

Survey Responses

50 Douglas Street

Have Your Say

Project: 50 Douglas Street



VISITORS

193

CONTRIBUTORS

147

RESPONSES

156

7

Registered

0

Unverified

140

Anonymous

9

Registered

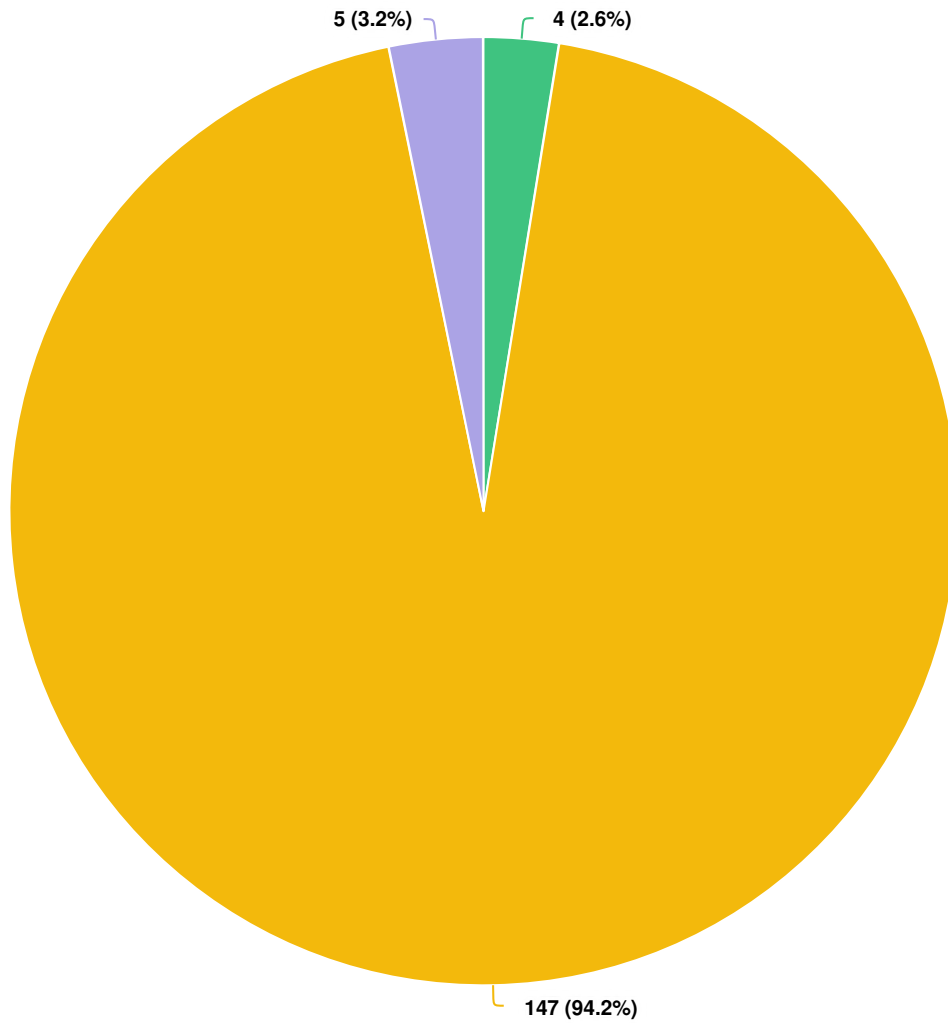
0

Unverified

147

Anonymous

Q1 What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (156 response(s))

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



Respondent No: 1
Login: Anonymous

Responded At: Dec 23, 2021 20:05:56 pm
Last Seen: Dec 23, 2021 20:05:56 pm

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

Q2. **Comments (optional)**

I completely and utterly oppose the proposed development for 50 Douglas st. I have lived at 648 Niagara st. for over 11 years and I am greatly concerned with this project proposal. An 8-story anything has NO place in James Bay. The few apartment high-rises that exist are garish and depreciate the quality, beauty and value of the neighborhood. A mega-complex as proposed by Amica would be even worse for the following reasons: • A building rising 4-5 stories higher than what is already built there would remove existing mature growth trees, which provide privacy both for and FROM residents of the current building. • Parking is a nightmare on this street already due to the staff who work at Amica and Trillium. I AM A RESIDENT of Niagara st., not a staff member. When I can't park in front of the home I own and pay taxes for, I can't safely bring my small children across the road with ease. The staff who already feel entitled to free parking on a residential street will only become 10-fold worse with a mammoth care facility, as proposed. • The development timelines will be lengthy for a building this size. The disruption to traffic flow will last for years, further depreciating home values on this end of Niagara st. As homeowners, we lose equity in our largest asset, while Amica shareholders set out to pad their pockets at our expense. • Once the building is finally done, the people who live in the vicinity will be subjected to ongoing, unrelenting noise pollution from the new mega-plex Amica HVAC system. This is what happened to the surrounding neighborhood of The Summit on Quadra. The homes in this area are ALL heritage homes with little to now insulation. I can only imagine the shrill dine of the HVAC system 24/7, 365 for a senior care home of this size. I will commit myself to campaigning in this neighborhood to stop this mammoth build with the voice of those who live here in peace. • <https://www.vicnews.com/news/work-to-resolve-the-summit-hum-in-victoria-continues-through-winter/>

Q3. **Your Full Name** Xela Rysstad

Q4. **Your Street Address** 648 Niagara St.

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



Respondent No: 2

Login: Anonymous

Responded At: Dec 23, 2021 21:17:40 pm

Last Seen: Dec 23, 2021 21:17:40 pm

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

Q2. **Comments (optional)**

This is a busy corner and is used as a major bus route. The additional traffic and subsequent parking necessitated by an 8 story building in an area where the parking is woefully inadequate will be a nightmare.

Q3. **Your Full Name** Beverley Holmes

Q4. **Your Street Address** #210-25 Government St

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



Respondent No: 3

Login: Anonymous

Responded At: Dec 23, 2021 21:23:22 pm

Last Seen: Dec 23, 2021 21:23:22 pm

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

Q2. **Comments (optional)**

It is far too large a development for the area.

Q3. **Your Full Name** Sharlene Rysstad

Q4. **Your Street Address** 310-780 Fisgard Street

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



Respondent No: 4

Login: Anonymous

Responded At: Dec 23, 2021 21:34:39 pm

Last Seen: Dec 23, 2021 21:34:39 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Alia Marshall

Q4. **Your Street Address** 1760 Fort Street

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



Respondent No: 5

Login: Anonymous

Responded At: Dec 24, 2021 09:29:41 am

Last Seen: Dec 24, 2021 09:29:41 am

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

Q2. **Comments (optional)**

Way too large and tall for this neighborhood. I am looking at the morning sunrise now at 9:30am as the sun rises over the current Amica buildings from our house. The proposed development would block our morning sun in the wintertime for hours. I am strongly opposed to anything higher than the current buildings.

Q3. **Your Full Name** Dean Rysstad

Q4. **Your Street Address** 648 Niagara St

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



Respondent No: 6

Login: Anonymous

Responded At: Dec 24, 2021 10:14:11 am

Last Seen: Dec 24, 2021 10:14:11 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Sean Green

Q4. **Your Street Address** 1760 Fort Street

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



Respondent No: 7

Login: Anonymous

Responded At: Dec 27, 2021 10:19:00 am

Last Seen: Dec 27, 2021 10:19:00 am

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

Q2. **Comments (optional)**

In our view, the proposed building is too tall for that particular location. It is on the rise of the hill before Douglas Street heading southbound drops to the ocean, and adding four stories will cause it to dominate that location. Looking west from the park, it will be the first building encountered from the park, and sits at the highest point on Battery and Niagara streets. The angle from which the aerial photograph mock-ups are taken cleverly minimize the size of the proposed building by placing it in reference to Beacon Hill. If you zoom into the west face of the building, you can see how it towers over that residential slope. The image that best shows the magnitude of the building is the street view of Battery Street, where if you zoom in, you can see the existing heritage house on the property, which is the height of most houses on Battery and Niagara. The proposed new building looms over it (and the four story apartment building next door, which is difficult to see from the drawing), and is out of step with the neighbourhood. We would also like to draw attention to the paragraph in the letter that reads, "To better serve the growing demand for senior's care..." This is a project operated by a large company based in Ontario. It is not proposing this building as an act of charity or service, but to make money from senior's housing. Its model is "premium, private-pay" (as its website says). It is corporate seniors care. Zoning is about use, not users, but to the extent this company leans on the notion that this is needed housing to serve seniors in Victoria, it invites a discussion of the quality of such housing providers and the cost of premium private pay facilities. Having had two family members live in this company's current facility for a period of time, there should be no mistake that this is a for-profit enterprise that is not being offered "to better serve" anyone other than what is necessary for the corporation to make money.

Q3. **Your Full Name** Sean Hern and Kelly Bohlken

Q4. **Your Street Address** 648 Battery Street

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



Respondent No: 8

Login: Anonymous

Responded At: Dec 29, 2021 17:46:52 pm

Last Seen: Dec 29, 2021 17:46:52 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** julian hartt

Q4. **Your Street Address** 30 douglas st

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



Respondent No: 9

Login: Anonymous

Responded At: Dec 29, 2021 20:35:57 pm

Last Seen: Dec 29, 2021 20:35:57 pm

Q1. What is your position on this proposal?

Other (please specify)

Support with modifications - see pros and cons below.

Q2. Comments (optional)

Pros: old building needs updated facilities, ie. improved accessibility for seniors with limited mobility and memory care; current proposal preserves and restores existing heritage building on the Battery Street side of the property; proposed underground parking makes more parking space available for other residents of the area in an already high density neighbourhood. Cons: Height - current proposal doubles the current height from four floors to eight, significantly reducing light and privacy to surrounding properties on Battery and Niagara streets; massing of the building would be completely out of scale with the existing heritage corridor; expanding the footprint and reducing setbacks negatively impacts opportunities for green space (trees, shrubs etc); proposal increases the density and therefore value for a private, for-profit company without consideration for low/middle income seniors from the James Bay neighbourhood; concerns regarding noise caused by large-scale AC/ventilation system (same architect as the Hillside Avenue Summit long-term care facility with ongoing disruptive noise since 2020 in spite of decibel levels meeting current code and remediation attempted). Upgrading this facility can be done without exceeding current zoning limits to height and setbacks by the addition of underground parking, redesigning the footprint and improved design avoiding the wasted space caused by connecting old buildings together. The project as proposed impacts the neighbourhood significantly without any clear benefit to the James Bay community. It appears that the purpose for expanding this business as proposed is to maximize profit for the developer. As above-average income James Bay residents ourselves, we could not afford to age in our community at Amica.

Q3. Your Full Name

Ross Ingstrup & Leah MacInnes

Q4. Your Street Address

652 Battery Street

Q5. Your email address (optional)



Respondent No: 10

Login: Anonymous

Responded At: Dec 29, 2021 20:44:37 pm

Last Seen: Dec 29, 2021 20:44:37 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Julie Macmillan

Q4. **Your Street Address** 25 Government St

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



Respondent No: 11

Login: Anonymous

Responded At: Dec 30, 2021 09:24:12 am

Last Seen: Dec 30, 2021 09:24:12 am

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

Q2. **Comments (optional)**

it's going to overcrowd James Bay & James is already overcrowded as it is

Q3. **Your Full Name** Katarina Greer

Q4. **Your Street Address** 38 Lewis St.

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



Respondent No: 12

Login: Anonymous

Responded At: Dec 30, 2021 09:36:36 am

Last Seen: Dec 30, 2021 09:36:36 am

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

Q2. **Comments (optional)**

The absolutely LAST thing Victoria needs is more highrises, particularly one overlooking Beacon Hill Park! This will be another 'high end' facility, and will not serve the average pensioner in any way. As a close neighbour, I will be personally affected.

Q3. **Your Full Name** Graham Carr

Q4. **Your Street Address** 20 DOUGLAS ST.

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



Respondent No: 13

Login: Anonymous

Responded At: Dec 30, 2021 09:53:43 am

Last Seen: Dec 30, 2021 09:53:43 am

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

Q2. **Comments (optional)**

I am not opposed to redevelopment of the existing property per se, but the size/scale of the current proposal is a poor fit with the neighbourhood and should be scaled back.

Q3. **Your Full Name** Michael Mullins

Q4. **Your Street Address** 54 Government St

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



Respondent No: 14

Login: Anonymous

Responded At: Dec 30, 2021 13:38:30 pm

Last Seen: Dec 30, 2021 13:38:30 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Joni Cooper

Q4. **Your Street Address** 20 Olympia Avenue

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



Respondent No: 15

Login: Anonymous

Responded At: Dec 30, 2021 15:47:14 pm

Last Seen: Dec 30, 2021 15:47:14 pm

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

Q2. **Comments (optional)**

My concern is for the Community of Victoria and James Bay, not for the bottom line of Amica or the City's tax base. I understand the need for growth and change nor do I oppose them. But at the expense of any long term vision or commitment to the kind of City we want to give or curse future generations, I remain firmly opposed to this project. I am sure that Amica has made many promises to it's residents, the City and now the local community. But it's shareholders are the ones it is most beholden to and as a corporation it will always tend to the the typical short term vision, that most investors desire, for short term return on investment. It would appear the city council shares a similar attitude.

Q3. **Your Full Name** Edward Dix

Q4. **Your Street Address** 617 Battery Street, Victoria, British Columbia

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



Respondent No: 16

Login: Anonymous

Responded At: Dec 30, 2021 16:06:06 pm

Last Seen: Dec 30, 2021 16:06:06 pm

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

Q2. **Comments (optional)**

8 storey is overbuilding in residential area, will increase motor vehicle traffic adjacent to park, Battery is a quiet residential street, Niagara is a quiet street, is not affordable housing and not affordable for seniors currently living in the area

Q3. **Your Full Name** Paul Plater

Q4. **Your Street Address** 116 South Turner Street

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



Respondent No: 17

Login: Anonymous

Responded At: Dec 30, 2021 22:39:08 pm

Last Seen: Dec 30, 2021 22:39:08 pm

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

Q2. **Comments (optional)**

As a James Bay resident, I urge the Victoria zoning board and local government to reject the proposed eight story multiplex on the current Amica site. The scale is vastly unsuitable for the location. Light, noise and traffic pollution will decimate the immediate area. Long established residents will find their homes barely habitable. The proposed expansion does not support a mandate to increase adult housing. This purely profit-driven development proposed by an out-of-province corporation will serve only the wealthiest seniors while devastating the rest of this middle-class neighbourhood. I urge you to stop this ill-considered project. Sincerely, Ellen Lyons

Q3. **Your Full Name** ellen lyons

Q4. **Your Street Address** 304 - 660 Battery Street, Victoria, BC, V8V 1E5

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



Respondent No: 18

Login: Anonymous

Responded At: Dec 31, 2021 12:55:56 pm

Last Seen: Dec 31, 2021 12:55:56 pm

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

Q2. **Comments (optional)**

This neighbourhood is fragile and it's a special part of Victoria that drives tourism. Such a massive retirement community would unsettle the local culture in far more ways than one. This is purely about profit, because it's a prime location. This is not about good will or community living. Also, they're across the street from me and I'm a work-at-home self-employed writer and this would be disastrous to my employment. (660 Niagara Street, literally across from me.)

