

## HFL's Support Letter: 854-880 Pandora Avenue and 2540-2542 Shelbourne Street

October 16, 2023

Dear Mayor and Council,

We at Homes for Living would like to express our support for the two land-use matters before the Committee of the Whole this week (854-880 Pandora Avenue and 2540-2542 Shelbourne Street).

We are pleased to see staff have recommended waiving a public hearing on 854-880 Pandora. We would also like to encourage council to waive the public hearing. A 20-story mixed-use residential rental building would provide much needed housing and commercial amenities in the city's downtown core. The location is connected to transit corridors, the region's main employment centres, and would provide residents with a variety of unit sizes from studio to three bedrooms.

We would also encourage council to waive the public hearing for 2540-2542 Shelbourne Street. While this project does not currently have staff support, it is vital to the city's housing stock as it would offer smaller and more affordable townhomes for younger families who are in desperate need of housing. It includes a play area for children away from the road which is only made possible by the current configuration. The building's orientation (galley versus front facing) is an insignificant consideration next to the scale of the housing crisis. Moreover, council has supported similar projects like 1514-1520 Foul Bay and 2848-2852 Shelbourne. To decline this galley style project while supporting similar proposals would send a mixed signal.

Therefore, we hope that in addition to waiving the need for a public hearing in the case of 2540-2542 Shelbourne Street, council and staff can find a way to improve the housing approval process to emphasize housing, a primary need, over a building's orientation or character, which is a luxury and a secondary consideration. Housing like this should be approved without delay, bypass the public hearing process, and contribute to the City of Victoria's new provincially set housing targets.

Thank you for reading our letter and for your ongoing efforts to address Victoria's housing crisis. Please unanimously support these projects and waive the need for a public hearing in both cases.

Best regards,

*The Homes for Living Team*

Homes For Living Contact Information:  
[Hello@homesforliving.ca](mailto:Hello@homesforliving.ca)



**Subject:** 854,858 and 880 Pandora Avenue

Respected Mayor, Council and Courtenay Miller:

We own a small mixed use property (920 Pandora Ave) within 100 m of the above development and attended the online meeting hosted by Townline on August 21, 2023.

Overall, we like the proposed development as it will provide much needed rental accommodation in the area. We have had people knocking on our door looking for a vacancy and unfortunately it has been an extremely tight market for a long time.

Also, the area has a large street population. The proposed building should bring in a number of new working and retired residents to the area to help improve the character of the neighbourhood, and a more balanced and vibrant community.

Yours truly  
Har Singh

Dear Mayor, City Council, and Courtenay Miller, I am writing to you all regarding the proposal to build a 20 story high rise at the corner of Pandora and Quadra, at the addresses covering 854, 858, and 880 Pandora. I have a new proposal that will be much less impactful for not only our community, but more importantly will help preserve key aspects and development of our city's history to make it accessible to all future historians and tourists without ostracizing the existing community. Everyone has a right to walk on this earth.

Initially this project was for a 13 Story building but now has been "upgraded" to a 20 story high rise. This proposal has taken quite a "leap". This jump from 13 stories to 20 stories effects this proposal greatly and totally changes the conversation in our community.

To build more housing appears to be a priority of our rapidly growing city, and I both understand and welcome that. My proposal is not about stopping this development but rather reconfiguring the existing proposal so that it upholds not only the integrity of the beautiful historic buildings and all of the Churches, and vista of them up along Quadra, (including the Nelson Music sign on the side of 1602 Quadra a heritage building formerly a Baptist Church).

The existing proposal of having the 20 story part of the building right on Pandora and Quadra will obscure and disrupt not only all of the former mentioned buildings but totally cast 1602 Quadra in shadow and relegate its historical importance to a back lane way obscured from view.

My proposal is that this proposed buildings architecture be flipped, so that the 20 storey part of this proposal be at the end of Pandora by Amelia Street and the "low impact"ie. two story part of the building be on Pandora and Quadra. This idea is much more friendly and conducive to maintaining the integrity of the historic row of churches and historical buildings, without compromising the view and openness that is present.

I implore council and city planners to consider the points laid out in this email to amend this high rise proposal so that there is the least amount of impact on the existing community and more importantly to maintain this beautiful part of history that will be obliterated by the plan as it stands.

Thanking you for your time and consideration,

Regards,  
Angie Choly

Hi All,

I have re-written my previous letter, and I submit this one in its stead!

Yes Heather, your mistake with addresses did cause me a lot of stress! This proposal had gone from a b proposed 13-20 stories that is a giant leap! Not only will this giant 20 story building block our beautiful heritage building from street sight along the beautiful corridor of historic churches and buildings but it will totally obliterate our buildings view and caste us in total shadow! How horrible when the design could simply be “flipped” and be a more calm and welcoming building instead of giant 20 stories right on Pandora and Quadta, there is no friendly nor welcoming feeling with this proposal as it stands to our neighbour hood. I am dismayed and shocked with this proposal that also caters to single people mostly! This giant 20 story part of the building on the corner of Pandora and Quadra will disrupt the whole look of our historic location. I plead with your to reconsider this proposal as stands and consider that the tall part ie. the 20 story part be further down near Amelia steet in keeping with the high rises there!!!! Thanking you in advance for your consideration and time.

Kind Regards,  
Angie Choly

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**THE PALLADIAN - VIS 6626**

1600-1602 Quadra St.  
Victoria, BC

October 11, 2023

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC, V8W 1P6

Re: Proposed Development at 854-880 Pandora Avenue

Dear Mayor and Council,

I am writing this letter on behalf of the Strata Council of 1600-1602 Quadra Street with regard to the proposed development at 854-880 Pandora Avenue. Our building is a 110-year old heritage conversion from a church to an upscale condominium complex, named The Palladian, with 29 condo units above 7000 sq. ft. of commercial space, located directly next to the proposed development.

As a group, we firmly believe that this project will contribute significantly to the revitalization of Pandora Avenue, and provide "more eyes on the street", thus mitigating unwanted activity and creating more security within the Pandora blocks. Its convenient location and the addition of 7000 sq. ft. of commercial space on the ground floor will assist with the development of this block.

The new sidewalks on Pandora Avenue, Quadra and Mason Streets and the improvements will be a welcome addition to ensure pedestrians feel comfortable and safe on the boulevards, while the building design resonates with the architectural themes of the surrounding environs.

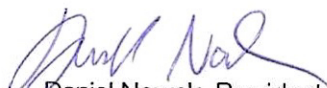
We are pleased to see Townline and MCMP Architects, a developer and architect of high quality, behind the proposed development and appreciate their approach to add vibrancy and more security to this underutilized area of the city.

Having said that, we are greatly concerned about the implications of the sitting area at the corner of Quadra and Mason Streets ("custom wood bench at special paving" as per the drawings)—right next to our building—as the general area near Pandora and Quadra already struggles with anti-social behaviour, loitering and camping. We therefore think an alternative structure, or landscaping, in lieu of the benches would be more appropriate to prevent the aforementioned activities from occurring on Mason Street.

Thank you for your consideration.

Yours sincerely,

The Palladian - VIS 6626

  
Daniel Nowak, President