

From: [REDACTED]
To: [Marianne Alto \(Councillor\)](#); [Burnside Gorge Community Association](#); [Victoria Mayor and Council](#); [Stephen Andrew \(Councillor\)](#); [Development Services email inquiries](#)
Subject: Proposed development at 2816 Irma St
Date: June 27, 2022 9:13:21 PM

All,

I am concerned with the proposed development at 2816 Irma St.

I attended the presentation on June 13th at 6pm held by the CALUC.

Background

The 2800-blk of Irma St is a narrow road that resembles one section of a Cul-De-Sac. Irma St's north end starts at Gorge Rd East, connects with Lotus St to the south. Lotus St goes east to west connecting to the west with Harriet St. At the South end of Harriet St is a Co-op Housing facility with numerous families and small children. At the South end of Irma St is the Commercial Vehicle Access for the Gorge Rd Hospital.

The neighbourhood has seen significant changes over the past 18+ years that I've lived at my residence. In the early 2000's, at the South West corner of Gorge Rd East and Irma St was an old hotel, riddled with crime, drugs and prostitution. It was cleaned up around 2005 and two rental apartments were built.

In 2021 a development was approved and is currently under construction for a five-story rental apartment with some 150 residential units.

Parking

2800-blk Irma St, 000-blk Lotus St, and 2800-blk Harriet Rd are narrow residential streets. The neighbourhood comprises of working families and has a spit between owner occupied with a few rental homes. Most houses have at least one vehicle per household. Off street parking is minimal so most residents park one of their vehicles on the street.

The existing apartment buildings in the 000-blk of Gorge Rd East have a small amount of underground parking. However, a large amount of occupants and visitors park on Irma St.

Further congestion occurs from Gorge Rd Hospital staff/visitors. During the pandemic, VIHA waived the staff/visitor parking fees at the machines. Recently, VIHA has begun to charge again for parking. As it was prior to the pandemic, Irma St and Lotus St has seen ample parking congestion due to staff/visitors choosing to park on the Residential Only street parking rather than pay for parking in the allocated lot.

Additionally, due to the heavy congestion, driveways are often times obstructed by vehicles parking too close to the driveway. This limits and in many cases restricts access to ones off-street parking.

Gorge Hospital Traffic

The Gorge Rd Hospital entrance is located on Gorge Rd at Balfour Ave. There is a Commercial Vehicle Only access at the corner of Irma St and Lotus St. The main entrance is a windy road with speed bumps. The vast majority of staff illegally access the Hospital parking through the Commercial Vehicle Only access. This saves them time, though also results in them speeding down Irma St, Harriet St, and Lotus St. The hospital has numerous shift changes, resulting in large volumes of vehicles accessing the parking lot in short succession of each other. Many times the staff are running late for work and driving down the streets at alarming rates.

Access to Gorge Road

Gorge Rd East is a busy collector street, which sees large volumes of traffic. Access onto Gorge Rd East from the cul-de-sac can be done either off of Irma St or Harriet St. Many people choose to use the access at Harriet St because there is a traffic light. This results in vehicles leaving Irma St, Lotus and taking Harriet St. This route results in increased vehicle traffic past the Co-Op at the corner of Harriet St and Lotus St.

Neighbourhood Safety

The cul-de-sac of Irma St, Lotus St and Harriet St is a family oriented residential single family dwelling community. It is nestled off of the high traffic flow of Gorge Rd East. Introducing a multi-unit townhouse development increases the already high density that exists and will only get worse when the new development at Gorge Rd East and Irma St completes.

Official Community Plan

According to Map 2 Urban Place Designations in the Official Community Plan, 2816 Irma St is designated Traditional Residential. A multi-unit townhouse is outside of the OCP.

Solutions

1. City of Victoria could adopt the Saanich Bylaw pertaining to driveways where vehicles are not permitted to park within 1.5 meters of a driveway entrance.
<https://www.saanich.ca/EN/main/community/getting-around/getting-around-faqs.html#:~:text=We%20have%20laws%20that%20spell,1.5%20m%20of%20a%20driveway>
2. Gorge Rd Hospital could install an electric gate to limit vehicle access through the Commercial Vehicle Only access to only commercial vehicles
3. Reject the proposal at 2816 Irma St
4. Apply Residential Permit Passes as seen on Green St in Victoria BC

In closing, the feedback from the neighbours on Irma and Lotus whom attended the presentation on June 13th were clearly against the proposal.

As the owner of [REDACTED], across the street from the proposed development, I too am against the project.

PS I tired to create an account with Victoria.ca/devtracker to provide feedback. I am tech savvy though was not able to create an account.

I'd like to ensure my comments are submitted and provided for review.

For the record, I would like to ensure that my personal email, home address and phone number are not used in a Privacy Breach, nor added to a councilor's personal, private, business, charity, not-for-profit or otherwise account. My personal details may not be shared with anyone.

Regards,

Charles Bodi

Ph: [REDACTED]

Hello,

I have forwarded BGLUC Chair's email to those who might not be on the BGLUC mailing list. An interesting point made in the letter was that there were people on the list that could not access the meeting due to the fact that the **published** zoom meeting address was incorrect. He said it was a Zoom problem, it was an incorrect link in the letter. I had to track down the chair of the committee to get the correct link.