Q3. **Your Full Name** Steffani Cameron

Q4. **Your Street Address** 205-660 Niagara Street

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



Respondent No: 19

Login: Anonymous

Responded At: Dec 31, 2021 16:57:26 pm

Last Seen: Dec 31, 2021 16:57:26 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Cassidy Stahr

Q4. **Your Street Address** 670 Battery St

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



Respondent No: 20

Login: Anonymous

Responded At: Jan 01, 2022 15:29:34 pm

Last Seen: Jan 01, 2022 15:29:34 pm

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

Q2. **Comments (optional)**

Victoria is being overrun with tall buildings, instead of keeping the integrity of the city intact.

Q3. **Your Full Name** Deborah Robinson

Q4. **Your Street Address** 25 Government St.

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



Respondent No: 21

Login: Anonymous

Responded At: Jan 01, 2022 16:28:49 pm

Last Seen: Jan 01, 2022 16:28:49 pm

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

Q2. **Comments (optional)**

I own Ashcroft House Bed and Breakfast which is located directly beside the current Amica property. If Amica is approved to redevelop this land, our business will be HUGELY affected in a negative way. We would not be able to host guests because of the noise and construction activity disrupting our peaceful neighbourhood, which is a big reason guests choose to stay with us. After construction is completed, our heritage house would be dwarfed by the giant Amica building which would NOT look good in this neighbourhood. Ashcroft House has been a successfully run business for decades. This redevelopment would kill our small business and ruin the charm and character of our neighbourhood.

Q3. **Your Full Name** Shannon Stahr

Q4. **Your Street Address** 670 Battery Street

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



Respondent No: 22

Login: Anonymous

Responded At: Jan 02, 2022 17:43:25 pm

Last Seen: Jan 02, 2022 17:43:25 pm

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

Q2. **Comments (optional)**

Go build in Langford

Q3. **Your Full Name** Dr. Nickolas J. Cherwinski

Q4. **Your Street Address** 414-948 Esquimalt Road

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



Respondent No: 23

Login: Anonymous

Responded At: Jan 02, 2022 23:30:18 pm

Last Seen: Jan 02, 2022 23:30:18 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Reid Cunliffe

Q4. **Your Street Address** #101 20 Olympia Avenue

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



Respondent No: 24

Login: Anonymous

Responded At: Jan 03, 2022 10:44:15 am

Last Seen: Jan 03, 2022 10:44:15 am

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

Q2. **Comments (optional)**

This proposed development would destroy the neighbourhood.

Q3. **Your Full Name** Sarah Rowland

Q4. **Your Street Address** 675 Battery Street

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



Respondent No: 25

Login: Anonymous

Responded At: Jan 03, 2022 10:46:17 am

Last Seen: Jan 03, 2022 10:46:17 am

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

Q2. **Comments (optional)**

I STRONGLY OPPOSE THIS DEVELOPMENT. THIS IS NOT WHAT OUR NEIGHBOURHOOD IS ABOUT! If this goes through, it will be a nightmare for the foreseeable future. We have all dealt with enough coming through the 24/7 camping in this area during covid. Give us a break already!!

Q3. **Your Full Name** Christopher Rowland

Q4. **Your Street Address** 675 Battery Street

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



Respondent No: 26

Login: Anonymous

Responded At: Jan 03, 2022 11:31:05 am

Last Seen: Jan 03, 2022 11:31:05 am

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

Q2. **Comments (optional)**

This will decrease neighbour property values; this will increase noise pollution from the HVAC; this will block daylight to neighbour properties.

Q3. **Your Full Name** Joann Berekoff

Q4. **Your Street Address** 607 Niagara Street

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



Respondent No: 27

Login: Anonymous

Responded At: Jan 03, 2022 12:12:14 pm

Last Seen: Jan 03, 2022 12:12:14 pm

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

Q2. **Comments (optional)**

The proposed building is much too high and the setback proposals are ridiculous for this neighborhood

Q3. **Your Full Name** Janice Matthews

Q4. **Your Street Address** 642 Niagara St

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



Respondent No: 28

Login: Anonymous

Responded At: Jan 03, 2022 15:19:16 pm

Last Seen: Jan 03, 2022 15:19:16 pm

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

Q2. **Comments (optional)**

The size of the proposed development (8 stories) would be detrimental to the neighbourhood - this structure would be massive, more than doubling the height of existing buildings and would compromise existing mature growth trees and introduce significant noise pollution. This commercial building has no place in residential James Bay.

Q3. **Your Full Name** Paweena Sukhawathanakul

Q4. **Your Street Address** 16 Paddon Ave.

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



Respondent No: 29

Login: Anonymous

Responded At: Jan 03, 2022 15:31:04 pm

Last Seen: Jan 03, 2022 15:31:04 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Alannah Hoops

Q4. **Your Street Address** 660 Niagara Street, 301

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



Respondent No: 30

Login: Anonymous

Responded At: Jan 04, 2022 01:06:30 am

Last Seen: Jan 04, 2022 01:06:30 am

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

Q2. **Comments (optional)**

The proposed project does not fit into the James Bay neighbourhood. Will cause noise pollution. Will devalue the homes in the area. The construction would be completely disruptive for years.... This mega project proposal is a horrific idea and will ruin the heritage feel of the neighbourhood. It would also tower over the other homes nearby. For once please do something right and don't let this happen. It is known that the developer has given Mayor Helps a \$1 million dollar donation. DO NOT SELL OUT THIS NEIGHBOURHOOD!!!

Q3. **Your Full Name** Lisa Tyler

Q4. **Your Street Address** 633 Niagara Street

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



Respondent No: 31

Login: Anonymous

Responded At: Jan 04, 2022 05:28:54 am

Last Seen: Jan 04, 2022 05:28:54 am

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

Q2. **Comments (optional)**

I am concerned about this proposal in my neighbourhood. I own a heritage property near 50 Douglas st and this proposed building is not in keeping with The Heritage Conservation Area traditional residential objective. I am concerned about the height of this proposed building that will have adverse effects on the surrounding homes blocking light, removal of mature trees and reduced privacy as well as noise pollution from the HVAC system. These concerns will greatly reduce the property value of my home. I am vehemently opposed to this proposal!

Q3. **Your Full Name** Bonnie Laird

Q4. **Your Street Address** 134 St. Andrews Street

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



Respondent No: 32

Login: Anonymous

Responded At: Jan 04, 2022 06:42:58 am

Last Seen: Jan 04, 2022 06:42:58 am

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

Q2. **Comments (optional)**

I would like to be given more time to consider the issues presented by my neighbor on the 600 block of Niagara St.

Q3. **Your Full Name** joel tyler

Q4. **Your Street Address** 633 Niagara St.

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



Respondent No: 33

Login: Anonymous

Responded At: Jan 04, 2022 08:22:45 am

Last Seen: Jan 04, 2022 08:22:45 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Robin achterberg

Q4. **Your Street Address** 404-320 Menzies st

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



Respondent No: 34

Login: Registered

Responded At: Jan 04, 2022 08:56:22 am

Last Seen: Jan 04, 2022 16:53:13 pm

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

Q2. **Comments (optional)**

Far too tall and large a footprint for the residential heritage neighbourhood.

Q3. **Your Full Name** Nikki Sieben

Q4. **Your Street Address** 627 Niagara street

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



Respondent No: 35

Login: Registered

Responded At: Jan 04, 2022 12:11:23 pm

Last Seen: Jan 20, 2022 18:12:22 pm

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

Q2. **Comments (optional)**

Please accept my opposition to the 50 Douglas Street Development. It doesn't fit in with the residential ambience of the existing neighbourhood. In addition the added traffic congestion would only overburden the narrow streets surrounding the new "campus".

Q3. **Your Full Name** Kenneth Christopher Ling

Q4. **Your Street Address** 626 Niagara Street, Victoria, B.C.

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



Respondent No: 36

Login: Anonymous

Responded At: Jan 04, 2022 13:59:20 pm

Last Seen: Jan 04, 2022 13:59:20 pm

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

Q2. **Comments (optional)**

The redevelopment of Amica Douglas House will negatively impact my quality of life and the value of my home on Battery Street. After enduring an extended period of construction noise and dust, I would be left with a massive eight-storey development looming over me. It will make my life uncomfortable and cut off the sun needed for our community garden and the plants I enjoy on my balcony. I am also concerned that the commercial kitchen on the first level may vent toward my unit. I have lived here for more than 25 years, and love it. The images in the development plans show that the structure is simply too big and will overwhelm our neighbourhood, especially on Battery and Niagara Streets. It does not fit with the character of our community, and should not be approved.

Q3. **Your Full Name** Margaret Rice

Q4. **Your Street Address** 203-660 Battery Street

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



Respondent No: 37

Login: Anonymous

Responded At: Jan 04, 2022 17:10:33 pm

Last Seen: Jan 04, 2022 17:10:33 pm

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

Q2. **Comments (optional)**

I live within 200m of this proposed development. After carefully studying the plans, I am opposing it for the following reasons, in order of importance to me: -For its immense size this development adds nothing to the community. No public spaces or storefronts we can use. -The build design is unappealing and wall-like from street level because it is so immense on its lot. - It is too tall.

Q3. **Your Full Name** Chris Stackaruk

Q4. **Your Street Address** 120 Douglas St. 306

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



Respondent No: 38

Login: Anonymous

Responded At: Jan 04, 2022 19:25:20 pm

Last Seen: Jan 04, 2022 19:25:20 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Kenneth Orchard

Q4. **Your Street Address** 115 - 151 St Andrews St Victora

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



Respondent No: 39

Login: Anonymous

Responded At: Jan 04, 2022 20:39:43 pm

Last Seen: Jan 04, 2022 20:39:43 pm

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

Q2. **Comments (optional)**

Away too high, 4 storey in that area is much more appropriate

Q3. **Your Full Name** Kirby Rimer

Q4. **Your Street Address** 151 St Andrews Street

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



Respondent No: 40

Login: Anonymous

Responded At: Jan 05, 2022 11:58:16 am

Last Seen: Jan 05, 2022 11:58:16 am

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

Q2. **Comments (optional)**

James Bay is the historical heart of Victoria. This proposed building does not fit with the historical designation of this area. An eight story building is absolute nonsense for this location.

Q3. **Your Full Name** Barbara Wilson

Q4. **Your Street Address** 30 Douglas Street Apt 7A

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



Respondent No: 41

Login: Anonymous

Responded At: Jan 05, 2022 12:31:48 pm

Last Seen: Jan 05, 2022 12:31:48 pm

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

Q2. **Comments (optional)**

Given the properties proximity to the ocean, downtown amenities and parks, higher density should be considered. The same should be considered for the entirety of James Bay. Homes for the ageing are in dire need and the more we can approve, the better.

Q3. **Your Full Name** Bayan Ferzandi

Q4. **Your Street Address** 635 Battery Street

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



Respondent No: 42

Login: Anonymous

Responded At: Jan 05, 2022 13:09:29 pm

Last Seen: Jan 05, 2022 13:09:29 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Nicole

Q4. **Your Street Address** 110 douglas street

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



Respondent No: 43

Login: Anonymous

Responded At: Jan 05, 2022 14:37:48 pm

Last Seen: Jan 05, 2022 14:37:48 pm

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

Q2. **Comments (optional)**

8 storeys Height is Totally out of character with this residential neighbourhood. This application should be deneighed.

Q3. **Your Full Name** victor Turkington

Q4. **Your Street Address** 611 battery st

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



Respondent No: 44

Login: Anonymous

Responded At: Jan 05, 2022 14:47:17 pm

Last Seen: Jan 05, 2022 14:47:17 pm

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

Q2. **Comments (optional)**

I FULLY SUPPORT the well reasoned letter from the residents of 600 Niagara St. that clearly expresses the many sound arguments that stand against this proposal. It seems that every development in Victoria comes loaded with variances that cause one to wonder what the Community Plan is for. If the plan is inadequate for so many proposals should the Plan not be revised after public debate or should developers be told to simply play within the rules? As it stands, citizens who put effort into helping develop the Community Plan are basically given the finger, as Council seems to revise hard won concepts with the right prompting from developers whose sole motivation is profit. While there may be some argument for using height to increase density, the ugly results can easily be seen with a quick visit to downtown Vancouver where a once beautiful city has been transformed into an interlaced connection of dark canyons with no light and no views. Is this what we really want for the future of Victoria? The fact that James Bay is recognized as being amongst the three finest examples of Victorian era architecture in North America appears to be of no concern to an outside developer who has little respect for Victoria, its heritage or its future other than increasing shareholder value in its own company. There is nothing wrong with that so long as their objectives can be achieved without destroying our city.

Q3. **Your Full Name** R G Persson

Q4. **Your Street Address** 20 Douglas St., Victoria V8V 2N6

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



Respondent No: 45

Login: Anonymous

Responded At: Jan 05, 2022 14:57:47 pm

Last Seen: Jan 05, 2022 14:57:47 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Kathy Santini

Q4. **Your Street Address** 301-670 Dallas Road

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



Respondent No: 46

Login: Anonymous

Responded At: Jan 05, 2022 18:52:19 pm

Last Seen: Jan 05, 2022 18:52:19 pm

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

Q2. **Comments (optional)**

The kind of proposed complex completely destroys the neighbourhood as it exists. For those of us that live there our lives are disrupted permanently and will never be the same. James Bay has already been the target of a mammoth care facility. Perhaps another neighbourhood should contribute to this kind of development vs James Bay being destroyed by becoming the destination of them all.

Q3. **Your Full Name** Dayna Devereux

Q4. **Your Street Address** 660 Niagara St

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



Respondent No: 47

Login: Anonymous

Responded At: Jan 05, 2022 20:18:34 pm

Last Seen: Jan 05, 2022 20:18:34 pm

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

Q2. **Comments (optional)**

This proposal will destroy the neighborhood as we know it. This is a heritage neighborhood. Not a commercial or institutional one...

Q3. **Your Full Name** Jonas Stahr

Q4. **Your Street Address** 670 Battery street

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



Respondent No: 48

Login: Anonymous

Responded At: Jan 05, 2022 21:53:18 pm

Last Seen: Jan 05, 2022 21:53:18 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** KiKi Bee

Q4. **Your Street Address** 30 Douglas Street

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



Respondent No: 49

Login: Anonymous

Responded At: Jan 05, 2022 21:53:59 pm

Last Seen: Jan 05, 2022 21:53:59 pm

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

Q2. **Comments (optional)**

Please, don't.

Q3. **Your Full Name** KiKi Bee

Q4. **Your Street Address** 30 Douglas Street

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



Respondent No: 50

Login: Anonymous

Responded At: Jan 06, 2022 06:46:20 am

Last Seen: Jan 06, 2022 06:46:20 am

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

Q2. **Comments (optional)**

NO!

Q3. **Your Full Name** Terry Bare

Q4. **Your Street Address** 105-660 niagara st.

