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**From:** Dave Hogg  
**Sent:** August 30, 2024 4:52 PM  
**To:** Legislative Services email  
**Subject:** 1055 Alston St.

In regards to the proposed changes @ 1055 Alston St , I would like to state my objection to both the Zoning Regulation Bylaw, Amendment Bylaw (No. 1345) No. 24-061 and Development Permit with Variances Application No. 00234. This proposal is unsuitable for this area.

Dave Hogg  
203 Raynor Ave  
V9A 3A3  
Sent from my iPhone

**From:**  
**To:** [Legislative Services email](#)  
**Cc:** [Victoria Mayor and Council](#);  
**Subject:** Rezoning of 1055 Alston Street  
**Date:** August 30, 2024 6:07:49 PM

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Council, I live in The Railyards, a well designed, constructed, landscaped community that was built with vision. It was also built within the four storey limitation. We love our neighbourhood. It provides the type of homes/living that we need in our city, for singles, young couples, young families, and older folks. Your council has the opportunity to provide a smaller version on the other side of Tyee Road, something that would fit in with the Railyards, not detract from it.

The proposed equivalent of eight storeys on the Tyee Road side, the lack of real landscaping, the opportunity for noise disruption from the proposed rooftop /outdoor facility with a movie screen, does not bode well for any enhancement to this community.

Parking, or the lack thereof, will present problems in an already congested area. Getting out of the area in a vehicle is getting more and more difficult from either entrance onto Skinner Road, as traffic from the larger community grows. The proposed parking limits in the proposed building will aggravate an already growing problem. Street parking is already a concern.

A change in zoning bylaws to allow the proposed development does not appear to have long term vision. The opportunity is there for the council to ask for something desirable on this small property.

I would also like to say that the timing of the arrival through the mail of your letter to those of us concerned about this proposal, a day before a long weekend, has not allowed for much feedback to this proposal. I am sure you would have received more input had there been more time.

Respectfully,  
Katherine Moore

Katherine Moore

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1345), No. 24-061:  
**Date:** August 30, 2024 9:05:18 PM

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We are NOT in favour of rezoning this property to the M2-SE Zone, Songhees Employment-Residential, to permit a mixed-use building with industrial uses. This building proposal for 1055 Alston St is completely inappropriate for this site and for this neighbourhood.

Sincerely,  
Rosemary Mueller & Lars Forss  
1060 Alston St.  
Victoria BC V9A 7P6

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** 1055 Alston  
**Date:** September 2, 2024 8:55:52 AM

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Thank you for the notice and opportunity to provide input on the proposed redevelopment at 1055 Alston. I reside across the street at 90 Regatta Landing.

While i generally support the redevelopment and land use, the proposed parking variances would be very problematic and would also be precedent setting for the adjacent properties on that block that are also suited for redevelopment. There is very minimal and restricted street parking on Alston and street parking currently available on Tyee would be lost due to this development. There is already high usage of the street parking in this neighbourhood, which often includes overheight or oversize vehicles that cannot use the available underground parking, let alone most of it is time restricted.

The proposed residential parking ratio of less than 0.3 per unit is far too low. While i recognize that the location is well suited to reduce daily driving, car ownership rates need to be considered as many residents still use cars to allow for skiing, camping, hiking, kayaking, travel etc. This is especially true if these are to be sold as market condos. They are not rental units or affordable housing where reduced parking supply is more supportable. **Please ask that car ownership rates in the surrounding area be reviewed, this data is available through ICBC.**

It appears that at least two of the residential stalls are for accessible parking, therefore i recommend that at least 2 units be required to be constructed as fully accessible otherwise these stalls will be underutilized, and we need accessible units constructed to help serve the community - not just 'adaptable units'.

The proposed industrial parking is an embarrassment. The plans show 2 units with large overhead doors, yet no on-site parking for commercial/industrial vehicles. The 2 industrial parking spaces are for standard vehicles and one is also accessible and likely to be underutilized with an industrial use. This approach is not practical in any way for an industrial land use and will exacerbate the limited street parking by causing those units to rely on street parking that does not exist.

