

Survey Responses

1921, 1929, 1931, 1933, 1935 Ashgrove
Street and 1900, 1908, 1912 Richmond
Road

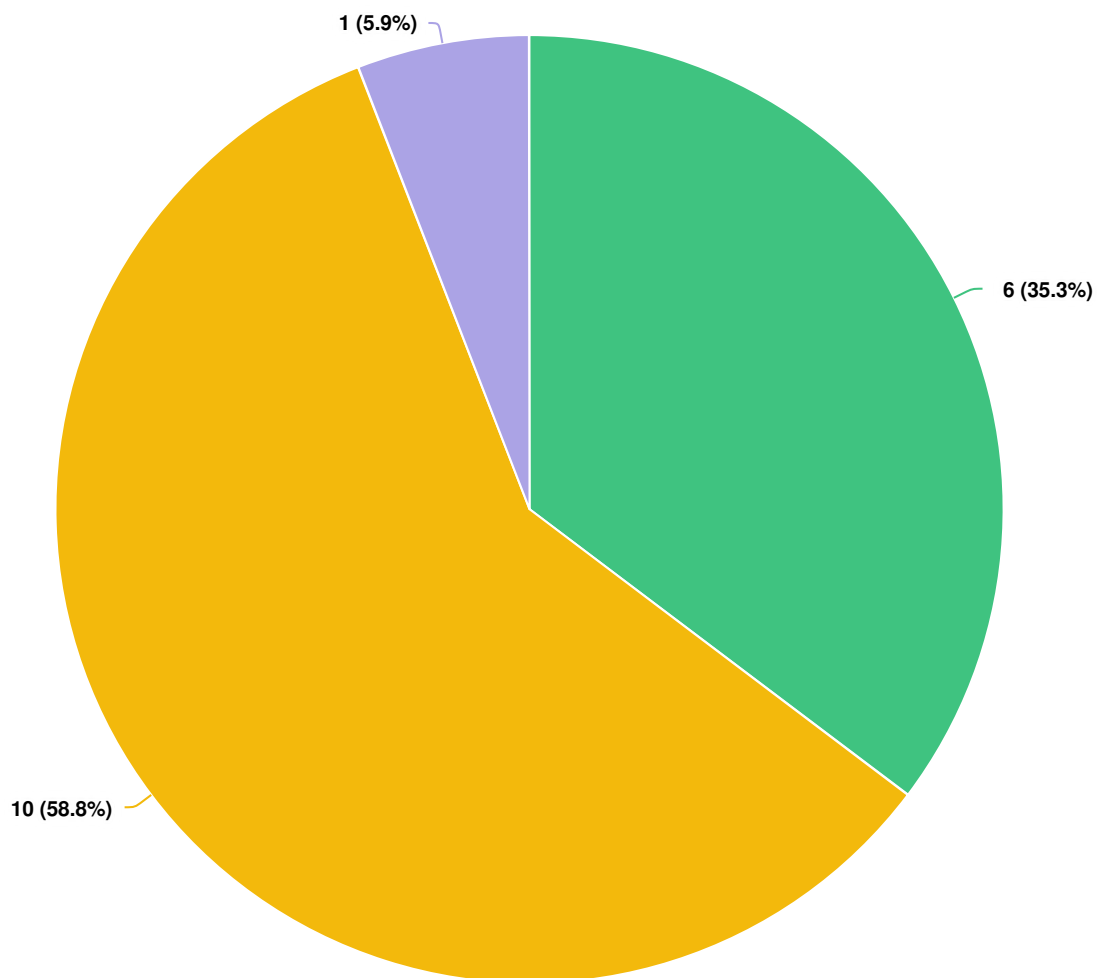
Have Your Say

Project: 1921, 1929, 1931, 1933, 1935 Ashgrove Street and 1900, 1908, 1912
Richmond Road



VISITORS					
21					
CONTRIBUTORS			RESPONSES		
17			17		
0	0	17	0	0	17
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

● Support ● Oppose ● Other (please specify)

Mandatory Question (17 response(s))

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

**Respondent No:** 1**Login:** Anonymous**Responded At:** Jul 01, 2022 11:03:38 am**Last Seen:** Jul 01, 2022 11:03:38 am**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

