

Survey Responses

1055 Alston Street

Have Your Say

Project: 1055 Alston Street



VISITORS

51

CONTRIBUTORS

42

RESPONSES

44

1

Registered

0

Unverified

41

Anonymous

1

Registered

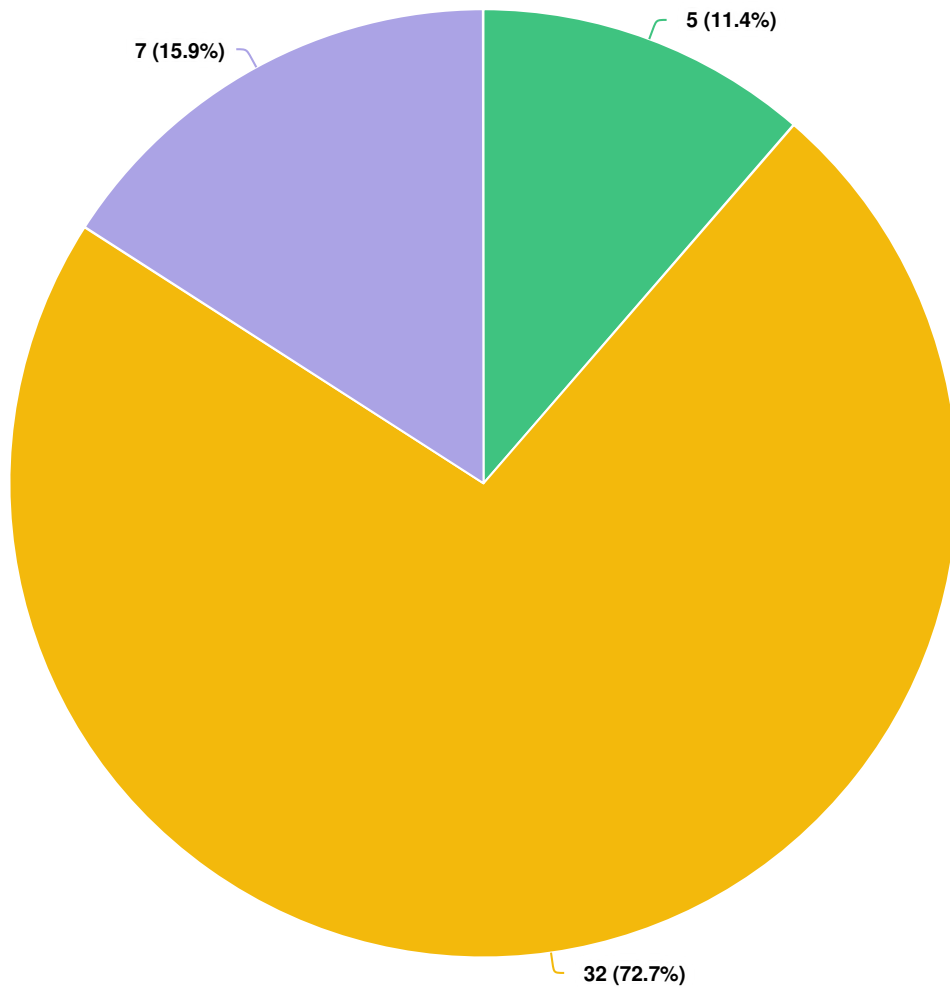
0

Unverified

43

Anonymous

Q1 | What is your position on this proposal?



Question options

- Support Oppose Other (please specify)

Mandatory Question (44 response(s))

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



Respondent No: 1

Login: Anonymous

Responded At: Mar 30, 2023 18:15:41 pm

Last Seen: Mar 30, 2023 18:15:41 pm

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

Q2. **Comments (optional)**

This will not be a 5 story building from the Tyee side, it will be more like 7/8 story building. Very misleading. It will stick out like a sore thumb. I'm all about development but this design is flawed for the space.

Q3. **Your Full Name** Matt Postal

Q4. **Your Street Address** 797 Tyee Rd

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



Respondent No: 2

Login: Anonymous

Responded At: Apr 02, 2023 20:18:24 pm

Last Seen: Apr 02, 2023 20:18:24 pm

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

Q2. **Comments (optional)**

Design of building disrupts the flow of the corner of Tyee and Regatta Landing, and blocking sunlight to the Railyards development. The development doesn't include any greenspace and does not add to the community developed in this area.

Q3. **Your Full Name** Linley Faulkner

Q4. **Your Street Address** 301-797 Tyee Rd.

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



Respondent No: 3

Login: Anonymous

Responded At: Apr 03, 2023 13:57:16 pm

Last Seen: Apr 03, 2023 13:57:16 pm

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

Q2. **Comments (optional)**

I wish there was more creativity in the design and application of space for the Tyee facing industrial space. The site is overdue for re-development but I have doubts about a pair of blank loading doors facing what has become a residential street. This also presumably takes away some existing street parking which is constrained enough today. Live/Work loft spaces would be more in fitting with the neighborhood. Cellular service on Tyee (ground floor Railyards) is already quite poor, I would encourage the developer to look at integrating cell towers in their design.