While retaining a commercial/industrial use would be ideal, in this case that level would be better used for more parking, especially since industrial/commercial units would be better suited to front onto Alston, or even better, be concentrated in the larger sites off Langford St when those lands are redeveloped. How would any form of delivery loading /unloading work, and no employee parking? Why even have overhead doors for large vehicles, with no parking for such vehicles?

I also believe they should add a true underground level (relative to Tyee) for additional parking. It can be done! At 90 Regatta we have 2 underground levels and sit at a lower elevation than the subject site. We also have more than 1 parking space per unit and they are occupied.

I support the rooftop amenity space and recommend it specifically be noted in the DP as a condition so it could not be removed at the time of construction or in the future without

municipal approval.

Vic West is a great neighbourhood that shows how increased density can work well; however, this development would have too many negative impacts and be a poor example for adjacent redevelopments in the future.

thank you for your consideration.

Andrea

**From:**  
**To:** [Legislative Services email; Jeremy Caradonna \(Councillor\)](#)  
**Subject:** Objection to Permit with Variances Application No. 00234 1055 Alston Street.  
**Date:** September 2, 2024 9:00:13 PM

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Dear Council Members,

I am a resident of Unit 301 at 797 Tyee Road, and I am writing to express my concerns about the proposed development at 1055 Alston Street.

The recent rezoning approval for a five-story residential building at this location raises significant issues. The Vic West Community Association has highlighted concerns about the building's height, lack of green space, and inadequate parking. I share these concerns, as they could negatively impact the neighborhood's character and infrastructure.

See below link for reference:

<https://www.timescolonist.com/local-news/plan-for-five-storey-residential-building-in-vic-west-clears-first-hurdle-8822374>

Although I support the idea of developing this lot, I respectfully urge the council to reconsider the implications of this development on our community.

Thank you for your attention to this matter.

Sincerely,  
Daniel Totino

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** Development Permit with Variances Application No 00234  
**Date:** September 2, 2024 5:36:02 PM

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Hello a good day,

I like the voice my opinion on the development plan with variations application number 00234. Regarding, 1055 Alston St applying for rezoning to, Songhees Employment-Residential, to permit a mixed used building with industrial uses on Tyee Road and residential uses above an access from Allston Street.

I oppose this rezoning.

My main reason for opposing this rezoning is the reduction in parking stalls. Tyee Rd has already seen a major parking increase with being a heavily populated road as well the businesses already operating here but a large parking increase from the overflow of vehicles from the gym that is also on Alston. We also have a large amount of couriers (ups, fed ex, amazon, ect ) on this road as well in the summer we have an abundance people parking in the neighborhood for access to the galloping goose and the docs that are available for recreational use.

If the builders want to build a building there, I think they should spend the money and build it so that they can accommodate whatever type of traffic they are going to generate and stay within the current zoning and not put an additional load on the people that called this area home.

Thank you

Evan White  
302-797 Tyee Rd  
Victoria  
V9A-7R4

**From:**  
**To:** ; [Legislative Services email](#)  
**Cc:** [Jeremy Caradonna \(Councillor\)](#); [Marianne Alto \(Mayor\)](#);  
**Subject:** Re: Bylaw Amendment No. 24-061 (1055 Alston St.)  
**Date:** September 2, 2024 4:25:17 PM

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Good afternoon,

I am writing as a fellow concerned Vic West and Railyards community resident. I echo Mr. Tiernay's comments below and **STRONGLY** recommend that the council reject this request in favour of adequate parking for a multi-unit residential building.

The Railyard's is already operating at a deficit of needed parking spaces. I have noted an increase in residents/guests/delivery drivers/tradespeople parking along roads where no parking signs are displayed. This is the only place for them to do their business at times. These no-parking areas are there to ensure the safe use of roadways. The roadways in question are not wide enough to support traffic and parking. I have personally been witness to some near misses due to either:

- Vehicles illegally parked on narrow roads forcing another vehicle to drive around in the oncoming lane.
- Vehicles illegally parked too close to corners, forcing vehicles into the oncoming lane after making a turn. These vehicles are not visible until the turning car has initiated the turn.