Privately-run old age homes should be phased out completely. Through personal experience with elderly parents, private care is unaffordable. Our investigations on their behalf, covered almost all of the privately-run companies in Victoria (Amica, Revera, etc). A basic suite runs approx \$3,000/month. Services such as blister-packaging and distributing meds is provided 'a la carte'. The private cost of a room plus minimal services for a relatively mobile, elderly, healthy person such as my father, is approx \$9,000/month in a private institution. For someone with additional needs, such as dementia, the cost, several years ago, was \$13,000/month. The most affordable model of semi-private elder care in Victoria that we found, is Ross Place, a non-profit. Government models at the moment, are also in a very bad place. Elder care needs a complete overhaul by government - urgently. I do not believe that private elder care is the answer. Private institutions are setting themselves up to take advantage of the largest turnover in generational wealth - baby-boomers - ever. In this particular instance, Milliken has removed a conveniently-located amenity - LifeLabs - and has added no societal value to the surrounding blue-collar neighbourhood whatsoever. Most of NJ's elderly people will not be living in these unaffordable suites. What single service or amenity does this provide our neighbourhood. In fact, it destroys a further 4 single-family homes, some with affordable suites within. I see no advantage to this expansion.

Q3. Your Full Name

Don Hutton

Q4. Your Street Address

Richmond Road

Q5. Your email address (optional)

not answered



Respondent No: 2

Login: Anonymous

Responded At: Jul 03, 2022 22:05:39 pm

Last Seen: Jul 03, 2022 22:05:39 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Garrett Frizzley

Q4. **Your Street Address** 1727 Adanac Street

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



Respondent No: 3

Login: Anonymous

Responded At: Jul 11, 2022 13:02:05 pm

Last Seen: Jul 11, 2022 13:02:05 pm

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

Q2. **Comments (optional)**

This proposed development is far too big for such a small residential street as Ashgrove. It will add nothing of value to the existing community and will diminish the quality of life of the residents who remain. It involves destruction of 4 good quality multi family homes, one built only five years ago, and it will displace the tenants into a zero vacancy and mostly unaffordable rental market. My home is immediately to the North of the proposed development. It will block the light into my house and beautiful mature garden and will have a significant impact on me and my tenants. And as the plan also includes 6 stories of windows and balconies looming over our home and yard, it will effectively end our privacy and sense of living in what has always been a viable and friendly neighbourhood.

Q3. **Your Full Name** Heather Fox

Q4. **Your Street Address** 1941 Ashgrove St.

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



Respondent No: 4

Login: Anonymous

Responded At: Jul 12, 2022 21:35:40 pm

Last Seen: Jul 12, 2022 21:35:40 pm

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

Oppose

Q2. **Comments (optional)**

Having survived the Mon - Sat noise levels of the Amica development, I was awaiting the end of the construction issues created. I am not looking forward to another several years of dust, noise, parking issues and heavy truck traffic. I cannot believe that we are being presented with demolition of four perfectly good homes that each provide accomodation for two families. It is unfathomable that one of the homes is less that 6 years old and will be reduced to rubble. I object strongly to the proposed six stories of the development. It is atypical for the area, overshadows the residences on the West side of Ashgrove Street. orphans the remaining homes on the East side, leaving them with the view of a monolith that takes away their Southern sun exposure. Given that the cost of living in an Amica facility is not inexpensive, this development offers nothing to the area but increased parking issues with staff, noise, decreased quality of life, and reduced privacy and sunlight. Most of all, it displaces local residents, many long term ones, and provides ne affordable homes.

Q3. **Your Full Name**

Wayne Galbraith

Q4. **Your Street Address**

1831 Chestnut Street

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



Respondent No: 5

Login: Anonymous

Responded At: Jul 14, 2022 14:30:11 pm

Last Seen: Jul 14, 2022 14:30:11 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

1) The proposed building is too large and exceeds the density for the current zoning under both the neighbourhood plan and the city official community plan. 2) The proposed building isolates and dwarfs the two houses to the north of the site 3) The proposed building basically destroys the quality of life for 1941 Ashgrove. Once completed Phase 1 and 2 of this project will wrap around two sides of the property at 1941 and cast the property in shadow for much of the day. 4) The proposed building provides 63 parking stalls for 88 units. No parking is supplied for staff 5) Phase 1 was presented as a stand alone project. In meetings with the North Jubilee Neighbourhood Assn, no mention was made of a Phase 2. 5a) When the city of Victoria accepted a \$1,000,000 'donation' from the developer was there any awareness at City Council or planning department that Phase 2 was coming? 6) As we are well aware there is currently a shortage of family doctors, hospital space, clinics and emergency services. The concept of adding another 150 to 200 at risk individuals to the already overloaded Jubilee hospital, is something that bears consideration 7) Amica Oak Bay(or Amica North Jubilee) is an elitist, unaffordable residence beyond the financial grasp of a large percentage of the population of Victoria. 8) If somehow this project goes forward at least 30% of the units should be subsidized by the developer to allow for affordable housing as defined by the City of Victoria.