Q3. **Your Full Name** K Morin

Q4. **Your Street Address** 797 Tyee rd

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



Respondent No: 4

Login: Anonymous

Responded At: Apr 05, 2023 17:35:11 pm

Last Seen: Apr 05, 2023 17:35:11 pm

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

Q2. **Comments (optional)**

Development on that property is inevitable, but I strongly believe that the four storey height restriction should remain. I also feel strongly that the four storeys visible (from ground level) should begin at The Tyee Road street level. This would keep the height inline with the buildings across the street on Tyee. Also, are there not restrictions placed on the height of new construction around heritage buildings, such as those up and across the street from the proposed building site? I also have concerns to the size of many of the proposed units. What prospective buyers want a 300 + square foot home? Who is the intended buyer? The Gateway, (the building directly across from the back of the proposed building) and I am presuming the rest of the Railyards, does not allow Air B&B's. Rentals must be at least six months or longer. Are there city building restrictions/codes on size of units for housing? Although the Alston street building is not part of the Railyards, this is a lovely community with well constructed/maintained buildings. I would hope that the proposed building would be well constructed/maintained and present with an aesthetically pleasing exterior and setting. I have concerns about the lack of green space surrounding the building. Especially as a lovely green space will be eliminated for its construction. Another concern is the proposed underground light industrial use. What industry conducts business underground? If it is the already existing roofing business in operation at the Alston street address, I wonder how that would work. Given the building is proposed to extend right to the sidewalk, what room is there for the large trucks etc to enter/exit/park. The other light industries on Tyee road have parking areas in front of their business entrances, off the street for their vehicles and those of their patrons. I do appreciate that the entrance for the underground parking for residents of this proposed building, is on Alston street. Traffic and congestion could become big issues. I have concerns regarding the HVAC/vents on the roof of the building. The city and by-law officers spent a great deal of time, and the residents across the street from the back of the Truth Art Gallery and Gym, experienced a year's worth of struggle to get the builders/owners to adhere to city noise bylaws. I would definitely not want to go through that again and would hope that building codes/bylaws for noise etc regarding vents, be adhered to and correct construction materials be used. I am also concerned about possible exterior overnight lighting that a business in the proposed 'underground light industrial space' might deem necessary, could greatly impact the comfort of the home owners across the street. The garage type doors proposed for the entrance to the 'underground light industrial space', from the blueprints, look to be right at the sidewalk, and not recessed as are the underground parking entrances to the buildings on Tyee Road. (which are located at the back of the buildings, off of Central Spur.) I am wondering how much noise the opening and closing of those doors will make, and the aesthetics. As I initially said, development on this land is inevitable. Densification and need for housing is also necessary. I understand that the proposal has been put forward by a business man hoping to get the most financially he can from his venture. However, I do believe that the concerns I have mentioned above need to be taken into consideration and a compromise made. Not only do we need housing, we need well designed and inviting neighbourhoods in which to live.

Q3. **Your Full Name** Katherine Moore

Q4. **Your Street Address** 797 Tyee Road

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



Respondent No: 5

Login: Anonymous

Responded At: Apr 06, 2023 15:31:39 pm

Last Seen: Apr 06, 2023 15:31:39 pm

Q1. What is your position on this proposal?

Oppose

Q2. Comments (optional)

1. The current proposal is over the zoned height allowance, is not a mixed use building as zoned and does not contribute to the streetscape but rather merely presents a parking garage opening at street level. The submitted plan does not comply with the 2018 Victoria West Neighbourhood Plan endorsed by the City of Victoria. Specifically: 8.5.5. Building frontages along the east side of Alston Street should be no more than 11 metres (approx. 3 storeys) in height to maintain a sensitive transition to the neighbourhood, taking advantage of the grade changes from east to west. Buildings fronting Alston Street should establish a streetwall with modest setbacks, architectural design and features (such as windows and doors) which activate the public realm, and provide spaces for street tree planting and landscaping. 2. The proposal to have a parking garage opening to Alston St and cars constantly crossing the sidewalk here is awful. This does not support the development of Alston St as a pedestrian/bike corridor. Where would 20 cars emptying multiple times daily to Alston St go next? The street is narrow and on a hill; opposite there are 4 driveways. There are already issues with illegal stopping and parking here. Vehicles exiting Truth Gym to Skinner pose a hazard at the corner. Or do all cars plan to go downhill and into the Railyards. How? This area is already congested and tricky to exit. 3. Furthermore, I find the proposal of 20 parking spots for 56 units to be a fantasy. Extra cars will be parked in the neighbourhood to everyone's detriment and cause conflicts. 4. There are no public amenities included in this plan. No landscaping. No garden space or additional trees on Alston St. Proposed are sod and boulders in river rock. The land perimeters are very narrow all around the bldg. 4. On Tyee Rd, the proposed "remediation of brownfield" requires replacement of an existing rather pretty open hillside of shrubs and trees with a solid industrial building. The proposal states: "aligns with existing commercial and industrial bldgs"- Yes, but these are derelict at present. We need better. 5. This proposed building height over Tyee Rd will create a dark canyon. 6. The proposed 32sqm apartments seem small and dark- not attractive at all. Vic West is a family oriented, mixed neighbourhood where people seek to live permanently. A bldg of mainly studio apts is not a wise use of this property. 7. Whatever is done with this building will set a strong precedent for the rest of the east side of Alston St all of which is poised for development. I am very opposed to this requested height variance which results in blocking the light, skyline and view towards the Gorge and towards the downtown. This and other new buildings cannot present solid blocks. Care needs to be taken that there is a gradual height increase up the hillside and that there are breaks to see through. Alston St has seen a noticeable increase in recent years in use as a bike and pedestrian route which the Neighbourhood Plan foresaw and directed. It is a very popular weekend walking route. This Neighbourhood plan took much time, thought, effort and should be respected and followed.

Q3. Your Full Name

Rosemary Mueller

Q4. Your Street Address

202 Raynor Ave

Q5. Your email address (optional)



Respondent No: 6

Login: Anonymous

Responded At: Apr 07, 2023 09:37:11 am

Last Seen: Apr 07, 2023 09:37:11 am

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

Q2. **Comments (optional)**

Vic West has a rich history of being a working district, but building a new warehouse on the border of our vibrant community seems counter productive to the area. It's a main thoroughfare for the goose (bike traffic, walkers, joggers, children) a wooded area where wildlife seeks refuge (birds, raccoons, deer) not to mention the neighbour to many residences. Tyee road, where they plan to load trucks is barely a 2 lane road and is at times already dangerous with the amount of commercial traffic that uses it. Large trucks would be using Tyee and Regatta Landing to turn around which would be a nightmare. Noise, dust plus a huge unsightly warehouse are not things I want to see when I look out my window.

Q3. **Your Full Name** Christi Kay

Q4. **Your Street Address** 110-90 Regatta Landing

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



Respondent No: 7

Login: Anonymous

Responded At: Apr 11, 2023 01:56:59 am

Last Seen: Apr 11, 2023 01:56:59 am

Q1. What is your position on this proposal?

Other (please specify)

I oppose this proposed "mixed-use building" application, but could support a different proposal.