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



Respondent No: 51

Login: Anonymous

Responded At: Jan 06, 2022 07:57:51 am

Last Seen: Jan 06, 2022 07:57:51 am

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

Q2. **Comments (optional)**

This proposed development is way too big for the area, it will negatively affect many neighbours

Q3. **Your Full Name** Charlotte Dorion

Q4. **Your Street Address** 307-120, Douglas Street,

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



Respondent No: 52

Login: Registered

Responded At: Jan 06, 2022 08:34:27 am

Last Seen: Jan 06, 2022 16:07:44 pm

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

Q2. **Comments (optional)**

Parking is already a huge issue in the neighbourhood. o I live in an apartment at 110 Douglas Street and we have a designated parking lot and the tenants pay monthly rent for their parking spot. We have a few visitor parking spots (2) which are usually taken by folks who are at Amica. Sometimes they are visitors and sometimes staff take our visitor parking. o We have residential parking on Niagara Street but we cannot use these street parking spots because our address is Douglas Street. (I have gotten tickets!) o There is free parking on Douglas. On the East side it is 'unregulated parking' which is taken up with Amica staff parking, Amica visitors and homeless that live in their vehicles. There are numerous seniors living in their vehicles along the road here. o Also, in the summertime, the Beacon Hill Drive-In is overflowing and families park on Douglas because the Drive-In is packed. Just drive by on a sunny day and you will see. o Also, there is the all-season playing field across the street in Beacon Hill Park. When there is a game on there are 20+ extra vehicles parked along Douglas Street and on Niagara for the players. And rugby players don't take the bus to go to a game at Beacon Hill park. They drive their cars because they have equipment. o On the west side of Douglas we have two hour parking. o So if you add twice as many residents and staff, where will these people park? They already don't have enough parking!! The new building will block the sun for 1/2 of our building and also the roof deck. Half of the residents at 110 Douglas enjoy their sunny balconies in the afternoon. They will no longer have the sun in the afternoon, maybe for an hour or two at noon. The sun deck on the roof of our building will be blocked as well. Most homes in the neighbourhood are heritage homes without a lot of insulation and sound proofing. I hope a smart quiet HVAC system that has noise protection for the neighbours is reviewed and designed appropriately. Or else there will be another 'Summit' problem. This is a very quiet neighbourhood and it will be noticeable rather quickly.

Q3. **Your Full Name** Veronica McEllister

Q4. **Your Street Address** 110 Douglas Street, Apt 405

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



Respondent No: 53

Login: Anonymous

Responded At: Jan 06, 2022 09:39:54 am

Last Seen: Jan 06, 2022 09:39:54 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Robin Elizabeth Hall, Suit 216 - 30 Douglas St., V8V2N7

Q4. **Your Street Address** Suite 216 - 30 Douglas St.

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



Respondent No: 54

Login: Anonymous

Responded At: Jan 06, 2022 12:11:23 pm

Last Seen: Jan 06, 2022 12:11:23 pm

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

Q2. **Comments (optional)**

This is not a suitable location for so large a facility . Also , it is too close to Mile 0 and would be an eyesore to the beauty of this seaside setting Ino no

Q3. **Your Full Name** Margaret Danylchuk

Q4. **Your Street Address** 126 St Andrews st.

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



Respondent No: 55

Login: Anonymous

Responded At: Jan 06, 2022 12:39:12 pm

Last Seen: Jan 06, 2022 12:39:12 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Gillian Scadeng

Q4. **Your Street Address** 112 Clarence St

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



Respondent No: 56

Login: Anonymous

Responded At: Jan 06, 2022 13:54:39 pm

Last Seen: Jan 06, 2022 13:54:39 pm

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

Q2. **Comments (optional)**

Raising so many stories is out of place in this area and should not be allowed. And blasting into rock formation on which many sizable building area already place is a gross interference for life already attempted to be lived in this neighbourhood AND will endanger construction already in place. BCTransit and all of us NEED the continuous routing along Niagara which if the jproject continues will be deposed (to where?) for many years. I say NO. Move the proposed section for growing numbers of mentally infirm (yes this is a need) to another existing building. Keep Douglas Amica as is.

Q3. **Your Full Name** Emily Huston

Q4. **Your Street Address** 30 douglas street

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



Respondent No: 57

Login: Anonymous

Responded At: Jan 06, 2022 15:20:16 pm

Last Seen: Jan 06, 2022 15:20:16 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Cara Petitpas

Q4. **Your Street Address** 645 Avalon Rd

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



Respondent No: 58

Login: Anonymous

Responded At: Jan 06, 2022 19:04:44 pm

Last Seen: Jan 06, 2022 19:04:44 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Marianne Goodrich

Q4. **Your Street Address** 110 Douglas Street, Victoria BC V8V 2N9

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



Respondent No: 59

Login: Registered

Responded At: Jan 06, 2022 22:03:27 pm

Last Seen: Jan 07, 2022 05:56:19 am

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

Q2. **Comments (optional)**

New development should NOT be any higher than the current building.

Q3. **Your Full Name** John Rozehnal

Q4. **Your Street Address** 201-20 Douglas St.

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



Respondent No: 60

Login: Anonymous

Responded At: Jan 07, 2022 08:06:23 am

Last Seen: Jan 07, 2022 08:06:23 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Christian wiens

Q4. **Your Street Address** 20 San Jose ave

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



Respondent No: 61

Login: Anonymous

Responded At: Jan 07, 2022 09:49:00 am

Last Seen: Jan 07, 2022 09:49:00 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Bethany wren

Q4. **Your Street Address** 660 Niagara street

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



Respondent No: 62

Login: Anonymous

Responded At: Jan 07, 2022 09:50:47 am

Last Seen: Jan 07, 2022 09:50:47 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Adrian serasse

Q4. **Your Street Address** 660 Niagara street

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



Respondent No: 63

Login: Anonymous

Responded At: Jan 07, 2022 10:52:46 am

Last Seen: Jan 07, 2022 10:52:46 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Harris Bredin

Q4. **Your Street Address** 30 Douglas apt 222

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



Respondent No: 64

Login: Anonymous

Responded At: Jan 07, 2022 12:57:19 pm

Last Seen: Jan 07, 2022 12:57:19 pm

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

Q2. **Comments (optional)**

I have recently moved here from Ontario and chose James Bay for its quaint , quiet charm. I work from home and am directly across the street from this proposed building. I can only imagine the noise from this construction disrupting my work furthermore This magnitude of a building does not belong here in James Bay . I plead with you to further consider not building this structure.

Q3. **Your Full Name** Andrea LeBlanc

Q4. **Your Street Address** 660 Niagara St Victoria, BC

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



Respondent No: 65

Login: Anonymous

Responded At: Jan 07, 2022 15:18:43 pm

Last Seen: Jan 07, 2022 15:18:43 pm

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

Q2. **Comments (optional)**

I'm am a long time senior resident in the adjacent building directly across the street from 50 Douglas Street. I spend 90% of my time indoors (particularly now with pandemic restrictions) and have been a resident here for 8 years. The ongoing disruption of constructing a mega building of this size will be substantial and will greatly effect my quality of life and the home owners living in the area. Consider the ongoing construction noise and the excavation of an underground garage means substantial jack hammer noise and possible bedrock shifting and possibly affecting the foundation of the heritage building where I live in and the other older buildings in close proximity. Also such a large building, sunlight will be blocked which is already an issue for here. Our older building is not isolated for noise and as it stands we often can hear people walking outside talking on the streets. I remember the renovation of one of the heritage homes next door - it was daily and ongoing - even on weekends and it was debilitating. And that was just renovation. I couldn't imagine how catastrophic the noise will be constructing a mega building of that size. And the amount of time it will take... 1 to 2 years? Amica should not be allowed to disrupt this quiet, peaceful community and capitalize at the expense of others - seniors, residents and home owners who have been living here for years.

Q3. **Your Full Name** Tina Fischer

Q4. **Your Street Address** 30 Douglas Street, Victoria BC V8V 2N7

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



Respondent No: 66

Login: Registered

Responded At: Jan 07, 2022 15:54:09 pm

Last Seen: Jan 07, 2022 23:44:16 pm

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

Q2. **Comments (optional)**

Opposing the re-development of this property known as Amica located at 50 Douglas Street. New development, construction of this 8 story structure will create a logistical nightmare for all residences in the 600 Block of Niagara Street. Demolition of older structure will cause displacement of all residents at this facility. Pollutants, asbestos, fiberglass, etc, noise and major disruption of day to day living for all those homes, and apartments in this block.

Q3. **Your Full Name** Nancy Pepper

Q4. **Your Street Address** 660 Niagara Street Victoria BC

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



Respondent No: 67

Login: Anonymous

Responded At: Jan 07, 2022 17:04:32 pm

Last Seen: Jan 07, 2022 17:04:32 pm

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

Q2. **Comments (optional)**

Amica have several buildings in Victoria. They own the adjacent land and could expand # 50 Douglas St. and keep it at 4 stories.

Q3. **Your Full Name** E. Smith

Q4. **Your Street Address** Douglas Street

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



Respondent No: 68

Login: Anonymous

Responded At: Jan 08, 2022 08:16:50 am

Last Seen: Jan 08, 2022 08:16:50 am

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

Q2. **Comments (optional)**

What a waste! Destroying perfectly good buildings and causing years of disruption to a beautiful neighbourhood and the end result ... sounds like a monstrosity.

Q3. **Your Full Name** Derek Mclay

Q4. **Your Street Address** 228-30 Douglas Street

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



Respondent No: 69

Login: Anonymous

Responded At: Jan 08, 2022 11:46:25 am

Last Seen: Jan 08, 2022 11:46:25 am

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

Q2. **Comments (optional)**

Amica SHOULDN'T be allowed to build this 8 story monstrosity.

Q3. **Your Full Name** MICHAEL MCDUGALL

Q4. **Your Street Address** 660 NIAGARA ST. UNIT#201

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



Respondent No: 70

Login: Anonymous

Responded At: Jan 08, 2022 12:12:32 pm

Last Seen: Jan 08, 2022 12:12:32 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Ruth Schreier

Q4. **Your Street Address** 20 Olympia Ave

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



Respondent No: 71

Login: Anonymous

Responded At: Jan 08, 2022 13:18:17 pm

Last Seen: Jan 08, 2022 13:18:17 pm

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

Q2. **Comments (optional)**

This neighborhood has just experienced three years of construction with the Dallas Road renovations and sewage project so we know what noise, disruptions to traffic and parking problems occur with construction projects. Adding another project the size and extent of the proposed Amica building is not acceptable for all the above stated reasons. As Manager of Beacon Lodge I represent many tenants here who are distressed by the project and its attending noise, traffic, parking and access to emergency vehicles as well as transit and other problems that attend such a project. Many people move to this area for it's access to the space, park and ocean views. A building of 8 stories blocking both sunlight and views of the park is taking from us and our tenants what they cherish as part of their mental and emotional health during this time of restrictions. Forcing another restriction on them that is now permanent is not only unjust but cruel. And I'm sure some have mentioned that current and future residents of Amica come here for the same reasons as our tenants (quiet, views of the park and ocean) and so to displace the current residents who are in the final years of their lives and already have few consolations is a measure of the fact that this project is more about greed than it is about people. The amount of noise generated in the long term by the air and heating systems will rob the neighborhood of its quiet and rest and cause the devaluation of the properties around the area as well as prohibit visitors from using the local Bed and Breakfast businesses which depend on the very features of the neighborhood to draw clients to their business. Many of the residents here have gardens, including vegetable gardens that help support family needs but with a huge building complex to block the sun and prevent light and warmth from accessing their properties they will not be able to grow their food. And the height of the building will take away what little privacy many residents already enjoy. I strongly object to the building of a new Amica here in the James Bay area as there are already at least three other properties they own in the city and another big business here is neither necessary nor is it wanted.

Q3. **Your Full Name** Marilyn Grant

Q4. **Your Street Address** 30 Douglas Street

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



Respondent No: 72

Login: Anonymous

Responded At: Jan 08, 2022 14:19:58 pm

Last Seen: Jan 08, 2022 14:19:58 pm

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

Q2. **Comments (optional)**

Such a tall building - 6 or 8 stories - will shut out what little daylight is left in apartments facing Amica on Battery street -- mine, for instance. Also, dynamiting in order to put in a subterranean parking lot will weaken the foundations of buildings in close proximity and will cause cracks in our walls. Amica is already an eyesore in the area of heritage homes in James Bay. If the company wants a high rise, they should choose another location that doesn't impact a heritage neighbourhood.

Q3. **Your Full Name** Mary Beth Mitchell

Q4. **Your Street Address** 30 Douglas Street Victoria, BC

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



Respondent No: 73

Login: Anonymous

Responded At: Jan 08, 2022 15:09:59 pm

Last Seen: Jan 08, 2022 15:09:59 pm

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

Q2. **Comments (optional)**

Proposed structure too large, too many stories, and will have too great of an impact on James Bay residential neighbourhood: impacting natural light, current trees, parking, and particularly a large industrial h/vac systems to support the structure, multiple noisy deliveries (this is already an issue with the current structure!). Add to this the many constructions issue which will inevitably be ongoing with street detours, parking issues, unacceptable noise levels, and possible power and water interruptions. Just no. Strongly Oppose.

Q3. **Your Full Name** K. Fowler

Q4. **Your Street Address** 20 Douglas Street

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



Respondent No: 74

Login: Anonymous

Responded At: Jan 08, 2022 15:21:06 pm

Last Seen: Jan 08, 2022 15:21:06 pm

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

Q2. **Comments (optional)**

Please please please do not go through on developing this 8 story building! Residents of James Bay are SO heavily opposed and the corner of Niagara and Douglas has enough traffic as it is! Please do not approve this business expansion for Amica at the expense of our community.

Q3. **Your Full Name** Jaymie Fletcher

Q4. **Your Street Address** 201-110 Douglas St

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



Respondent No: 75

Login: Anonymous

Responded At: Jan 08, 2022 15:59:23 pm

Last Seen: Jan 08, 2022 15:59:23 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Margaret Verney Morris

Q4. **Your Street Address** Apt.104 Olympic Avenue,Victoria,B C V8V 2N4

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



Respondent No: 76

Login: Anonymous

Responded At: Jan 08, 2022 17:49:10 pm

Last Seen: Jan 08, 2022 17:49:10 pm

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

Q2. **Comments (optional)**

It's too big. I hate the idea of all the waste from the tear down. Just stop wrecking the neighbourhood please. Enough already. I'll likely picket the site if it goes ahead and I know I won't be alone.

Q3. **Your Full Name** Adrian Fletcher

Q4. **Your Street Address** 201-110 Douglas St.

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



Respondent No: 77

Login: Anonymous

Responded At: Jan 08, 2022 18:13:03 pm

Last Seen: Jan 08, 2022 18:13:03 pm

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

Q2. **Comments (optional)**

This tower is way too high for this spot. It's too much. It will be blocking the sun for so many surrounding properties. The community needs to retain its charm, not become a place for rich people who can afford the views and new build. Please stop it!

Q3. **Your Full Name** Darlene Fletcher

Q4. **Your Street Address** 201-110 Douglas, Victoria BC

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



Respondent No: 78

Login: Anonymous

Responded At: Jan 08, 2022 18:43:41 pm

Last Seen: Jan 08, 2022 18:43:41 pm

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

Q2. **Comments (optional)**

This is a huge project which will disrupt everyone and everything in the area Shouldn't even be considered. I know counsel will take no notice of area residents' remarks and concerns but at least they will be on record.

