

Survey Responses

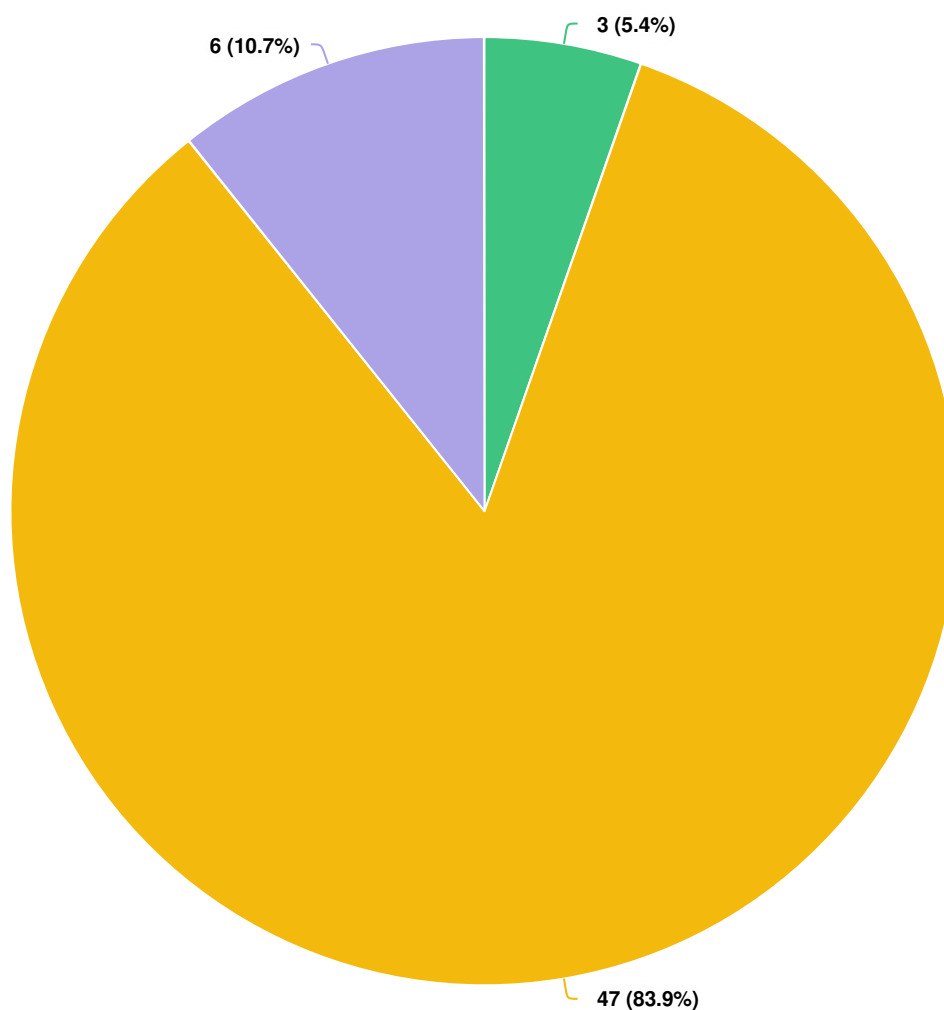
129, 131, 133 and 135 Gorge Road East

Have Your Say



VISITORS					
79					
CONTRIBUTORS			RESPONSES		
56			56		
0	0	56	0	0	56
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

● Support ● Oppose ● Other (please specify)

Mandatory Question (56 response(s))

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

**Respondent No:** 1**Login:** Anonymous**Responded At:** Nov 04, 2022 20:49:25 pm**Last Seen:** Nov 04, 2022 20:49:25 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

For the past few years, the working-class residents of the Burnside Gorge Neighbourhood have had non-stop developments and increased property crime due to the influx of Temporary Housing Facilities. While I am in support of building more housing, the Burnside Gorge Neighbourhood and its Residents deserve a break. In addition to the disturbance of peace that construction brings, residents were assured that after COVID the crime rate and noise from the Temporary Housing Facilities would decrease. However, with the magnitude of developments going into this stretch of road, I do not think residents will catch a break. This development will displace hundreds of residents who likely can not afford the new cost of living after redevelopment. Many are on fixed incomes - seniors, disability, students, etc. Our city is already in dire need of workers, and demolishing the homes of those who can not afford the new cost of living is not the way. I would like to request that this proposal be postponed. I am not a resident of the current buildings that are scheduled for demolition, but I believe I will be after this project is approved and more developers and rental companies witness this development get approved. Many rental companies are looking to evict old tenants for new ones to make more money, and this will just fuel that fire. Although this development would bring a lot of new housing that is also required in the CRD, I do not believe that the timing of the project is humane. Our economy is heading into a recession, and after hearing from neighbours belonging to this community scheduled for redevelopment, I am heartbroken. Every. Single. Person. I have spoken with has said they will be forced to move from the CRD and/or be homeless. I believe that the City of Victoria has a duty to protect tax paying residents from being forcibly removed from their homes, especially since the number of displaced residents from this project will be huge. The infrastructure to support a development of this caliber is simply not there yet, and I believe that the City of Victoria should agree to this development in 10 years (approx.) time. This will give residents a chance to fully digest what is happening and think of a plan. Some will even have time to possibly get educated or a new job and save money for their inevitable renoviction. However, this plan is too soon after the pandemic, too soon to a time in astronomical inflation where the working-class can not even afford groceries, and too soon for the residents of the Burnside Gorge Neighbourhood after encountering building after building. We need a break to reestablish our community before welcoming more neighbours into our neighbourhood. Please, if you have a heart, you will consider postponing this project. Not necessarily shut it down, but post pone by a few years.

Q3. Your Full Name

Jenna Mehlmann

Q4. Your Street Address

157 Gorge Rd. East

Q5. Your email address (optional)

not answered



Respondent No: 2

Login: Anonymous

Responded At: Nov 08, 2022 14:14:36 pm

Last Seen: Nov 08, 2022 14:14:36 pm

Q1. What is your position on this proposal?

Other (please specify)

I'd like to see future development along Gorge Road E, its a beautiful area and further development would help to clean up the area. However, the proposed development does cause some issues with the Strata Condo (Treelane Estates) which is adjacent to the property.

Q2. Comments (optional)

I live in building 103 Gorge Road East, (Treelane Estates) and have lived in the building and Gorge Burnside area for over 20 years, and have enjoyed the beautiful views of the Gorge waterway and down town Victoria. The Phase 2 of the proposed development, with the buildings being 6 stories in height would block the water views from my building at 103 Gorge Rd East. The building height for the proposed Phase 2 being 6 stories would take away the beautiful views of the Gorge Waterway and decrease the value of the units in my building that face the water. The new proposal would be a great benefit in the area, and it looks modern and beautiful, but my concern is that its going to decrease our property values and take away our views, which I've enjoyed for several years. I would like council to consider that the building height for Phase 2, especially for the buildings directly in front of 103 Gorge Rd., that our along the water front, be reduced from 6 stories to 4 stories. Note: the current buildings are 4 stories. Thank you for taken the time to listen to my concerns.

Q3. Your Full Name

Valerie Bell

Q4. Your Street Address

403 - 103 Gorge Road East

Q5. Your email address (optional)



Respondent No: 3

Login: Anonymous

Responded At: Nov 09, 2022 12:07:23 pm

Last Seen: Nov 09, 2022 12:07:23 pm

Q1. What is your position on this proposal?

Other (please specify)

I support the general idea but am opposed to specific attributes of this development.