Q2. Comments (optional)

I unfortunately cannot support this proposal because of the light industrial component. I have been living at 90 Regatta Landing for a number of years and the amount of activity and especially noise coming from the granite cutting business at the 800 block of Tyee Road across the street can be disrupting and frustrating to say the least. It has always been inconceivable to me that our side of the street can be zoned "residential" while the other side "light industrial" for such a narrow street and distance. Between deliveries, company trucks loading/off-loading, employees/clients parking their cars and service trucks catering to their business, that business often causes problems with traffic flow for cars and/or bicycles in that narrow cul-de-sac, which is also an access point to the Galloping Goose Trail. Those same issues could happen to our neighbours with this new proposal. Also, street parking spaces on Tyee would be lost and parking can already be difficult around here. I could support a proposal for a residential building with enough underground parking for the residents, but cannot support this proposal with the light industrial component for all the reasons mentioned above.

Q3. Your Full Name

Yanik Giroux

Q4. Your Street Address

90 Regatta Landing

Q5. Your email address (optional)



Respondent No: 8

Login: Anonymous

Responded At: Apr 11, 2023 17:03:58 pm

Last Seen: Apr 11, 2023 17:03:58 pm

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

Q2. **Comments (optional)**

I am firmly against a development of a large building containing flammable materials in a mostly residential area. This is totally inappropriate and does not align with the Vic West community plan. I am a mother of 2 little girls. There are at least 40 children in this area probably more and this type of development is not safe for our neighbourhood.

Q3. **Your Full Name** Chari Down

Q4. **Your Street Address** 791 Central Spur Rd

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



Respondent No: 9

Login: Anonymous

Responded At: Apr 12, 2023 13:56:50 pm

Last Seen: Apr 12, 2023 13:56:50 pm

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

Q2. **Comments (optional)**

1)Four levels of residential use above the Alston Street entrance level results in a 25 metre high elevation to Tyee Rd, ie seven/eight floors compared to the three/four floors of the existing residential buildings opposite. The result will be serious shadowing and excessive massing on that elevation. No drawings show this relationship, nor are there any shadow diagrams. No attempt has been made to reflect the huge level difference across the site. The scheme might be more acceptable if the massing reflected this. 2)There is a continuous strip of mature vegetation including trees which will be lost along Tyee Road. These currently soften the boundary between industrial and residential uses, and the minimal planters shown to replace them will have minimal effect. 3)Since there appears to only be access to the industrial units via Tyee Road, with no open yard space to the units, and only assigned parking, then vehicle movements, parking for loading/offloading will all happen on Tyee Road close to its corner with Regatta Landing, risking congestion and traffic hazards. In conclusion I oppose the change of use application as it enables an overdevelopment of the site.

Q3. **Your Full Name** James G White

Q4. **Your Street Address** #311 90 Regatta Landing, Victoria

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



Respondent No: 10

Login: Anonymous

Responded At: Apr 12, 2023 16:30:53 pm

Last Seen: Apr 12, 2023 16:30:53 pm

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

Q2. **Comments (optional)**

The proposal from the Tyee side will appear to be an eight-story building. This will have a huge shadowing effect for the existing residential buildings on Tyee and Regatta Landing. There is no allowance for any landscaping to soften the appearance from Tyee.

Q3. **Your Full Name** JAMES MCCONNAN

Q4. **Your Street Address** 106-90 Regatta Landing

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



Respondent No: 11

Login: Anonymous

Responded At: Apr 12, 2023 17:16:17 pm

Last Seen: Apr 12, 2023 17:16:17 pm

Q1. What is your position on this proposal?

Other (please specify)

Revise

Q2. Comments (optional)

I am opposed to the current plans for this development as I look out my window from 90 Regatta landing and would see not a 4 story building, but an 8. Four stories of residential is acceptable but if you look at the plans it's an eight story with the commercial below from Tyee Street. We already have so much commercial affecting us on the west and south side of 90 Regatta landing. If the plans were adjusted to maybe not be quite so blocking of light and sky line for us, and to consider possibly putting residential side on the Tyee Rd that would be more appealing to the thousand residents or more that live in the Rail Yards. This is an extremely high density area with only two roads in and out. The more residents you put in here you have to accommodate for the traffic as well. On the very few days it snows as well it is impossible to get out of the rail Yards. The plow and salt truck always come to us after the second or third day. If someone wanted to develop such a big building on this very small and one of the only access roads out could it be possible to put in the conditions that they are responsible for the clearing this road when it snows and maintaining it to be safe.

Q3. Your Full Name

Rebecca Oldroyd

Q4. Your Street Address

90 Regatta landing

Q5. Your email address (optional)



Respondent No: 12

Login: Anonymous

Responded At: Apr 13, 2023 10:53:01 am

Last Seen: Apr 13, 2023 10:53:01 am

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

Q2. **Comments (optional)**

Owl nests in trees. Too tall for area.

Q3. **Your Full Name** Jordan Keats

Q4. **Your Street Address** 90 Regatta Landing

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



Respondent No: 13

Login: Anonymous

Responded At: Apr 13, 2023 11:27:05 am

Last Seen: Apr 13, 2023 11:27:05 am

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

Q2. **Comments (optional)**

We are concerned that the height of the buildings will cast a shadow and darken our bright waterside community at the Railyards (821 Tye Road).

Q3. **Your Full Name** Robert J Tardif

Q4. **Your Street Address** 821 Tye Road

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



Respondent No: 14

Login: Anonymous

Responded At: Apr 13, 2023 11:33:05 am

Last Seen: Apr 13, 2023 11:33:05 am

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

Q2. **Comments (optional)**

1. Building is too tall for the area. Significant shadows will be projected onto existing long standing residential buildings.
2. There is not enough parking on-site. The surrounding residential streets are already at max capacity. This build will also reduce the number of current street spots available on Tyee by a min of three spots.
3. Access to the building from Tyee will pose even greater traffic issues at the corner of Raynor and Tyee, with the hill and curve that corner is already a dangerous spot for cars, pedestrians and cyclists.

