

Hello Councillor Thornton-Joe,

I live at 1944 Ashgrove St., across the street from this proposed development: <https://engage.victoria.ca/1921-1929-1931-1933-1935-ashgrove-street-and-1900-1908-1912-richmond-road> I am writing you because I believe 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. The increased volume of traffic noise and ambulance concerns me as well as having 233 of the most vulnerable citizens housed in a building with no greenspace.

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.

I do not approve of this development. But if it goes ahead it 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.

Please acknowledge receipt of this email.

Thank you for your consideration,

Leigh Pharis

1944 Ashgrove St.

Re: 1921 1929 1931 1933 1935 Ashgrove and 1900 1908 1912 Richmond Road-Phase 2 of Milliken Development for Amica

Dear Council Members,

"It's Your Neighbourhood" is the heading on City notifications. Please don't just give away the City to developers. Please consider the neighbours and the neighbourhood.

6 storeys is too high for the location.

Just because it is allowed, it doesn't mean that mass and height is a good fit.

It is even higher than Phase 1. Usually there would be a step down in height facing into residential.

It will cause blockage of sun for up to 2 hours in the morning for many households.

Ashgrove is a narrow side street. It has more than its fair share of apartments and supportive housing.

There is already a 48 unit apartment building, including housing multi-generation families and the hard-to-house in 1 and 2 bedroom units.

There is another 40+ unit apartment building on the corner with driveway on to Ashgrove.

There is a Group Home for teens in trouble, with 24 hour staffing.

Almost every dwelling has two or three suites (legal or not).

The further onslaught of noise, dust and traffic from another 2+ years of construction is unbearable. This is our experience thus far:

fully loaded cement trucks, dump trucks, fork lifts carrying supplies and garbage, where stuff falls off and is not recovered, including nails, rumbling down one of the worst streets in the City (according to a Shaw repair man),

Every manner of flat bed truck, delivery van and traffic management vehicle who routinely drive the wrong way on a one-way street that intersects with a bike lane (an accident waiting to happen).

A constant barrage of construction workers parking contrary to bylaws, including encroachment on to driveways, parking on yellow curbs, ignoring residential only signage.

Please don't just hand the City over to developers.

Betty Honsinger
Ashgrove Street

Along with most of my neighbours, I attended the North Jubilee CALUC zoom call with the developer last week.

Milliken has ignored the flavour of our neighbourhood. Fronting six storeys on our lovely quiet street is unacceptable. It's so huge, and so abrupt, that I can only describe as a "poke in the eye". If that side of Ashgrove goes under the bulldozer, we require something that visually transitions between the Phase One "Milliken Monstrosity" at Birch and Richmond down to the homes on the southwest side of Ashgrove. The current proposal is Too Big and Too Tall.

Milliken's architect stated that six storeys was allowed in the OCP zoning for the northeast side of Ashgrove. It was a great relief to hear from Pam Madoff that while six storeys is allowable it's NOT an entitlement. The architect misrepresented the rules (to the developer's benefit) at best, or deliberately misled the neighbours at worst. This fudging of the facts resulted in a missed opportunity for the neighbours to further query the architect in the moment.

We are generally a friendly crowd. We have front yard gardens and neighbourly visits on the sidewalks are common. Milliken's proposal fronts their new ground level units with four foot high solid wood fences. It's a rather unfriendly choice that does nothing to encourage community connections. This makes me think the developers have mis-identified or ignored the flavour of our neighbourhood.

Additionally, I've not spoken with anyone is favourably impressed with the idea that the neighbours who are left can go over to the new building and use one of their rooms to play bridge. Is that supposed to make up for a looming six-storey building and loss of our lovely neighbourhood?

As for helping displaced renters find housing, my friend Lin is a person getting that kind of "help" in Vic West. She reports that someone calls here up occasionally and asks what she has done to find housing. It's a most unhelpful intrusion when there isn't any affordable housing available to rent. Evicting our neighbours into a housing vacuum is a terrible idea. Only affordable housing can meet this huge need, and no amount of "help" can provide something that doesn't exist.

Large Urban Village concept. Any village needs diversity to thrive. Packing a second high density development of NEW RESIDENTS BELONGING TO THE SAME AGE GROUP AND THE SAME ECONOMIC CLASS onto Ashgrove adds nothing to the neighbourhood except a loss of possibility. The Milliken/Amica Phase One is plenty of expensive senior housing for this location. I ask that you reject this proposal. If we must have development, this opportunity should go to something different that adds character and diversity to the neighbourhood.

I repeat: the project Milliken currently has underway already meets our capacity for a high-income senior demographic.