Q2. Comments (optional)

I have lived in the neighborhood for 19 years. Overall I like the direction of this development however I have a few items that I feel need to be addressed. First off, I am not in favor of the height of a few of these buildings. The Gorge Waterway is a beautiful natural environment that is enjoyed by many in the community and beyond. In summer, the Gorge is bustling with swimmers, paddleboarders, kayakers, sailboats, canoes, and rowers alike. I feel the height and overall size of these buildings will not compliment the natural landscape which we all take pride in and enjoy immensely. This area of the Gorge has a real nature feel to it, the size of these buildings paired with the small setback will really take away from the natural beauty. Perhaps the developer could consider increasing the height of buildings PH1 building 1 and PH2 building 2 and drop the height of buildings PH2 buildings 1, 3 and 4 in order to strike a balance with density and keeping the look and feel of the Gorge in tact. Secondly, the height of these buildings will also impact our home directly behind it. We own a home in Treelane Estates who is the neighboring property. If building 1 and 4 are built to 6 stories we will lose our water view. Finding a property with a water view in Victoria is now unattainable for us so relocating to another comparable property is not an option. Losing this view will dramatically decrease the enjoyment of our property not to mention the loss in value we will experience to our investment. Dropping the height of PH2 buildings 4 and 1 to 4 stories will allow for the neighbors behind who currently have a water view, maintain it. Thirdly, our area has been growing exponentially and we are in desperate need of a grocery store. It is unclear based on this proposal, what type of commercial space is being proposed but having the developer create a commercial space large enough to house a small grocery would dramatically improve the walkability of community. Currently if you need milk or eggs you need to get in your car. Finally, I would like to see the City require the developer to extend the boardwalk they are proposing to the galloping goose trail. This boardwalk would be a great addition to our neighborhood and would really support the developers desire to "restore this waterway by rededicating the private foreshore back to the public". If the above items could be addressed I feel this development could have my full support.

Q3. Your Full Name

Danielle Buchanan

Q4. Your Street Address

105 Gorge Road East

Q5. Your email address (optional)



Respondent No: 4

Login: Anonymous

Responded At: Nov 10, 2022 07:13:24 am

Last Seen: Nov 10, 2022 07:13:24 am

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

Q2. **Comments (optional)**

I am opposed to the choice to remove the large deciduous trees bordering the property of 103 Gorge Rd E. They would be an asset to this development, providing a natural view to tenants and an important wind break.

Q3. **Your Full Name** Lelania Margaret Cooke

Q4. **Your Street Address** 504-103 Gorge Rd E

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



Respondent No: 5

Login: Anonymous

Responded At: Nov 21, 2022 19:37:23 pm

Last Seen: Nov 21, 2022 19:37:23 pm

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

Q2. **Comments (optional)**

The compensation for relocation is lacking, first if we look at current market rates for rental units the average is \$2100 by the time these units are finished that number is likely to be much higher in the last four years alone the average went up from \$1400 to the \$2100 it is today, rent for the average tenant at Gorge is going to increase two to three times the current rate a 20% right of first refusal is far too little. Second if we look at moving costs it costs us personally over \$800 not including lost wages, any elderly residents are either going to have to pay out of pocket or rely on help from others.

Q3. **Your Full Name** Andrew Lee

Q4. **Your Street Address** 131 Gorge Rd E

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



Respondent No: 6

Login: Anonymous

Responded At: Nov 21, 2022 20:03:44 pm

Last Seen: Nov 21, 2022 20:03:44 pm

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

Q2. **Comments (optional)**

The current proposal will seriously impact the views and use of land for 103 Gorge Road East. The loss of property values and enjoyment of property is negatively affected. The use of pitched roofs in addition to 6 stories further hinders the views particularly for 103 Gorge Road East. You should reconsider and maximize your height in phase 1 and allow for a lower height building in phase 2 closer to the water.

Q3. **Your Full Name** Conrad Moore

Q4. **Your Street Address** 801-103 Gorge Road East

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



Respondent No: 7

Login: Anonymous

Responded At: Nov 21, 2022 20:07:14 pm

Last Seen: Nov 21, 2022 20:07:14 pm

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

Q2. **Comments (optional)**

I oppose this development since it is not LEED Certified and has many unresolved issues with related to the proximity to the Gorge Waterway.

Q3. **Your Full Name** Jack Meredith

Q4. **Your Street Address** 1003 McCaskill Street, Victoria, BC

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



Respondent No: 8

Login: Anonymous

Responded At: Nov 21, 2022 20:41:56 pm

Last Seen: Nov 21, 2022 20:41:56 pm

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

Oppose

Q2. **Comments (optional)**

Last year I spent my life savings on a condo at Treelane Estates. Now I find they want to block my Gorge view with these hideous condos. I just watched the presentation where they bragged about how they were providing water views. They seemed initially to be completely unaware of, and later were obviously completely indifferent to, the fact they wanted to do the opposite to their neighbours. Saying they are using the natural slope to mitigate the view loss is idiotic. The slope isn't changing - they are just adding height. With those sloped roofs, they are essentially seven stories high - is that even allowed? I don't think any increase in height should be allowed. I guess, compared to the current residents, who would lose their homes, I wouldn't have it so bad. I guess it's all about making the rich richer, and creating ever more homeless, all while pretending to do a good thing. They did say Sommerville lots of times to feign concern for current residents.

Q3. **Your Full Name**

Brian Sanby

Q4. **Your Street Address**

802-103 Gorge Rd. E

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



Respondent No: 9

Login: Anonymous

Responded At: Nov 21, 2022 21:25:41 pm

Last Seen: Nov 21, 2022 21:25:41 pm

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

Oppose

Q2. **Comments (optional)**

I have studied the plans pictures and layout of this development and find it insulting at best. Intercorp has checked all the boxes with victoria and bunside gorge. It may appear to fit the ideals but is actually toxic to the area. Taking down 200 low income comfortably sized apartments with 200 reasonably priced parking spots and replacing them with 488 market priced or higher apartments with 350 high priced under ground parking spots will spill over into burnside gorge neighbourhood like a tidal wave! A traffic light will be needed at the site entrance/exit. The dock and boardwalk used to sell this over crowded langford tiny home camp is useless fiction. It takes 2 to 3 min to walk the waterfront here, i do it with my kitten on a leash. The dock is a pipe dream. the water is so shallow and is clay and muck. June and July has low tide during the day and a usable dock would need to almost reach the centre of the gorge to be useful. [King low tides are worse.]The federal government would probably never allow it. Intercorp is supposedly still negotiating that one. I feel this complex will ruin the look of the gorge waterway. They are not offering any affordable housing. Its all about profits and hurts Victoria. Many residents here including myself will be forced to apply for social assistance in order to stay off the streets. If a worker make 17\$ per hour 40 per week that's \$2720 per month before TAXES and other deductions. Rent =\$2000 + per month.....WE NEED AFFORDABLE HOUSING!!! Not companies who take in \$100000 per month in rentals but want over \$100000000. This attitude is making the rich get richer and the worker leave. What good is a bank full of money when you are dying in a hospital because there are no nurses to help you?

Q3. **Your Full Name**

kevin white

Q4. **Your Street Address**

307-131 gorge road east

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



Respondent No: 10

Login: Anonymous

Responded At: Nov 22, 2022 08:14:10 am

Last Seen: Nov 22, 2022 08:14:10 am

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

Q2. **Comments (optional)**

This has been my home for 10 years , i am terrified of becoming homeless as all of here are . What they are proposing to do is horrific! This city is already in a housing crisis , how can this even be considered ? No one will be able to afford the rent once they destroy our existing homes. I live on the waterfront side , there is absolutely no way a dock would work here . At low tide the water goes way out and is not safe for children at all! Its sinking mud and sludge! That is simply a pitch to sugar coat to the public while they are renovicting hundreds of people!! We are all terrified of losing our homes !!!