Q3. **Your Full Name** Lisa Mayne

Q4. **Your Street Address** 90 Regatta Landing

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



Respondent No: 15

Login: Anonymous

Responded At: Apr 13, 2023 12:15:17 pm

Last Seen: Apr 13, 2023 12:15:17 pm

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

Q2. **Comments (optional)**

Hi, It also appears from the plans that there are 55 units with 17 and 2 handicap parking spaces with no street parking on Alston. This is a real concern as there is very limited parking in the entire Railyards development. Cheers Jim

Q3. **Your Full Name** JAMES MCCONNAN

Q4. **Your Street Address** 106-90 Regatta Landing

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



Respondent No: 16

Login: Registered

Responded At: Apr 13, 2023 16:00:35 pm

Last Seen: Apr 13, 2023 22:58:48 pm

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

Q2. **Comments (optional)**

Good design for underused space

Q3. **Your Full Name** Justin Longo

Q4. **Your Street Address** 103-770 Central Spur Rd

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



Respondent No: 17

Login: Anonymous

Responded At: Apr 13, 2023 18:03:24 pm

Last Seen: Apr 13, 2023 18:03:24 pm

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

Q2. **Comments (optional)**

Not nearly enough parking spots in the building, overflow will be onto our streets which are already at max capacity. Streets can't handle the traffic!

Q3. **Your Full Name** Eric Jurski

Q4. **Your Street Address** 101-90 regatta landing

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



Respondent No: 18

Login: Anonymous

Responded At: Apr 13, 2023 23:56:39 pm

Last Seen: Apr 13, 2023 23:56:39 pm

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

Q2. **Comments (optional)**

While I support this proposal and think it is a good for currently under-utilised property, I think that adding a traffic light for traffic onto Skinner Street should be seriously considered. Currently at busy times of day it is difficult to exit turning left. Traffic on both Alston and Tyee get significantly backed up, and drivers regularly seem to lose patience and just gun it hoping for the best. The last phase of the Railyards development is close to completion, which will already add significantly more households and likely vehicles, so the traffic situation to exit onto the main road will be extremely congested.

Q3. **Your Full Name** Alana James

Q4. **Your Street Address** 12-785 Central Spur Road

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



Respondent No: 19

Login: Anonymous

Responded At: Apr 14, 2023 23:13:15 pm

Last Seen: Apr 14, 2023 23:13:15 pm

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

Q2. **Comments (optional)**

Saying it is five floors does not take into account the fact that the "industrial use" comes to almost three floors in height. Putting 4 more floors of condos will make this property look over everything around it. I fully support this property needing developed but not at this height.

Q3. **Your Full Name** Bobbi Kellow

Q4. **Your Street Address** 797 Tye Road

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



Respondent No: 20

Login: Anonymous

Responded At: Apr 17, 2023 10:27:02 am

Last Seen: Apr 17, 2023 10:27:02 am

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

Q2. **Comments (optional)**

This is going to have a shadowing effect on the buildings on Tye and regatta. I live on regatta landing and this building will have a detrimental impact on my access to sun for my garden. Generally as well, reduced light because the building is right in the path of the sunset.

Q3. **Your Full Name** Kathleen Suarez-Mason

Q4. **Your Street Address** 90 Regatta Landing

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



Respondent No: 21

Login: Anonymous

Responded At: Apr 17, 2023 19:27:39 pm

Last Seen: Apr 17, 2023 19:27:39 pm

Q1. What is your position on this proposal?

Other (please specify)

Im not against upgrading buildings and communities with newer accommodations and the city is short on units and tax dollars which this would provide however this may not be an appropriate building for the specific lot in question and therefore unless changed id be opposed to it in its current iteration.

Q2. Comments (optional)

The building seems a bit high for the specific lot and surrounding buildings and more than anything the parking and bikes kayaks etc. There is a lack of parking to begin with. We have a lot of traffic and delivery trucks and vehicles already double parking and parking on yellow curbs. To have as many extra units without parking spaces while taking some away in the process will create a significant imbalance in available spots to people with cars. Also the dock in the summer becomes crowded making it difficult for people to use as intended, this would further exasperbate the issue.

Q3. Your Full Name

Justin Mayer

Q4. Your Street Address

316 - 90 Regatta Landing

Q5. Your email address (optional)



Respondent No: 22

Login: Anonymous

Responded At: Apr 17, 2023 21:58:48 pm

Last Seen: Apr 17, 2023 21:58:48 pm

Q1. What is your position on this proposal?

Other (please specify)

Would like to see the plans revised for less density and increased parking spaces.

Q2. Comments (optional)

There are only two access points to the Railyards - via Alston or Tyee Road - and with no traffic lights at either access point, it is difficult getting in and out of that neighbourhood. In addition, there is already very little street parking in the area. With only 19 spaces for 56 units and no parking for the commercial units of the proposed building where will the other residents, visitors to the building and customers of the commercial units be parking? I understand that there is a push to encourage people to give up their gas cars but there is no thought to the fact that those cars will be mostly replaced by ELECTRIC vehicles. Where is the provision for them? Providing parking for 60 bicycles is laughable. With a subpar bus service, the coming reduction to driving speed and the distances that many have to travel to get back and forth to daycares, schools and work, biking is not an option for a good majority of people. Aesthetically, my personal opinion is that this is yet another prefab looking building that is currently springing up all over Greater Victoria which will look dated within 20 years. Unfortunately Greater Victoria is losing the character and charm for which is has long been known and which has made it a desirable tourist location.

Q3. Your Full Name

Bobbie Barry

Q4. Your Street Address

137 Skinner Street

Q5. Your email address (optional)



Respondent No: 23

Login: Anonymous

Responded At: Apr 19, 2023 19:16:05 pm

Last Seen: Apr 19, 2023 19:16:05 pm

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

Q2. **Comments (optional)**

I am opposed to the proposed development for the following reasons: 1. The building is significantly higher than what it is currently zoned as (current zoning is 11m above Alston St.) which goes against the Victoria West neighbourhood plan, and also will act as a 7 story wall blocking the Railyards off from the rest of Vic West. This will block all daylight from the residents of 797 Tyee and divide the community. 2. As a young person who is looking to maybe start buying property (which is the claimed target demographic for the units in this building), I would never save up enough money and then buy a unit the size of a closet, which it would be very difficult to get a mortgage for, as the units are below size provisions. This means the units would largely be investment properties which is not good for the neighbourhood. This site should be used to build housing units that someone would actually want to live in. 3. The lack of parking provided by the building would mean an increase in parked cars, as well as an increase in traffic on an already narrow road with a steep curve. There should not be 56 units more cars trying to fit down the Alston St hill. It is dangerous.