Q3. **Your Full Name** Jacqueline Ward.

Q4. **Your Street Address** 308, 20 Douglas St Victoria Bc

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



Respondent No: 79

Login: Registered

Responded At: Jan 08, 2022 19:19:13 pm

Last Seen: Jan 09, 2022 02:45:25 am

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

Q2. **Comments (optional)**

I am opposing the project of constructing a new Amica building on Douglas 50

Q3. **Your Full Name** Rima

Q4. **Your Street Address** 30 Douglas street

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



Respondent No: 80

Login: Anonymous

Responded At: Jan 09, 2022 09:56:13 am

Last Seen: Jan 09, 2022 09:56:13 am

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

Q2. **Comments (optional)**

Jan 9 Since submitting our comments last week and learning more about the project we rescind our former position (ie. support with modifications) and wish the record to show we are OPPOSED to ANY zoning changes of the 50 Douglas street property.

Q3. **Your Full Name** Leah MacInnes and Ross Ingstrup

Q4. **Your Street Address** 652 Battery Street

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



Respondent No: 81

Login: Anonymous

Responded At: Jan 09, 2022 11:48:59 am

Last Seen: Jan 09, 2022 11:48:59 am

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

Q2. **Comments (optional)**

This proposal will change the character of the neighbourhood because of the building's scale and character The construction of the building will cause major long term disruption on Niagara St which is already congested The proposal will significantly lower the value of current residential homes n the neighbour hood There is the potential and most likely probable major noise pollution concerns of the HVAC system

Q3. **Your Full Name** John William Gehrke

Q4. **Your Street Address** 20 Dougla St #307

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



Respondent No: 82

Login: Anonymous

Responded At: Jan 09, 2022 13:10:39 pm

Last Seen: Jan 09, 2022 13:10:39 pm

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

Q2. **Comments (optional)**

Amica is big enough and if anything gets built in James Bay it should be affordable housing. Too many people live in tents or their vehicles in this neighborhood to allow private corporations to grow larger for profit.

Q3. **Your Full Name** La-Nai Gabriel

Q4. **Your Street Address** 215 Oswego Street, Apt 224

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



Respondent No: 83

Login: Anonymous

Responded At: Jan 09, 2022 13:29:07 pm

Last Seen: Jan 09, 2022 13:29:07 pm

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

Q2. **Comments (optional)**

Hello dear council members. I live at 115 Government st and I received a letter about the 8story building planned at the Amica site. The building will completely shade the housing on the other side of the street in the winter. Please stick with the 6story community plan there or better yet just use the completely fine building that exists. Don't let these pushy manipulative developers bully you. Keep with the plan. Thanks. Kama Ringwood.

Q3. **Your Full Name** Kama Ringwood

Q4. **Your Street Address** 1, 115 Government Street

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



Respondent No: 84

Login: Anonymous

Responded At: Jan 09, 2022 13:35:02 pm

Last Seen: Jan 09, 2022 13:35:02 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Courtney Lilly

Q4. **Your Street Address** 110 Douglas Street, apt. 410

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



Respondent No: 85

Login: Anonymous

Responded At: Jan 09, 2022 13:36:46 pm

Last Seen: Jan 09, 2022 13:36:46 pm

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

Q2. **Comments (optional)**

I strongly am opposing to this unacceptable plan that will destroy all the beauty of our neighbourhood that is the most beautiful attraction in Victoria for people living in and for the tourists. We are having already enough of "eyesores high buildings" and this one will create a lot of serious distresses to not only the seniors living in the Amica residence, but to all the elders and younger people living around this building that they want first to destroy and then build an 8 stories new construction. Something that will about 3 years at least 3 years to be done. I am living next to that building and I can imagine all the noise, the quality of air, the problems of parking which is already one we have to deal with, etc... the thought of this "greedy" plan is making me already sick. Our James Bay area is a Gem in Victoria city, by executing one more of high construction, Victoria is losing more and more of its rare quality of peace and beauty. In short please, please STOP this project that will only benefit the owner of the construction company and Amica's owner.

Q3. **Your Full Name** Marina Caroulias

Q4. **Your Street Address** 110-30, Douglas st. Victoria BC v8v 2n7

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



Respondent No: 86

Login: Anonymous

Responded At: Jan 10, 2022 13:32:27 pm

Last Seen: Jan 10, 2022 13:32:27 pm

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

Q2. **Comments (optional)**

I work at home as a hypnotherapist and teach meditation classes-all online. I'm also a full-time grad student online. I'll be unable to work if there is construction noise during the day which will put me out of a job. I also have a connective tissue disorder which causes severe migraines and other problems that could be worsened by noise.. I cannot move because this building is the only one in James Bay that could accommodate the equipment that is keeping me alive. If you move forward with this project I could lose my income. If I have to move because of this construction that will jeopardize my health and possibly my life.

Q3. **Your Full Name** Kyra Lin

Q4. **Your Street Address** 110 Douglas St., Victoria, V8V2N9

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



Respondent No: 87

Login: Anonymous

Responded At: Jan 10, 2022 14:33:05 pm

Last Seen: Jan 10, 2022 14:33:05 pm

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

Q2. **Comments (optional)**

The feeling and look of this part of James Bay will be totally destroyed with a building of this size. Please respect the people of this neighbourhood who live here because it is one of the last bastions of quaintness that has always been the definition of Victoria and especially James Bay.

Q3. **Your Full Name** Sharon Clifford

Q4. **Your Street Address** 30 Douglas Street

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



Respondent No: 88

Login: Anonymous

Responded At: Jan 11, 2022 10:04:26 am

Last Seen: Jan 11, 2022 10:04:26 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Lise Berube

Q4. **Your Street Address** 4-126 Ontario Street, unit 4

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



Respondent No: 89

Login: Anonymous

Responded At: Jan 11, 2022 10:54:56 am

Last Seen: Jan 11, 2022 10:54:56 am

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

Q2. **Comments (optional)**

Too big for this area.

Q3. **Your Full Name** Hilary Riches

Q4. **Your Street Address** 301-20 Douglas St

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



Respondent No: 90

Login: Anonymous

Responded At: Jan 12, 2022 10:31:01 am

Last Seen: Jan 12, 2022 10:31:01 am

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

Q2. **Comments (optional)**

This overly large, intrusive development, with ongoing noise after construction is completed, would seriously damage the quality of life for those of us living in proximity. An unwanted, unnecessary, horrible 'development' that would effectively destroy the pleasant neighbourhood atmosphere of a large section of James Bay -- all for the sake of corporate greed and profit. Shame on anyone that would allow this to happen.

Q3. **Your Full Name** Edward A. Guenther

Q4. **Your Street Address** 120-30 Douglas St.

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



Respondent No: 91

Login: Anonymous

Responded At: Jan 12, 2022 11:28:58 am

Last Seen: Jan 12, 2022 11:28:58 am

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

Q2. **Comments (optional)**

I am opposed on the basis that it would open the flood gates for future tall buildings in quaint James bay

Q3. **Your Full Name** Joanne St Gelais

Q4. **Your Street Address** 21 Olympia Ave

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



Respondent No: 92

Login: Anonymous

Responded At: Jan 12, 2022 12:47:29 pm

Last Seen: Jan 12, 2022 12:47:29 pm

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

Q2. **Comments (optional)**

I live next to a similar building with the constant noise, humming and whine that is disturbingly audible in my suite, with windows closed, all day and night every day. It's made living here so difficult. This goes beyond typical city noise. I wouldn't wish that on more of my neighbours.

Q3. **Your Full Name** Mark Dyck

Q4. **Your Street Address** 655 Douglas Street,

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



Respondent No: 93

Login: Anonymous

Responded At: Jan 12, 2022 14:16:10 pm

Last Seen: Jan 12, 2022 14:16:10 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

My name is Ellen Lyons and I hope this council will consider my opposition to the redevelopment proposal at 50 Douglas Street. As the owner of a condominium at 660 Battery Street and resident of the James Bay area, I believe the project will negatively impact the immediate community and be a detriment to our Heritage Conservation area. The proposal conflicts with provisions of the OCP designating density, height limitations and retaining the heritage character of the community. I urge the Mayor and the City Council to reject the proposal in its present form. The James Bay area is the historic heart of Victoria. It has been described as the hub of Victoria's tourist industry and is a designated Heritage Conservation area. Of the eight tourist attractions prominently listed for the city, two are within 300 meters of the proposed redevelopment. It is home to the Emily Carr House and Mile Marker "0". It is characterized by well-preserved Victorian homes built in the late 1800s sited next to two and three storey apartment and condo buildings. Under the OCP, the neighbourhood falls into the Traditional Residential and Urban Residential categories. The Amica redevelopment proposal conflicts with several OCP's requirements. The proposal calls for an eight storey, high-density, institutional structure with miniscule set-backs and potentially high levels of visual and noise pollution. This building will tower over the neighbourhood, drastically increase density and destroying its heritage character. Section 6.21 of the OCP states that redevelopment should be "consistent with the density...established in the plan, permitting their increase only as the plan provides...." The Urban Residential section requires between 1.2:1 to 2:1 FSR. The current Amica proposal suggests a floor space density of nearly double the appropriate number of residents, at 3.25:1. This is not in keeping with the City's plan. Sections 6.21 and 6.22 of the OCP requires three storey structures in Traditional Residential neighbourhoods and up to six storeys in Urban Residential. At eight storeys, the proposal is well in excess of the maximum number of storeys. The proposal calls for minimal set-backs and will cast an enveloping shadow over most nearby two and three storey structures. This can hardly be called a sensitive transition to the lower land uses provided by nearby residences requires by the plan. While the OCP is intended to be a flexible plan, I do not believe it should be flouted with such an extreme proposal. The proposed (Amica) 50 Douglas Street building would decimate the heritage character of the neighbourhood, drastically increase population density and physically overwhelm the surrounding area. I urge the Mayor and City Council to reject the proposal.

Q3. Your Full Name Ellen Lyons

Q4. Your Street Address 660 Battery Street

Q5. Your email address (optional)



Respondent No: 94

Login: Anonymous

Responded At: Jan 12, 2022 14:59:20 pm

Last Seen: Jan 12, 2022 14:59:20 pm

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

Q2. **Comments (optional)**

Too many floors for that area!! !!

Q3. **Your Full Name** Elizabeth Lubin

Q4. **Your Street Address** #49-19572 Fraser Way, Pitt Meadows, BC

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



Respondent No: 95

Login: Anonymous

Responded At: Jan 12, 2022 16:46:08 pm

Last Seen: Jan 12, 2022 16:46:08 pm

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

Q2. **Comments (optional)**

To Whom It May Concern: With due respect and upon careful consideration, the massive juggernaut of Amica Douglas House redevelopment proposal is not a true reflection of where we are in terms of the historic integrity, the living neighbourhood, and the best planning going forward for James Bay bordering on Beacon Hill. What you now hear in the consultation process is a fuller range of community voices raised in concern and opposition to the major demands of the currently bloated Amica/Milliken proposal. A first given is that Amica Lifestyles does indeed own the 50 Douglas site and has the right to responsibly evolve . But not the right to redevelopment of any sort. Not of this single minded and dismissive sort. A second given is that the standing bylaws and other oversight limitations to the scale and outlandish effects of such a proposed redevelopment exist for good reason. Simply reframing much of a valued two block area with its adjacent parkland and scapes to meet the demands of a one off development calls for very close scrutiny. A third given is that the affected community is (as evidenced by this letter and no doubt others like it) prepared to call out both such an inflated plan for redevelopment and its supporters. We suggest that the proponents examine the proposal more thoroughly. We suggest that by doing so they respectfully question the initial terms and expectations for the project in light of community input. We strongly suggest that by doing so the investor/developers should relent. James Bay Community and its Amica referenced "vulnerable seniors" are not going to be well served by such an eight story megastructure with its attendant stories of additional infrastructure. The presence and impact of such an oversized "campus of care" facility far exceeds the proposal's doubtfully photoshopped and parachuted measurements of footprint and volume. These extraordinary assertions require more extraordinary proof. Moreover, this extraordinary proposal must require extraordinary support. Again with due respect, I don't believe that Amica/Milliken has sufficiently made the case for either. Sincerely, Peter McGuire 660 Battery Street Victoria, V8V 1E5

Q3. **Your Full Name** Peter McGuire

Q4. **Your Street Address** 660 Battery Street, James Bay, Victoria.

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



Respondent No: 96

Login: Anonymous

Responded At: Jan 12, 2022 16:48:42 pm

Last Seen: Jan 12, 2022 16:48:42 pm

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

Q2. **Comments (optional)**

To Whom it May Concern I write to relay my issues regarding the proposed redevelopment plan and rezoning application at 50 Douglas Street Victoria put forward by Amica Seniors Living and its Milliken Developments partners. Niagara and Battery Streets are a mixture of low rise apartment buildings and primarily heritage properties in the quiet residential neighborhood of James Bay. Many of the residents of these homes have lived here peacefully for years and some for decades. It would appear that this is of no consequence to Amica for profit Seniors Living. If it were, then a proposal to build such an extremely large eight story replacement for the current Amica structure would not have been put forward. Such a building will completely overshadow other residences in the vicinity and take away much of the natural light and sense of neighborliness currently enjoyed by their occupants resulting in a very unfair and negative impact. Amica Douglas is already a very big neighbour. Bloating its current footprint with an increased presence will do little to improve Amica's reputation within this community. Sincerely, Jeanette Stacey #102, 660 Battery Street

Q3. **Your Full Name** Jeanette Stacey

Q4. **Your Street Address** 660

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



Respondent No: 97

Login: Anonymous

Responded At: Jan 13, 2022 16:56:58 pm

Last Seen: Jan 13, 2022 16:56:58 pm

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

Q2. **Comments (optional)**

No no no! This us a heritage community. Please do not allow commercial land use. There are many other options for massive projects elsewhere

Q3. **Your Full Name** Lesley Washington

Q4. **Your Street Address** 628 Dallas Road

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



Respondent No: 98

Login: Anonymous

Responded At: Jan 13, 2022 20:51:00 pm

Last Seen: Jan 13, 2022 20:51:00 pm

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

Q2. **Comments (optional)**

The neighborhood and the area doesnt tolerate and cant take such kind of developement. We dont see it as development! It is a residential and touristic area that doesnt tolerate high buildings or any kind of constructions. The surrounding buildings cant stand structure wise all the developement you are planning to do with Douglas 50. Please do take this into consideration. Life is already stressful for us.

Q3. **Your Full Name** Rima C.

Q4. **Your Street Address** 30 Douglas street

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



Respondent No: 99

Login: Anonymous

Responded At: Jan 14, 2022 12:24:00 pm

Last Seen: Jan 14, 2022 12:24:00 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Edward Pechter

Q4. **Your Street Address** 106 Saint Andrews Street Victoria V8V 2M7

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



Respondent No: 100

Login: Anonymous

Responded At: Jan 14, 2022 16:10:52 pm

Last Seen: Jan 14, 2022 16:10:52 pm

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

Q2. **Comments (optional)**

Strongly opposed to this for profit venture that does not fit the site or neighbourhood!