Q3. **Your Full Name** Jamie Macleod

Q4. **Your Street Address** 135 Gorge road east Victoria

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



Respondent No: 11

Login: Anonymous

Responded At: Nov 22, 2022 09:21:54 am

Last Seen: Nov 22, 2022 09:21:54 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

Re; Gorge Road Redevelopment | Gordreau Apartments | The Oxford I have been stressed and feel a great deal of anxiety since this hearing of this redevelopment/renoviction of our 200 homes. I believe that it should NOT be approved/stopped for many reasons. Just about all of the 400 to 500 tenants at Gordreau Apartments and The Oxford that share these same thoughts and feelings. There is absolutely nothing wrong with these apartments today. They have been maintained very well. I am sure that a million dollars recently have just been spent by Belmont Properties in upgrading these buildings and apartments. This included brand new balconies, railings, state-of-the-art fire system installed, electric rewired and new fuse boxes in every suite. This with totally renovating apartments with new laminate floors, carpets, kitchens new cupboards, sinks tiles, modern fixtures, bathrooms with new floors, cabinets, tub surrounds by Bath Fitter and all high-end new fixtures including toilets. Belmont Properties rent these apartments for HUGE money. I have been living in my fourth-floor 2-bedroom apartment overlooking the great city of Victoria for over 22 years and lived in 131 building for a few years before that. My son was born here 32 years ago and lives now for 3rd time back in the 129 building. There are a lot of families living here in different suites. I love living here, I am very comfortable, it's my home and I'm living my dream. I'm 66 years old now, and just retired due to health reasons. (heart disease) I have my Old Age Pension, CPP, and a small amount from BC Housing (Safer Program) with a very limited income. I'm very concerned about where I'm going with my 7-year-old cat and my two classic cars parked in the underground. My rent is \$1103.00 + \$60.00 parking today. There is no extra affordable housing in this city now, or anytime soon I believe. It would be interesting to know where we are going to live. I know that our freshly minted Mayor Marianne Alto has housing as one of her main platforms. I feel confident that she will hear all of our concerns. We had pleasure of meeting her as she attended the meeting with Stephan Andrew that I organized so all are voice could be heard. About 100 tenants showing up for just that meeting. I have also started a private Facebook Group in the regard to this application for redevelopment. This group is for those that want to talk about what is going on, please do join it. Gorge Road Redevelopment | Gordreau Apartments | The Oxford | Facebook I can speak for most of the tenants here, we are freaked out! It's life changing for those that have been here for a very long time. When stage two happens I will be 70, I wasn't planning on going anywhere. Neither do the rest of us, this is our home, we want to stay right where we are. I am looking forward to the online meeting on Monday, I will have other tenants here in my home as they don't have a computer for that. Thank you for hearing my concerns Yours sincerely, Jonathan Henriksen | Gordreau Apartments | #402 129 Gorge Road East | Victoria BC Canada V9A 1L1

Q3. Your Full Name

Jonathan Henriksen

Q4. Your Street Address

#402 129 Gorge Road East Victoria BC Can. V9A 1L1

Q5. Your email address (optional)



Respondent No: 12

Login: Anonymous

Responded At: Nov 22, 2022 12:05:59 pm

Last Seen: Nov 22, 2022 12:05:59 pm

Q1. What is your position on this proposal?

Support

Q2. Comments (optional)

I support the proposal for several reasons: 1. Victoria needs to provide more housing and more housing options for people who live here and those who we need to live here to fill the jobs we all need (health care, education, community services, retail, etc.) 2. Burnside Gorge is a great but underrated neighbourhood in Victoria. It's close to the downtown, on the bus route to UVic, next to the Galloping Goose which encourages active transportation. But it needs more retail - especially a grocery store - and retail needs people to support them. More density can do that. 3. The project seems to have a number of public amenities - waterfront access, plazas and courtyards - which will add to the attractiveness of the neighbourhood. 4. Concerns expressed about parking are misplaced. Victoria needs to develop to discourage the use of private vehicles to go everywhere. We need a safe bike path on Gorge Road. Finally, my one concern is the displacement of residents of the existing buildings. They seem to be mostly low income. We need to ensure they are relocated temporarily and allowed to return to the new complex at similar rents. Even if this means subsidizing them. Otherwise, Burnside Gorge will get all the benefits of the redevelopment at the expense of people who are already struggling.

Q3. Your Full Name

Elizabeth Cull

Q4. Your Street Address

206 - 365 Waterfront Crescent

Q5. Your email address (optional)



Respondent No: 13

Login: Anonymous

Responded At: Nov 22, 2022 12:29:29 pm

Last Seen: Nov 22, 2022 12:29:29 pm

Q1. What is your position on this proposal?

Other (please specify)

Unfortunately we were not able to attend the information meeting last evening (Nov 21st). Our greatest concern will be Phase 2 buildings 1 and 4. The height of the buildings will most likely have an impact on the view from our unit. Would it be possible to propose a flat roof to help minimize obstruct our view. Having a look at the plans online, the buildings are 6 story and will have a pitched roof. My wife and I own a unit on the 5th floor at Treelane Estates 103 Gorge Rd E with a South East view. Currently we have a view of the Gorge Inlet overlooking the existing buildings. Your attempt to reduce the height of the building so we do not lose our view would be greatly appreciated. Coming from a construction background if the pitched roof is an attic space, the attic will require a Dry fire sprinkler system. Having a flat roof with no attic / combustible concealed space will have cost savings on the fire sprinkler system installation. Thanks for taking the time to review our concerns.

Q2. Comments (optional)

Please refer to above

Q3. Your Full Name

Mike Tinaburri

Q4. Your Street Address

502 - 103 Gorge Rd E

Q5. Your email address (optional)



Respondent No: 14

Login: Anonymous

Responded At: Nov 23, 2022 13:32:51 pm

Last Seen: Nov 23, 2022 13:32:51 pm

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

Q2. **Comments (optional)**

This development puts undo stress on the environment as is. It COMPLETELY blocks views from TREELANE ESTATES and is expected to take over four years to complete. It is too large a scale for the property in my opinion. An environmental impact study should also include the impact on neighbours and this, clearly and drastically, impacts the inhabitants of Treelane Estates and greatly reduces property values of those who currently have tremendous, and calming views.

Q3. **Your Full Name** John Tinker

Q4. **Your Street Address** Unit 402, 103 Gorge Road East, V9A 6Z2

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



Respondent No: 15

Login: Anonymous

Responded At: Nov 24, 2022 15:35:19 pm

Last Seen: Nov 24, 2022 15:35:19 pm

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

Q2. **Comments (optional)**

I'm concerned about the height for the surrounding, established neighbours (Tree Lane Estates particularly) and the ecological impact to the surrounding area.

Q3. **Your Full Name** Jackie Adkins

Q4. **Your Street Address** 24 Obed

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



Respondent No: 16

Login: Anonymous

Responded At: Nov 28, 2022 12:45:01 pm

Last Seen: Nov 28, 2022 12:45:01 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Kayle Rizzo

Q4. **Your Street Address** 801-105 Gorge Rd E

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



Respondent No: 17

Login: Anonymous

Responded At: Nov 28, 2022 13:54:33 pm

Last Seen: Nov 28, 2022 13:54:33 pm

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

Q2. **Comments (optional)**

My property value decreased substantially last year due to the homeless hotels in my neighborhood. This development will increase the density of the population in my neighborhood AND devalue my property further by obstructing my ocean views!!
I say NO!

Q3. **Your Full Name** Wendy Lubinich

Q4. **Your Street Address** 105 Gorge Road East

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



Respondent No: 18

Login: Anonymous

Responded At: Nov 28, 2022 18:27:37 pm

Last Seen: Nov 28, 2022 18:27:37 pm

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

Q2. **Comments (optional)**

As neighbours to this proposed development, I feel we should have been consulted. What other options were considered? Will access to the shoreline be part of the proposal? It should be a priority to establish a walking path around the Gorge and every opportunity should be taken.

Q3. **Your Full Name** Michael Ayukawa

Q4. **Your Street Address** 403-105 Gorge Road E

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



Respondent No: 19

Login: Anonymous

Responded At: Nov 28, 2022 18:37:10 pm

Last Seen: Nov 28, 2022 18:37:10 pm

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

Oppose

Q2. **Comments (optional)**

This area is already densely populated. Less than three years ago the city promised no more density in this area, and in particular, no more below market housing. A 200 plus unit family rental building is currently under construction in front of the Gorge Rd hospital. Now, less than a block further along Gorge Rd. the five proposed six-story buildings will increase the rental density of that property from 200 to 500 family units. In between are two market-priced condo buildings with a total of 141 units, and a motel with about 90 rooms. This will be in two short blocks: About 1,000 rental and condo units plus a motel with about 90 rooms. Add to that a large operating long term care facility (Gorge Rd. Hospital) and you will get an idea of the anticipated density in the two blocks bordered on the back by the Gorge inlet (upper harbour) and the four-lane busy Gorge Rd. on the front. Surely the city planning department will consider this anticipated density outrageous, just as surely as the owners and renters at 103 and 105 Gorge Road do.