The current parking situation is already problematic and fosters unsafe behaviour. Approving the requested parking variances would compound the issue.

Thank you,

Nick French

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**From:** Sean Tiernay  
**Sent:** August 30, 2024 8:26 AM  
**To:** [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca) <[legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca)>  
**Cc:** [jcaradonna@victoria.ca](mailto:jcaradonna@victoria.ca) <[jcaradonna@victoria.ca](mailto:jcaradonna@victoria.ca)>; [malto@victoria.ca](mailto:malto@victoria.ca) <[malto@victoria.ca](mailto:malto@victoria.ca)>;  
**Subject:** Bylaw Amendment No. 24-061 (1055 Alston St.)

Good afternoon.

I'm writing in response to the attached notice and proposed Bylaw Amendment No. 24-061, as a concerned resident of Vic West, specifically a resident of the Railyards development. This email serves as a follow-up to the discussion with Councillor Caradonna on Aug/29/2024.

I would like to preface my comments by confirming I am not apposed to the mixed-use, multi-



unit residential building, and in fact support the redevelopment of the quasi-industrial/commercial properties located on the East side of Alston St. My concerns and objections relate specifically to the proposed/requested parking variances, as follows:

- Reduce the residential vehicle parking from 55 stalls to 17 stalls;
- Reduce the visitor vehicle parking from 6 stalls to 2 stalls;
- Reduce the industrial vehicle parking from 8 stalls to 2 stalls, and;
- Reduce the visitor van accessible stall from 1 stall to zero stalls.

It should be noted that Alston St. contains virtually no public on-street parking (given its short length and driveway access points) and one space for a MODO car. Alston St. leads directly into the Railyards community, linking to Regatta Rd. and Tyee. Regatta contains no on-street parking due to its size. All on-street parking is located on Tyee and Central Spur Road.

The current parking situation in the Railyards community is already stretched to capacity. Some Strata Corporations, who have onsite visitor parking are frequently dealing with illegal parking by visitors to other Strata's, as a result of a lack of street parking. The neighbourhood can not support further development without adequate parking be provided by the respective development. While Victoria is a bike/walking friendly city, arguably the best in Canada, most families still have a least one car, if not two. This is reinforced by the current parking situation in the Railyards. Illegal RVs parking on Central Spur and Tyee, taking up multiple spaces, further compounds this problem.

In the subject proposed amendment, not only is the developer looking to reduce the number of spaces, but the proposed reduction in spaces is at an unrealistic quantum. The developer is not around post development to deal with parking issues, the developer will make his profit and be gone, and does not care about what transpires in the neighbourhood post-development.

The community is extremely concerned with the proposed parking amendments and **STRONGLY** recommends council reject this request in favour of adequate parking for a multi-unit residential building. It is concerning that Council appears to have recently hit the "panic button" in light of the housing crisis, and has disregarded common sense, prudent city planning and regard for the neighbourhoods and residents in recent amendment approvals. Please do not allow this to happen with the subject application.

Sincerely,  
-Sean-

Séan Tiernay

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** 1055 Alston St.  
**Date:** September 3, 2024 8:23:52 AM

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Good morning,

We are writing to you today as homeowners on the corner of Raynor Avenue and Alston Street about the new proposed development at 1055 Alston Street. We are concerned about the fact that the current proposal goes against the very recent city plan (2018) for this neighbourhood and the fact that the project really does not seem like it's using this space in a constructive way. As a couple who have lived in and loved Victoria for nearly 25 years we are very wary of immediately becoming NIMBYs now that we have been lucky enough to be able to purchase our forever home in our heritage house. With that in mind we were very reluctant to send this message opposing the project. However, we have also been in construction and hydro for the past 20 years and reviewing the plans really makes us concerned. The 2018 City Plan takes the grade of our area, vehicle space and flavour of the neighbourhood as important aspects to preserve. We believe that a more thoughtfully designed project would be a better fit for this property. It is quite concerning that there are so many bylaws that require permit changes in order for this project to go ahead, as it really shows how much it will not fit into the current city plan and neighbourhood. We are in no way opposed to development on our block, we just hope that it can be treated more thoughtfully.