Q3. **Your Full Name** Margaret Joan Tuttle

Q4. **Your Street Address** 130 St. Andrews Street

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



Respondent No: 101

Login: Anonymous

Responded At: Jan 14, 2022 18:10:18 pm

Last Seen: Jan 14, 2022 18:10:18 pm

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

Q2. **Comments (optional)**

We have a neighbourhood full of charming Heritage houses which should be the pride of Victoria's history. The proposed new Amica building will destroy this.

Q3. **Your Full Name** Roberta Jean Pridmore

Q4. **Your Street Address** 140 St. Andrews St

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



Respondent No: 102

Login: Anonymous

Responded At: Jan 14, 2022 18:13:51 pm

Last Seen: Jan 14, 2022 18:13:51 pm

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

Q2. **Comments (optional)**

We live in a charming neighbourhood of Heritage houses. This is a precious part of Victoria's history and must be preserved!!!

Q3. **Your Full Name** Roberta Jean Pridmore

Q4. **Your Street Address** 140 St. Andrews St Victoria BC V8V 2M7

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



Respondent No: 103

Login: Anonymous

Responded At: Jan 14, 2022 18:34:14 pm

Last Seen: Jan 14, 2022 18:34:14 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Karen Froebe

Q4. **Your Street Address** 130 St Andrews St

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



Respondent No: 104

Login: Anonymous

Responded At: Jan 15, 2022 08:36:32 am

Last Seen: Jan 15, 2022 08:36:32 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Lesley Pechter

Q4. **Your Street Address** 106 Saint Andrews Street, Victoria V8V 2M7

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



Respondent No: 105

Login: Anonymous

Responded At: Jan 15, 2022 08:39:49 am

Last Seen: Jan 15, 2022 08:39:49 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Trevor Woodland

Q4. **Your Street Address** 622 Niagara St

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



Respondent No: 106

Login: Anonymous

Responded At: Jan 15, 2022 09:23:35 am

Last Seen: Jan 15, 2022 09:23:35 am

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Helga Strauss

Q4. **Your Street Address** 136 Saint Andrews Street

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



Respondent No: 107

Login: Anonymous

Responded At: Jan 15, 2022 11:54:10 am

Last Seen: Jan 15, 2022 11:54:10 am

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

Q2. **Comments (optional)**

An 8 story building at the Douglas/Battery/Niagara corner is far too big a development for the James Bay area creating major traffic flow issues on both Battery, which is basically a one lane road with all the cars needing to park there and Niagara is not much better. Yes, there is a need for facilities for elders as baby boomers age, however many in James Bay would never live here due to the financial impossibilities of paying the rent. James Bay and Victoria at large, needs care residences for lower income elders too and this is constantly by passed by big development. I know Amica needs upgrades but this proposal is a horrendous monster to place in our community and another solution needs to come to the table.

Q3. **Your Full Name** Eve Hume

Q4. **Your Street Address** GI-636 Dallas Rd

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



Respondent No: 108

Login: Anonymous

Responded At: Jan 15, 2022 12:15:38 pm

Last Seen: Jan 15, 2022 12:15:38 pm

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

Oppose

Q2. **Comments (optional)**

Response re Amica Douglas House redevelopment proposal CLC00369 (1) as a resident of James Bay and (2) as the daughter of a resident My concerns as a James Bay resident I am opposed to this redevelopment proposal for the following reasons:

- **Luxury profile:** This is a luxury-style development — aimed at what market? It seems out of range for most long-term James Bay residents. If it must be redeveloped, I would prefer something more modest and affordable for more people. My mother moved to Douglas House from a modest apartment in James Bay. I am sure the new Douglas House would have been out of range for her.
- **Cost increases for residents:** What will rates be? Who can afford this? Are all the proposed amenities necessary?
- **Size, scale and character:** It is a massive, luxury development and proposes to replace the current low-profile Douglas House, which has fit in with the existing neighbourhood for decades.
- **If the current building needs improvements, what about a simple renovation of Douglas House and a new building elsewhere? Why not a refurbishment with modest improvements (for example, replace balconies, replace and improve the ramp between the buildings, redo the siding)?** This approach would improve and extend the life of the current building, allowing residents to remain in place. And if there's a case for this many new units, why can't Amica and Milliken develop on available land elsewhere, without forcing residents to move?
- **Loss of mature green space:** As with several James Bay developments of late, I worry about loss of mature trees and shrubs (four mature birches and two copper beeches along Niagara; a mulberry tree in front; mature evergreens along Battery; mature shrubs on all sides)
- **I can't tell from the plans which existing trees and shrubs would be retained.** Too many James Bay developments are removing all greenery, digging everything out, filling it with concrete and gravel and then topping it with paving or a layer of turf. New plantings cannot replace existing long-term mature growth and actual earth in the ground.
- **The entire mature green space, not just trees, of James Bay is an extension of the greenscape of the park.** It is an important part of James Bay's heritage and character. Numerous birds feed, shelter and breed throughout this area.
- **We need to preserve and protect our existing mature trees and shrubs.** My concerns as the daughter of a Douglas House resident This redevelopment proposal cannot be considered, I believe, without first taking into account the impact it will have on current residents of Douglas House. And first, I would like to stress that staff at Douglas House — care staff, dining, concierge, activities, housekeeping, maintenance and others — are wonderful. They do an excellent job. My comments are no criticism of them. Secondly, due to my mother's personal situation, it is possible she will need to leave Douglas House prior to the redevelopment. That is not yet certain, though, and my concerns remain about the process and proposal generally. Residents moved in expecting to live at Douglas House for the rest of their lives, or as long as they wished or were able, at existing rates with predictable increases. Now they must move, with timeline and costs uncertain. My mother (now almost 99 years old) moved in, in 2018 at age 95; there was no mention of a redevelopment then. Like many others, she moved to Douglas House because it was in her own neighbourhood of James Bay, in a comfortable, non-fussy environment, close to familiar places. She walks with us almost every day along Dallas Road and enjoys where she is, like other residents who live there. My husband and I live in James Bay, without a car, and are her daily support. If she moves elsewhere, it will pose significant challenges to us for supporting her. Another resident we know, also in her 90s and with no family support in Victoria, has expressed to us her upset about this change. She loves her apartment and doesn't want to move. She is also a former James Bay resident. She feels there is nothing can be done. People in their 90s are not generally able to be assertive and vocal about something that may still cause them a lot of worry and stress. I would guess it is upsetting to virtually all residents to know that they must soon leave their familiar surroundings, their cozy apartment and familiar supports, and move to (at this point) who knows where. Residents will be scattered to different facilities, lose familiar staff and the Douglas House community and neighbourhood. If it doesn't meet the definition of a renovation, it certainly feels like one, and is following on the stresses of two years of COVID and counting --- months of lockdown in the first year and continuing restrictions. The idea of pulling up stakes, relocating and trying to resettle in a new place is immensely stressful to both residents and their families. Amica has committed to "open transparent communications." The building condition and supposed need to renovate were never mentioned up until we received a BlueJeans Network calendar invite on October 31 with a very brief description of the project. That is the first we ever learned of it. The only recognition of resident impact I have seen in Amica communications is this: "This is no reason for residents and their families to be concerned because

services and amenities at Amica Douglas House are not impacted; there are no changes to the current operations.” I was unable to attend the two information sessions, which were held during weekday times when I am working. At the open house, I appreciated the efforts of Mr Milliken to answer questions that I had then, and his staff answered questions about the plans. At the CALUC evening session this week, which is really meant to focus on the building proposal itself, I was able to briefly express some concerns about the impact on residents and their families. To date, general information from Amica has been scant and not overly informative. I have received very little despite asking for updates. I could find no information about the proposed redevelopment on the Amica Douglas House website and wonder how the redevelopment is being conveyed to prospective and new residents. Following are questions that I sent to Amica on January 2, their answers provided on January 12, and my comments:

- When will current residents be expected to move? AMICA: We don't have exact dates yet. The developer will be submitting the proposal to City of Victoria, which could require amendments. We will update you with information as we receive it. RR: In the meantime, we are left to wonder when this huge change will happen.
- Where will [residents] go, and how will that be determined? Who will arrange that, families or Amica? AMICA: The sales team here will work individually with each resident and their families to find another suitable location, whether this is another Amica, or somewhere else. Amica Oak Bay is set to open June 2023 RR: This is vague and leaves a huge amount of uncertainty for current residents.
- How much will rates increase in the new, temporary locations? AMICA: We don't know this. It would depend on several factors that we cannot foresee including the location that you/the resident chooses and possible level of care changes for each person as time goes on. RR: This is not helpful. We all know that care needs can change. Surely at least a rough idea could be provided, based on each resident's current situation and a range of known locations. This would help give some idea of the scope of rate change to come.
- What will rates be if or when current residents return to the redeveloped Douglas House? AMICA: Rates have not been set yet, and again that also depends on level of care. RR: Same as above: We all know that care needs can change. A rough idea could surely be provided, based on each resident's current situation and the current plans for the “new” Douglas House.
- Will there be an interim discount or other mitigation for current residents (who moved in expecting to live at Douglas House indefinitely at stated rates and now must move, with costs uncertain)? AMICA: Moving costs will be taken care of. RR: My mother's costs to move to Douglas House in 2018 were \$447. This is minuscule relative to monthly costs at Douglas House and likely increases elsewhere and in the new Douglas House. Residents and families did not ask to move anywhere. A rate discount or a freeze would go some way to mitigating the uncertainty and stress that they will now live with.
- Was the option ever considered to renovate the current building? If yes, why was it decided against? If no, why not? AMICA: Based on the age of the existing buildings, retrofitting life safety and other upgrades required for building licensing, resident care and quality of life, it is not feasible. RR: From this I take it to mean that the existing building has aged out. It's not clear if the complete rebuild is a must, or a desired change by Amica. As noted above, the building condition and need to renovate were never mentioned up until we received a BlueJeans Network calendar invite on Oct. 31, with a very brief description of the project. That is the first we ever learned of it.
- Why is Amica moving toward less independent living in relation to assisted living and dementia care? AMICA: As our general population ages, there is and will continue to be additional need for assisted living and dementia care, as well as independent living suites – which are all included in the plans for the redevelopment of Douglas House. RR: The plans indicate fewer independent living suites than are currently at Douglas House. This says to me that at least some current residents will not have the option to return.
- Why is Amica moving toward a “luxury” style complex in this location? AMICA: The Amica Difference is our commitment to provide a premium lifestyle for seniors along with the option to have care. Seniors choose Amica to continue living on their terms in an elegant setting with outstanding dining, amenities, activities, senior care and safety measures. RR: Douglas House is comfortable and homey. I think that's why many people choose it. Dining is good and also homey. I suspect that Douglas House, as it is, no longer fits the Amica brand that you see on their websites. A comfortable home for many people is being taken away from them to replace it with a luxury style development.

IN SUMMARY: My belief is that Amica wants a luxury development in this location to fit with their brand, and Douglas House no longer fits that brand – the “Amica Difference.” I can't see it as anything but a renovation, and I oppose it strongly. The impact and stress for current residents is not acknowledged or accommodated. Communications have been vague and unsatisfactory. I oppose this development for all the reasons stated above. Robin Rohmoser 15 January 2022

Q3. **Your Full Name**

Robin Rohmoser

Q4. **Your Street Address**

531 Simcoe St



Respondent No: 109

Login: Anonymous

Responded At: Jan 15, 2022 12:20:26 pm

Last Seen: Jan 15, 2022 12:20:26 pm

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

Q2. **Comments (optional)**

I just submitted a lengthy response. In the confirmation email, it all runs together, which is very hard to read. The original is a formatted document (3 pages), which I would be happy to send in pdf format for better readability. Please let me know if you would like me to do that. Thank you.

Q3. **Your Full Name** Robin Rohrmoser

Q4. **Your Street Address** 531 Simcoe St

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



Respondent No: 110

Login: Anonymous

Responded At: Jan 15, 2022 12:44:33 pm

Last Seen: Jan 15, 2022 12:44:33 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Abhimanyu Nikam

Q4. **Your Street Address** 679 Battery Street

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



Respondent No: 111

Login: Anonymous

Responded At: Jan 15, 2022 14:08:08 pm

Last Seen: Jan 15, 2022 14:08:08 pm

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

Q2. **Comments (optional)**

The area is currently zoned at R3-2 (urban residential) which has land use restrictions that the proposed development hasn't adhered to. The proposed 8 storey , 37 meter high building exceeds the allowed 3-4 stories (with possibility for 6 stories). It nearly triples the floor space ratio (from the allowable 1.2:1 or in some cases 2:1 to 3.25:1. The developer has requested a 45% coverage of the property, more than double the current requirement of 20% and taking up almost the entire lot. Furthermore, the proposal is insensitive to the Heritage Conservation area on Battery Street and other historic streetscapes which would be significantly over shadowed by the new building. Most of the recommendations of the OCP and the JBNDP are ignored completely wrt diversification of residences and citizens of James Bay and the need for affordable housing for families and seniors.

Q3. **Your Full Name** Brenda Clark

Q4. **Your Street Address** 201-660 Battery Street

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



Respondent No: 112

Login: Anonymous

Responded At: Jan 16, 2022 09:00:58 am

Last Seen: Jan 16, 2022 09:00:58 am

Q1. What is your position on this proposal?

Other (please specify)

Would prefer a height reduction.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Alexander Morrison

Q4. Your Street Address

625 Simcoe Street

Q5. Your email address (optional)



Respondent No: 113

Login: Anonymous

Responded At: Jan 16, 2022 12:56:57 pm

Last Seen: Jan 16, 2022 12:56:57 pm

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

Q2. **Comments (optional)**

A development application is currently under consideration for the property at 50 Douglas Street, as well as for the contiguous properties on Niagara Street and Battery Street. The application seeks to rezone to a CD zone with an FSR of 3.25:1 and a height/number of storeys of 8 storeys, or 37 metres, and a site coverage of 45%. Under the OCP, the site is identified as Urban Residential which envisions attached and detached buildings up to three storeys and low-rise and mid-rise multi-unit buildings up to approx. 6 storeys. The current R3-2 zoning permits heights of 6-7 storeys, but limits the site coverage to 20%. The proponent is requesting 45%. Within the Urban Residential Zone, the OCP supports FSRs generally up to 1.2:1. Increased density, up to approx 2:2:1 may be considered in strategic locations where the proposal significantly advances objectives in the OCP and is along a secondary arterial, for example. While 50 Douglas Street is located along a secondary arterial, the contiguous properties on Niagara Street and Battery Street are not. In addition, the OCP does not identify this site as being a strategic location. 50 Douglas Street, and the contiguous properties along Battery Street, are located in Heritage Conservation Area 1: Tradition Residential-Battery Street. Development proposed within this area is vetted against The Standards and Guidelines of Heritage Conservation in Canada that have been adopted by the City of Victoria. These considerations include: 'respecting the visual relationship in the.....landscape. This can include matching established proportions and densities, such as maintaining the massing and densities found in the HCA. Context and transition to lower density uses is important. The James Bay Neighbourhood plan states that: "any development.....should be encouraged to enhance existing heritage/character with regard to scale, form, quality and materials (p.19). In considering the application by Amica it is very clear that it does not meet the intent, or spirit, of the relevant zoning and planning policies. The density that is requested is nearly triple what would be contemplated on the site, under the OCP, as the site is not identified as a strategic location and does not significantly advance objectives in the OCP or in Council's Strategic Objectives. While the current zoning envisions height up to 6-7 storeys, that is tied to a maximum site coverage of 45%. The existing building, located at 50 Douglas Street, has been described as a 4-storey building. In fact, it has a sunken first floor and the top floor addition was constructed in the mansard style. As a result it would be accurately identified as being less than 4 storeys, in terms of its visual impact. In addition, the proposal does not respond to context and provide a sensitive transition to the lower density uses in the HCA 50 Douglas Street is a very high profile location, directly across from Beacon Hill Park, Mile 0, the Terry Fox Memorial and the City's scenic multi-use waterfront route. In terms of general context, the proposed building would be higher than the peak of what is now known as 'Beacon Hill, a landmark due to its visual prominence, its association with first Nations and the camas fields and the role that the beacon once played in navigation. It is important to be aware that 50 Douglas Street is located on the highest point of land in the James Bay neighbourhood. The applications, as currently proposed by Amica, should not be supported and the proposal should be reconsidered in such a way as to respond to the relevant planning and zoning policies and produce a development that will enhance the neighbourhood and clearly speak to the importance of this sensitive, high-profile, location.

