

[REDACTED]

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**From:** Cody Baresich [REDACTED]  
**Sent:** April 1, 2024 11:54 PM  
**To:** Victoria Mayor and Council; Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Krista Loughton (Councillor); Dave Thompson (Councillor); Legislative Services email  
**Subject:** Regarding COTW Meeting Apr 4th.

Dear Mayor and Council,

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 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 the 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 similar rental rates 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.

-- Ryan Cody Baresich  
[REDACTED]

[REDACTED]

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**From:** Charles Bodi [REDACTED]  
**Sent:** April 1, 2024 1:25 PM  
**To:** Legislative Services email  
**Subject:** 2816 Irma St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I object to the reduction in visitor parking of 1 to 0.

Neighbouring apartments on Gorge along with the adjacent townhouse building all have spill over their principal residents and visitors vehicles.

Also, the apartment being constructed currently fail to have adequate parking for the needs of the projected tenants.

I am barely able to exit my own driveway currently because vehicles park so close to the mouth of my driveway.

Often times I'm not able to go to work because I can't exit my own driveway. The street is narrow and making the turn with vehicles along my driveway opening becomes even more challenging when vehicles are also parked across the street.

I know this council is on a mission to remove cars, and that my opinion means absolutely nothing to the Party of 5.

So, as a compromise I would like to see that yellow markings be painted on either side of my driveway limiting how close vehicles can park beside my driveway.

Painting 5 feet of yellow paint on either side of the non-mountable curb (not the tapered portion of the curb) would allow me continued access to my property which has drastically decreased in the past 20 years due to the reduction of parking minimums on Irma and Gorge.

FYI, Hospital staff and visitors still park on Irma and Lotus to avoid paying for parking.

News flash. People need cars. Reducing parking minimums does nothing for the environment., It only makes the quality of living worse for everyone else.

Sadly, only us adults understand that.

Charles Bodi  
2815 Irma St

\*Please black out my address before posting publically. Victoria is an extremely divisive and hostile

community filled with friends of council trolls. I do not need harassment by social degenerates.

Thank you.

[REDACTED]

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**From:** Dale Read [REDACTED]  
**Sent:** April 1, 2024 4:48 PM  
**To:** Legislative Services email; Victoria Mayor and Council; Marianne Alto (Mayor); Jeremy Caradonna (Councillor); Chris Coleman (Councillor); Matt Dell (Councillor); Dave Thompson (Councillor); Marg Gardiner (Councillor); Stephen Hammond (Councillor); Susan Kim (Councillor); Krista Loughton (Councillor)  
**Cc:** dobee@timescolonist.com  
**Subject:** PUBLIC NOTICE: NOT RECEIVED IN TIME FOR INFORMED INPUT 2816 IRMA STREET

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## **PUBLIC NOTICE: NOT RECEIVED IN TIME FOR INFORMED INPUT 2816 IRMA STREET**

**Dear Mayor and Council,**

On March 26, I received a hand-delivered notice in my mailbox for a Variance Development permit seeking my input on a proposed variance for 2816 Irma Street. The notice is dated March 22 and stated that I had to submit my comments by the Tuesday before the meeting (which would be March 26 for the April 4 meeting). This notice is in contravention a reasonable person's interpretation of the variance rules because I received the notice after the **"Tuesday noon deadline"** set out in the notice. I do not believe that you can legally decide this variance application on April 4 because the notice was not delivered properly.

The next issues that I would like to comment on are the variances that the Developer is requesting.

1. I oppose the request to reduce the Irma Street setback since the streetscape is already overtaken by tall buildings and will make the street look and feel like it is a canyon. Further, this decrease will also affect the airflow around the buildings thereby increasing the effect on increased air temperature due to climate change.
2. I oppose the request to reduce the setback by one metre for the north side. Again, reduced airflow will affect the quality of life in the existing townhouses and surrounding properties.
3. The Developer justifies the removal of the soft landscaping and reducing the setback on the southside because of the "residential use of the adjoining properties." I disagree. The Developer is suggesting that my use of my property is less important than the Developer's purpose of profit. I have looked at the original drawing and, on A500, it shows that there is a 2-metre fence with lattice work to allow for clematis to climb on. If you allow the removal of the soft landscaping, where are they going to plant the

clematis that is supposed to climb in the lattice on the fence. Does that mean the Developer is not going to not install a fence as well?

