

**From:** [REDACTED]

**Sent:** Sunday, July 7, 2024 4:50 PM

**To:** Rob Bateman <[rbateman@victoria.ca](mailto:rbateman@victoria.ca)>

**Subject:** DVP00191

Dear Mr. Bateman,

Thank you for your service to the City of Victoria.

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I moved to James Bay two years ago because of its favourable location and unique character. I am concerned that the proposed development on the parking lot at Quebec/Montreal/Kingston will negatively impact James Bay and the City of Victoria for the following reasons:

### **DENSITY**

James Bay is the most populous and densely populated neighbourhood in Victoria. It is a diverse community with single family homes, condominiums, apartment buildings, social housing and hotels. It is also home to the Provincial Legislature, Fisherman's Wharf, Ogden Point Cruise Ship Terminal and Breakwater, The Canadian Coast Guard facility, the Helijet International Heliport and the Belleville Ferry Terminals to name a few.

This development is out of step with zoning regulations and the Official Community Plan. The Floor-to-site ratio permits a maximum of 2.0, whereas the proposal is for a FSR of 2.94. At a height of 14 storeys the tower far exceeds the 4 to 6 storeys permitted in the OCP.

This proposal is by no means a "transitional" development between the properties to the north, which are considered part of the Downtown Core Area Plan, and the residential James Bay Neighborhood to the south. It could set a precedent for future development

in James Bay.

The proposal does not address the need for the missing middle and affordable housing in Victoria.

## **FORM AND CHARACTER**

James Bay is the oldest West Coast residential neighbourhood north of San Francisco. Why not capitalize on this to complement our tourism industry? Tens, if not hundreds, of thousands of tourists pass this site when travelling from the Ogden Point Cruise Ship Terminal to the Inner Harbour and Downtown area. An architecturally unique, wood-frame building that is four to six storeys high and is in keeping with the form and character of the neighbourhood would be much more fitting than the proposed tower.

## **TRAFFIC SAFETY**

The proposed site for this development is in an area, which is often congested by ferry traffic, taxis, pedicabs, horse drawn carriages, tour buses, pedestrians and local vehicle traffic. There are frequent road closures for special events, which also brings additional pedestrian and vehicular traffic to the neighbourhood. The sight lines are poor, and I've witnessed many close calls. Increased density of over 100 living units will only exacerbate the problem until such time there is a comprehensive traffic control plan and significant improvements to public transit.

Victoria is at a crossroads. The need for affordable housing is evident, but I think it's also incumbent on all of us as stewards of our beautiful city to consider the long-term consequences of allowing a development so out of step with this unique and historic neighbourhood. For these reasons I oppose this proposal.

Respectfully,

Elane Gray  
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