Q3. **Your Full Name** Pamela Madoff

Q4. **Your Street Address** 642 Battery Street

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



Respondent No: 114

Login: Anonymous

Responded At: Jan 16, 2022 15:07:14 pm

Last Seen: Jan 16, 2022 15:07:14 pm

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

Q2. **Comments (optional)**

Hello I am writing to you today with great concern about the proposed 50 Douglas St (Amica/Milliken) development application. The scope of the project does not fall into the community plan and zoning laws. I'm unclear as to why the developers have even proposed such a large scale development knowing the current plan does not fall into the rules and laws set for the James Bay community. The size and traffic that this project will bring will greatly disrupt the community surrounding it. Let me be clear, I'm not against re-development, but such projects should meet the parameters of the community plans, otherwise this will open the door to additional projects of this size in James Bay, which will quickly lose its character and charm. It's especially upsetting as friends and neighbours have already expressed their desire to move if the project as currently proposed is allowed to be built. These are people who welcomed me and supported me when I moved to James Bay from Ontario 6 years ago. I'm fearful of the change this project will bring. Below are some facts for your consideration: My concerns about the development height: • The property is not identified as a strategic location in the Official Community Plan (p.38) and is currently zoned as urban residential. This designation allows for low and mid-rise buildings up to 6 stories in strategic locations this proposal is for an 8 storey building, 37m high . • The James Bay Neighborhood Plan states that future development should be encouraged to enhance existing heritage/character with regard to scale, form, quality and materials" (p. 19) and should be limited to 3-4 storeys outside of the village center (Map 2). My concerns about the development density: • The developers are requesting a floor space ratio of 3.25 to 1 which is far beyond the current zoning and land-use restrict buildings to a floor space ratio of 1.2 to 1. • In the unlikely scenario that this location was identified as a strategic location (as per bullet one above) and a 6 storey building was approved, the proposed footprint which takes up almost the entire lot is far beyond the 20% of the lot size which is approved. . The proposed building takes up almost the entire lot which is significantly more than the 20% of the lot size approved in the community plan. • The scope of this project also raises concerns regarding parking and traffic on arterial streets not equipped to manage the additional load. Heritage Conservation: • This development overlaps partially with the Battery Street Heritage Conservation Area 1. This historic designation's purpose is "To conserve and enhance the heritage value... of low-scale residential areas." Further, any enhancements must have a high quality architecture that "responds to its historic setting" (Official Plan Appendix A, Section 4). • Conservation guidelines require development to match existing densities and providing a transition to lower density uses. An eight storey building, adjacent to the low built forms in the Battery Street HCA, simply does not. Thank you for your time. I appreciate you.

Q3. **Your Full Name** Rashmi Patel

Q4. **Your Street Address** 302-660 Battery St

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



Respondent No: 115

Login: Anonymous

Responded At: Jan 17, 2022 11:12:01 am

Last Seen: Jan 17, 2022 11:12:01 am

Q1. What is your position on this proposal?

Other (please specify)

Support with conditions.

Q2. Comments (optional)

Conditional Support provided that the structure is at least 4 to 6 times the height of the current structure. Or match the tallest building in James Bay. I mean if you are going to kill the sky for everyone around might as well go for increased density. Provided that an extensive underground parkade allows parking spots for every single lodgers, plus every single permanent, temporary, and casual staff, and visitors. Basically, almost twice the amount of units in the complex. Provided, that ventilation equipment are installed where there noise don't exceed a gentle whisper to keep the hot nights quiet in the neighbourhood. Provided that the design of the building uses white material to reflect the most amount of light possible. Aesthetic consideration of having anything else than pure white in a global warming world is energetically inefficient, and detrimental to all concerned.

Q3. Your Full Name

Frank Morin

Q4. Your Street Address

233-30 Douglas St, Victoria, BC

Q5. Your email address (optional)



Respondent No: 116

Login: Anonymous

Responded At: Jan 17, 2022 14:23:39 pm

Last Seen: Jan 17, 2022 14:23:39 pm

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

Q2. **Comments (optional)**

Height and scope seem incompatible with this neighborhood.

Q3. **Your Full Name** Bat-Ami Hensen

Q4. **Your Street Address** 202-20 Douglas St.

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



Respondent No: 117

Login: Anonymous

Responded At: Jan 17, 2022 14:38:39 pm

Last Seen: Jan 17, 2022 14:38:39 pm

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

Q2. **Comments (optional)**

This "campus" does not belong in a residential area It is too high and uses too much ground space We are a heritage neighbourhood....

Q3. **Your Full Name** Theresa Gillan

Q4. **Your Street Address** 23 Paddon Avenue

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



Respondent No: 118

Login: Anonymous

Responded At: Jan 17, 2022 15:01:57 pm

Last Seen: Jan 17, 2022 15:01:57 pm

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

Q2. **Comments (optional)**

Because it's an unnecessary waste of this City's valuable tax dollars that will only add to the noise pollution, public overcrowding, parking congestion, and other unwanted disruptions and unsafe hazards that too many other areas in Victoria are already enduring for no good reason.

Q3. **Your Full Name** David Chan

Q4. **Your Street Address** 5A-30 Douglas St.

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



Respondent No: 119

Login: Anonymous

Responded At: Jan 17, 2022 15:08:04 pm

Last Seen: Jan 17, 2022 15:08:04 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Doug Mayer

Q4. **Your Street Address** 215 Oswego St, Apt 306

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



Respondent No: 120

Login: Anonymous

Responded At: Jan 17, 2022 15:33:01 pm

Last Seen: Jan 17, 2022 15:33:01 pm

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

Q2. **Comments (optional)**

I. along with my family are the owners of Beacon Lodge (30 Douglas) and all of the properties on Douglas St south of Battery St, except for 18 Douglas. It is our considered opinion that the proposed replacement for Douglas House is far too massive for our neighbourhood, particularly on that site. We feel that the current buildings are of the correct scale for that location and the proposal is twice what we as its neighbours consider reasonable. We know development is likely inevitable but we do not support going against the community plan. I would support a four storey building but would oppose anything higher than that. It would without doubt, in my opinion ruin our part of James Bay. That proposal is incredibly big for a heritage neighbourhood like ours. This area is a heritage zone. I know, because some of my buildings are part of it. The zoning was created because of our development of 20 Douglas in 1985. We supported it then because we are residents of James Bay and we care a great deal about James Bay and our neighbours. Sure it greatly affected our development but we made the sacrifice because money was not our main, nor our only concern. I can't see a corporation from Ontario understanding that. If they did they would not make such an unsympathetic proposal. Hopefully enough city councillors care enough about James Bay too! We have a jewel of a community right in our midst and if we let uncaring out of town developers continue to build what they want, our neighbourhood will be no more.

Q3. **Your Full Name** Bernie Cote

Q4. **Your Street Address** 30 Douglas St

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



Respondent No: 121

Login: Anonymous

Responded At: Jan 18, 2022 09:10:24 am

Last Seen: Jan 18, 2022 09:10:24 am

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

Q2. **Comments (optional)**

Plan does not fit in with the surrounding community.

Q3. **Your Full Name** Elizabeth Anderson

Q4. **Your Street Address** 35 Olympia Ave.

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



Respondent No: 122

Login: Anonymous

Responded At: Jan 19, 2022 10:24:10 am

Last Seen: Jan 19, 2022 10:24:10 am

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

Q2. **Comments (optional)**

This will ruin the nature of this community. The noise and dust will be terrible, the character of the building will not be in keeping with the rest of the neighbourhood, and the on-street parking will be non-existent. I STRONGLY object to this proposal.

Q3. **Your Full Name** Deborah Moore

Q4. **Your Street Address** 209-660 Niagara Street

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



Respondent No: 123

Login: Anonymous

Responded At: Jan 19, 2022 16:26:18 pm

Last Seen: Jan 19, 2022 16:26:18 pm

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

Q2. **Comments (optional)**

The proposed development goes against all the parameters that have been fought for in my urban residential neighbourhood. The James Bay Neighbourhood plan outlines specifics to keep all new developments to four stories, or six in a strategic area. The Heritage Conservation Act is also in place to protect neighbourhoods such as mine (Battery Street) from turning into ostentatious concrete jungles. It is too tall and too elitist. This proposal is deeply offensive to me and my family.

Q3. **Your Full Name** Susannah Adams

Q4. **Your Street Address** 46 PADDON AVE

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



Respondent No: 124

Login: Registered

Responded At: Jan 20, 2022 10:19:09 am

Last Seen: Jan 20, 2022 18:12:22 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Kenneth C. Ling

Q4. **Your Street Address** 626 Niagara St., Victoria, B.C. V8V1H9

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



Respondent No: 125

Login: Anonymous

Responded At: Jan 20, 2022 12:26:24 pm

Last Seen: Jan 20, 2022 12:26:24 pm

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

Q2. **Comments (optional)**

Too big, too high and opposed to for-profit seniors housing that is available only for the wealthy. Currently pricing is not feasible for majority of seniors only to rise.

Q3. **Your Full Name** Jude Knowles

Q4. **Your Street Address** 151 St. Andrews Street

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



Respondent No: 126

Login: Anonymous

Responded At: Jan 20, 2022 13:16:26 pm

Last Seen: Jan 20, 2022 13:16:26 pm

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

Q2. **Comments (optional)**

My name is Jordan Zinovich. My wife and I live at 660 Battery Street, which shares a property line with 50 Douglas Street/AMICA House. Though we would have had trouble attending, we never received a Milliken/AMICA mailing announcing the Preliminary Public Consultation Meetings at the Victoria Edelweiss Club on 21 and 22 November 2021. So it was with interest that we attended the 12 January Zoom presentation sponsored by CALUC and the JBNA. Frankly, I was astounded by the inadequate, unprofessional presentation the developers offered. Victoria's "Rezoning Information and Application" requires an applicant to "Be prepared to provide a rationale for your proposal (the information required for your letter to Mayor and Council [emphasis added])." The rationale that Milliken offered us (repeatedly with slight variations) for its proposed gargantuan development was that it would provide "greatly needed Assisted Living and Memory Care beds," that the existing building had "outlived its useful life," and that we should compare it existing park side high-rise structures along Douglas Street. • No mention was made of local neighbourhood land use issues; • No rationale was given for negating the current zoning requirements in Victoria's OCP, the James Bay Neighbourhood Plan, and the Battery Street HCA; • No justification was provided for the excessive site coverage (45%), the towering 37-metre height, the reduced setbacks from neighbouring property lines, and the FSR of 3.25:1 (in James Bay, only The Royal BC Museum CD-Zone has a greater FSR); • Oversized impacts on the surrounding 3-4-storey structures were minimized; • No mention was made of the fact that, excepting only the Heritage-designated cupola on 120 Douglas Street, the current structure is already the highest structure at the south end of Douglas Street; • No adequate justification was offered for completely upending the Bed and Breakfast business of Heritage-designated Ashcroft House and the lives of the current AMICA House residents; and • Though the elevation of the 50 Douglas Street lot is 31 meters above sea level, so the proposed structure will rise approximately 30 meters (98 feet) higher than the crest of nearby Beacon Hill, no mention was made of the fact that it will directly impact Victoria's Heritage-designated signature park and block views west from Beacon Hill. Application requirements also oblige that illustrative renderings show "(to scale)" the "Building in relation to flanking buildings," yet all flanking buildings in the architectural drawings have been erased — and, particularly on the Niagara Street profile, the generalized flanking silhouettes offered are deceptively high. Moreover, "the street widths are not represented to scale," and all the drawing and photomontage perspectives are skewed to dramatically reduce the impact that the proposed structure will have on its surroundings. Because of its manifest professional inadequacies and obvious unsuitability to the site, I respectfully urge that this current Milliken/AMICA application for rezoning be rejected. Perhaps, by accepting increased input from City Staff and the Area Planner, the developer can propose a development better suited to this James Bay community location.

Q3. **Your Full Name** Jordan S Zinovich

Q4. **Your Street Address** 202-660 Battery Street, Victoria, BC V8V 1E5

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



Respondent No: 127

Login: Anonymous

Responded At: Jan 20, 2022 14:05:09 pm

Last Seen: Jan 20, 2022 14:05:09 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I watched the James Bay Neighbourhood Association Zoom meeting on January 12th. I wanted to gather more information on the Milliken Developments/Amica proposal to build a larger Seniors residence on the site at 50 Douglas Street which is the current site of the much smaller Amica Douglas House. Before the meeting, I was opposed to this development but I wanted to hear from representatives at Milliken Developments to be fair and hear their side of the proposal. After watching the Zoom meeting, I can 100% honestly say that my opposition to this proposal is set in stone. The team from Milliken Developments failed to demonstrate that the proposed 8-story building, on the site of the current smaller Douglas House, would bring any positive benefits to the residents and neighbourhood of James Bay. In fact, there were several times when participants' questions were not answered even if they were repeated later on in the meeting. Participants' concerns were also brushed aside by the developers. Another issue was that the developer's drawings of the proposed building did not accurately show the immediate area in a realistic manner. The roads in the drawings look much wider than they actually are in reality. In addition, there were no drawings offered that showed the reality of what such a large building would look like compared to the smaller surrounding houses and buildings nearby. It was apparent to me that Milliken Developments/Amica does not understand the neighbourhood of James Bay and what type of development is a good fit for the area. Both companies are responsible to their investors and stakeholders and not to the community of James Bay. Their priority is maximizing land usage to gain the largest profits regardless of whether a development is appropriate or not. The height requested (8 stories) is much too large for that area of land. The community has a height restriction in place for very good reasons! If Amica wants to build a large residence, why not choose an empty lot in an area or other municipality that welcomes large developments and has the space? James Bay is already a crowded neighbourhood that does not suit or want a large building. James Bay is a unique neighbourhood with many heritage houses. A large imposing 8-story modern building squished onto the corner of 50 Douglas Street does not fit with the existing neighbourhood. The developer in the Zoom meeting stated that the building would fit into the area but how can a modern building do this? Adding some bricks to the outside of a modern building does not make it fit into a neighbourhood with heritage houses. The area around 50 Douglas Street is very busy and a large 8-story building will only add to the congestion and increase the dangers to drivers and pedestrians. Many buses travel on Niagara and Douglas Streets. I do not drive and take transit in and out of James Bay on a regular basis. I know first hand how often buses have to pull over to the side on Niagara Street to let a car or another bus go by. Adding more cars pulling out from a larger underground of the proposed 8-story Amica building will make it more difficult for bus drivers to travel down Niagara Street. My final point of opposition to this proposal is concern for the current residents of Amica Douglas House at 50 Douglas Street. What will happen to the residents that currently live there if the proposal is passed. Where will they live? How can Seniors deal with a move so late in life? Why do they have to suffer the stress of moving because a company wants more profits? Why are we not placing a priority on the current residents? Several years ago, my Aunt's Seniors residence in Richmond was torn down and she had to move to a new residence in her 80s. The move was stressful and I am certain her health suffered because of it. The bottom line is that this proposed development is not appropriate land usage for 50 Douglas Street. Thank you, C. Hagen

Q3. Your Full Name Christine A Hagen

Q4. Your Street Address 117-30 Douglas Street

Q5. Your email address (optional)



Respondent No: 128

Login: Anonymous

Responded At: Jan 20, 2022 14:55:02 pm

Last Seen: Jan 20, 2022 14:55:02 pm

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

Q2. **Comments (optional)**

We have resided at our address for 30 years. We feel that the proposed development at 8 storeys is too high and front and rear setbacks are too small. Any new building should fit the OCP. We can see the existing building from our property now. An 8 storey building would dominate the skyline.