1. The invitation to the Zoom meeting was put in my mailbox by the lower mainland developer. A developer should be held accountable for errors in their notices. Was it purposeful or incompetency on the part of the developer to publish an incorrect link? I contacted the architect who sent out the letter and he said he had no idea and that it was a city error. This developer is trying to make a profit (min. \$1,000,000) on the development and hiding that desire by promoting the idea that it is for families and suggesting rentals without providing a covenant. He has a strata development number. This project is not for the missing middle unless the total income of all residents of each unit surpasses \$125,000.00
2. The BGLUC chair's letter states that there were three in favor of the development. There is a documented history of people voting in favor of previously approved projects in this neighbourhood who are living in other areas of the city, Vancouver and special interest groups who profit off of housing. Why should we consider opinions of those who are not affected by increased congestion and massing in this small neighborhood?
3. The Council has to recognize that three large apartment complexes and the expanding use of the Gorge Road Hospital is enough for this one square block area of Victoria. Irma Street and Lotus Street are full of parked cars at night; not to mention the construction workers during the day.
4. Currently there are approximately 6-7 people living at 2816 Irma Street. They cut the grass, garden, hang clothes on the line and play Celtic music at very nice level in the Summer. They are performers and artists and young. **Where are these missing middle young people and the family they have created going to live when they are kicked out so that a developer can make a profit.**
5. What is going to happen when the big apartment building at Irma and Gorge is complete? Where are those thirty to fifty extra cars that surpass the parking stalls of the building going to park? On my lawn? In front of my driveway?
6. I think the approach to infilling these neighborhoods with understanding and caring for the current residents is something the Council should aspire to. We accepted and supported the sheltering of the homeless along Gorge Road. Is crowding and noise our reward for supporting the community in its time of need during COVID?

Kind Regards to All,

Dale Read

Dear Mayor, Council, and Leanne,

I'm writing today as a resident to urge you to oppose the proposed demolition of quality affordable housing at 2816 Irma Street. The development permit application is DPV00217 and the associated rezoning application is REZ00829. This is one of the first low rent casualties of the sadly misguided "Missing Middle" initiative which council passed in January 2023. This property is currently renting for \$2233 per month; for a 5 bedroom single family detached home. This is the exact type of property necessary to retain in order to keep average rent down in Victoria – and yet the missing middle allows developers to demolish this type of affordable property with little oversight. It's currently rented by working class low income residents, and I am one of the 4 residents who will be displaced if you allow this development to continue. The house is in fine shape despite it's age, and was extremely well built. It shows no signs of any major structural failures and is well kept inside and out. The current tenants have been here for nearly 4 years.

The developer from Vancouver originally proposed 8 units for the lot prior to the passing of the Missing Middle. This type of application for 2816 Irma St has been soundly rejected by the CALUC on more than one occasion, and the community feedback for this latest application was a resounding no once again. Upon the passing of the Missing Middle in January, the developer has rapidly (and underhandedly) altered the plans from 8 units down to 6; to allow this development to fit into the Missing Middle and avoid Mayor/Council/Community Planner scrutiny. This means that another quality home with extremely affordable rent will be replaced by 6 completely non-affordable units ostensibly for marketing to wealthy non-residents. This does absolutely nothing to increase availability of affordable housing within the city; and in fact does the opposite as 4 low income residents will be immediately displaced into housing they can't afford or onto the street. The availability of a rental property in Victoria where each room rents for \$558/month (or \$446 if you consider that the 4 residents have 5 bedrooms) is nearly zero. Whilst the developer has largely ignored the Victoria Tenant Assistance Policy, even if they were to bother with section 4.3 (Alternate housing options); they would be basically at a brick wall trying to locate properties "Comparable in terms of size, location, and rent amount".

With all dreams for the usefulness of the Missing Middle bylaws aside, I urge you strongly to consider putting a very quick stop to this development by whatever legal avenues available. Please reply at your earliest convenience.

-- R. Cody Baresich

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I'm writing today as a resident to urge you to oppose the proposed demolition of quality affordable housing at 2816 Irma Street. The development permit application is DPV00217 and the associated rezoning application is REZ00829. This is one of the first low rent casualties of the sadly misguided "Missing Middle" initiative which council passed in January 2023. This property is currently renting for \$2233 per month; for a 5 bedroom single family detached home. This is the exact type of property necessary to retain in order to keep average rent down in Victoria – and yet the missing middle allows developers to demolish this type of affordable property with little oversight. It's currently rented by working class low income residents, and I am one of the 4 residents who will be displaced if you allow this development to continue. The house is in fine shape despite it's age, and was extremely well built. It shows no signs of any major structural failures and is well kept inside and out. The current tenants have been here for nearly 4 years.

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With all dreams for the usefulness of the Missing Middle bylaws aside, I urge you strongly to consider putting a very quick stop to this development by whatever legal avenues available. Please reply at your earliest convenience.

Matthew Pendlebury

To whom it may concern, I feel this rezoning application is against the best interest of the neighborhood. See attached letter from the burnside community association for previous rezoning applications

All previous applications have been unanimously rejected by the community association and all neighbours concerned.

The proposed development will severely worsen traffic on Irma street, to the point I feel it will become overcrowded. We have four medium density apartment buildings with parade exits directly on to Irma, not more than 100 feet away from the proposed development. See attached pictures for further details.

Irma is a local street, with parking on both sides and is only wide enough to permit single lane traffic with vehicles parked on both side of the street.

See below map for buildidings listed.

1 - 45 George rd, a new 52 unit rental building with only 120 underground parking, plus commercial space facing George rd.

2 - BC housing society rental apartments 68 units Dahli Place is a 4-story affordable rent apartment building in the Burnside neighbourhood of Victoria. It has 8 studio, 28 1-bedroom, and 32 2-bedroom units. It has 2 elevators, pay secured underground parking, pay storage, bicycle storage and pay washer and dryer laundry room on each floor.