Thank you for your review.

Flora Simons & David Westmacott

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** 1055 Alston st  
**Date:** September 3, 2024 10:05:34 AM

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Good morning council,

I live at 90 Regatta Landing in the Railyards, one of the most desirable master planned communities in Victoria.

The city has an opportunity to do the same thing on the west side of Tyee to blend in with the Railyards. We need some long-term vision.

A change in zoning to allow this proposed development and the resulting changes to parking requirements is unthinkable. To reduce that amount of parking would force residents of the new building to park on an already busy street. Tyee/Alston are used as a means to get to the galloping goose and the proposed parking would greatly affect traffic on the road. The available parking at the end of Tyee that people use to access the area would be constantly filled with owners of the new building, reducing access for people to come and enjoy the area.

The building itself will appear to be almost 8 stories on the Tyee side creating a huge change in natural lighting and shadowing for the surrounding neighbors.

Please consider the affect this will have on our community.

Thanks,  
Heather McTaggart  
Sent from my iPhone

**From:**  
**To:** [Legislative Services email](#); [Victoria Mayor and Council](#);  
**Subject:** Re: 1055 Alston and proposed bylaw amendments and adjustments  
**Date:** September 3, 2024 10:56:33 AM

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We are the owners of 1040 Alston St, the single family dwelling directly across the street from the proposed new construction. We do not support the developer's request for site-specific rezoning in order to gain exemptions to the current height restrictions and setback requirements. We oppose the project as proposed for the following reasons:

It is not appropriate to place a 5-story building on the crest of a hill as it will overshadow the surrounding low rise condos to the east and the single family homes to the west. It is for this reason alone that the most recent and still current OCP for the east side of Alston St. permits nothing higher than 2-3 stories. If the request for rezoning is approved, council should realize that this building will be setting the precedent for all future development along that block of Alston. Although this will significantly reduce our home's access to light and view of the sky, the end result will be much more deleterious for the residents of the Railyard condos that front on Tyee St., as this and future development risk creation of a 7 story "concrete canyon" along this section of the street. Setting aside any concerns about aesthetics, how does this contribute in a positive way to community cohesion and the perception of safe streets?

We also oppose reducing the setback requirements at the front of the building. Moving the building forward will only amplify the light and noise pollution for the street as the narrow road width affords little buffer (2 lanes become 3 only at the intersection with Skinner, with no parking allowance on either side of the street). The lobby will no doubt be well lit 24/7. Also, please note that the elevator shaft and floor corridors also front on Alston. Even if there are timers and sensors installed in these passageways, they will be constantly blinking on and off. With respect to the anticipated noise levels, please note the location of the common use patio on the first floor overlooking the street. Given the youthful demographics of this building (singletons in their 20s and 30s), this area is likely to be heavily used. We can only hope that there will be restricted hours for its use. Any setback, even minor, would be appreciated.

We are more ambivalent about the developer's request to reduce the number of parking stalls. On the one hand, this would significantly reduce the number of vehicles entering and exiting the building, which we favour given the car headlights will likely shine directly in our primary bedroom. On the other hand, tenants who own cars will be forced to find street parking, which is already limited on both Alston and Tyee. And where will our visitors park? Also, only 2 dedicated stalls for the industrial component of the building seems inadequate, given there is no external parking available on the Tyee side given its reduced setback.