Q3. **Your Full Name** Barry White

Q4. **Your Street Address** 671, Beacon Street

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



Respondent No: 129

Login: Anonymous

Responded At: Jan 21, 2022 07:59:14 am

Last Seen: Jan 21, 2022 07:59:14 am

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

Q2. **Comments (optional)**

Re. Opposition to the proposed development at 50 Douglas Street As the Nurse Practitioner at James Bay Care Centre and Glengarry Long-term Care homes, I am keenly aware of the growing need for subsidized spaces for community members with cognitive and or physical impairments. This proposal is for a private, luxury accommodation that is beyond the means of most individuals who require this level of care. Please also consider the following: • Current zoning allows buildings up to 6 stories; the developers are planning an 8 storey building • Total density permitted is 2:1; the developers are planning a ratio of 3.25:1 • Part of the proposed development is in the Battery Street Heritage Conservation Area which requires that key historic features are prioritized. This development does not reflect the valued aspects of James Bay, the oldest neighbourhood in Victoria. Respectfully, Catherine Ryan 121 St. Andrews St.

Q3. **Your Full Name** Catherine Ryan

Q4. **Your Street Address** 121 Saint Andrews Street

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



Respondent No: 130

Login: Anonymous

Responded At: Jan 21, 2022 13:37:27 pm

Last Seen: Jan 21, 2022 13:37:27 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Sylvia Stirland

Q4. **Your Street Address** 660 Battery St.

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



Respondent No: 131

Login: Anonymous

Responded At: Jan 21, 2022 14:45:45 pm

Last Seen: Jan 21, 2022 14:45:45 pm

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

Q2. **Comments (optional)**

This proposed development does not correspond with the largely residential character of the neighborhood. The overwhelming height and girth of the proposal would strongly contribute to increased traffic in the surrounding areas, as well as a substantial and unnecessary increase in the density of that corner area. Additionally, it is not clear where the aged occupants of the current buildings would be moved to, and this should certainly be a source of concern for council. This proposal seems nothing short of a money grab on the part of Amica, and is being put forward with a poorly developed plan and future vision which does not mesh with the neighborhood sensibilities.

Q3. **Your Full Name** Dr. Diane Field

Q4. **Your Street Address** 211-25 Government St

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



Respondent No: 132

Login: Anonymous

Responded At: Jan 21, 2022 18:08:23 pm

Last Seen: Jan 21, 2022 18:08:23 pm

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

Q2. **Comments (optional)**

The proposed building is too tall and is contrary to James Bay Neighbourhood Plan, Victoria OCP, and provisions of Heritage Conservation Area. It is insensitive to neighbourhood context and will create a massive wedge in a low-scale walkable area.

Q3. **Your Full Name** John Adams

Q4. **Your Street Address** 634 Battery Street

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



Respondent No: 133

Login: Anonymous

Responded At: Jan 22, 2022 11:22:59 am

Last Seen: Jan 22, 2022 11:22:59 am

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

Q2. **Comments (optional)**

Clearly the developer has not done the homework for the neighborhood standards before submitting their proposal

Q3. **Your Full Name** Patricia Ann Macholl

Q4. **Your Street Address** 301-660 Battery Street

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



Respondent No: 134

Login: Anonymous

Responded At: Jan 22, 2022 12:15:03 pm

Last Seen: Jan 22, 2022 12:15:03 pm

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

Q2. **Comments (optional)**

Terrible idea for our peaceful community

Q3. **Your Full Name** Judith schachter

Q4. **Your Street Address** 651 Beacon street

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



Respondent No: 135

Login: Anonymous

Responded At: Jan 22, 2022 12:58:02 pm

Last Seen: Jan 22, 2022 12:58:02 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Heather Peterson 407-1 10 Douglas Street

Q4. **Your Street Address** 407-1 10 Douglas Street

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



Respondent No: 136

Login: Anonymous

Responded At: Jan 22, 2022 12:59:45 pm

Last Seen: Jan 22, 2022 12:59:45 pm

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

Q2. **Comments (optional)**

I'm surprised at how relatively few new 'beds' are added in such an oversized development. High rise buildings along the waterfront are obnoxious. Toronto did it, to everyone's regret—don't follow their lead!

Q3. **Your Full Name** Marjorie Garson

Q4. **Your Street Address** 114 St Andrew's St

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



Respondent No: 137

Login: Anonymous

Responded At: Jan 22, 2022 13:08:51 pm

Last Seen: Jan 22, 2022 13:08:51 pm

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

Q2. **Comments (optional)**

Stand for 5 minutes on the corner of Niagara & Douglas & one would have little doubt the proposed building would overwhelm the area. Madness. In my building we will lose the sun, especially during the winter months. Regardless if the building is considered residential, it will have the busy activity of a commercial establishment. We will likely lose the bus stop at the corner during lengthy construction. The sidewalk on south side of Niagara should be widened if a new building is going up. As is the sidewalk barely allows a walker to pass. Currently pedestrians often have to step into the street when passing someone with a walker.

Q3. **Your Full Name** James Bryden McGhee

Q4. **Your Street Address** 308-110 Douglas Street

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



Respondent No: 138

Login: Anonymous

Responded At: Jan 22, 2022 14:36:20 pm

Last Seen: Jan 22, 2022 14:36:20 pm

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

Q2. **Comments (optional)**

This proposal is of value only to the developer. A high rise building of this type is out of line with the surrounding architecture and with the Beacon Hill/park/waterfront area so attractive to tourists.

Q3. **Your Full Name** Paul Richards

Q4. **Your Street Address** 114 St Andrews St

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



Respondent No: 139

Login: Anonymous

Responded At: Jan 22, 2022 15:44:09 pm

Last Seen: Jan 22, 2022 15:44:09 pm

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

Q2. **Comments (optional)**

Victoria needs more seniors housing and this site would benefit from increased density. It is in good bus routes, close to services. I would love to live there in another 5 years.

Q3. **Your Full Name** Ruth Rogers

Q4. **Your Street Address** 103-1765 Oak Bay Avenue

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



Respondent No: 140

Login: Anonymous

Responded At: Jan 22, 2022 17:23:11 pm

Last Seen: Jan 22, 2022 17:23:11 pm

Q1. What is your position on this proposal?

Other (please specify)

We oppose the proposal in its current form but would accept redevelopment provided a revised proposal met the requirements of the Official Community Plan, the James Bay Neighbourhood Plan and our strong concerns below with respect to height, density, heritage and traffic values.

Q2. Comments (optional)

Dear Mayor, Councilors and Council Staff, In your careful review of this redevelopment proposal please take our following concerns and comments into account. Introduction and Context. We live at 619 Niagara in a 1907 heritage dwelling that we have lovingly restored. We have been enthusiastic residents in this very friendly James Bay neighbourhood for twenty six years and are appreciative and staunch defenders of its walkable, heritage and largely low-rise character. We continue to enjoy our interactions with our immediate neighbours including passing residents of Amica House at 50 Douglas Street who sometimes stop for a rest and a chat. We strongly support the James Bay Neighbourhood Plan and the local efforts to ensure that a number of high and medium rise, "blots on the landscape" of the 1950', 60's and 80's are not repeated. Along with a large number of other local residents, we were heavily involved in the 2004 and 2005 visioning and strategic planning process initiated by the James Bay Neighbourhood Association. We also participated in the protests against the excessive height of the development proposals for 225 Menzies and have warmly welcomed the sympathetic development of Capital Park. Comments on the Proposed Redevelopment of Amica House at 50 Douglas Street. With respect to the presentation that the owners of 50 Douglas Street made to the CALUC meeting on 12 January, we understand their need to renovate or redevelop the existing buildings on the site given the age of the buildings, the construction materials, changes in the demand for aged care services, etc. However, in the above context we vigorously object to a number of aspects of the proposal, specifically concerning its height, density, negation of heritage values and likely road traffic/pedestrian impacts. The owners and/or their architects appear not to have read or understood the Official Community Plan and the James Bay Neighbourhood Plan. Height: The property is currently zoned as Urban Residential, which allows for low and mid-rise buildings up to six stories in strategic locations. The property is located on a secondary arterial road but it is not identified as a strategic location in the Official Community Plan (p.38). The developers are proposing an 8-storey building, 37m high. The new building would be more than triple the current building's height of 12.2m. The James Bay Neighborhood Plan states that future development should be limited to 3-4 storeys outside of the village center (Map 2). Further, new developments should be encouraged to enhance existing heritage/character with regard to scale, form, quality and materials" (p. 19). Density: Current zoning and land-use restrict buildings to a floor space ratio of 1.2 to 1 (1.2:1). A floor space ratio of 2:1 can be considered in strategic locations. As we shared above, this is not a strategic location. The developers are requesting a floor space ratio of 3.25 to 1 (3.25:1), which effectively triples the current density of the buildings. If a 6-storey building was approved, the permitted heights would restrict the building to 20% of the lot size. The proposed building takes up almost the entire lot. Heritage Conservation: The development falls partially within the Battery Street Heritage Conservation Area (HCA-1). The purpose of this historic designation is to "To conserve and enhance the heritage value... of low-scale residential areas." Further, any enhancements must have a high-quality architecture that "responds to its historic setting" (Official Community Plan Appendix A, pp. 261-263, section 4). Standards and Guidelines for the Conservation of Historic Places in Canada are to be considered. The 600 block of Niagara consists largely of single and multi-family dwellings and the vast majority of these are either heritage buildings or mimic their heritage styles. At least ten of the houses are either heritage designated or registered. Conservation guidelines note the importance of matching existing densities and providing a transition to lower density uses. An 8-storey building, adjacent to the low built forms in the HCA, does not provide a sensitive transition. From this height choice and other aspects revealed in the artist's impressions, it appears the developers have shown no understanding of, or sensitivity to, the heritage value of the Battery Street Heritage Conservation Area or the adjacent heritage buildings in the 600 block of Niagara. Traffic and Interactions with Pedestrians. The plans presented on January 12 provides for 100 parking spaces on two basement levels. Vehicles will enter and exit through one ramp to Niagara Street on the north-west corner of the building approximately 100 metres from the corner with Douglas

Street. Those presenting noted that the spaces would be largely utilised by staff as well as active clients in independent living units. (They also said they anticipate not all spaces will necessarily be utilised. Our expectation is that if there were initially unutilised parking spaces, management would find it financially attractive to rent out such spaces and ensure that spaces are used). (The presenters also said they would be submitting to Victoria City a copy of their independent transport consultant's report on the expected impacts of the proposal and invited comment on it. However we have not yet been able to find and study the report prior to filing these comments). It is laudable that off street parking is being provided. However we are concerned that the potentially large number of vehicles exiting/entering onto Niagara Street will significantly increase traffic congestion on Niagara at the Douglas Street T intersection and in diverted traffic to adjacent St Andrews, Beacon and Simcoe Streets onto Douglas. This may result in the need for traffic lights at this Niagara-Douglas junction which would detract from the adjacent natural area of Beacon Hill Park and Mile Zero Park. The large number of these entering and exiting vehicles may also deter residents on their walkers from exercising along Niagara Street as they currently do. A substantial reduction in the number of floors in the building and planned parking spaces would significantly reduce the risk of this anticipated problem. Your sincerely Jim and Susan Johnston 619 Niagara Street

Q3. **Your Full Name**

Jim H. Johnston and Susan M. Philcox

Q4. **Your Street Address**

619 Niagara Street, Victoria, BC, V8V1J1

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



Respondent No: 141

Login: Registered

Responded At: Jan 22, 2022 20:42:33 pm

Last Seen: Jan 23, 2022 04:04:59 am

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

Q2. **Comments (optional)**

This proposed building contravenes every planning policy currently in place for this area. The effect on this surrounding neighbourhood are detrimental: A building rising four stories higher and more than double the height of existing buildings will block out significant sunlight from the surrounding homes and low scale apartment buildings. The environmental impact will affect surrounding mature trees and the wild life at Beacon Hill park. If blasting is necessary to build the 100 car underground parking; this will magnify the environmental impact. The construction period impact will be significant due to noise and traffic. Having worked in the Island Health planning department for six years; my opinion is that the type of memory care offered at the proposed facility does not meet the needs of this community. The high end type of seniors care proposed will attract clients from out of province and beyond.

Q3. **Your Full Name** Helga Avila

Q4. **Your Street Address** 609 Battery St., Victoria, Victoria

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



Respondent No: 142

Login: Registered

Responded At: Jan 22, 2022 20:56:32 pm

Last Seen: Jan 23, 2022 04:04:59 am

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

Q2. **Comments (optional)**

This proposed building contravenes every planning policy currently in place for this area. The effect on this surrounding neighbourhood are detrimental: A building rising four stories higher and more than double the height of existing buildings will block out significant sunlight from the surrounding homes and low scale apartment buildings. The environmental impact will affect surrounding mature trees and the wild life at Beacon Hill park. If blasting is necessary to build the 100 car underground parking; this will magnify the environmental impact. The construction period impact will be significant due to noise and traffic.