A healthy neighbourhood is diverse. Milliken's current high density project (now called "Phase One") adds new elderly residents with an income level adequate to pay for high end care. This income bracket is not representative of our street. That addition is enough of that demographic for us. If we must suffer the loss of an established neighbourhood to development, I urge you to "save" the possibilities on Ashgrove for those who would truly benefit from the accessible amenities by waiting for a proposal that adds social and financial diversity. Mixed use that might include day care (essential for working parents) and a mix of ages and economic status would be infinitely preferable (but still not six storeys). Whatever

is built or not built, it needs to be an architectural transition that considers the tenor and hue of the existing homes on the southwest side.

Affordable housing is a priority. Victoria needs action to meet this massive need. The "missing middle" housing push doesn't mean affordable housing. Low availability and high rents have put a financial burden on many residents. People are caught between housing costs out of line with income and the rising cost of food and other essential goods. Poverty is a social burden. Secure, affordable housing is the foundation that a meaningful and healthy life rests upon. It's not my job to figure out how to make affordable housing happen but I am confident that it's in the best interest of everyone to build plenty of it in this particular neighbourhood. The people that Milliken intends to cater to have enough financial resources that they can live anywhere. They don't need to be on Ashgrove Street.

Why champion this particular part of North Jubilee for diverse affordable housing? Assuming that people in rent controlled housing are still going to be limited in their spending options, we offer unsurpassed opportunities. For large employers, we have the Jubilee Hospital, Milliken's Amica project, and Save-On Foods (they have better benefits). I speak from experience when I say that living close to work frees up valuable time and money that are needed for meaningful things in life other than employment.

The bus service here is phenomenal. The 3, 8, 10, 11, 14, 15 are right here; walk to Oak Bay Avenue for the 5 or the 2, go down Shelbourne a few blocks for the 22, 27, and 28. I'm not sure you can find anywhere in the city better served by BC Transit. My friend who drives bus agrees. As someone who cannot afford a car, transit has freed up the transportation part of my budget for other essential expenses. Don't waste a cent on this public service on people who have other options. I ask you to prioritize affordable housing instead of Milliken's next proposal, thereby allowing those with fewer financial resources to reap this enormous benefit.

Only a block away Fern Street Park is a hidden jewel, with a playground, safely tucked away from traffic hazards and perfect for small children. Begbie Green is an oasis of cool shade during the heat of summer and has a small hill for small people with sleds when the snow falls. Within walking distance, or using the excellent Transit service, one finds schools for every grade. The Oak Bay Rec Centre is barely a fifteen minute walk from Ashgrove Street; go a little further and you'll be borrowing books from the Oak Bay Library. Take a bus home if it starts raining. These amenities make a lot of sense for families, and especially for people without a lot of ready cash. It's a perfect place for affordable housing. (But not six storeys!)

I urge you to see that Milliken's development proposal on Ashgrove Street is out of touch with the neighbourhood, falls far short of the best use for this area, demolishes numerous rental housing units, and doesn't meet the most pressing needs of the housing crisis the city faces. They have a good idea but it's the wrong location.

Sincerely,
Catherine Stone

Justine Wendland

From: Elaine Hays <[REDACTED]>
Sent: July 30, 2022 5:53 PM
To: Development Services email inquiries
Subject: Development at Ashhgrove (Millikan/Amica Housing phase 2)

Hello - We are writing to submit our opposition to this project. It is too big, doesn't fill a community need, and is motivated by \$\$\$. The destruction of so many homes - rental properties included does nothing but displace community members and open up expensive residences for individuals from other parts of Canada. We do not believe that there are that many seniors living in rental units or single-family units to accommodate the individuals who will be displaced and those unfortunate people will not have a home, regardless of the financial incentives being offered.

Jim and Elaine Hays
1793 Haultain St
Victoria

Sent from my iPhone

From: [REDACTED]
To: [Victoria Mayor and Council](#)
Cc: [Development Services email inquiries](#)
Subject: Amica development on Birch/Ashgrove/Richmond streets
Date: August 30, 2022 10:38:19 AM

Hello Mayor Helps and Council,

I'd like to comment on the Amica development on Birch/Ashgrove/Richmond streets. (1921, 1929, 1931, 1933, 1935 Ashgrove Street in Victoria).

There are 2 distinct reasons why this project should not proceed.

- tearing down 5 perfectly good homes (one of them very new) is incredibly wasteful. Particularly given that there is a large empty lot RIGHT across Birch St.
- a 6 story building does not at all fit the context of Ashgrove St or the surrounding neighbourhood.

Thank you for seriously considering these important factors when looking at this project.

Thank you,
Kevin Attewell
A North Jubilee Neighbour