Q3. Your Full Name

George Stewart

Q4. Your Street Address

1961 Ashgrove st

Q5. Your email address (optional)



Respondent No: 6

Login: Anonymous

Responded At: Jul 15, 2022 11:57:58 am

Last Seen: Jul 15, 2022 11:57:58 am

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

Oppose

Q2. **Comments (optional)**

This project is complete opposite two of the main platforms that the city of Victoria has been using to lift themselves up in the public opinion. 1. Affordable housing: evicting renters and destroying 4 buildings that house more than 10 families. Replacing them with suites that only retired people with savings well above the average Canadian have 2. Green spaces: almost non existent in the protect and killing a well established beautiful garden. The city was just named best small city to live in the country and now you are packing it with six story buildings in small and quiet residential streets?? 6 floors is unacceptable.

Q3. **Your Full Name**

natalia guzman

Q4. **Your Street Address**

1944 Ashgrove St.

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



Respondent No: 7

Login: Anonymous

Responded At: Jul 18, 2022 09:28:13 am

Last Seen: Jul 18, 2022 09:28:13 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I live at 1944 Ashgrove St., across the street from this proposed development. A six story building with 88 suites on a quiet residential street is unacceptable. I am concerned about the increased density and what this will mean for parking and traffic flow considering finding parking and exiting Ashgrove Street is already challenging and the city has already approved a 150 suite building on the next block. This proposed building will shade out many of the surrounding gardens. I have just invested thousands of dollars installing a garden and deer-proof fence and am worried what that means for all morning light to be gone before 10am. Four beautiful homes and gardens will be demolished, including one that is less than 15 year old. All four of these homes are multi-suite units which already fit perfectly with the cities plan to house the missing middle. Twelve families who currently live in this affordable rental housing will be displaced and face the challenge of finding adequate, affordable housing. One neighbour fears they will have to live in their car as finding affordable, pet-friendly housing will be next to impossible. Displacing these working class people to house the rich is unacceptable. It is my hope that the city realizes that this does not meet with the current plans and does not approve this site specific zoning. There needs to be more greenspace built into this plan. We need to see first how the first stage of the "Amica Oak Bay" development will affect our neighbourhood of North Jubilee before proceeding to approve this second phase. The development needs to top out at four stories maximum as per the height of all other apartment buildings throughout the Jubilee neighbourhood. Also, I request a name change as this development is not in Oak Bay at all and is misleading advertisement or perhaps take this development to Oak Bay where you can replace single family homes, as this would align with the cities plan to house the missing middle. Considering it is the "Year of the Garden" and we are in the middle of a housing crisis I strongly encourage the City of Victoria to not approve this Site Specific Zone plan despite whatever financial bribes are offered.

Q3. Your Full Name

Leigh Pharis

Q4. Your Street Address

1944 Ashgrove St.

Q5. Your email address (optional)



Respondent No: 8

Login: Anonymous

Responded At: Jul 19, 2022 17:35:55 pm

Last Seen: Jul 19, 2022 17:35:55 pm

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

Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Patrick Szpak

Q4. **Your Street Address**

1929-1 Ashgrove street

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



Respondent No: 9

Login: Anonymous

Responded At: Jul 19, 2022 20:42:22 pm

Last Seen: Jul 19, 2022 20:42:22 pm

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

Q2. **Comments (optional)**

Increasing the available amount of seniors housing will improve accessibility for all seniors housing. Working in health care I see the long wait times for any housing that gives support. Even though it is intended as for profit the will be an impact to have more available senior housing. Additionally, having the ability for families to stay together when needing different levels of care will improve quality of life.

Q3. **Your Full Name** Sarah Elizabeth Chisholm

Q4. **Your Street Address** 1933 Ashgrove St

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



Respondent No: 10

Login: Anonymous

Responded At: Jul 22, 2022 11:41:39 am

Last Seen: Jul 22, 2022 11:41:39 am

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

Q2. **Comments (optional)**

Can we increase the setback adjacent to the 1770 Fort St property. The current set back is 2745mm. Can it be increased to 5000mm? and include treed landscaping along the property line?