Q3. **Your Full Name** Allan Robinson

Q4. **Your Street Address** 609, BATTERY

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



Respondent No: 143

Login: Anonymous

Responded At: Jan 22, 2022 21:34:08 pm

Last Seen: Jan 22, 2022 21:34:08 pm

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

Q2. **Comments (optional)**

This proposal is unsupportable. It does not take into consideration even the most basic zoning and land-use bylaws in place. It contradicts the City of Victoria's official community plan and the James Bay Neighbourhood Plan, which states that existing buildings be rezoned to their existing height and that future development shall be limited to 3-4 storeys. Most of the site is situated within the Battery St Heritage Conservation Area 1 zone. The Official Community Plan for the City of Victoria states that the explicit purpose of this historic designation is to "(a) To conserve and enhance the heritage value, special character and the significant buildings, features and characteristics of low-scale residential areas. (b) To maintain and enhance the function, form and character of Traditional Residential areas through low-scale residential development, and lowscale residential mixed-use development along major roads. (c) To enhance the area through infill and building additions with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions" (Official Plan Appendix A, Section 4). Further, the Community Plan states further additional guidelines which pertain to the Battery St Area, which requires "Require any infill to be sympathetic in scale, design, form and materials to surrounding units" (Official Plan Appendix A, Section 5). Further, the James Bay Neighbourhood Plan says that all "new development [...] should be considered in the context of the neighborhood and the character of adjacent properties" (p. 5). It also says that new development should "respect existing streetscape character" and achieve "a visual harmony of form and scale between new buildings and adjacent residential units" (p. 5). The proposal for an 8-story 37 metres high mega-complex is in no way sympathetic in scale to the surrounding neighbourhood. It does not conserve and enhance the heritage value and special character of our neighbourhood.

Q3. **Your Full Name** Bentley Allan

Q4. **Your Street Address** 34 Olympia Ave

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



Respondent No: 144

Login: Anonymous

Responded At: Jan 23, 2022 12:40:21 pm

Last Seen: Jan 23, 2022 12:40:21 pm

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

Q2. **Comments (optional)**

REJECT proposed redevelopment of 50 Douglas in James Bay! I OPPOSE the Amica/Milliken proposal to erect at 50 Douglas in James Bay a massive 8+-storey institutional-style facility completely out-of-scale and out-of-character with the low-rise heritage neighbourhood surrounding it. The details of Amica/Milliken's "Proposed Development Notice" reveal a startling disconnect between their redevelopment project and the Official Community Plan (OCP), the James Bay Neighbourhood Plan (JBNP), and the Battery Street Heritage Conservation Area (HCA-1). In height and density alone, the proposal at least doubles that of the current property called Amica Douglas House. My name is Dr. Adele J. Haft. I attended the 12 January 2022 CALUC Community Meeting Zoom session and the following points caught my attention: Height: • The property is currently zoned as urban residential (R3-2), allowing for low and mid-rise buildings up to 6 storeys in strategic locations. It is located on a secondary arterial, but the OCP does not identify it as a strategic location (p.38). Although the current 4-storey building is 12m/40ft high, the developer proposes an 8 storey building that is 37m/121ft high. Does that mean that each of the 8 storeys will be 4.6m/15 ft high? What explains the unusual height of each storey? • The JBNP states that future development should be limited to 3-4 storeys outside of the village center (Map 2). Further, "any redevelopment... should be encouraged to enhance existing heritage/character with regard to scale, form, quality, and materials" (p.19). How does the developer justify the need for the extraordinary height variances it is requesting? Density: • The current amended 2019 zoning and land-use guidelines restrict 6+ storey buildings to a floor space ratio (FSR) of 1.6 to 1 (1.6:1) for buildings with enclosed parking. An FSR of 2:1 might be considered in strategic locations; but, as noted above, this is not a strategic location. The developer requests an FSR of 3.25/3.3 to 1 (3.25:1/3.3:1) in their Proposed Development Notice (p.2), effectively tripling the density of the current building, which is 1.2:1. • If a 6+-storey building with enclosed parking were approved, the footprint would be restricted to 30% of the lot coverage, with 60% of the lot being open site space. The developer states that the proposed 8-storey building with its requested reduced setbacks will cover 45% of the lot. Another instance of an extraordinary variance request. Heritage Conservation: • The development falls within the Battery Street Heritage Conservation Area. The purpose of the heritage designation is "to conserve and enhance the heritage value... of low-scale residential areas." Any proposed structure must have a high-quality of architecture that "responds to its historic setting" (OCP, Appendix A, pp.261-263, section 4). This developer has shown little understanding of the neighbourhood's heritage value. • Conservation guidelines note the importance of matching existing densities and providing a transition to lower density uses. An 8-storey building, adjacent to the low built forms in the Battery Street Conservation Area, does not provide a sensitive transition. • Also, the proposed building will be remarkably close to Beacon Hill—another heritage-designated location as well as an indigenous historical site and tourist landmark. Standards and Guidelines for the Conservation of Historic Places in Canada are also required to be considered, yet the proposed building will tower 30m/98ft above the crest of Beacon Hill, destroying that site's stunning panoramic views. What "documentation" has Milliken/Amica provided that justifies the transformation of this neighbourhood to such an extent? By seeking adherence to the current OCP, JBNP, and Battery Street HCA, you who represent us in Victoria can force the developer to acknowledge the existing City/Community plans and guidelines. The scale of the proposed project, along with the extraordinary number of extraordinary variances it seeks, would pave the way for the eventual destruction of a cherished James Bay destination area and heritage neighbourhood. Please help preserve its old-world charm and tranquility for residents and tourists alike. Thank you for your time, consideration and concern, Dr. Adele J. Haft

Q3. **Your Full Name** Adele J. Haft

Q4. **Your Street Address** 660 Battery Street, Victoria, BC V8V 1E5

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



Respondent No: 145

Login: Anonymous

Responded At: Jan 23, 2022 13:43:52 pm

Last Seen: Jan 23, 2022 13:43:52 pm

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

Q2. **Comments (optional)**

This would be an unnecessary project with a negative impact on traffic flow, pedestrian movement and especially neighbourhood aesthetic.

Q3. **Your Full Name** Derek Peach

Q4. **Your Street Address** 151 St Andrews St, apt 105

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



Respondent No: 146

Login: Anonymous

Responded At: Jan 24, 2022 13:55:13 pm

Last Seen: Jan 24, 2022 13:55:13 pm

Q1. What is your position on this proposal?

Other (please specify)

May support if height lowered to 4 stories.

Q2. Comments (optional)

My name is Joan Ryan and I have lived for most of my 71 years at 651 Battery St., the designated heritage house which the Ryan family built in 1912/13. We are located within 200 metres of 50 Douglas St. This proposed redevelopment and expansion needs to transition and fit into this charming, low key, low scale, peaceful and friendly Heritage Conservation Area. The present houses and the apartments and condos adjacent to them, including Amica Douglas House, respect the 3 to 4 story urban residential zoned character of the neighbourhood. Similarly, the proposed redevelopment and expansion would need to take into account and transition naturally into the much loved and frequented Beacon Hill Park, and the Dallas Road waterfront which begins only one block away, and is frequented by tourists and locals alike. But the proposed 8 story complex would loom over both the park and Beacon Hill itself, and take away any feeling of being part of nature and separated from the intrusive gaze of high rises and their many overlooking windows. This part of James Bay, which is not a Strategic Location, is planned for lower heights of 2 and 3 stories. A 3 story or even 4 story building with setbacks and landscaping is now allowed and accepted within the neighbourhood. But a 6 story building would only be permitted in a Strategic Location. I would support the redevelopment of 50 Douglas St if it kept its setbacks, didn't block out any more light, and remained sympathetic to the neighbourhood and stayed at 4 stories. Anything higher than that would also be detrimental to public transit because of the increase in traffic. Thank you for reviewing my concerns, Joan M Ryan

Q3. Your Full Name

Joan Margaret Ryan

Q4. Your Street Address

651 BATTERY ST

Q5. Your email address (optional)

not answered



Respondent No: 147

Login: Anonymous

Responded At: Jan 24, 2022 13:57:05 pm

Last Seen: Jan 24, 2022 13:57:05 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Alison Rhynas

Q4. **Your Street Address** 948 Mason Street

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



Respondent No: 148

Login: Anonymous

Responded At: Jan 24, 2022 15:30:53 pm

Last Seen: Jan 24, 2022 15:30:53 pm

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

Q2. **Comments (optional)**

To go forward, this proposal would require a complete overturning of the guidelines and policies that the City and our neighbourhood have worked in partnership over many decades to create. Our diverse neighbourhood has a long-term vision which does not include being dominated by a massive, for-profit, premium (read exclusive) "campus." To be very blunt, this proposal flies in the face of everything our neighbourhood has worked towards becoming.

Q3. **Your Full Name** Chris Adams

Q4. **Your Street Address** 46 Paddon Avenue, Victoria, V8V 2M5

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



Respondent No: 149

Login: Anonymous

Responded At: Jan 24, 2022 17:59:29 pm

Last Seen: Jan 24, 2022 17:59:29 pm

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

Q2. **Comments (optional)**

I oppose the proposed expansion of the Amica facility which spans 50 Douglas St. and the adjacent lots on Battery and Niagara streets. The proposed storey structure is too large for the neighbourhood and will loom over the existing heritage buildings and dominate the skyline from Beacon Hill and other sites in the park.

Q3. **Your Full Name** Susan Aylard

Q4. **Your Street Address** 201 - 660 Battery St

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



Respondent No: 150

Login: Anonymous

Responded At: Jan 25, 2022 02:09:46 am

Last Seen: Jan 25, 2022 02:09:46 am

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

Q2. **Comments (optional)**

8 STOREYS ? PLEASE ! I have been living on Battery St. since 1981 , therefore in the close proximity of the planned building. Our delightful little neighborhood abounding in Victorian and Arts and Crafts houses had to contend with a first wave of destruction (of many of its antique houses) when this senior facility was first constructed. That was already a sacrifice our neighbourhood had to consent to ; but we tolerated the irreversible loss it sustained because at least there was not too much of a height issue. Not so with the proposed revisited design. And we have not yet seen the design; but the news of the 8 storeys is all we need to know. How much More sacrifice is demanded of us this time ! The prospect of the loss of sunshine to the houses standing in the shadow of that new Babel is intolerable. Is there any sense of balance here ? Where does this mentality of hogging, of taking away so much from others come from ? Not to speak of the visual matter. Somehow, over the years, the senior complex had blended itself with our neighbourhood , its scale being in proportion with the environment. Not so with what is being proposed (or imposed?) For the gigantism of the projected building screams against the gracefulness of the historic niche it comes to shatter rather than to acknowledge and contribute to. This time we shall not volunteer the sacrifice which is demanded from us. This time we shall raise our voice to oppose the permanent harm which threatens the legacy of beauty, balance and antiquity which we have so joyfully guarded , for the benefit of all.

Q3. **Your Full Name** Jacqueline J Varon

Q4. **Your Street Address** 602 Battery St

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



Respondent No: 151

Login: Anonymous

Responded At: Jan 25, 2022 14:48:32 pm

Last Seen: Jan 25, 2022 14:48:32 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Julian Hartt

Q4. **Your Street Address** 30 Douglas

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



Respondent No: 152

Login: Anonymous

Responded At: Jan 25, 2022 15:24:18 pm

Last Seen: Jan 25, 2022 15:24:18 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Linda Angelo

Q4. **Your Street Address** 80 Saghalie Rd

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



Respondent No: 153

Login: Anonymous

Responded At: Jan 25, 2022 16:13:53 pm

Last Seen: Jan 25, 2022 16:13:53 pm

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

Q2. **Comments (optional)**

I live in a 4 story rental bldg at the corner of Niagara & Douglas, opposite the Amica building. The buildings on Niagara Street are all 4 stories or less, most of them Victorian style homes. The 8 story building Milliken is proposing will: (a) absolutely block all the natural sunlight from that side of my apartment, and our building; and (b) block my view of the sky & the sunsets which is important to my mental health; and (c) be an absolute contrast to the culture of this neighbourhood, especially in this particular location. They have also designed their entrance on Niagara Street, which is a narrow street, already filled with city buses travelling in two directions, a bus stop, parked cars, tourist horse drawn carriages and local traffic. We already have to stop our cars to allow buses to get through. The current Amica entrance is on Douglas Street, which is far more suitable for traffic coming and going all day, which currently includes relatively frequent ambulances, firetrucks, visitors picking up seniors & dropping them off, small tourist buses to transport the seniors and food delivery trucks. We have traffic problems already at this corner of Niagara Street, without adding traffic for a huge seniors' residence. Their project design has a 6 story brick wall on Douglas Street which is going to look like a prison and destroy the ambiance of the neighbourhood. I am concerned about the loud & disturbing noise of air conditioning and heating units which have been causing a problem for a neighbourhood up on Quadra Street where another seniors' residence was built. I am concerned for the seniors themselves who will be taken from their current homes and separated from their own community in the current building. Will equivalent and suitable homes be found for them? This development is aimed at very wealthy senior people who can afford what will be very high monthly fees & provide wealth for Milliken & Amica. Where are the plans to accommodate the middle class of seniors who cannot even imagine being able to stay in such a residence?

Q3. **Your Full Name** Pat Nichols

Q4. **Your Street Address** 110 Douglas Street, 401

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



Respondent No: 154

Login: Anonymous

Responded At: Jan 25, 2022 19:04:56 pm

Last Seen: Jan 25, 2022 19:04:56 pm

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

Q2. **Comments (optional)**

As residents and homeowners at 624 Battery Street, we oppose the proposed Amica development at 50 Douglas Street. The proposed plans show an 8 storey building with a FSR of 3.25:1, both the height and density do not conform to the Official Community Plan, the James Bay Neighbourhood Plan and current zoning and land-use policy. The development as proposed does not fit the intent of the Heritage Conservation goals of preserving or enhancing the low scale historic residential neighbourhood. The building elevations show a continuous 6 storey front with the upper two floor inset. This massing will create a "wall" in the neighbourhood, restricting visual connection to Beacon Hill Park, Mile Zero, and Dallas Road. When viewed from street level, the inset upper floors will not reduce the forbidding character of the structure, especially when considering the set backs and the narrow widths of Battery Street and Niagara Street. The development is more institutional than residential, the developers have indicated that 87% of the housing will be for memory care and assisted living, this will displace the independent seniors living in the existing building. These seniors are a part of our community, they are our neighbours that we interact with on the sidewalks, at the park, and in our local shops. The memory care residents will not be interacting in our community. According to the developers, they will be primarily confined to their rooms in the new building. Losing the vast majority of the current 125 independent living spaces will deprive the community of the independent seniors that are a part of our diverse neighbourhood fabric and will deprive independent seniors of the opportunity to enjoy this special residential gem. Lastly, the existing wood frame 1960s building can be rehabilitated to enhance fire and seismic safety. This would be a much more eco-friendly and sustainable approach that would also maintain the character of our neighbourhood.

Q3. **Your Full Name** Kate Ulmer

Q4. **Your Street Address** 624 Battery Street

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



Respondent No: 155

Login: Anonymous

Responded At: Jan 25, 2022 21:19:49 pm

Last Seen: Jan 25, 2022 21:19:49 pm

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

Q2. **Comments (optional)**

the proposal completely ignores all zoning and established community plans

Q3. **Your Full Name** Christine Smart

Q4. **Your Street Address** 638 Battery Street, Victoria V8V 1E5

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



Respondent No: 156

Login: Anonymous

Responded At: Jan 25, 2022 21:44:09 pm

Last Seen: Jan 25, 2022 21:44:09 pm

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

Q2. **Comments (optional)**

This redevelopment does not conform to the OCP and disregards the Heritage designation of the surrounding area. It's extreme height will shadow many adjacent properties to the west and is not an appropriate scale or location for a large institutional commercially run building.

Q3. **Your Full Name** Bradley Funk

Q4. **Your Street Address** 638 Battery Street

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