

To: The Mayor and Council of the City of Victoria, BC


**Re: Development in James Bay, at Quebec, Montreal and Kingston Streets**

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George Gulkiewich	V8V4T9	[REDACTED]	
Marilyn Van Dyck	"	[REDACTED]	M Van Dyck
Joyce Campbell	"	[REDACTED]	J Campbell
LYNN Mc KAY	"	[REDACTED]	J. McKay

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Name

Postal code

Telephone no.

Signature

LESLIE FARRELL V8V1X1

[REDACTED]

*Leslie Farrell*

MARTIN SCHERZER  
V8V1X1

[REDACTED]

*Martin Scherzer*

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Juhree Zimmerman	V8V4T9	[REDACTED]	[Signature]
ROBERT HALL	V8V4T9	[REDACTED]	[Signature]
INGRID RUEFFEL	V8V4T9	[REDACTED]	[Signature]
Jean Wayne	V8V4T9	[REDACTED]	[Signature]
Les Wayne	V8V4T9	[REDACTED]	[Signature]
Donna Justice	V8V4T9	[REDACTED]	[Signature]

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Steve Gray	V8V 4T9	[REDACTED]	[Signature]
R. Elaine Gray	V8V 4T9	[REDACTED]	E Gray
Chris Locke	V8V 4T9	[REDACTED]	[Signature]
Tom Locke	V8V 4T9	[REDACTED]	[Signature]

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DEBRA ANDERSON	V8V 4T9	[REDACTED]	D Anderson
ANITA STUART	✓	[REDACTED]	[REDACTED]
LITVA CLIFFORD-JONES	V8V	[REDACTED]	R Clifford Jones
JOHN CLIFFORD-JONES	4T9	[REDACTED]	John Clifford Jones
GAIL THOMAS	V8V 4T9	[REDACTED]	Gail Thomas
NORIAKI & KAZUKO MITO		[REDACTED]	[REDACTED]

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PATRICK BRYANT	V8V 4T9		
Patricia Bryant	V8V 4T9		PJ Bryant
BURTON VOORHICES	V8V 4T9		
Kiuga Biro	V8V 4T9		Kiuga Biro
Lugh Negin	V8V 4T9		L. Negin
SISTER	V8V 4T9		Shirley Lister
Euphister	V8V 4T9		Euphister
M. Doregan	V8V 4T9		Marilyn Doregan

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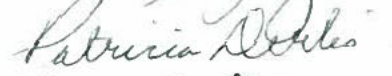


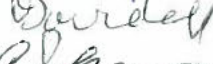
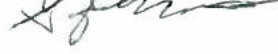
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Shirley Young	V8V 4T9		
PATRICIA DIRKS	V8V 4T9		
Skaron Green	V8V 4T9		
Peter Tayfas	V8V 4T9		
Vicki Davidoff	V8V 4T9		
Gary Johnston	V8V 4T9		

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Lynn Weedmark	V8V 4T9	[REDACTED]	Lynn Weedmark
ERWIE GRASS	V8V 4T9	[REDACTED]	Erwie Grass
CAROLE FRANZEN	V8V 4T9	[REDACTED]	Carole Franzen
Richard Dawson	V8V 4T9	[REDACTED]	Richard Dawson



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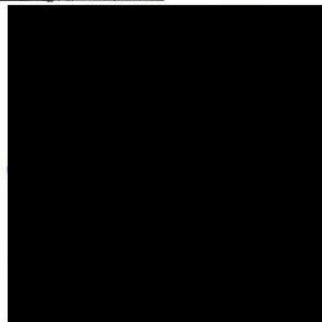
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STAN HACK

V8V 4T9



*Stan Hack*

*Marger Todd*

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*Marger Todd*

*Pauline Kennedy*

V8V 4T9

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Michelle McLean	V8V 4T9		
JOAN BAWKEAU	V8V 4T9		
JOAN TRUMBULL	V8V 4T9		
CINDY VAN VOLSEM	V8V 4T9		

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Verone Smith	V8V5A8		Verone Smith
Laurie MacDuff	V8V5A8		Laurie MacDuff

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The proposal is presented by the developer as “a thoughtful transition between the scale and character of the waterfront buildings along Quebec and Montreal Streets, with that of the single-family houses and townhomes to the south” (*sic*). However, the current proposal is for a very high-density development. This is summed up by the Floor-to-Site Ratio (FSR). The current proposal has an FSR value of 2.94. This may be compared with the values for existing developments, cited in the City’s examination of the rezoning and changes to the neighbouring Inn at Laurel Point as around 2.2 for “the waterfront buildings along Quebec and Montreal Streets” and 1.6 for the Inn at Laurel Point after it has been expanded. An FSR of 2.94 cannot be interpreted as “transitional” between values in the range 1.6 to 2.2 and the much lower values in the rest of James Bay.