3 - 2830 Rae mews. A complex of 8 3 story townhouses.

4 - proposed development

5. - 2821 georgian apartment 8 units

The developer I feel is misleading council in stating that this will also act as a transistion from the medium density building to lower density housing.

2830 Rae mews already first this build. As you can see in this picture

<Feedback on 2816 Irma Street.pdf>

<2023-03-14 - Letter to Council - Revisions.pdf>

Thank you for your time.

Allison greenwood

Survey Responses

2816 Irma Street

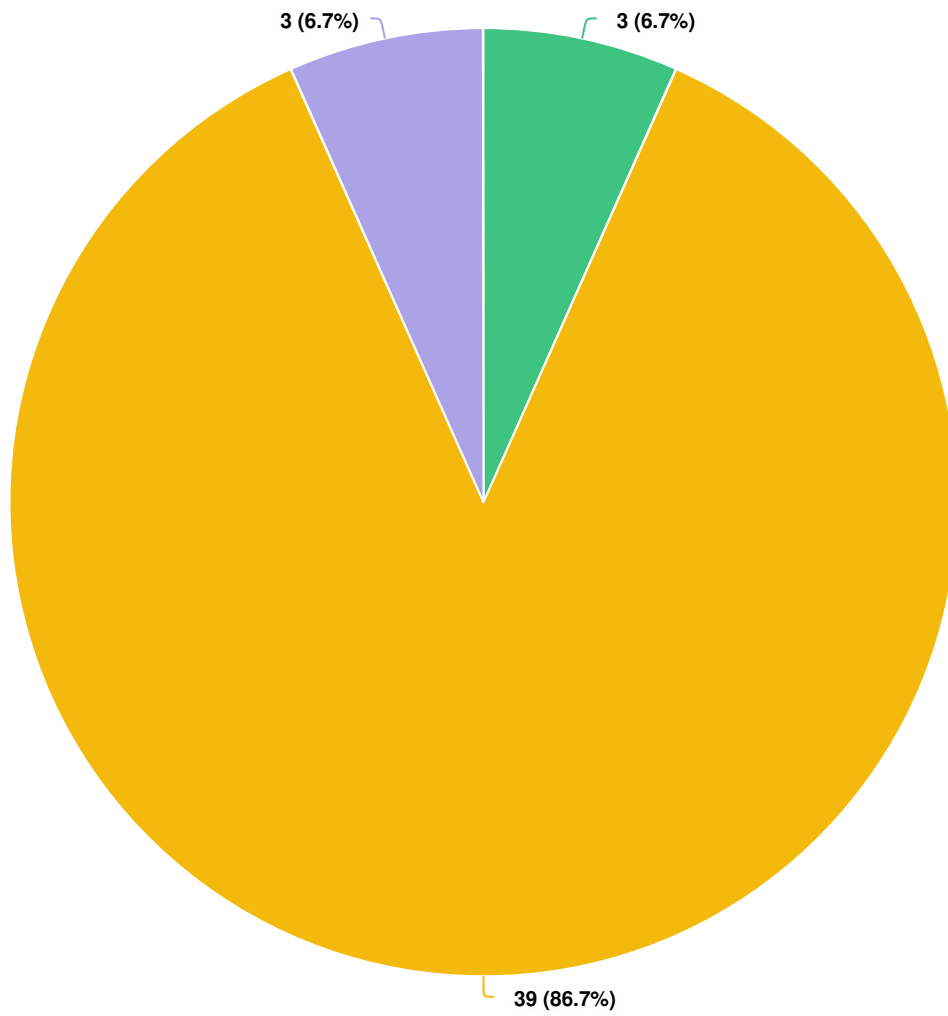
Have Your Say

Project: 2816 Irma Street



VISITORS					
63					
CONTRIBUTORS			RESPONSES		
45			45		
0	0	45	0	0	45
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (45 response(s))

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



Respondent No: 1

Login: Anonymous

Responded At: May 25, 2022 21:32:25 pm

Last Seen: May 25, 2022 21:32:25 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Damien Alvarez

Q4. **Your Street Address** 2816 Irma Street

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



Respondent No: 2

Login: Anonymous

Responded At: May 25, 2022 21:42:54 pm

Last Seen: May 25, 2022 21:42:54 pm

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

Q2. **Comments (optional)**

We don't need to tear down solid houses to create more unaffordable housing for the rich. This rezoning is not for an affordable development and it's not welcome in our neighbourhood either way.

Q3. **Your Full Name** Steve Gregson

Q4. **Your Street Address** 35 Gorge Rd E.

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



Respondent No: 3

Login: Anonymous

Responded At: May 25, 2022 21:51:47 pm

Last Seen: May 25, 2022 21:51:47 pm

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

Q2. **Comments (optional)**

I am in opposition of further densification of Irma street. With the addition of 170 units across the street we have not yet fully comprehended the increase in traffic and parking issues that we may face. Irma and Lotus St are narrow and cannot accommodate any further density. The proposal that has been submitted, while looks great, does not fit the community plan and I strongly oppose it. Thanks for your consideration.

Q3. **Your Full Name** Jonathon Watson

Q4. **Your Street Address** 32 Lotus St.