Q3. **Your Full Name**

Carol Judd

Q4. **Your Street Address**

105-105 Gorge Rd

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



Respondent No: 20

Login: Anonymous

Responded At: Nov 28, 2022 20:30:49 pm

Last Seen: Nov 28, 2022 20:30:49 pm

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

Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Allyson Butt

Q4. **Your Street Address**

#504 - 105 Gorge Road East, Victoria, BC V9A 6Z3

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



Respondent No: 21

Login: Anonymous

Responded At: Nov 29, 2022 07:10:41 am

Last Seen: Nov 29, 2022 07:10:41 am

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

Q2. **Comments (optional)**

I live next door to the proposed site and our strata wasn't consulted in any way about this development. I now have a great view which will be greatly blocked by the buildings at the water increased height. Not to mention that on the interactive tsunami map, the two buildings by the water will be washed away which I think should be a serious safety consideration.

Q3. **Your Full Name** Linda Johnson

Q4. **Your Street Address** 105 Gorge Rd E.

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



Respondent No: 22

Login: Anonymous

Responded At: Nov 29, 2022 10:30:51 am

Last Seen: Nov 29, 2022 10:30:51 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

As residents of Treelane Estates and neighbours adjacent to the proposed development, we herby submit our reasons for opposing this. Treelane is a one of a kind community. The residents have put much time, effort, care and money into making it a beautiful, safe and well kept place. We, as residents are very proud of it. Many people have lived here for over 20 years. We bought our condo 7 years ago as our retirement home. The view is what attracted us to buy. It is spectacular. We have put in over \$80,000 to update. Our suite wraps around the corner of the building on the sixth floor of 105 (closest to the water side). We have views from 2 sides of the building. We believe the proposed development will diminish our views greatly, therefore bringing down the value of our home by at least \$100,000. Buildings will now be so close to us that we will have to put up window coverings to make it private. It saddens us that we will possibly be losing these views. We love our home and don't want to see this happen. Not only that, we will have to endure years of noise and dust from the construction site. Also, bringing in so many more people and traffic to the area will change the dynamics of this peaceful place by the water where there are many kinds of birds and other wild life. Another concern are the trees that surround our property. There is one large, beautiful tree that can be seen from our window, and also the trees out on the water. (will these all disappear?) We do not think that this is a viable project and very unfair to the people of Treelane. It will greatly impact us here. It will never be the same again. We should be trying to preserve these kinds of communities that are a rare find these days. No one consulted us. I invite anyone of you to come to my home and see for yourselves the amazing views and beautiful place this is to live. (tried to attach photos but it won't let me. I have taken many over the years of our views.)

Q3. Your Full Name

Karen Lynn Buell & Michael Allan Buell

Q4. Your Street Address

602 - 105 Gorge Rd E, Victoria, BC V9A 6Z3

Q5. Your email address (optional)



Respondent No: 23

Login: Anonymous

Responded At: Nov 29, 2022 12:54:55 pm

Last Seen: Nov 29, 2022 12:54:55 pm

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

Q2. **Comments (optional)**

The redevelopment of this property has been rushed without proper consultation of the current residents and neighbours. I fully support increasing the available housing units in Victoria, but tearing down existing buildings with affordable rent for tenants who have been living there for years to replace the buildings at a much high cost will not help with affordability. Those tenants will be displaced for years and will struggle to find anything to close to their current rental prices during the re-development of the site. Even though the residents have been offered a discounted rent price post-development, they will still be forced to pay more than their current rent. Furthermore, the property's neighbours at Treelane Estates (103 + 105 Gorge Rd E) were also not consulted at all during the proposal process, even though they will be the most impacted (after current residents) by this project. Property values will be affected for south-facing condos on the lower floors who currently have a view that would become obstructed after re-development. Even if the project moves forward, at bare minimum the property owners should open the floor to discussions with neighbours before any plans are approved.

Q3. **Your Full Name** Amber Scrooby

Q4. **Your Street Address** 103 Gorge Rd E

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



Respondent No: 24

Login: Anonymous

Responded At: Nov 29, 2022 15:34:32 pm

Last Seen: Nov 29, 2022 15:34:32 pm

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

Oppose

Q2. **Comments (optional)**

As there is no record of consultation with residents in the neighbouring buildings at 103 or 105 Gorge Rd East, you, the developer, have established that your attitude towards the community is inconsiderate and not trustworthy. There will be a significant increase in residents in an area that has one recently completed residence at 210 Gorge Rd East, with an increase in residents from the building that it replaced and a new residential and commercial building currently under construction at Irma and Gorge Rd East. The need for additional floors/stories to an existing building(s) and a vaulted roofline for appearance should have documentation as to the need for additional rental units in an area of two blocks, that has seen recent rental units added. Alternates to the increased height of the buildings should have been documented and shared before attempting to push through your plans. The view that many residents of Treelane estates desire and value will be significantly affected by the proposed development as will the value of units. The proposed duration of the project will impact many residents and their quality of life over what could be several years and yet no attempts to consult with neighbours appears to have been made by the developer. The impact on the existing homes is significant and as I mentioned earlier that lack of communication, pushing through your development, has established your credibility as a builder /developer and as a person with an interest in this community.

Q3. **Your Full Name**

Dianne Ayukawa

Q4. **Your Street Address**

105 Gorge Rd East Victoria BC

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

not answered



Respondent No: 25

Login: Anonymous

Responded At: Nov 29, 2022 20:17:58 pm

Last Seen: Nov 29, 2022 20:17:58 pm

Q1. What is your position on this proposal?

Other (please specify)

Oppose the height variance, 6 stories with vaulted ceilings is too high & will completely impede the others behind that have been there for years It will also negatively effect their investments, to lose or dramatically effect their view. 200 to 500 hundred is far too dense for this small area.

Q2. Comments (optional)

As above.

Q3. Your Full Name

Nancy Kapuscinski

Q4. Your Street Address

105 Gorge Rd E

Q5. Your email address (optional)



Respondent No: 26

Login: Anonymous

Responded At: Nov 29, 2022 22:44:03 pm

Last Seen: Nov 29, 2022 22:44:03 pm

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

Q2. **Comments (optional)**

Why demolish current affordable housing and displace all these people? Redevelopment will mean more housing, but definitely not as affordable as it is right now. And where do you propose all the displaced go? You will add to the homeless epidemic in this city if you approve this application. I'd love a free smartphone and hotel room to get addicted to street grade opiates... wait? No I wouldn't, I'd love to be able to enjoy my affordable home, the way it was when I moved in here 10+ years ago, while contributing to the tax suck created by today's society need for tighter spaces at heightened costs to the taxpayers. Thanks, but I vote a big fat "NO" to this application.

Q3. **Your Full Name** Sherrie Shmy

Q4. **Your Street Address** 129 Gorge Rd East

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



Respondent No: 27

Login: Anonymous

Responded At: Nov 30, 2022 04:00:46 am

Last Seen: Nov 30, 2022 04:00:46 am

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

Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Tasha Chooi

Q4. **Your Street Address**

129 gorge Rd e

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



Respondent No: 28

Login: Anonymous

Responded At: Nov 30, 2022 05:15:21 am

Last Seen: Nov 30, 2022 05:15:21 am

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

Q2. **Comments (optional)**

I've lived in Victoria my whole life. This will price me out of the city I was born in. It's become too expensive, I shouldn't have to work two jobs to afford somewhere to sleep/rest from my job. So many people have lived here for so long. You drive around Victoria and what's happening here is happening everywhere. Does the city want average people to have to leave for more lucrative people to come here?

Q3. **Your Full Name** Rachael

Q4. **Your Street Address** 135 gorge rd e

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



Respondent No: 29

Login: Anonymous

Responded At: Nov 30, 2022 09:12:15 am

Last Seen: Nov 30, 2022 09:12:15 am

Q1. What is your position on this proposal?