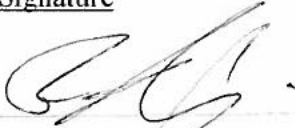
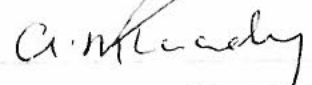

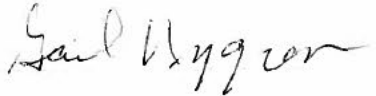

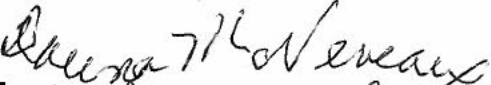

We accept that the development will entail some loss of view and light for neighbouring buildings. However, it should be genuinely “transitional”, to be more compatible with the surrounding buildings. As a result of the anomalously high FSR, the proposal is for a tower of 17 stories plus a services floor. This would be way taller than any other building in the area, and would completely dominate James Bay. A shorter but broader building with the same FSR would be no less intrusive. The current proposal far exceeds existing zoning and Official Community Plan requirements. Beyond the FSR noted, it proposes significantly reducing setbacks and changing zoning, without providing anything to help alleviate Victoria’s “missing middle” problem.

We urge Victoria City Council to review the proposal thoroughly. We recognise the need for this site to be developed but ask that it be done in a way that would not be so dominating. We ask Victoria City Council to limit the density of the development, preferably by limiting the FSR, to ensure that the site is not developed in a way that makes our city less attractive to both residents and visitors.

<u>Name</u>	<u>Postal code</u>	<u>Telephone no.</u>	<u>Signature</u>
MARK BROOKS	V8V 4T9	[REDACTED]	[Signature]
JAMES ROBERTSON	KL	[REDACTED]	[Signature]
JUDY BROOKS	V8V 4T9	[REDACTED]	[Signature]
CELIA NEVIN	V8V 4T9	[REDACTED]	[Signature]

To: The Mayor and Council of the City of Victoria, BC

Re: Development in James Bay, at Quebec, Montreal and Kingston Streets

<u>Name</u>	<u>Postal code</u>	<u>Telephone no.</u>	<u>Signature</u>
ROLAND CLIFT	V8V 4T9	[REDACTED]	
IAN MCCRADY	V8V 4T9	[REDACTED]	
DIANA CLIFT	V8V 4T9	[REDACTED]	
GAIL NYGREN	V8V 4T9	[REDACTED]	
FRED NEVEAUX	V8V 4T9	[REDACTED]	
DAUNA NEVEAUX	V8V 4T9	[REDACTED]	
ANDREA WUSSLER	V8V 4T9	[REDACTED]	

To: The Mayor and Council of the City of Victoria, BC

Re: Development in James Bay, at Quebec, Montreal and Kingston Streets

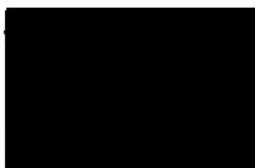
Name

Postal code

Telephone no.

Signature

ROBERT DORREN V8V 4T9





RWDorren

BEVERLY BALL V8V 4T9

Ba Ball

To: The Mayor and Council of the City of Victoria, BC

Re: Development in James Bay, at Quebec, Montreal and Kingston Streets

	<u>Name</u>	<u>Postal code</u>	<u>Telephone no.</u>	<u>Signature</u>
	JASMEEN GRIFFIN	V8V 4T9		Jasmeen Griffin
	Ann Rempel	"		Ann Rempel
2x	TRACY + BILL SMITH	V8V 4T9		Tracy Smith & Bill Smith
2x	David + Lillian Coole	V8V 4T9		David & Lillian Coole
	MARIA SMILLINGTON	"		Maria Smillington
	Gene Hiron			Gene Hiron
	Nicole Turner			Nicole Turner

