside in the Fairfield area and we have been following this proposal closely. We are in support of this development for the following reasons: 1) People in the city desperately need more housing especially in James Bay 2) As a young couple we could see children in our future, the ground floor daycare is something that appeals to us. 3) The location would be perfect for us.

Q3. **Your Full Name** Matt Wilson

Q4. **Your Street Address** Suite 2 - 1044 McClure Street

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



Respondent No: 56

Login: Anonymous

Responded At: Nov 26, 2021 15:19:30 pm

Last Seen: Nov 26, 2021 15:19:30 pm

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

Q2. **Comments (optional)**

I have been living in James Bay for a couple years now and really love the area. I am renting at the moment but look forward to the completion of this new development. I am hopeful I will get an opportunity to purchase one of the below market value units.

Q3. **Your Full Name** Javier Martinez

Q4. **Your Street Address** 443 Kingston Street

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



Respondent No: 57

Login: Anonymous

Responded At: Nov 26, 2021 15:23:10 pm

Last Seen: Nov 26, 2021 15:23:10 pm

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

Q2. **Comments (optional)**

I'm recently retired and have been living in James Bay for several years. I currently rent and am looking to purchase my own home in James Bay. This development would be perfect for myself and my daughter. It's very close to the place I am currently renting. I'm very impressed by the design of the new development.

Q3. **Your Full Name** Harb Sihota

Q4. **Your Street Address** 443 Kingston Street

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



Respondent No: 58

Login: Registered

Responded At: Nov 26, 2021 16:52:17 pm

Last Seen: Nov 24, 2021 06:32:46 am

Q1. What is your position on this proposal?

Other (please specify)

I support developing that lot at increased density, but as proposed the tower height is way out of whack with the area.

Q2. Comments (optional)

Increasing density is one of the few levers we have at our disposal to alleviate the current housing shortage and, by that token, I'm in support of developing this lot as higher density than currently zoned. I'm also a big believer in mixed use developments with commercial and community spaces available right at street level - by that token, the proposed cafe and childcare facilities would be extremely positive additions to the neighbourhood. In terms of community engagement, I think the developer has done a good job of responding to feedback around sight lines for traffic, keeping a 'human scale' near street level, and minimizing the impact of shadows for a tall tower. That all being said, the current proposal doesn't just increase density, it dramatically does so. The 17 storeys proposed are way out of whack with anything in the area. The developer has suggested that the only alternative would be to build an even more imposing apartment block - 5 storeys wrapping around Kingston, Montreal, and Quebec streets, built right up to the sidewalk so as to loom large over pedestrians and cast shadows over every nearby property. I'd challenge that this is a bit of a strawman alternative and that a preferable alternative would be to keep the proposed layout, reduce the tower height to something more in line with the nearby buildings (7-9 storeys), and simply accept fewer units in the development. The proposed design of the townhouses, with flat roofs, curved windows, and large overhangs coming right up to the sidewalk, is also out of alignment with the neighbourhood aesthetic - it seems to me that this could be addressed without impacting the number of units made available.

Q3. Your Full Name

Anthony Theocharis

Q4. Your Street Address

2-508 Pendray Street

Q5. Your email address (optional)



Respondent No: 59

Login: Anonymous

Responded At: Nov 26, 2021 18:34:57 pm

Last Seen: Nov 26, 2021 18:34:57 pm

Q1. What is your position on this proposal?

Other (please specify)

Disagree with "modern" high rise tower which will look out of place in this area, it belongs downtown, this area is Not downtown!

Q2. Comments (optional)

Recommend existing Zone R-K Medium Density Multiple Dwelling District to remain. Recommend to remain at density of 0.6 to 1 as Currently Zoned. I am not in favour of density of 3 to 1 as proposed which is the Highest Density even for the downtown core. I don't believe the infrastructure can handle this project. "If" our concerns were taken into account at the meet and greet, why do we feel that our Tax Dollars do Not matter??? In my opinion, this is nothing but Pure Greed and I, for one, am appalled. This little exercise we are all doing by day's end is probably little to no Value and as a humble Human being it is very disheartening. Please consider How this project will negatively affect this area of James Bay.....please!

Q3. Your Full Name

Gail Patterson

Q4. Your Street Address

302-225 Belleville Street

Q5. Your email address (optional)