Q3. **Your Full Name** Lydia Forss

Q4. **Your Street Address** 1-797 Tyee Rd

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



Respondent No: 24

Login: Anonymous

Responded At: Apr 20, 2023 17:03:09 pm

Last Seen: Apr 20, 2023 17:03:09 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

Yes In My Back Yard. You will hear a bunch of complaints about "not enough parking" but.... if this development is targeting younger people (<40years in age) they likely won't have a car - a necessary sacrifice if you are younger and want to buy a condo in Victoria. EVO and Modo are already close so I don't see parking as a major problem. For every one of me that vocally voices support - there are likely a dozen or more who do and several hundred who just don't care one way or another. If you want housing in Victoria to be more affordable, especially for the "missing middle" this is a good sound rezoning decision. Density is good, switching from industrial to residential in the area is good. When i bought my place 15 years ago, across the yard was a derelict building that was scheduled to be turned into condos... but the neighbourhood revolted and instead I've had a place that cuts granite counter tops (and has numerous health and safety violations.... oh the tipped over Crane, that was fun....) - reducing property values and creating a nuisance in addition to the health risks. so please don't listen to the NIMBYs.... listen to the YIMBys.... build, build, build. Especially in this area.

Q3. Your Full Name Michael D'Antoni

Q4. Your Street Address 821 tyee rd, Unit 8

Q5. Your email address (optional)



Respondent No: 25

Login: Anonymous

Responded At: Apr 23, 2023 16:18:05 pm

Last Seen: Apr 23, 2023 16:18:05 pm

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

Q2. **Comments (optional)**

I live and own a property at 914 Alston Street. I believe that the purposed development at 1055 Alston fits in nicely with the neighbourhood and I believe that the residential/light industrial uses in the design make a lot of sense. We need more residential units everywhere in the city and it would be poor use of land to keep with site as light industrial use only.

Q3. **Your Full Name** Daniel Strzelecki

Q4. **Your Street Address** 914 Alston Street

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



Respondent No: 26

Login: Anonymous

Responded At: Apr 24, 2023 13:49:00 pm

Last Seen: Apr 24, 2023 13:49:00 pm

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

Q2. **Comments (optional)**

I do like the modern plan and the location for entry-level residents to have bike route/bus route access and proximity to services at Westside Village. Also a plus is the remediation of the residual "gas station" origins. However, I have some concerns about the plan for this area. I am an owner at 90 Regatta Landing, which won't be too badly affected by blocking of view or sun, but the surrounding residents will be. I see that the proposed height of this building would totally block the view over the greens and waterway that the opposite side of Alston enjoys now, due to the low profile of existing buildings. From the street, the Railyards development and Alston rooflines co-exist nicely. From the Vic West Neighbourhood Plan (VWNP), I understood the height to be "Commercial or mixed-use buildings up to 3 storeys." this building on the Tyee Rd. side is more like 7 stories. What are the parameters for that? The project's tight-to-property-lines plan also does not allow for green space to be increased, or even maintained, to support the local desire for green aesthetics and environmental (climate change) adaptation. The Railyards has set a trend that attracts residents due to its setbacks from the roads and the lush foliage helping to buffer sound and sight lines, and of course improve air quality/temperatures. I would like Vic West to continue to emphasize that in any new development. For commercial spaces planned on the lower level of the Tyee side, where will customers park? Depending on business type, vendors and customers would no doubt need space for delivery and pickup of goods. I don't see space for that, and it will make the area congested. I understood the VWNP to be more interested in supporting at-home businesses in residences with street access. Perhaps my interpretation is incorrect, but I think this makes sense with the changing economies. Thank you for taking the time to read my comments. Liz Sansoucy-Jones

Q3. **Your Full Name** Elizabeth Sansoucy-Jones

Q4. **Your Street Address** 90 Regatta Landing

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



Respondent No: 27

Login: Anonymous

Responded At: Apr 25, 2023 09:47:39 am

Last Seen: Apr 25, 2023 09:47:39 am

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

Q2. **Comments (optional)**

limited parking in the Rail yard development already. This will have shadowing effect on the buildings on Tyee Rd. and Regatta Landing. No allowance for green space to improve appearance.

Q3. **Your Full Name** Bea Nacey

Q4. **Your Street Address** 101-797 Tyee Road Victoria BC V9A 7R4

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



Respondent No: 28

Login: Anonymous

Responded At: Apr 25, 2023 16:16:33 pm

Last Seen: Apr 25, 2023 16:16:33 pm

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

Q2. **Comments (optional)**

The current proposal and plans submitted as written does not include adequate parking based on the proposed density of occupation. On site parking is a total of 62, comprising of 60x standard and 2x accessible stalls. The residential units of the proposed development is 56, comprising of 40x one-bedroom, and 16x two-bedroom. This day and age, anyone living on the island pretty much necessitates having a vehicle. Families who can afford to own a 2 bedroom unit, are typically comprised of 2 working adults. While it is possible to have 1 vehicle shared between two adults, not everyone is able to car-pool. The current capacity/density of the multi-unit residential buildings in the neighbourhood accommodates on average 2x parking per 2 bedroom units, and 1 parking per 1 bedroom unit. With some additional limited street parking available. While street parking in the area has always been limited/challenging, in recent years with more people working from home since COVID, street parking has become a serious issue on the Tyee/Vic-west regatta/railyards neighbourhood. The current mix of industrial and residential in this area results in inadequate parking for everyone. If the developer were to accommodate additional parking that is more in line with the residential/industrial density requirements, e.g. 72 parking units +3-5 additional for commercial/industrial units, this plan would considered more favourably by the current neighbourhood residences. Alternatively, the city could consider altering the parking by-laws on this stretch of Tyee to accommodate for on-street residential parking, however a capacity assessment should be done to validate this.