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



Respondent No: 4

Login: Anonymous

Responded At: May 25, 2022 21:55:29 pm

Last Seen: May 25, 2022 21:55:29 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Shaun collette

Q4. **Your Street Address** 40 Boyd street suite 104

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



Respondent No: 5

Login: Anonymous

Responded At: May 25, 2022 22:05:44 pm

Last Seen: May 25, 2022 22:05:44 pm

Q1. What is your position on this proposal?

Other (please specify)

Where can I find info. There is a sign and no information?

Q2. Comments (optional)

This is a bit frustrating to learn what is proposed

Q3. Your Full Name

Paul Bogaert

Q4. Your Street Address

2807 Irma St

Q5. Your email address (optional)



Respondent No: 6

Login: Anonymous

Responded At: May 25, 2022 22:15:09 pm

Last Seen: May 25, 2022 22:15:09 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Teeramet Wilson

Q4. **Your Street Address** 2530 Wark Street

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



Respondent No: 7

Login: Anonymous

Responded At: May 25, 2022 22:23:42 pm

Last Seen: May 25, 2022 22:23:42 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Cassondra Martin

Q4. **Your Street Address** 204 - 46 Eric Street St. John's NL

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



Respondent No: 8

Login: Anonymous

Responded At: May 25, 2022 22:45:08 pm

Last Seen: May 25, 2022 22:45:08 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Danni Hannan

Q4. **Your Street Address** 922 Queens ave

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



Respondent No: 9

Login: Anonymous

Responded At: May 25, 2022 22:51:50 pm

Last Seen: May 25, 2022 22:51:50 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Thomas Tustain

Q4. **Your Street Address** 945 East 28th V5V2P3

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



Respondent No: 10

Login: Anonymous

Responded At: May 26, 2022 00:35:45 am

Last Seen: May 26, 2022 00:35:45 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Margaret Maclsaac

Q4. **Your Street Address** 10923 70th avenue

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



Respondent No: 11

Login: Anonymous

Responded At: May 26, 2022 01:20:39 am

Last Seen: May 26, 2022 01:20:39 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Grey Fairservice

Q4. **Your Street Address** 421 Vancouver St

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



Respondent No: 12

Login: Anonymous

Responded At: May 26, 2022 06:13:30 am

Last Seen: May 26, 2022 06:13:30 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Dan Holding

Q4. **Your Street Address** 819 yates street

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



Respondent No: 13

Login: Anonymous

Responded At: May 26, 2022 06:41:57 am

Last Seen: May 26, 2022 06:41:57 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** José Mejia

Q4. **Your Street Address** 1712 Bay Street

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



Respondent No: 14

Login: Anonymous

Responded At: May 26, 2022 07:01:09 am

Last Seen: May 26, 2022 07:01:09 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Kyra Hetherington

Q4. **Your Street Address** 421 Vancouver St

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



Respondent No: 15

Login: Anonymous

Responded At: May 26, 2022 07:54:30 am

Last Seen: May 26, 2022 07:54:30 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Martin Jenkins

Q4. **Your Street Address** 728 Meaford Ave

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



Respondent No: 16

Login: Anonymous

Responded At: May 26, 2022 07:55:20 am

Last Seen: May 26, 2022 07:55:20 am

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

Q2. **Comments (optional)**

I grew up in Victoria. We need to stop evicting people that live here to accommodate more people moving here. It isn't fair to the people that have lived here for years. It has happened to myself twice now. It displaces us at a time of a housing crisis. How does that help the people of Victoria?

Q3. **Your Full Name** Kaitlyn Mann

Q4. **Your Street Address** 205-728 Meaford Ave

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



Respondent No: 17

Login: Anonymous

Responded At: May 26, 2022 08:05:19 am

Last Seen: May 26, 2022 08:05:19 am

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

Q2. **Comments (optional)**

Would love to see the current building stay & the current tenants keep their home.

Q3. **Your Full Name** Chelsea Murphy

Q4. **Your Street Address** 922 queens ave Victoria

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



Respondent No: 18

Login: Anonymous

Responded At: May 26, 2022 08:10:47 am

Last Seen: May 26, 2022 08:10:47 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Taylor Levsen

Q4. **Your Street Address** 1715 Albert ave, Victoria

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



Respondent No: 19

Login: Anonymous

Responded At: May 26, 2022 11:49:07 am

Last Seen: May 26, 2022 11:49:07 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Aíne MacDonald

Q4. **Your Street Address** 3181 stevenson place

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



Respondent No: 20

Login: Anonymous

Responded At: May 26, 2022 12:54:50 pm

Last Seen: May 26, 2022 12:54:50 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Gretchen Bonegardener

Q4. **Your Street Address** 187 Atkins Rd Victoria

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



Respondent No: 21

Login: Anonymous

Responded At: May 26, 2022 13:10:48 pm

Last Seen: May 26, 2022 13:10:48 pm

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

Q2. **Comments (optional)**

It's not right to take away someone's house.

Q3. **Your Full Name** Rachel Bruning

Q4. **Your Street Address** 430 Tribune Crescent Victoria BC V9C1J1

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



Respondent No: 22

Login: Anonymous

Responded At: May 26, 2022 15:09:27 pm

Last Seen: May 26, 2022 15:09:27 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Danielle vik

Q4. **Your Street Address** 3351 Luxton road

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



Respondent No: 23

Login: Anonymous

Responded At: May 26, 2022 15:53:55 pm

Last Seen: May 26, 2022 15:53:55 pm

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

Q2. **Comments (optional)**

Please ensure that you have a garbage pu location that is on the property. Garbage bins should not be parked on Irma or Lotus Street awaiting pu disposal. Otherwise, your concept looks good and should fit nicely into the neighbourhood.