We invite council to come out and walk the neighborhood to see for themselves how this building will be situated with respect to both the skyline and its lack of compatibility with the surrounding homes. As you walk north on Tyee, consider how these residences will be

deprived of light for most of the day. Envision how that will only get worse as development soon follows on adjacent properties. Take note that Tyee and Alston St. are the only way in and out of the Railyards, a dense neighbourhood with its own traffic and parking concerns. As you walk up the hill and around the corner to Alston, notice the brand new passive solar home that was lauded by the previous council as the way of the future. Then contemplate what a block of 5-story towers will mean for these owners. See how narrow the street is at this point and look up at my house to imagine the constant intrusion of headlights into my second story living room and bedroom. Think about whether the city really needs another micro unit "hotel" where the majority of the owners live elsewhere and the extended-stay tenants on 3 month leases move in and out. Even if owners choose to occupy the premises, is it even liveable space beyond a year or two for the majority of people? Ask yourself, is this what's meant by affordable housing? Missing-middle? Liveable space? A contribution to the community? Or is this strictly a numbers game bringing new units to market. Buyers, tenants and neighbours be damned!

Paul and Janet Munson

**From:**  
**To:** [Legislative Services email;](#) [Victoria Mayor and Council](#)  
**Subject:** Addendum to Munson submission re 1055 Alston  
**Date:** September 3, 2024 11:33:34 AM

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The proposed structure at a height of 21.5 meters is TWICE the maximum allowable height for Alston St. in VicWest's recently drafted OCP. For council to set aside the recommendations of the informed and forward-thinking community consultation process to rule in favour of the developer needs to be justified. Can you put your reasons and reasoning in writing for all to see? Can the developer advance any justification for this project other than profitability? By green-lighting this project and not considering the broader context, is council simply creating new problems that will need to be dealt with in the future?

Janet and Paul Munson

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** 1055 Alston Street  
**Date:** September 3, 2024 11:30:57 AM

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Good Morning,

As a resident in the Railyards Community, I can appreciate the desire to redevelop, however I would like to express my concern with the proposed changes to zoning for development at 1055 Alston Street.

Zoning Regulation Bylaw, Amendment Bylaw No.24-061  
Development Permit with Variances Application No. 0024

Over the past 20+ years, The Railyards has been thoughtfully planned and developed into a cohesive community that has contributed to a good foundation for some desirable changes to the look and feel of Vic West. As a resident of the area since 2006, I appreciate that my community provides opportunities to walk and cycle but access to parking a vehicle and driving to destinations (like work) is important to me. I work long hours and often at times where bussing to work is not safe or practical for me. Having access to a parking space with my home is important to me. The Railyards Community was designed to have spaces in the buildings for residents to park and offers limited short term street parking for our visitors and limited parking for community who frequent the trails and docks for water access. Anecdotally, a building like neighbouring 655 Tye was built with fewer parking spots than employees and visitors and overflow parking ends up at the Westside Plaza parkade across the street and at the Railyards.

I urge the City of Victoria to carefully contemplate the negative impact of allowing changes to bylaws for projects that will bring in more residents and visitor to the area but will not adequately provide them parking. This area is a desirable community and with the housing crisis in our city, it is realistic to expect an overflow of parked cars from future residents and visitors of 1055 Alston street. This overflow in parking will not allow current residents to have visitors and people who want drive to the area to transport paddleboards in vehicles to enjoy the water or just take a walk on the paved trails after driving to the area, as they will not be able to find parking. Please consider the entire community when you are considering this bylaw change and planning for Alston Street to ensure there is enough parking and that planning does not fall short of meeting the needs of the residents and the wider community.

Regards,  
Melana Mar

90 Regatta Landing



**From:**  
**To:** [Legislative Services email](#)  
**Cc:**  
**Subject:** FW: 1055 Alston Street  
**Date:** September 3, 2024 10:57:17 AM

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I would like to add my name in support of the email below regarding the following DP Variance:

Zoning Regulation Bylaw, Amendment Bylaw No.24-061  
Development Permit with Variances Application No. 0024

Mariel Swann  
Unit 402  
90 Regatta Landing  
Victoria BC

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**From:** "JIM/LINDA MCCONNAN"  
**To:** "legislativeservices" <[legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca)>  
**Sent:** Thursday, August 29, 2024 11:57:41 AM  
**Subject:** 1055 Alston Street