Other (please specify)

Some design issues Water front path crates substantial issues with neighbouring properties . Dock is great. Road access to Gorge rd with proposed protected bike lanes a problem.

Q2. Comments (optional)

Love and appreciate the commercial space offered. The public space offered. The amount of units and fsr is ok. Yes the community plan calls for a waterfront path / This will add unwanted and disrespectful pressure on neighbouring private property. A "path" at their sight would lead to nowhere, leading to trespassing on other property, an assumption or demand to construct a path if and when neighbouring private properties chose to upgrade. A path is not needed it takes away from the beauty of natures relationship were water and land meet. The mix along the water here is good at this point the BGA needs access to the water "focused "access a dock not a path. The aria plan should call for focused access by way of a dock on the newly created GWP . The need for a very wide well lit welcoming sidewalk on gorge road will far out preform. Leading people from the galloping goose trail ,along a lower path bridge trail to a wide sidewalk along Gorge rd to Saanich/ Herriot Rd them to Tillicum park would bring good commercial opportunities for local businesses the aria plan calls for. We should be seeking a wide sidewalk on the south side with painted bike lanes on the road pedestrian access is need here. A public dock at Arbutus park is also being proposed.

Q3. Your Full Name

Peter Willis

Q4. Your Street Address

Lotus st

Q5. Your email address (optional)

**Respondent No:** 30**Login:** Anonymous**Responded At:** Nov 30, 2022 10:58:18 am**Last Seen:** Nov 30, 2022 10:58:18 am**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

To whom it may concern, I would like to express my concerns with the proposed development for 129, 131, 133, and 135 Gorge Rd. I did try and attend the virtual meeting for this project on November 21, but unfortunately the meeting was locked by 6:31 pm and I was not allowed to attend. I have looked up the proposal on the Victoria Development Tracker website. One of my main concerns is that older rental properties in Victoria are being bought up and redeveloped by large companies. What guarantees do displaced residences get that they will have the same rent when they are relocated? Will they be able to return when the project is done and have the same rents? The height of the proposed buildings are also a concern. Going from 4 stories to 6, plus the height of a gable roof would drastically change the feel of this part of the Gorge. There are two existing large towers to the west of the development, but they are set back from the water. I would think it would be more appropriate for the proposed units closer to Gorge Rd. to be taller, but limit the units along the waterfront to their current height. I was also disappointed that the developers did not consult with any of their neighbours before this meeting. It would have been more appropriate to collaborate with residences as well as the city as we will be the ones impacted the most by this development. I do appreciate the addition of a public boardwalk and small dock.

Q3. Your Full Name

Todd Buchanan

Q4. Your Street Address

3106 Washington Ave.

Q5. Your email address (optional)

not answered



Respondent No: 31

Login: Anonymous

Responded At: Nov 30, 2022 12:17:55 pm

Last Seen: Nov 30, 2022 12:17:55 pm

Q1. What is your position on this proposal?

Other (please specify)

I can support a redo of the Oxford and its adjoining parking lot despite being right across from it and suffering construction inconvenience. I in NO way support the eviction & destruction of the 3 other buildings 129/131/133 that house 100s, many of whom are seniors on fixed incomes who have been there for decades.

Q2. Comments (optional)

Further to my comments on #1 ; at a time when housing is outrageously overpriced evicting 100s of people so that a greedy developer can tear down perfectly fine buildings to add 2 floors and gouge every future tenant is outrageous. Offering the old tenants 20% off the new prices also pours lemon juice to the cut after kicking all those people out who will have had to find a new home and pay moving expenses etc. Right here and now is when we stop the insanity which is making Victoria unlivable and throwing dozens out on the street. Please consider it from the neighbors & taxpayers point of view we don't need to destroy another community there are other empty sites near bylike the old Canadian Tire site off Douglas. Please do not allow this development to proceed beyond the Oxford if at all.

Q3. Your Full Name

Michelle Menard

Q4. Your Street Address

114- 155 Gorge Rd East

Q5. Your email address (optional)



Respondent No: 32

Login: Anonymous

Responded At: Nov 30, 2022 12:32:16 pm

Last Seen: Nov 30, 2022 12:32:16 pm

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

Oppose

Q2. **Comments (optional)**

I am opposing this development at this time. Currently our unit has view of the ocean and parliament buildings etc and this plan show a 6 level vaulted roofline. 1) This will decrease my view which in turn will decrease my value of this unit dramatically and increase the value to the new ones being built having stole my view 2) having construction noise and dust for 4 years is not okay with me 3) the blasting that may happen along with daily vibrations may cause my unit to crack and get damaged. 4) increasing the area with a potential of 500 rentals in this small area is not acceptable, not only being rentals the amount of traffic moving in and moving out along with the additional amount of people living in this small area will affect the road traffic in and out of our unit 5) the market price of m and potential damage due to blasting or vibrations for 4 years is not going to help with my mental health daily 6) NO CONSULTATIONS were given to us in this unit to have a voice on the build of this beside us, ex if the unit had a level roof this may not change my view, is there parking for the units for 2 cars a unit **We should have a loud voice in this process and we were overlooked** it was the same when the hotel had the transients living in front of us without consultation, this cost us 100,000 of thousands of dollars for a security fence we did not need until this happened. I am absolutely opposed of this progressing. Sincerely Tamara Tinaburri

Q3. **Your Full Name**

Tamara Tinaburri

Q4. **Your Street Address**

502 - 103 Gorge Road East

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



Respondent No: 33

Login: Anonymous

Responded At: Dec 01, 2022 07:47:33 am

Last Seen: Dec 01, 2022 07:47:33 am

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

Q2. **Comments (optional)**

I think the addition of two extra floors is excessive and will significantly reduce neighborhood property values by affecting the views of south facing building 103 and east facing 105. Also doubling the no of properties will put excessive demand on local amenities.

Q3. **Your Full Name** Chris Warner

Q4. **Your Street Address** 210-103 Gorge Road East

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



Respondent No: 34

Login: Anonymous

Responded At: Dec 01, 2022 12:41:54 pm

Last Seen: Dec 01, 2022 12:41:54 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

1. Five buildings, 6 stories high are being proposed for this site with vaulted rooflines which would increase the height by at least another floor – blocking access to the beautiful views of the city and Gorge Waterway 2. Previous “view” properties will see drops in market value. This will impact the average condo prices of all units at Treelane Estates 3. For us, as seniors, it is vital to have trees and natural surroundings to look out at rather than concrete blocks – that is why we purchased this property in the first place 4. 103 and 105 Gorge Road East will experience construction dust, noise, and vibration that will last for 5 or 6 years 5. 200 rentals would increase to 500 rentals in a small area - the proposal does not have sufficient parking spaces for 500 rentals - particularly since we have seen two cars per family being the norm with working couples these days These properties will no longer be available to low-income people or families and thus the proposal for people to use more public transit is hypothetical to say the least. The matter of the displacement of native vegetation at the water line, and building a dock which has been proposed, is a whole other debate.