Q3. **Your Full Name** Wayne Reid

Q4. **Your Street Address** 20 Lotus Street

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



Respondent No: 24

Login: Anonymous

Responded At: May 26, 2022 18:09:36 pm

Last Seen: May 26, 2022 18:09:36 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Zackary Green

Q4. **Your Street Address** 772 Hockley Ave

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



Respondent No: 25

Login: Anonymous

Responded At: May 26, 2022 19:54:01 pm

Last Seen: May 26, 2022 19:54:01 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Tyler McMillan

Q4. **Your Street Address** 207 240 Simcoe Street

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



Respondent No: 26

Login: Anonymous

Responded At: May 27, 2022 09:36:13 am

Last Seen: May 27, 2022 09:36:13 am

Q1. What is your position on this proposal?

Other (please specify)

May support with some changes

Q2. Comments (optional)

While I am supportive of providing housing for families, and the housing typology of 3 story townhouse, I have concerns around whether these units will be affordable. It would be displacing an existing affordable rental home that provides housing for 4-5 adults, all of whom would be evicted and unlikely to be able to afford to rent in the resulting re-development. How does this development help with the current affordable housing crisis in the city? In addition, there is a missed opportunity to provide growing space for the residents. Common landscaping that supports pollinators, bee boxes, etc are all great, but the benefits of having access to food growing spaces for our mental and social health are well-documented. Consider using some space to provide raised garden beds for the residents to grow food in.

Q3. Your Full Name

Keltie Craig

Q4. Your Street Address

2807 Irma Street

Q5. Your email address (optional)



Respondent No: 27

Login: Anonymous

Responded At: May 30, 2022 21:28:55 pm

Last Seen: May 30, 2022 21:28:55 pm

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

Q2. **Comments (optional)**

As a home owner in the area we are very concerned with the amount of construction that is going on in the area all ready. The current construction has already made it very difficult to enjoy our living environment. All the parking is used up and there is excessive noise every day of the week. We are very upset that the building will now completely disrupt our view. The development is way to big of the area and the lot size.

Q3. **Your Full Name** Jalisa Bridges

Q4. **Your Street Address** 2830 Irma st

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



Respondent No: 28

Login: Anonymous

Responded At: May 31, 2022 21:02:47 pm

Last Seen: May 31, 2022 21:02:47 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I oppose this design in its entirety. Townhomes have been proposed on this before and the neighbourhood has rejected such proposes. This development is no different from the other proposed designs. In fact, it is worse in my opinion. I believe this is the second proposal to make it to public consultation, but the property has changed hands more than that, with each owner wanting to develop townhomes. The first proposed development was a five townhome development, which was overwhelmingly opposed by the neighbourhood. Our opinions have not changed. If the neighbourhood does not support a five townhome development, why would it support an eight townhome development?! The city may not be aware but on the third floor of the 2830 Irma Steet townhomes are the master bedroom suites with large windows. From the third floor, the units have views of the Olympic Mountains, the Sooke hills, city views, and Esquimalt. The proposed design is for eight townhomes to be positioned east to west (roughly) at the same height as the adjacent townhomes. What this means is that all five townhouse units' views will be replaced by a wall, and their views of the natural environment will be obstructed entirely. How can the city even consider a design where entire views are replaced by a wall? If our view is to be replaced, can the design at least follow the Burnside Gorge Neighbourhood Plan urban design policies and follow the perpendicular townhome cluster, so the two developments have a common, natural area to look at. It is a bit of a thorn in my side, that our view is a wall, while the new development's third floors will all have views of the Olympic Mountains, the Sooke hills, city views, and Esquimalt. Greenspace is apparently important to the developers, as the proposed development provides numerous common garden areas for their occupants to enjoy. However, that important greenspace is overlooked in comparison to the adjacent properties. Their views are a wall with some low-lying vegetation and bamboo. It is a great design for the subject property but lacks any consideration for adjacent properties. I do not see how this design is at all compatible, neighbourly, and creates a good fit with the established neighbourhood. I also have an issue with more rental units being built in the immediate neighbourhood. There are enough rental properties. There needs to be more ownership. In fact, the Burnside Gorge neighbourhood has 65% renters and only 35% owners. I would really like to see the city support developments in the Burnside Gorge neighbourhood that are not rentals. These townhomes are most likely to be higher-end townhomes with rents exceeding \$3,000/month. At that price tag, I do not see how this development will help with Victoria's housing crisis where housing pricing is out of reach for some of the population who need housing. In fact, I suspect that these rentals will attract families or co-habitation, young professionals. What this means is there will be more cars than parking spaces. I know this because one of the townhomes is rented by three young professionals who all have a vehicle. That is three vehicles for one unit. And that is not including the two motorbikes they park in front of their garage! My other concern is the number of townhomes being proposed. Irma Street is already full of parked cars due to the overflow of neighbouring properties. Dahli Place, at 63 Gorge Road, has numerous tenants that park on the street. The new development across the street for a 153-unit apartment complex will only add to the street parking issue as well. In fact, parking is also an issue for our five townhome complex where some units must park on the street. Unfortunately, the city's view of one car per household is not reasonable for some families who require at least two vehicles. Thus, eight rental townhomes will only add to the growing street parking issue. The narrow local road was not designed for such traffic. Two cars cannot even pass each other without one having to pull over and let the other go by. If I must live with townhomes being developed on this property, then I would like to see the development follow the perpendicular townhome cluster design, and be of lower height so as to not entirely block the views that the adjacent property already has enjoyed for 7+ years and have fewer units with a broken design to allow for views beyond the buildings.