Q3. **Your Full Name** Charles T.

Q4. **Your Street Address** 797 Tyee Road

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



Respondent No: 29

Login: Anonymous

Responded At: Apr 26, 2023 11:43:53 am

Last Seen: Apr 26, 2023 11:43:53 am

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

Q2. **Comments (optional)**

I attended the Zoom meeting on April 18 and feel that the residents in the area weren't listened to. The main concern is parking, or lack of parking, as well as the lack of community enhancements. I worry that the developer/investor is looking to make a profit without giving anything back - unlike Le Fevre or Campbell construction developments that seem to be enhancing the area.

Q3. **Your Full Name** Virginia Rego

Q4. **Your Street Address** #105-90 Regatta Landing

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



Respondent No: 30

Login: Anonymous

Responded At: Apr 26, 2023 12:07:07 pm

Last Seen: Apr 26, 2023 12:07:07 pm

Q1. What is your position on this proposal?

Other (please specify)

Support if more parking is added, as the community is already struggling.

Q2. Comments (optional)

The developer needs to plan for the appropriate parking spaces to accommodate this new development. We already have issues with not enough parking in the railyards for the current residences, yet alone adding more plus commercial.

Q3. Your Full Name

Caitlin Bauer

Q4. Your Street Address

90 Regatta Landing

Q5. Your email address (optional)

not answered



Respondent No: 31

Login: Anonymous

Responded At: Apr 26, 2023 12:13:50 pm

Last Seen: Apr 26, 2023 12:13:50 pm

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

Q2. **Comments (optional)**

I oppose the rezoning to allow for mixed used industrial and residential building. As a owner of a unit in 797 Tyee Rd, the building will create huge shadowing effect on 797 Tyee Rd, which will decrease sunlight into units and decrease livability. The shadowing effect / less light into the units will make the unit less desirable for potential buyers should owner wants to sell their unit. Furthermore, street parking is limited around Tyee Rd and surrounding roads; while there is a underground parking lot proposed, it is likely the some residents will have more than one car and looking for outdoor parking. It is already hard enough to find street parking for residents in surrounding buildings. More cars means increases road traffic noise, which is also not desirable. Tyee Rd is also used by bikers to connect to the Galloping Goose. The increase cars of cars on along Tyee and surrounding roads can potentially create hazards to bikers. The industrial/commercial occupancy may create additional noise and bring additional traffic to the area, which is not desirable (car noise, forklift noise, large trucks backing up with beeping noise).

Q3. **Your Full Name** Alisha Choy

Q4. **Your Street Address** 797 Tyee Road, Victoria

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



Respondent No: 32

Login: Anonymous

Responded At: Apr 26, 2023 12:39:55 pm

Last Seen: Apr 26, 2023 12:39:55 pm

Q1. What is your position on this proposal?

Other (please specify)

if the purposed development does not supply enough parking to accommodate at least one stall per unit then I am opposed to this development proceeding as parking is at a minimum already in this neighbourhood.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Natalia Nardi

Q4. Your Street Address

767 Tyee Road

Q5. Your email address (optional)

not answered



Respondent No: 33

Login: Anonymous

Responded At: Apr 26, 2023 15:33:46 pm

Last Seen: Apr 26, 2023 15:33:46 pm

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

Q2. **Comments (optional)**

The light industrial traffic addition to what is an already busy corner is untenable. Accidents will happen because of it. This is a significant industrial addition by way of excavation removing a hillside with trees and at least four parking spots from a busy neighborhood. Inadequate parking for the residential part of the building will add parking burden to an already very full parking situation in the neighborhood. Height of building is also out scale to the rest of the residential buildings in the neighborhood and will add significant shadow.

Q3. **Your Full Name** Bruce Dzyngel

Q4. **Your Street Address** 308-90 Regatta Landing

Q5. **Your email address (optional)** bdmcgl@outlook.com



Respondent No: 34

Login: Anonymous

Responded At: Apr 26, 2023 16:14:24 pm

Last Seen: Apr 26, 2023 16:14:24 pm

Q1. What is your position on this proposal?

Other (please specify)

Support all aspects EXCEPT the inadequate parking accommodations

Q2. Comments (optional)

Will only support this proposal if it is adjusted to accommodate the obvious drastic increase in parking demands that this project will inflict on our community

Q3. Your Full Name

Marianne R

Q4. Your Street Address

90 Regatta Lnd

Q5. Your email address (optional)

not answered



Respondent No: 35

Login: Anonymous

Responded At: Apr 28, 2023 08:30:43 am

Last Seen: Apr 28, 2023 08:30:43 am

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

Q2. **Comments (optional)**

This project has far too little parking. Residents will be parking on neighbourhood streets and blocking other nearby residences from personal visitors and businesses. There has already been years of difficult parking due to a project at 1060 Alston where contractors have been overflowing to Raynor Ave and other nearby streets. Alston St already has very little on street parking and this project, as it stands, will create further problems on neighbouring streets such as ours.

Q3. **Your Full Name** Fred Kohler

Q4. **Your Street Address** 206 Raynor Ave

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



Respondent No: 36

Login: Anonymous

Responded At: Apr 29, 2023 08:14:24 am

Last Seen: Apr 29, 2023 08:14:24 am

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

Q2. **Comments (optional)**

This proposal has too many stories. It will overshadow 797 Tye and adjacent buildings and also the residential homes on Alston. A more gradual transition is needed. The high number of very low square footage units are conducive to a rental/transient population not to home owners that are part of community. While bike riding is a great goal, the limited number of car spaces is not realistic and will put pressure on local streets.