a. a. The driveway is interlocking pavers. This suggests there will be problems with drainage and toxic run-off. Does that mean there are no **French drains** in the driveway and that all the oil and rain water is going to run downhill onto my property and *pollute my property*? Am I going to have to get my soil tested regularly to make sure there is no oil or antifreeze in the run-off and then have to request that the city mitigate the damage to my gardens?

b. Is the extra-wide driveway on the south side supposed to cover the requirement to have parking space for a van? The van space could be accommodated on the north side of the property where there is access to the garbage and compost bins without reducing the setback on the south side.

4. A visitor parking space could also still be possible if allocated on the north side where the access to the garbage and compost bins is located. The Strata Council could create bylaws to manage the visitor parking use.
5. This project already has decks on the third floors and ground-level patios. The Strata does not need a roof top deck and all the problems that those partying and smoking areas create. This is simply a marketing strategy for the developer to increase the selling price, which in turn, makes yet another development that the missing middle cannot afford.

Sincerely,

Dale L. Read  
36 Lotus Street,  
Victoria

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** April 2, 2024 12:05 PM  
**To:** Legislative Services email  
**Subject:** FW: 2816 Irma St

[REDACTED]

[REDACTED]

Protocol and Correspondence Coordinator  
Communications and Engagement  
City of Victoria  
1 Centennial Square, Victoria, BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People

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**From:** Gerald Woodland [REDACTED]  
**Sent:** Tuesday, April 2, 2024 12:01 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 2816 Irma St

Good day Mayor and Council members. My wife, daughter and I live at 2830 Irma St in the apartments across from "The Gorge" apartment building construction site. needless to say we have been very inconvenienced for the 3.5 plus years of endless noise, rude workers and machine operators, blocked traffic, no street parking, nighttime upgrades to roads and power infrastructure, blasting and worker groups taking up the sidewalks and making us wait for extended periods of time before leaving or entering Irma to leave or go home. Our neighbors in the apartment next to us and the folks living in the houses down the road share the same feeling as us. We need a break from the construction atmosphere. Nobody I have talked to is in favour of this new development at 2816 Irma St. The size and depth of the development doesn't seem to help the housing crisis and can only put more strain on the needs of residents in our community and neighborhood. There is already over 150 units being built across the road from us. We beg you to rethink the application and give further thought into how more construction and unaffordable housing will alter our demographic and already pressured lives as neighbors and families along the Gorge.

Sincerely,  
Gerald Woodland

[REDACTED]

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**From:** Jonathon Watson [REDACTED]  
**Sent:** April 1, 2024 5:12 PM  
**To:** Legislative Services email  
**Cc:** Tamara Macgregor  
**Subject:** 2816 Irma St. Rezoning No. 24-011

Good day,

We are writing in response to the public notice letter seeking input on the proposed changes to 2816 Irma St. We own 32 Lotus St. which shares the western boundary of 2816 Irma St.

We oppose the rezoning and variances of 2816 Irma St. from R1-B to RT-3. The concept and design of the development looks interesting, however, further densification of Irma st. should only be considered after the new mixed use 152unit apartment building is completed across the street.

1. The 152 unit rental and commercial building project is not finished, the effects to traffic and parking are unknown.
2. We already have a lot of traffic pressure on Lotus St. from hospital users, staff, the existing apartments, cooperatives and townhome developments.
3. There is a high volume of road users that do not like turning onto Gorge from Irma and prefer to head down Lotus to Harriet to utilize the lights.
4. We are also concerned about the urban tree canopy, It will be almost impossible to plant trees that meet the city's tree planting requirements. The development would have to approve the removal of a very nice large fir tree that hosts a variety of interesting birds.

We would support the project if the existing traffic flow dilemma could be addressed and assurance that adequate off street parking (including visitor space )was included in the design.

Thanks for the opportunity to provide input.

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Jonathon Watson and Tamara Macgregor  
32 Lotus St.  
[REDACTED]