Good morning council,  
I live at 90 Regatta Landing in the Railyards, one of the most desirable master planned communities in Victoria.  
The city has an opportunity to do the same thing on the west side of Tyee to blend in with the Railyards.  
We need some long-term vision.  
A change in zoning to allow this proposed development and the resulting changes to parking requirements is unthinkable.  
The building itself will appear to be almost 8 stories on the Tyee side creating a huge change in natural lighting and shadowing for the surrounding neighbors.  
Please consider the affect this will have on our community.  
Cheers Jim Mcconnan  
106-90 Regatta Landing

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** Fwd: 1055 Alston Street  
**Date:** September 3, 2024 11:01:05 AM

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FYI

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**From:** "Nick DeMare"  
**To:** "JIM/LINDA MCCONNAN"  
**Sent:** Tuesday, September 3, 2024 9:41:11 AM  
**Subject:** RE: 1055 Alston Street

You can add my name to your letter.

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**From:** JIM/LINDA MCCONNAN  
**Sent:** Tuesday, September 03, 2024 9:36 AM  
**To:** mcconnan  
**Subject:** Fwd: 1055 Alston Street

Hi,  
Zoning Regulation Bylaw, Amendment Bylaw No.24-061  
Development Permit with Variances Application No. 0024

We need to come together as a community. Proposed changes to zoning to allow development at 1055 Alston Street. This will have a big impact visually and on street parking.

- reduce parking from 55 to 17
- visitor parking from 6 to 2
- industrial parking from 8 to 2
- visitor parking to 0

Please add your name to my letter or send your own to,

[legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca)

Cheers Jim

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**From:** "JIM/LINDA MCCONNAN"  
**To:** "legislativeservices" <[legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca)>  
**Sent:** Thursday, August 29, 2024 11:57:41 AM  
**Subject:** 1055 Alston Street

Good morning council,

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A change in zoning to allow this proposed development and the resulting changes to parking requirements is unthinkable.

The building itself will appear to be almost 8 stories on the Tyee side creating a huge change in natural

lighting and shadowing for the surrounding neighbors.  
Please consider the affect this will have on our community.  
Cheers Jim Mcconnan  
106-90 Regatta Landing

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** 1055 Alston Street, Vic West  
**Date:** September 3, 2024 9:48:02 AM

---

Good morning council,

I live at 90 Regatta Landing in the Railyards, one of the most desirable master planned communities in Victoria.

The city has an opportunity to do the same thing on the west side of Tyee to blend in with the Railyards. We need some long-term vision.

A change in zoning to allow this proposed development and the resulting changes to parking requirements is unthinkable.

The building itself will appear to be almost 8 stories on the Tyee side creating a huge change in natural lighting and shadowing for the surrounding neighbors.

Please consider the affect this will have on our community.

Nancy Phillips  
311 - 90 Regatta Landing

Nancy

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** Proposed changes to 1055 Alston Street  
**Date:** September 3, 2024 10:56:59 AM

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We are writing today in response to your letter of August 23, 2024. While we have no objection to the Zoning Regulation Bylaw changes, we have very strong opposition to the Development Permit with Variances Application No. 00234 which substantially changes the parking requirements originally proposed by the developer as follows:

1. Reduce the resident vehicle parking from 55 stalls to 17.
2. Reduce the visitor vehicle parking from 6 stalls to 2 stalls.
3. Reduce the industrial vehicle parking from 8 stalls to 2 stalls
4. Reduce the visitor van accessible stall from 1 to 0

Our understanding is that the proposed building will have 62 units so the original amount of parking is already reduced, and some units will not have on site parking. A quick visit to the site will show that the surrounding streets, particularly in the Railyards, cannot accommodate the additional parking requirements of 45 residential units and industrial vehicles. The proposed changes will put an unreasonable and possibly dangerous strain on the narrow steep hill at the intersection at Alston Road, Raynor Avenue, and Tyee Road. The reduction of the visitor van accessible stall from one to zero is particularly galling and shows absolute contempt for those most in need of accommodation. These types of requests for variances from developers seem to be a given in the current approval process. Please reject these proposed changes - it would only be a gift to developers if you go ahead with these drastic reductions.