Q3. Your Full Name

Don & Jeannette Sloan

Q4. Your Street Address

105 GORGE ROAD EAST, SUITE 101

Q5. Your email address (optional)

**Respondent No:** 35**Login:** Anonymous**Responded At:** Dec 01, 2022 18:18:35 pm**Last Seen:** Dec 01, 2022 18:18:35 pm**Q1. What is your position on this proposal?**

Oppose

Q2. Comments (optional)

I am devastated by the thought of losing the beautiful view of the Gorge that prompted my husband and I to buy a unit in Treelane Estates in the first place. My quality of life, and that of other Treelane residents, has been enhanced by this pristine view that will now be obliterated. I am saddened to hear that this is for the sake of a development that, while it might offer waterfront access and retail services to the public, will result in a very densely populated area. I am also concerned about the noise and construction dust that will ensue in the course of building these two phases. Finally, I am concerned for those current tenants who will be displaced by this project, and I am not convinced that they will be able to afford the replacement rental units for which they will be granted the right of first refusal. This should be of great concern in a city that already has a serious problem with lack of affordable housing and homelessness. I would ask the developer to consider limiting the height of the new buildings to four storeys, which would alleviate the obstruction of Treelane residents' views and reduce the density of the population in this development. I can only trust that the City of Victoria will make it a priority to approve projects that provide affordable housing to its residents, and to provide assistance to those who have been displaced by developers' projects. My concerns in bullet points:

- The increased height of the proposed buildings from four storeys to six storeys will obliterate the view of Treelane residents, diminishing our quality of life and decreasing the market value of our property. A solution to this would be to limit the height of the new buildings to four storeys.
- This development will be too densely populated; this will seriously affect the quality of life for current residents of this Burnside Gorge area. Again, limiting the height of the buildings to four storeys would ameliorate this problem.
- The current units provide affordable housing to renters. This development will be disruptive, displacing current residents and possibly adding to an already overwhelming homeless population.
- Will the replacement rentals provide affordable rental accommodation?
- Not enough parking. The proposed ratio of units to parking spaces is 0.6; where will visitors park when they come to take advantage of the proposed public spaces? Not everyone will walk, bike, or take public transit and so this development will add to the problem of a shortage of non-residential parking, possibly resulting in illegal parking.
- The noise and disruption of construction will negatively affect our quality of life for the next six to ten years, as well as our property value.
- How certain is it that the current rental units have "aged past their useful life"? Is this opinion or fact?
- The access to the waterfront that is proposed by this development is, for now, limited access; there is currently no continuous path along the waterfront from the Selkirk Trestle; even if and when this path is completed it will only extend to Irma Street. Is the disruption to be caused by this development worth it? Given the current Victoria real estate rental market, this development is profit-motivated for Intracorp Projects Ltd. on behalf of Belmont Properties Ltd. I am not convinced it has the best interests of Burnside Gorge and Victoria residents at heart.

Q3. Your Full Name

Doreen Piehl

Q4. Your Street Address

505-103 Gorge Rd E

Q5. Your email address (optional)

not answered



Respondent No: 36

Login: Anonymous

Responded At: Dec 01, 2022 21:39:15 pm

Last Seen: Dec 01, 2022 21:39:15 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am a single, self employed person (51 years of age) with my just graduated son living with me. We have been living here for the past 16 years and neither one of us would be able to afford ANYTHING out there in the current market. A bachelor suite currently costs more than my rent on this 2 bedroom apartment. My income is about \$2500/ month and I have no subsidies. If this project goes through I and my son would be 2 new people on the street or desperately looking in a different city or maybe a different province for a home. Neither one of us having the ability of paying a "new market" rental price even if it is 20% lower than market value, I would have no money left to live and pay bills and likely ,that would not cover a current market price by the time I am forced out of here. As I am self employed there would be no opportunity for me to just transfer out to a different area so I would likely end up back on a system I fought hard to get out of (14 years). As you can see with the people on our streets, social services are lacking in the ability to actually help. Those are just a couple of personal reasons I am opposed to this project. Not to mention the community that has been build up with many of us long term tenants. Once you split us up that will cause a negative effect on those of us who are older and don't get out much. Many of the people living within these buildings know each other by name and stop and chat while taking garbage/ recycling out, going for a walk around the parking lot, walking to and from our cars. You would be taking a lot of social connections away from from so many and placing us in different locations where we know no one. In the days of covid, it is a little more difficult to start getting to know others. As for the buildings themselves, Belmont has been actively keeping up with repairs within these apartments. Once someone moves out they have been replacing bathtub surrounds, kitchen counters and sinks as well as taking out carpet and replacing with vinyl flooring. The balconies have all been repaired and up dated within the past 3 maybe 4 years. Just this past year our fire alarm system was replaced and upgraded. There maybe be issues that come up but they are always able to be fixed in a timely manner. Please reconsider allowing this project to go through here. There are too many people who will 100% be affected by your decisions. Unless we are on a subsidy, most of us will not be able to afford the 20% below market value. Our ability to continue living here is in your hands. I was born in Victoria 51 years ago. I would hate to be forced out of my home town because it became too unaffordable for most to live, work and play in.

Q3. Your Full Name

Tamara Heinrichs

Q4. Your Street Address

129 Gorge Rd East, 112

Q5. Your email address (optional)



Respondent No: 37

Login: Anonymous

Responded At: Dec 02, 2022 17:32:47 pm

Last Seen: Dec 02, 2022 17:32:47 pm

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

Q2. **Comments (optional)**

2 words.....affordable housing. Please don't rip down somewhere we can afford to rent!

Q3. **Your Full Name** Patti Edwards

Q4. **Your Street Address** 131 Gorge Rd East

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



Respondent No: 38

Login: Anonymous

Responded At: Dec 02, 2022 20:19:08 pm

Last Seen: Dec 02, 2022 20:19:08 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

December 2, 2022 The Mayor, Council and Development Services City of Victoria Victoria BC To Whom It may concern: We would like to express our non support and concerns for the proposed development on the sites of 129, 131, 133,135, Gorge Rd. East, which is located next door to our home. We are Bill & Dawn Adair, owners of unit 202 – 105 Gorge Rd. East, Treelane Estates, Victoria BC. We are very concerned about the increased density within about a 2 block range that this proposed development will cause. The properties within this area include: 1. Our property, Treelane Estates, located next door and to the west of the proposed development consisting of 141 units. 2 Building Construction at a site located approx.. 2 blocks and to the north west of the proposed development consisting of 5 stories, which will be mostly rental units with some commercial space on the main floor. There will be approx. 200 units. 3. The Gorge Rd Hospital bordering the west property line of Treelane Estates. Unknown number of units. 4, The Vic Inn, previously known as the Travel lodge, consisting of 95 rooms) 5. The proposed development which will increase the current capacity by 2 ½ times, with 500 units. (The current number of units is approx. 200.) Therefore, within about a 2 block radius, there will be approx.936 units (not including the Gorge Hospital). Out of these units within the 2 block radius, there is a mixture of 1, 2 and 3 bedroom units. So, we averaged 2 people per unit. Therefore, 936 x 2 people average per unit totals approx. 1,872 PLUS people if the proposed development is approved. There is already a huge density in other areas of our community, including many existing properties along Gorge Rd. It is unfair to increase it any further. What will this do to the current infrastructure and the traffic flow? We believe this increased density will be problematic. One concern will be traffic entering and exiting on and off Gorge Rd? The existing entrance to the proposed property is not located at an intersection, and traffic currently crosses back and forth over the centre line. As well, it is hard to imagine how there will be sufficient parking for the increased population of the property. Will the storm sewer system handle this increase in density? What about other infrastructure such as Power and Water? Increased density could also mean increased crime. Our community is already vulnerable to this. There has been no mention about having some low rental units available in the proposed development. We know there is a big demand for affordable rentals, but we believe this development will only increase more UNAFFORDABLE UNITS. What will happen to the current renters? The current property is more affordable for rentals now, and we worry that you could be displacing approximately 200 families because of the increase in market rent. Further, we are very unhappy about the height of the buildings in the proposal. The current height is 4 stories, while the proposal of 6 stories plus the fancy roof design makes the buildings about 7 stories high. How does this comply with the height restrictions? The negative effect of this increased height for many of the units at Treelane means we will lose the downtown and water views. Our complex has been known for its wonderful views. The units that lose their views will suffer a loss in market value. Please consider our concerns. Yours truly, Bill and Dawn Adair, Treelane Estates, Townhouse 202, 105 Gorge Rd. East, Victoria

Q3. Your Full Name

William and Dawn Adair

Q4. Your Street Address

Townhouse 202 - 105 Gorge Rd. East Victoria

Q5. Your email address (optional)



Respondent No: 39

Login: Anonymous

Responded At: Dec 02, 2022 22:48:18 pm

Last Seen: Dec 02, 2022 22:48:18 pm

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

Q2. **Comments (optional)**

I would like to see a contribution made to a fund to develop Arbutus Park. With the influx of new residents and traffic this will create, additional recreational spaces and access to the water is more important than ever. A dock should be constructed at Arbutus Park and this project should fund that so the entire community benefits.