Q3. Your Full Name Kevin Poll

Q4. Your Street Address Unit 4, 2830 Irma Street, Victoria, BC

Q5. Your email address (optional)



Respondent No: 29

Login: Anonymous

Responded At: Jun 01, 2022 19:14:40 pm

Last Seen: Jun 01, 2022 19:14:40 pm

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

Q2. **Comments (optional)**

Supporting local affordable family housing. The neighborhood is already getting too stuffy. There's too much construction noise.

Q3. **Your Full Name** Kelsey Towstego

Q4. **Your Street Address** 21 gorge rd.

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



Respondent No: 30

Login: Anonymous

Responded At: Jun 02, 2022 19:04:42 pm

Last Seen: Jun 02, 2022 19:04:42 pm

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

Q2. **Comments (optional)**

I support adding more family housing to the community

Q3. **Your Full Name** Theresa Godin

Q4. **Your Street Address** 75 Gorge Rd West

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



Respondent No: 31

Login: Anonymous

Responded At: Jun 03, 2022 17:11:36 pm

Last Seen: Jun 03, 2022 17:11:36 pm

Q1. What is your position on this proposal?

Other (please specify)

Support with caveats

Q2. Comments (optional)

While I support overall densification of the neighbourhood, it needs to be managed and accompanied by a plan to manage the consequences of that density. Two particular issues that come up are traffic and parking: 1) Parking: The 8 unit building must include 8 parking spots and visitor parking, to avoid increased congestion of street parking (already bad, likely to get worse with the large mixed use development across the street) 2) Traffic: This will add to traffic on already overused Irma St and Lotus St. Island Health is planning to start a UPCC at Gorge Rd Hospital. Many employees and patients now use the commercial entrance off Irma St/Lotus St, despite signs telling them not to. There is high traffic on narrow residential streets, clogged by parking on both sides. It is a safety concern as well with the co-op up the street at Lotus St/Harriet St (in Saanich technically I think). Will the city work with Island Health staff to ensure traffic is calmed on these streets, ideally by gating this entrance to encourage use of the appropriate high-volume main entrance off Gorge Rd? In general, I like that I am in a neighbourhood that is growing denser. I think it is better for the environment and encourages more services and walkability. I do question the city's strategy of seeming to focus on Burnside Gorge for social and affordable housing in order to spare the "better" neighbourhoods like Fairfield. I would prefer a more even distribution of affordable and social housing coordinated at the regional level.

Q3. Your Full Name

Kevin Wade

Q4. Your Street Address

21 Lotus St

Q5. Your email address (optional)



Respondent No: 32

Login: Anonymous

Responded At: Jun 05, 2022 12:53:55 pm

Last Seen: Jun 05, 2022 12:53:55 pm

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

Q2. **Comments (optional)**

After a full review of the proposed plans, the following issues were found: -Proposed 8 unit structure is too close to neighbouring property, 2812 Irma street; 2 to 3 feet between 2812 Irma street roof and nearest proposed 2816 structure. -8 unit design and its green space doesn't fully maximize living space for low- to mid-level housing requirements for Victoria. - removal of large existing trees on 2816 Irma street back lot is unnecessary -the long-term blasting required for construction of underground parking and for construction of units would be very disruptive for existing residents who centre around this property

Q3. **Your Full Name** Rhonda Stoddard

Q4. **Your Street Address** 2812 , Irma Street

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



Respondent No: 33

Login: Anonymous

Responded At: Jun 07, 2022 10:44:20 am

Last Seen: Jun 07, 2022 10:44:20 am

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

Q2. **Comments (optional)**

Proposal fits well with form and function of the neighboring residences/structures. The landscape plan is excellent.

Q3. **Your Full Name** David Little

Q4. **Your Street Address** 3975 Columbine Way

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



Respondent No: 34

Login: Anonymous

Responded At: Jun 08, 2022 17:58:08 pm

Last Seen: Jun 08, 2022 17:58:08 pm

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

Q2. **Comments (optional)**

We believe the density of the area is too high. That lot is the beginning of the residential single family lots. A 4 unit rental townhouse complex will be dense enough on that site. Site should provide garage space as street parking is at a premium.

Q3. **Your Full Name** Joanne Foster

Q4. **Your Street Address** 69 Gorge Rd

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



Respondent No: 35

Login: Anonymous

Responded At: Jun 08, 2022 18:45:11 pm

Last Seen: Jun 08, 2022 18:45:11 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Ashley Quinn

Q4. **Your Street Address** 24 Lotus St

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



Respondent No: 36

Login: Anonymous

Responded At: Jun 09, 2022 11:07:52 am

Last Seen: Jun 09, 2022 11:07:52 am

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

Q2. **Comments (optional)**

There is a 153 unit building going up right now on Irma Street. The traffic and residents that this will bring to this neighborhood are enough for the present. We went through this with the city previously and the rezoning was denied. Nothing has changed as far as I am concerned as a resident. The community plan is for the property at 2816 Irma is traditional residential. 20, 24 and 30 Gorge Road East are all larger and would be more suited to this type of development. The loss of green space is unacceptable. The amount of construction that we have endured for the past decade is enough. We are in favor of upholding the community plan, and say "No" to cramming one more development in an already highly developed area.