Q3. **Your Full Name** Marshall Hayward

Q4. **Your Street Address** 2520 Wark St

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



Respondent No: 11

Login: Anonymous

Responded At: Jul 25, 2022 13:54:43 pm

Last Seen: Jul 25, 2022 13:54:43 pm

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

Q2. **Comments (optional)**

There is a need of senior residence for our elderly people. We need to share our space and community to our aging population. This location is perfect for our senior people due to proximity to the hospital and when they require more care, it would be easier for them to transfer to the next level of care.

Q3. **Your Full Name** Leonida Ramos

Q4. **Your Street Address** 1931 Ashgrove St

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



Respondent No: 12

Login: Anonymous

Responded At: Jul 26, 2022 08:35:31 am

Last Seen: Jul 26, 2022 08:35:31 am

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

Q2. **Comments (optional)**

The development represents a higher and better use for our City than in its current form.

Q3. **Your Full Name** Glen Kakoske

Q4. **Your Street Address** 1715 Coronation ave

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



Respondent No: 13

Login: Anonymous

Responded At: Jul 26, 2022 14:44:57 pm

Last Seen: Jul 26, 2022 14:44:57 pm

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

Q2. **Comments (optional)**

This proposed project would provide a specialized and much needed category of housing for seniors in Victoria.

Q3. **Your Full Name** Ara Balabanian

Q4. **Your Street Address** 707 - 82 Rupert Terr.

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



Respondent No: 14

Login: Anonymous

Responded At: Jul 28, 2022 13:59:31 pm

Last Seen: Jul 28, 2022 13:59:31 pm

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

Q2. **Comments (optional)**

• displaces affordable viable multi unit homes with unaffordable units marketed towards an elite customer • abrupt and overwhelming in context to neighbouring century homes • shadowing and lack of privacy for 1941 Ashgrove is untenable • inadequate parking for staff and residents • loss of gardens and greenspace contrary to environmental objectives • the combined phase 1 and phase 2 massing is overwhelming • noise from the mechanical works at 6 stories will affect quality of life. Baffling is not enough.

Q3. **Your Full Name** Janice Stewart

Q4. **Your Street Address** 1961 Ashgrove Street

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



Respondent No: 15

Login: Anonymous

Responded At: Jul 29, 2022 15:42:58 pm

Last Seen: Jul 29, 2022 15:42:58 pm

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

Q2. **Comments (optional)**

I'm a tenet here. I have lived here with my dog for ten years. I do not want to be forced to move. I pay affordable rent with a garden here. I don't know what I will do if this is approved.

Q3. **Your Full Name** Marianne Sloan

Q4. **Your Street Address** 1929 2 Ashgrove

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



Respondent No: 16

Login: Anonymous

Responded At: Jul 29, 2022 17:19:28 pm

Last Seen: Jul 29, 2022 17:19:28 pm

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

Oppose

Q2. **Comments (optional)**

I am a new comer to Victoria, I moved to Canada in 2019 and I live at this house since then. I like that this neighborhood has mainly houses construction and the house I live is pet friendly. I moved here with my cat, which give me emotional support, especially during the lockdown time. After the pandemic happened, I have noticed that now it's harder to find a place cat friendly. If I am forced to move, I would find a very difficult time to find a new place with the facilities that would make my cat, partner and myself comfortable with our budget.

Q3. **Your Full Name**

Deisy Formiga Mamedes

Q4. **Your Street Address**

1929 Ashgrove St.

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



Respondent No: 17

Login: Anonymous

Responded At: Jul 29, 2022 22:44:45 pm

Last Seen: Jul 29, 2022 22:44:45 pm

Q1. What is your position on this proposal?

Other (please specify)

Support seniors housing, don't support more for-profit seniors housing. I'm sure Phase 2 will be approved. At least limit them to 5 stories

Q2. Comments (optional)

1) When this development was first proposed it was presented to the community as housing for seniors. As someone who's been tasked with finding seniors residences for 4 elderly parents/inlaws & 2 aunts over the past 6 yrs I know how badly seniors residences are needed so was initially in favour. However, when I saw it was an Amica facility my heart sank. Another private for-profit seniors residence with not even a token amount of subsidized units isn't what is needed in Victoria. Neither Phase nor Phase 2 of Amica Oak Bay will have a trickle down effect, there won't be affordable spaces becoming available to seniors of modest means once they open. Amica's donation to the city's housing fund in lieu of providing subsidized units was inadequate, the reason they gave for not wanting subsidized units laughable. 2) The house at 1935 Ashgrove was built in 2017. What a waste of resources to have it torn down after 5 yrs.

Q3. Your Full Name

Connie Wardhaugh

Q4. Your Street Address

1630 Gladstone Ave, Victoria

Q5. Your email address (optional)

not answered