Q3. **Your Full Name** Darryl Wilson

Q4. **Your Street Address** 229 Gorge Road East

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



Respondent No: 40

Login: Anonymous

Responded At: Dec 03, 2022 06:13:12 am

Last Seen: Dec 03, 2022 06:13:12 am

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

Q2. **Comments (optional)**

Density is far too high, not enough on site parking, our residential streets will be flooded with cars looking for places to park .The buildings look like chicken coops. The wharf isn't useable for launching boats and the idea of the elevator doesn't seem at all practical.

Q3. **Your Full Name** Rachelle Westman

Q4. **Your Street Address** 3052 Albany St Victoria BC V9A 1R5

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



Respondent No: 41

Login: Anonymous

Responded At: Dec 03, 2022 11:46:19 am

Last Seen: Dec 03, 2022 11:46:19 am

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

Q2. **Comments (optional)**

with an additional 288 apartments on this site a traffic light will be needed to reduce the accidents involving car cyclists and pedestrians at that location. It is a bad spot already.

Q3. **Your Full Name** Traci Bor

Q4. **Your Street Address** 131 gorge road east

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



Respondent No: 42

Login: Anonymous

Responded At: Dec 03, 2022 14:20:31 pm

Last Seen: Dec 03, 2022 14:20:31 pm

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

Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name**

Patricia Weekes

Q4. **Your Street Address**

407 - 103 Gorge Road East

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



Respondent No: 43

Login: Anonymous

Responded At: Dec 03, 2022 15:24:24 pm

Last Seen: Dec 03, 2022 15:24:24 pm

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

Q2. **Comments (optional)**

I oppose the proposal as currently presented for two reasons: 1. The height of all phase 2 buildings near the water are 50% higher than existing buildings - significantly reducing the existing views for the Treelane estate buildings and therefore significantly reducing property values to owners. 2. There does not appear to be clear commitments to retaining all the well established trees along the property line with 103/105 Gorge Rd East . Opposition would be significantly reduced if requested variance for higher buildings were limited to phase 1 of this project; phase 2 buildings are built no higher than existing buildings; and all significantly established trees along property line were retained.

Q3. **Your Full Name** Robert Draeseke

Q4. **Your Street Address** 105 Gorge Road East, victoria.

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



Respondent No: 44

Login: Anonymous

Responded At: Dec 03, 2022 19:10:06 pm

Last Seen: Dec 03, 2022 19:10:06 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I completely oppose the design as it is. Once we get real, meaningful community consultation and an opportunity to give real feedback, then perhaps a plan that we can all see win-win design get approved. Belmont properties is seeking to re-development 129-135 Gorge Road in two phases (Oxford and Gordreau Apartments). I'm all for thoughtful redevelopment. This proposed re-development appears to be a way for Belmont to maximize its profits. That's great for them and the rental pool, I'm all for businesses being successful. However, This plan would see the property density maxed out, which I think for a first big waterfront re-development in the area is a mistake. These are all market rentals, so there is not even a portion carved out for low-income individuals. Yes, their plan has all the right catch phrases, but can't one design with those land use rules in mind but be considerate of your neighbours and the existing community? What about those poor people being evicted, they are housed and part of our community. Now we are displacing people in buildings that are extremely well maintained and in solid shape. This proposal is nothing more than community gentrification. But it seems to me that once again things are happening in our back yard and neighbourhood that we have little control over. Policy makers have been making decisions without our community in mind for decades, from a disproportionate amount of social services to buying hotels to house the homeless. I'm sure you are aware that we had the homeless hotel (Currently The Vic) in front of us for two years during Covid. The resulting damage to the neighbourhoods reputation and then the reduced BC assesses values (in part due to all the emergency calls over time) has been detrimental. I'm very glad that the homeless were housed. However, the open drug use, threats to our residents, property damage and break-ins were a very negative side effect of this. We are one of a few areas that saw assessed values drop while other areas soared. It's very disheartening. Now we are seeing land use change dramatically, with little regards to the natural beauty of the Gorge waterway or how this increased density will impact the existing and limited infrastructure in/around Gorge Rd E and the existing community. This "maximized" development proposal will see this small site go from 200 up to 500 rentals. They will increase to six stories from four, and completely and partially block our views at 103 and 105 Gorge E respectively and impact views from around the neighbourhood. No one from Belmont or the design team bothered to arrange a site visit or even consider how they could create a design using the land use guidelines while still respecting our view corridor before they put pen to paper. The public "community" space, 0.6 parking, retail parking is not adequate for 500 units, let alone shoppers and pedestrians and cyclists. There are 1. 2. 3 bedroom units, where is the playground on site or a park with playground in proximity to the re-development? Where are these people going to spill out too? Also, Pedestrians are not seeking a dead-end water view or access. There is not likely to be a connection to the galloping goose trail for decades. Treelane has no intention of adding a waterfront walkway to our property in the near future. I do not understand why a 500 unit rental development with very little common space would want to invite the public to a limited waterfront and even more limited communal space that is a dead end. The proposed design includes pitched rooflines which are unnecessary and would only further impeded views. Why not extend the Phase 1 to the end of our parking structure at 103 and build that building higher. It's on Gorge, there are few views from there already. It makes more sense to build higher on the road and keep 4-stories closer to the water. The property line shared with The Vic hotel next door is well Tree-lined. Then put the courtyard in front of building 103 and keep the buildings to their existing heights. Why does the City think having 6 story buildings right beside the water is wise. Then everyone loses what natural beauty, water views and green shores we all have. My understanding was there was a height restriction in the Gorge to protect the view corridor. It seems now the new land use has scrapped that for density. It's such a shame that what was once a very green and water-view focused area is now going to be overpopulated and spoiled by this plan. It's terrible that tax payers like myself will lose the view completely. I purchased here for the gorgeous view 2-years ago thinking this will be my forever home. Now the reality is 4-6 years of construction noise, vibration and dirt that will result in a complete loss / partial loss of mine and at least 40 other units' views. This will definitely have a further negative impact on our values. I also wonder why the City or CALUC development plan doesn't require a neighbouring impact study. No one at the the meeting knew to what extend their development would impact us, the views, etc. Thanks for your time and consideration. Michael

Q3. **Your Full Name**

Michael Dyce

Q4. **Your Street Address**

103 Gorge Rd E

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



Respondent No: 45

Login: Anonymous

Responded At: Dec 03, 2022 20:00:35 pm

Last Seen: Dec 03, 2022 20:00:35 pm

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

Q2. **Comments (optional)**

The current proposal as planed does meet the needs of those of us who are long term residents of Gorge Rd E. The proposed increase of an additional 300 units, when coupled with the two new building already existing (one finished other still under construction), all within 400 meters of each other will put unreasonable stress on the neighbourhood. This would be in the form of a rise in traffic (car, bike pedestrian). This is a problem as this roadway is already well utilized. The current plan also ignores existing view lines and quality of life for those living at Treelane Estates. This is not necessary as there are other alternatives that can achieve the unit goals and site lines to the water without impacting current view lines. (i.e increase footprint of the Oxford and/or excavate northern part of property allowing most contentious building to be lower). Other concerns include the pubic portion of the proposal which could draw even greater numbers to this block of Gorge Rd E, which again impacts traffic and a sense of security due to increase of transient activity.