Q3. **Your Full Name** Kim Cross

Q4. **Your Street Address** 407-797 Tye Rd

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



Respondent No: 37

Login: Anonymous

Responded At: Apr 29, 2023 09:23:00 am

Last Seen: Apr 29, 2023 09:23:00 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Lorna Jamison and Yvan Beaubien

Q4. **Your Street Address** 208, 90 Regatta Landing

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



Respondent No: 38

Login: Anonymous

Responded At: Apr 29, 2023 10:41:38 am

Last Seen: Apr 29, 2023 10:41:38 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Henry Choy

Q4. **Your Street Address** 1797 Tyee Road

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



Respondent No: 39

Login: Anonymous

Responded At: Apr 29, 2023 17:44:42 pm

Last Seen: Apr 29, 2023 17:44:42 pm

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

Q2. **Comments (optional)**

See email form

Q3. **Your Full Name** Robin and Molly Wakefield

Q4. **Your Street Address** 797 Tyee Road, Suite 415

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



Respondent No: 40

Login: Anonymous

Responded At: Apr 29, 2023 20:06:46 pm

Last Seen: Apr 29, 2023 20:06:46 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I have previously expressed my opposition to the proposal, but have since attended a meeting via zoom with James Aiken of CALUC, the architect, and the proposer of the development. I wish to comment again with a greater understanding of blueprints, regulations etc. HEIGHT: I express these concerns as a resident of 797 Tyee Road. The front of our building , and all Railyard buildings with addresses on Tyee Road, face this street. The entrances to our residences are on Tyee Road and face the commercial spaces on the opposite side of the road. At this point, no buildings, on either side of the road, exceed the regulated height of four storeys. Having gained a better understanding of the proposed building/blueprints from the zoom meeting, I believe the height of the proposed building would far exceed the four storeys of Tyee Road. I also understand that there is some 'equation' used, given the elevation difference between Alston Street and Tyee Road, where a 'mid-point' is used to gauge allowable height. Regardless of this, a building that would see four storeys above the approximate two/three storey height of the propose 'industrial' space, makes for a very tall building as viewed from Tyee Road. This would cause full day shadowing for the residences across the street on Tyee Road. As of now, within the four storey limit, blocking or shadowing of sunlight extends only to the sidewalk of the opposite side of the street. A four storey building, therefore, would create no shadowing. Also, one very tall building amid many four storey, or shorter buildings, would not be aesthetically pleasing. I am definitely opposed to any changes in height allowed. SETBACKS/PARKING: Having the back of the building butt right up to the sidewalk with inadequate parking provisions for the TWO proposed commercial/light industrial spaces, makes no sense when taking into consideration the flow of traffic, convenience for patrons, and safety. This also leads to a point of confusion. Are these industrial spaces referred to by the proposer industrial, light industrial, or commercial. Is Tyee Road/The Railyards area considered a 'light industrial (M2 designation) or a 'Residential Commercial District (CD-5)? This distinction requires being made, as building codes, and required parking differ for different uses. The proposer had no idea what use he intends for these two spaces in his blueprint. To what codes will he intend to build? This leads me to a question I researched an answer to. Although we are designated 'light industrial' (which is what I was told when purchasing my unit three years ago), do we need anymore spaces for this use in the area? Searching online, I found many commercial, industrial, and light industrial spaces for rent in the area. Douglas street, Rock Bay, Saanich, Cook street, Ellice Street, Cloverdale, View Street, Yates all had spaces suited to varying uses. McCallum Road has several. Therefore, my question is, is it even necessary to build more spaces for undetermined industrial use on Tyee Road? Also, does putting residences on top of industrial space make sense with regard to safety? What of potential noxious fumes, fires, or toxins emitted from some of the types of business allowed in an industrial setting, especially when one has no idea what type of business may ultimately be working out of those spaces? We are at a time of much needed housing. I knew when I bough my unit that development across the street was inevitable. I was given the impression, however, that it would be with the four storey height limit. I foresee safety and traffic problems given the size of the great percentage of extremely small units proposed and lack of parking stalls for prospective inhabitants. Perhaps height can be restricted, and the number of units in the proposed building be reduced and the size increased, to provide 'real' homes that people would actually want to buy. As it is, I see investment purchasing and short term rentals taking place, noise infractions, and lots of fuss over street parking...regardless of the fact that we live on the Galloping Goose Trail. Not all people living here, contrary to the comments of the proposer, use bicycles as our main mode of transportation. We are an active community, a vibrant, friendly, happy community, and I wish it to stay so. Thank you for reading my letter and taking my comments under consideration. Katherine Moore 797 Tyee Road

Q3. Your Full Name Katherine Moore

Q4. Your Street Address 797 Tyee Road

Q5. Your email address (optional)



Respondent No: 41

Login: Anonymous

Responded At: Apr 29, 2023 20:30:39 pm

Last Seen: Apr 29, 2023 20:30:39 pm

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

Q2. **Comments (optional)**

I sent a letter to James Aitken, VWCA CALUC Chair today (April 28, 2023) expressing my concerns. Concerns mentioned in my letter ...

- The 2018 Vic West Neighbourhood Plan and OCP Amendments support a 3–4 storey building, up to a height of 14 m, on Alston/Tyee. Because of the land's elevation difference between the two streets, developing a 5-storey building, with a height of 15.90 m, would result in a 7.5-storey building, with a height of 23.65 m, on Tyee Rd. The elevation difference results in a massive building height, especially on Tyee, which is not supported by the overall Plan nor the Amendments.
- The proposed building would dominate the skyline and block the skyline's 'openness' that currently exists in this area. Standing on the corner of Alston St. and Skinner St., looking eastward, the skyline has been preserved, even with the Railyards condo/townhouse development.
- According to the City of Victoria's Proposed Development Notice, if the zoning is changed, proposed building setbacks would be less than 3 meters. On Alston St. setbacks would be 2.1 m, and on Tyee Rd. setbacks would be 2.47 m. The proposed building shows development close to the property line, greatly affecting the streetscape. On Tyee, the building designs show two garage doors on the first level, concrete parking on the second level, and residential units above that. There is very limited, if any, landscaping – no trees/bushes – and would not enhance the streetscape at all, especially for the size of building being proposed.
- The proposed 56 unit residential building is also a concern with respect to floor/space density ratio. Currently, the zoning is for light industrial, and the proposed development would affect that density ratio. The last phase of the Railyards is nearing completion with 33 new condos and 5 new townhouses, already increasing this area's population density.
- With only 19 parking stalls for the 56 residential building, there is a concern as to where residents who aren't assigned a parking stall will they park their cars. Parking is extremely limited in this area. Before any re-zoning to Alston/Tyee is approved, more consultation and consideration needs to happen to ensure any proposed building height fits into this Vic West neighbourhood, thereby enhancing the area – not dominating it - especially with the residential homes to the west and the Railyards development to the east.