To: The Mayor and Council of the City of Victoria, BC

**Re: Development in James Bay, at Quebec, Montreal and Kingston Streets**

<u>Name</u>	<u>Postal code</u>	<u>Telephone no.</u>	<u>Signature</u>
Judy GAUDREAU	V8V4T9	[REDACTED]	J. Gaudreau
LARRY GAUDREAU	V8V4T9	[REDACTED]	L. Gaudreau



To: The Mayor and Council of the City of Victoria, BC

**Re: Development in James Bay, at Quebec, Montreal and Kingston Streets**

<u>Name</u>	<u>Postal code</u>	<u>Telephone no.</u>	<u>Signature</u>
DEANNA WILDEMAN	V8V4T9	[REDACTED]	<i>Deanna</i>
Gwen Topfer	V8V4T9	[REDACTED]	<i>Gwen Topfer</i>
Ann Fraser	V8V4T9	[REDACTED]	<i>Ann Fraser</i>
DOUG MCSS	V8V4T9	[REDACTED]	<i>[Signature]</i>
Steven Saunders	V8V4T9	[REDACTED]	<i>[Signature]</i>
WAYNE ROGERS	V8V4T9	[REDACTED]	<i>[Signature]</i>
Kelly Saunders	V8V4T9	[REDACTED]	<i>[Signature]</i>
Leigh Taylor	V8V4T9	[REDACTED]	<i>[Signature]</i>
			<i>PK Saunders</i>
			<i>KA Taylor</i>

To: The Mayor and Council of the City of Victoria, BC

Re: Development in James Bay, at Quebec, Montreal and Kingston Streets

Name

Postal code

Telephone no.

Signature

Peter Wussler

V8V 4T9

[REDACTED]

P. Wussler

Deborah Begoray

V8V 4T9

[REDACTED]

Deborah Begoray

LINDA MARTIND

V8V 4T9

[REDACTED]

Linda Martind

SANDY HOPKINS

V8V 4T9

[REDACTED]

Sandy Hopkins

SEAN McCrady

V8V 4T9

[REDACTED]

Sean McCrady

John Begoray

V8V 4T9

[REDACTED]

John Begoray

Dorothy Eupen

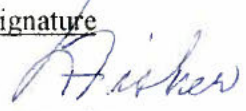


V8V 4T9

[REDACTED]

Dorothy Eupen

To: The Mayor and Council of the City of Victoria, BC

Re: Development in James Bay, at Quebec, Montreal and Kingston Streets

<u>Name</u>	<u>Postal code</u>	<u>Telephone no.</u>	<u>Signature</u>
Lloyd Fisher	V8V 4T9	[REDACTED]	
Bev Verboven	V8S 1E4	[REDACTED]	
Matt Lorkey	V8V 1V5	[REDACTED]	

To: The Mayor and Council of the City of Victoria, BC

**Re: Development in James Bay, at Quebec, Montreal and Kingston Streets**

Name

KATE HANLEY

Postal code

V8V 4T9

Telephone no.



Signature

*K. Hanley*

To: The Mayor and Council of the City of Victoria, BC

Re: Development in James Bay, at Quebec, Montreal and Kingston Streets

Name

Postal code

Telephone no.

Signature

*James Christopher Haselgrove*

*V8V 1X1*



*[Signature]*

*Cate Jones*

*V8V 4T9*



*[Signature]*

*Shirley Simpson*

*V8V 4T9*



*[Signature]*

Proxies

To: The Mayor and Council of the City of Victoria, BC

Re: Development in James Bay, at Quebec, Montreal and Kingston Streets

<u>Name</u>	<u>Postal code</u>	<u>Telephone no.</u>	<u>Signature</u>
TERRY HARRISON	V8V 4T9	[REDACTED]	Proxy
JANE HARRISON	V8V 4T9	[REDACTED]	Proxy
ART ROSS	V8V 4T9	[REDACTED]	Proxy
JOHN CROZIER	V8V 4T9	[REDACTED]	Proxy
DONNA CROZIER	V8V 4T9	[REDACTED]	Proxy
LARRY FINE	V8V 4T9	[REDACTED]	Proxy
ELAINE FINE	V8V 4T9	[REDACTED]	Proxy
KATH HOUSEN	V8V 4T9	[REDACTED]	Proxy
GEORGE CHONG	V8V 4T9	[REDACTED]	Proxy

Confirmation of all proxy signatories is  
available on request from Roland Alt:  
810 - 225 Belleville Street  
Victoria V8V 4T9

Tele: [REDACTED]  
email: [REDACTED]