Q3. **Your Full Name** Meghan Lambeth

Q4. **Your Street Address** 103-602 Gorge Rd E

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



Respondent No: 46

Login: Anonymous

Responded At: Dec 03, 2022 20:07:36 pm

Last Seen: Dec 03, 2022 20:07:36 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

This development is going to create overcrowding & added traffic congestion to an already busy area. At present time there is a large condo development under construction near the Gorge Hospital. I live at Treelane Estates which is between these two properties. I'm also concerned with the height of these buildings. Six storeys will create walls where there was once open spaces, obstructing views & making the property very confining for anyone living there or at Treelane 103. If this property is to be redeveloped it should be done with an objective to improve upon the site making it a priority to create a very liveable space which it can be & not just a place to stockpile people. This is a great piece of land that needs careful attention so that it provides not just housing but a living environment that also fits into this community. I believe that staggering the height of the six buildings will better suit this property & make it somewhat less objectionable. I also believe that no one wants to see a six storey building right on the waterfront in a residential community where it blocks not only the view but also the cooling breeze off the water. If anything I would hope when building 129 is redeveloped that it might also be set back from the water creating a green space that can be enjoyed by all the residents. As for the construction which will create noise, dust, traffic congestion over what could be months...years... not looking forward to this. However developed with foresight & an aim to improve the property making it a place that people are proud to call home would make it more acceptable. Keep in mind everyone needs reasonable space to live contently so create plans that work for the people who will live there. Do it right the first time.

Q3. Your Full Name

Denise Wilson

Q4. Your Street Address

705 - 105 Gorge Road East

Q5. Your email address (optional)



Respondent No: 47

Login: Anonymous

Responded At: Dec 04, 2022 09:18:39 am

Last Seen: Dec 04, 2022 09:18:39 am

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

Q2. **Comments (optional)**

COMPLETELY OPPOSED. We paid a lot of money for our current view with understanding that there was height restriction and that our view would never be impacted. Also opposed due to environmental impact that this current plan would have on the Gorge waterway. The public meeting held to inform public and allow questions was infuriating. Most questions were skipped or not addressed. Answers provided to questions were vague and public had no opportunity to re-address.

Q3. **Your Full Name** Delani Tannas

Q4. **Your Street Address** 402-103 Gorge Rd E

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



Respondent No: 48

Login: Anonymous

Responded At: Dec 04, 2022 14:34:20 pm

Last Seen: Dec 04, 2022 14:34:20 pm

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

Oppose

Q2. **Comments (optional)**

I support this development but with a few changes. Most importantly, this neighbourhood is desperate for an urban grocery store, like Root Cellar or Red Barn that has higher quality food options that is walking distance to the surrounding area and this development looks like a great opportunity to include one. Instead of having a coffee shop on Gorge Rd, include commercial space down by the water so that the public feels encouraged to access the public waterfront access. It would also be better to include a playground and maybe even the dogrun by the waterfront boardwalk and coffee shop. This allows families to buy a coffee and a donut while supervising their kids and dogs while playing! Last crazy idea... include a splash park in the playground!

Q3. **Your Full Name**

Ellisa Hartman

Q4. **Your Street Address**

3048 Washington Avenue, 112,

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



Respondent No: 49

Login: Anonymous

Responded At: Dec 04, 2022 14:54:55 pm

Last Seen: Dec 04, 2022 14:54:55 pm

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

Q2. **Comments (optional)**

Please consider some changes to the proposal: 1 - Include commercial space for a corner store or small grocery store 2 - Coffee shop by the water, not on the street level 3 - Playground and off-leash dog park by water/coffee shop

Q3. **Your Full Name** Robin Kippan

Q4. **Your Street Address** 112 - 3048 Washington Ave

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



Respondent No: 50

Login: Anonymous

Responded At: Dec 04, 2022 17:38:03 pm

Last Seen: Dec 04, 2022 17:38:03 pm

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

Oppose

Q2. **Comments (optional)**

The proposal has many issues: 1) It goes against the goal of the The Victoria Housing Strategy 2016 – 2025 of increasing the supply of housing for low to moderate income households in Victoria. The proposed development fails to take into consideration the need for affordable rental housing within Victoria. Though the development will increase the density of the property, it will simultaneously decrease the size of units while also increasing the rental price per unit. Current tenants are not being offered units at their current rental prices. Many units that will be eliminated are low-income rentals, a hallmark of the Burnside Gorge Neighborhood. This project will make the Burnside Gorge Neighborhood unaffordable for many of the current tenants of the property. 2) The placement of the dog park on the property will bring a nuisance to the shared property line between the property of Treelane Estates and the proposed development. Placing a dog park along a shared boundary that has served a different purpose for decades will result in problems within the neighborhood. Such a nuisance will likely result in legal action between the members of Treeland Estates and the New Development. 3) The proposed development does not take into consideration the views that will be lost for some units of Treelane Estates. This will likely result in legal action between the parties. 4) The timeline for the development is unreasonable, especially considering its phased nature. The timeline for completion will leave members of the surrounding properties living in a construction zone for a decade. 5) The introduction of public access via a private dock is fraught with liability concerns. Existing infrastructure in the Gorge with known risks should be maintained before granting access to new sites that are not yet properly funded or regulated.

Q3. **Your Full Name**

Brian Blunt

Q4. **Your Street Address**

708 - 103 Gorge Rd E

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



Respondent No: 51

Login: Anonymous

Responded At: Dec 04, 2022 18:21:48 pm

Last Seen: Dec 04, 2022 18:21:48 pm

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

Q2. **Comments (optional)**

If this development goes through, absolutely no one living in these buildings will be able afford to live in Victoria, and will be left homeless.

Q3. **Your Full Name** Jeremy Starodub

Q4. **Your Street Address** 406-135 Gorge Road East

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



Respondent No: 52

Login: Anonymous

Responded At: Dec 04, 2022 18:29:24 pm

Last Seen: Dec 04, 2022 18:29:24 pm

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

Q2. **Comments (optional)**

I strongly oppose this proposal. I currently reside at 135 Gorge Rd E and this has been my home for the past 17 years. My rent is currently \$1,028 per month. If this development goes through, it will cause me undue stress and financial hardship. The average rent for a 1 bedroom apartment in Victoria is \$2,095.

Q3. **Your Full Name** Kathy Perrin

Q4. **Your Street Address** 135 Gorge Rd E

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



Respondent No: 53

Login: Anonymous

Responded At: Dec 04, 2022 19:36:49 pm

Last Seen: Dec 04, 2022 19:36:49 pm

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

Q2. **Comments (optional)**

The proposed building does not reflect the values of the neighborhood it will be built in. The open boardwalk does not join to any walkway. There is also a HUGE issue for continued drug use and loitering in the new areas as previously experienced in neighboring properties. The proposed height of buildings clearly will impact all views from multiple units at Treelane Estates Properties therefor devaluing their property value. Will the city compensate for the loss of property value due to this building proposal being approved? I am concerned about the lack of consultation with the Burnside residents and surprised at the city council's neglectful approach they chose to take to allow this proposal to be approved to this stage. I have other relevant reflections I would like to share if permitted.

Q3. **Your Full Name** Justina Bailey

Q4. **Your Street Address** unit 702, building 105 Gorge Road East

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



Respondent No: 54

Login: Anonymous

Responded At: Dec 04, 2022 21:15:52 pm

Last Seen: Dec 04, 2022 21:15:52 pm

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

Q2. **Comments (optional)**

I would rather see taller buildings taking up less land area, all parking below ground, and public green space as a concession for developers to get the added density that they want. Public green space is already too limited. If developers want to build more, they should be forced to give back to the community so there's more public space to use, especially with an increased density of people living in the area.

Q3. **Your Full Name** Peter Marshall

Q4. **Your Street Address** 406-105 Gorge Rd East

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



Respondent No: 55

Login: Anonymous

Responded At: Dec 04, 2022 21:50:15 pm

Last Seen: Dec 04, 2022 21:50:15 pm

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

Q2. **Comments (optional)**

Sawtooth roof as opposed to flat roof structure negatively impacts the aesthetics of the neighbourhood. Additionally, the construction of the high-density rental building diminishes local traffic flow, already negatively affected by changes to the Tillicum corridor.

Q3. **Your Full Name** Alexey Kalinin

Q4. **Your Street Address** 103 Gorge Rd E

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



Respondent No: 56

Login: Anonymous

Responded At: Dec 04, 2022 22:52:14 pm

Last Seen: Dec 04, 2022 22:52:14 pm

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

Q2. **Comments (optional)**

I oppose the building variance of 6 stories. i don't believe we should be building so high next to waterfront. i agree with having a new project

Q3. **Your Full Name** Karen Davies

Q4. **Your Street Address** 203-141 Gorge Road E

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