Q3. **Your Full Name** Brenda Martin

Q4. **Your Street Address** 17 - 860 Central Spur Rd.

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



Respondent No: 42

Login: Anonymous

Responded At: Apr 30, 2023 14:30:46 pm

Last Seen: Apr 30, 2023 14:30:46 pm

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

Q2. **Comments (optional)**

I strongly oppose the proposed rezoning at 1055 Alston Street. The development will have a detrimental impact on the local community and environment, and I urge you to disapprove the proposal. The proposed six-story apartment building will tower over the Vic West/ Railyards area, creating a significant shadow effect, and removing essential green spaces. The development will worsen traffic congestion and parking problems, with industrial traffic from the development further complicating traffic flow on Tyee Road. The proposed density is inconsistent with the neighbourhood, cramming too much into a small lot. This development may lower property values and is outside what the zoning permits. I urge you to consider the concerns and opinions of the residents in the area and work towards a solution satisfactory for everyone involved.

Q3. **Your Full Name** Anthony Lawrence Day

Q4. **Your Street Address** 201-797 tyee rd

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



Respondent No: 43

Login: Anonymous

Responded At: Apr 30, 2023 14:32:19 pm

Last Seen: Apr 30, 2023 14:32:19 pm

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

Q2. **Comments (optional)**

I am writing to express my strong opposition to the proposed rezoning at 1055 Alston Street in Victoria BC. I believe that this development will have a negative impact on our community and I urge you to reconsider. The proposed multi-family housing and six-story apartment building tower will drastically alter the landscape of our neighborhood. The destruction of the hillside and green spaces will negatively affect our environment and quality of life. The size and density of the proposed development are also inconsistent with the character of our community. The current proposal is excessive and unsuitable for the area. Traffic and parking problems are already severe in the area, and this development will only worsen the situation and could also lower the property values of the existing community. The proposed development is not in the best interest of the existing community, and it is crucial that the City Council carefully consider the long-term impacts. In conclusion, I urge you to disapprove the proposed rezoning at 1055 Alston Street. The development will have long standing consequences for our community and the environment. I implore you to take into account the concerns and opinions of the residents in the area and find a solution that is beneficial for everyone involved. Thank you for your continued service and support of our communities.

Q3. **Your Full Name** Georgia Murray

Q4. **Your Street Address** 797 Tyee Rd

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



Respondent No: 44

Login: Anonymous

Responded At: Apr 30, 2023 18:51:54 pm

Last Seen: Apr 30, 2023 18:51:54 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

We are the owners of 1040 Alston St, the property directly across the street from the proposed new construction. We do not support the developer's request for site-specific rezoning in order to gain exemptions to the current height restrictions, setback requirements and parking. We oppose the project as proposed for the following reasons: Personal concerns 1. It will substantially lead to competition for parking on Alston, which already has limited residential parking. Our guests and service providers will be put at a distinct disadvantage, if residents of 1055 Alston park on the street for days on end. 2. There is potential for the proposed height of 4-plus stories to cast a permanent shadow on our property. We would like to see architectural shadow drawings for each season. 3. Given the incline of the parking ramp that services the below-ground parking garage, there is potential for exiting cars to project their headlights into our primary bedroom. We would like to have some assurance this will not be the case. 4. We anticipate constant noise from the exterior common area that fronts on Alston, given that it is only one floor up and with a reduced setback from the street. This patio area is likely to see heavy use by the residents, given there is no dedicated interior communal space and no other way to access the outdoors. Would it be possible to put the exterior common area on the roof? 5. There will be constant light spillover from the lobby being lit 24/7. We note that the stairwells and corridors for the building also front on Alston. Even if there are timers and sensors installed in these passageways, they will be constantly blinking on and off. Would it be possible to relocate them to the interior of the building? Neighbourhood Concerns 1. The proposed height and profile of the building is not in keeping with the residential area that surrounds it. The description of the project submitted by the developer is misleading, as the steep grade of the land falling away from Alston will actually result in a 7 story wall (not 5 as stated) fronting Tyee. To better conform with the existing neighbourhood, a step-down or terraced design (2 stories on Alston, 5 stories on Tyee) would be a much better fit. 2. The developer is not seeking to change the zoning from light industrial to residential but as the proposal stands, the industrial portion of the project seems rather limited in size, space and function. The building design might appeal for largely commercial enterprises, but industrial uses would seem limited for no other reason than that there is no easy access for delivery vehicles, leading to traffic congestion on Tyee. There does not appear to be any designated parking for customers of any kind, as the building setback is less than 2.5 m on the Tyee side. 3. We question whether the proposal will actually contribute to Victoria's residential housing stock as claimed. The majority of the units are micro apartments (350 sq ft) that the developer intends to pitch to young singles seeking to get a toe-hold in the real estate market. However, first-time buyers may find it difficult to secure a conventional mortgage as banks are concerned about the resale potential. We also reason that most owner-occupants would find it a challenge to live in such a constrained space for more than a year or two, making turnover high and potentially limiting one's profits. In comparison, investors might actually be drawn to such a building, given the advantage of being able to offer short-term leases (1month plus) that are attractive to temporary workers or snowbirds. In short, there is a risk that the majority of this building will function as an extended-stay hotel. How this benefits the neighbourhood, addresses housing affordability or even dampens escalation of rental rates in Victoria is not clear to us. Not only do short-term leases for a furnished apt. typically garner a higher rent than the conventional one-year lease, landlords have the option to increase the rent without any constraints between tenants based solely on what the market can bear. 4. Given the developer has local experience designing and building condominium buildings of a similar scope and nature, perhaps they can provide some statistics as to the proportion of owner-occupied units vs. those held by investors, average length of ownership, average length of rental lease, average rent per square ft., etc. Alternatively, Victoria council could commission a survey of all the existing micro-apartment complexes in the city to see if they truly align with the city's housing policies and priorities.

Q3. Your Full Name Paul and Janet Munson

Q4. Your Street Address 1040 Alston St.

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

not answered