Q3. **Your Full Name** Chris Berkholtz

Q4. **Your Street Address** 2808 Irma Street, Victoria BC Canada V9A1S2

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



Respondent No: 37

Login: Anonymous

Responded At: Jun 09, 2022 13:52:26 pm

Last Seen: Jun 09, 2022 13:52:26 pm

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

Q2. **Comments (optional)**

Parking is a problem already. The back lane would go from two exits/entrances to one. Destruction of trees. More housing for those very well off but not for middle to lower class persons.

Q3. **Your Full Name** Phyllis Garbutt

Q4. **Your Street Address** 2812 IRMA STREET

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



Respondent No: 38

Login: Anonymous

Responded At: Jun 10, 2022 05:51:57 am

Last Seen: Jun 10, 2022 05:51:57 am

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

Q2. **Comments (optional)**

Our community has had a dramatic increase in population in the last couple of years and a new multiunit building is being built across the street from this site at this moment. Please, let's let the population stabilize for a few years prior to approving any further building applications for greater density. On the other hand, in a few years, when you do consider applications, please ensure that they're for owner-occupy. We have enough assisted rental housing in the community now.

Q3. **Your Full Name** Terrence Feeseey

Q4. **Your Street Address** 10 Lotus St

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



Respondent No: 39

Login: Anonymous

Responded At: Jun 10, 2022 06:57:10 am

Last Seen: Jun 10, 2022 06:57:10 am

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

Q2. **Comments (optional)**

Density here is increasing rapidly without a comprehensive neighbourhood plan. Slow down the constant construction.

Q3. **Your Full Name** Kathleen shoemaker

Q4. **Your Street Address** 10 Lotus

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



Respondent No: 40

Login: Anonymous

Responded At: Jun 10, 2022 14:34:07 pm

Last Seen: Jun 10, 2022 14:34:07 pm

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

Q2. **Comments (optional)**

Placing any additional units on this property is against the official plan. If this is a family complex, where do the children play. There are already three huge apartments, a five unit group home, and a hospital in this 1.5 block area. Traffic volumes are huge with the existing residents what will happen with the new 120 + apartment building.

Q3. **Your Full Name** Mr Dale L Read

Q4. **Your Street Address** 36 Lotus Street

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



Respondent No: 41

Login: Anonymous

Responded At: Jun 10, 2022 22:05:54 pm

Last Seen: Jun 10, 2022 22:05:54 pm

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

Q2. **Comments (optional)**

We already have a huge housing density in the area with the new apartment complex on the corner as well as the townhouses and other two developments facing Gorge. Parking is already a problem on the streets. Eight townhouses on the lot is too dense. There is no green space. They also want to put Garry Oaks right on the property lines. It's invasive for the surrounding houses. What are they thinking? As for the process of collecting feedback from the area about this proposal. I noticed in the feedback you published online about the huge 100+ apartment complex on the corner of Gorge/Irma currently being developed that you included in the package published online support letters from people in Vancouver and Toronto (what has that got to do with this area?). from a ridiculous number of professionals from Colliers (even admin) and real estate firms, and from people in other areas of Victoria that have nothing at all to do with this area. Curiously their addresses were blacked out (I had to research), yet you exposed the names and home addresses of those against the proposal ... on the internet. Well done! So much for ensuring the privacy and security of residents of Victoria. I hope this time around, you will actually run a fair process, don't pad your data and will be more transparent. (You may also want to redo your IAP2 training.)

Q3. **Your Full Name** Gisele Plourde

Q4. **Your Street Address** 36 Lotus St

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



Respondent No: 42

Login: Anonymous

Responded At: Jun 15, 2022 18:26:24 pm

Last Seen: Jun 15, 2022 18:26:24 pm

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

Q2. **Comments (optional)**

Fully oppose I live next door at 2812 Irma st for 6 years and i am fully aware of the house in question. A similar proposal for 8 condo units was put forth 2 years ago, by a different developer and was denied, as this one should be Reason are as follows Parking, Irma st is a older street that does not allow a lot of traffic, 90 percent of the time, the street parking is full from over flow with nearby condos, which turns the road into a one way street. This condo unit proposes 8 units, each a 3 bedroom family unit, with a single car stall for each unit. Each stall is suitable for a small to mid sized car. Currently most family's I know, own a least two vehicles, as both parents generally work. This would force 8-10 vehicles to be parked on the street, where no parking exists. Effect on neighbour, and existing houses. If you look at the street view, you will see that the proposed development is 3.5 stories high, and looking at the shadow proposal, the units at 2830, will be boxed in continuous shade from the development, and the near by low income apartment's to the north. They will be left with zero view in all four directions.. Also there is currently under construction, a four story, mixed used development across the road which will further hamper the view of existing neighbours. The last thing i want, or anyone for that matter is to walk out in the back yard and be faced with a 40 foot wall of condos. The proposed common courtyards, are small, as well. Again looking at the shade proposal, you will see it will be in shadow, 75 percent of the time by the condos themselves. Would you want to enjoy a courtyard in perpetual shadow. Removal of affordable housing from a already existing tight rental market. With victoria, and existing towns at .25% rental availability, or less, the current tenants, who all work, are honest, and hard working. Would be forest to relocate to a higher rent market, possibly double what they are currently paying for rent. The existing house provides affordable housing which we desperately need in the area. Destruction of mature trees, It's all fine to have a policy to replace existing trees, but the current trees are a mature fir, cherry and fruit tree. It would years for replacements to grow, and decades before they would provide the same environmentally effect Declining home sales, currently the hot buyers market is dying of sharply, with home sales down 30-40 percent across the board, across Canada. These units, time they are finished, will be over priced or unaffordable for most families.

Q3. **Your Full Name** Allison Greenwood

Q4. **Your Street Address** 2812 Irma st

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



Respondent No: 43

Login: Anonymous

Responded At: Jun 17, 2022 13:15:29 pm

Last Seen: Jun 17, 2022 13:15:29 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Crystal F

Q4. **Your Street Address** 21 Gorge Road East

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



Respondent No: 44

Login: Anonymous

Responded At: Jun 21, 2022 14:34:51 pm

Last Seen: Jun 21, 2022 14:34:51 pm

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

Q2. **Comments (optional)**

Too dense for an already busy corner. This site is better suited to a duplex but not 8 units. Street parking is already maxed out with the new apartment across the street. I realize land costs push developers to increase density but this is way too much.

Q3. **Your Full Name** Don McCaffrey

Q4. **Your Street Address** 55 Lotus St

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



Respondent No: 45

Login: Anonymous

Responded At: Jun 29, 2022 06:08:46 am

Last Seen: Jun 29, 2022 06:08:46 am

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

I am concerned with the proposed development at 2816 Irma St. I attended the presentation on June 13th at 6pm held by the CALUC. Background The 2800-blk of Irma St is a narrow road that resembles one section of a Cul-De-Sac. Irma St's north end starts at Gorge Rd East, connects with Lotus St to the south. Lotus St goes east to west connecting to the west with Harriet St. At the South end of Harriet St is a Co-op Housing facility with numerous families and small children. At the South end of Irma St is the Commercial Vehicle Access for the Gorge Rd Hospital. The neighbourhood has seen significant changes over the past 18+ years that I've lived at my residence. In the early 2000's, at the South West corner of Gorge Rd East and Irma St was an old hotel, riddled with crime, drugs and prostitution. It was cleaned up around 2005 and two rental apartments were built. In 2021 a development was approved and is currently under construction for a five-story rental apartment with some 150 residential units. Parking 2800-blk Irma St, 000-blk Lotus St, and 2800-blk Harriet Rd are narrow residential streets. The neighbourhood comprises of working families and has a spit between owner occupied with a few rental homes. Most houses have at least one vehicle per household. Off street parking is minimal so most residents park one of their vehicles on the street. The existing apartment buildings in the 000-blk of Gorge Rd East have a small amount of under ground parking. However, a large amount of occupants and visitors park on Irma St. Further congestion occurs from Gorge Rd Hospital staff/visitors. During the pandemic, VIHA waived the staff/visitor parking fees at the machines. Recently, VIHA has began to charge again for parking. As it was prior to the pandemic, Irma St and Lotus St has seen ample parking congestion due to staff/visitors choosing to park on the Residential Only street parking rather than pay for parking in the allocated lot. Additionally, due to the heavy congestion, driveways are often times obstructed by vehicles parking too close to the driveway. This limits and in many cases restricts access to ones off-street parking. Gorge Hospital Traffic The Gorge Rd Hospital entrance is located on Gorge Rd at Balfour Ave. There is a Commercial Vehicle Only access at the corner of Irma St and Lotus St. The main entrance is a windy road with speed bumps. The vast majority of staff illegally access the Hospital parking through the Commercial Vehicle Only access. This saves them time, though also results in them speeding down Irma St, Harriet St, and Lotus St. The hospital has numerous shift changes, resulting in large volumes of vehicles accessing the parking lot in short secession of each other. Many times the staff are running late for work and driving down the streets at alarming rates. Access to Gorge Road Gorge Rd East is a busy collector street, which sees large volumes of traffic. Access onto Gorge Rd East from the cul-de-sac can be done either off of Irma St or Harriet St. Many people choose to use the access at Harriet St because there is a traffic light. This results in vehicles leaving Irma St, Lotus and taking Harriet St. This route results in increased vehicle traffic past the Co-Op at the corner of Harriet St and Lotus St. Neighbourhood Safety The cul-de-sac of Irma St, Lotus St and Harriet St is a family oriented residential single family dwelling community. It is nestled off of the high traffic flow of Gorge Rd East. Introducing a multi-unit townhouse development increases the already high density that exists and will only get worse when the new development at Gorge Rd East and Irma St completes. Official Community Plan According to Map 2 Urban Place Designations in the Official Community Plan, 2816 Irma St is designated Traditional Residential. A multi-unit townhouse is outside of the OCP. Solutions 1. City of Victoria could adopt the Saanich Bylaw pertaining to driveways where vehicles are not permitted to park within 1.5 meters of a driveway entrance. <https://www.saanich.ca/EN/main/community/getting-around/getting-around-faqs.html#:~:text=We%20have%20laws%20that%20spell,1.5%20m%20of%20a%20driveway> 2. Gorge Rd Hospital could install an electric gate to limit vehicle access through the Commercial Vehicle Only access to only commercial vehicles 3. Reject the proposal at 2816 Irma St 4. Apply Residential Permit Passes as seen on Green St in Victoria BC In closing, the feedback from the neighbours on Irma and Lotus whom attended the presentation on June 13th were clearly against the proposal. As the owner of _____ across the street from the proposed development, I too am against the project. PS I tired to create an account with Victoria.ca/devtracker to provide feedback. I am tech savvy though was not able to create an account. I'd like to ensure my comments are submitted and provided for review. For the record, I would like to ensure that my personal email, home address and phone number are not used in a Privacy Breach, nor added to a councilor's personal, private, business, charity, not-for-profit or otherwise account. My personal details may not be shared with anyone. Regards, Charles Bodi Ph:

Q3. Your Full Name

Charles Bodi

Q4. Your Street Address