Patricia Carrico and Charles Higginson  
#208 797 Tyee Road

**From:**  
**To:** [Legislative Services email](#); [Victoria Mayor and Council](#)  
**Subject:** Opposition to Proposed Construction at 1055 Alston St.  
**Date:** September 3, 2024 10:54:39 AM

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Dear City Planning Department,

I am writing to express my strong opposition to the proposed construction project at 1055 Alston St. Upon reviewing the details of this project, I have identified several significant concerns that I believe should be carefully considered before any approval for new variances is granted.

Non-Conformance with Article 8.5.5 of the City Development Plan: The proposed project does not align with the guidelines set forth in Article 8.5.5 of the City Development Plan. This article is designed to ensure that all new developments are consistent with the character and scale of the surrounding area. The current proposal deviates from these established guidelines, raising serious questions about its suitability for this location.

Excessive Building Height and Occupancy per SqFt: The proposed building's height and occupancy levels are excessive and entirely out of character with the surrounding neighborhood, specifically the frontage along Alston St.. The project fails to align with the City development plan that prioritizes a sensitive transition between the recent development of Central Spur and the more established single-family homes of Vic West. Introducing a structure of this scale without appropriate setbacks would not only disrupt the aesthetic harmony but also strain on local resources.

Substandard Living Space: The project's focus on small-scale and microunits with substandard living space is another point of concern. Yes, we need more housing, but we need housing that is livable and not geared towards owner-investors. Additionally, these small units are unlikely to attract long-term tenants, which could result in high tenant turnover and a transient population that does not contribute to the stability and continuity of the neighborhood. A healthy community thrives on long-term residents who invest in their surroundings, and this project does not seem to support that vision. Townhomes similar to those along Wilson street would be a welcome alternative.

Reduced Parking Availability: The project would also significantly diminish the amount of available parking for current residents along Alston St. The area already faces challenges with parking availability, and adding a high-occupancy building without sufficient parking provisions would exacerbate this issue, leading to increased congestion and frustration for residents.

In light of these concerns, I strongly urge the city to reconsider the approval of the construction project at 1055 Alston St. It is essential that new developments respect the existing character of our neighborhoods and contribute positively to the community. This project, as currently proposed, fails to meet these criteria and poses several risks to the quality of life for current residents.

Thank you for taking the time to consider my objections. I trust that the city will carefully evaluate the impact of this proposal and take the necessary steps to protect our neighborhood's integrity.

Sincerely,

Wesley Munson  
1040 Alston St.

To: City Council  
From: Lorna Jamison. 90 Regatta Landing  
Subject: Zoning Regulation Amendment (No.1345) No. 24-061

Date: September 3, 2024

Residents in the Railyards were promised that they would have an opportunity to provide feedback prior to any decision being made with this development. A letter arrived in our mailboxes last Wednesday, exactly two days prior to a long weekend and then the start of school. Ridiculous timeline for responding.

I, myself, have been away and arrived back yesterday to the public notice in my mail box. I had an hour to get the 22 signatures to the enclosed letter.. Had I been given a reasonable amount of time, I'm confident that hundreds, likely more than a thousand, people would have signed this letter.

The timeline you have given us indicates that you are hoping to receive not enough responses to change your intentions.

#208, 90 Regatta Landing



September 3, 2024

To Victoria City Council:

We live in The Railyards, a well designed, constructed, landscaped community that was built with vision. It was also built within the four storey limitation. We love our neighbourhood. It provides the type of homes/living that we need in our city, for singles, young couples, young families, and older folks. Your council has the opportunity to provide a smaller version on the other side of Tyee Road, something that would fit in with the Railyards, not be a blemish on it.

The proposed equivalent of eight storeys on the Tyee Road side, the lack of real landscaping, the opportunity for noise disruption from the proposed rooftop /outdoor facility with a movie screen, is not an enhancement to this community but an annoyance.

Parking, or the lack thereof, will present problems in an already congested area. Getting out of the area in a vehicle is getting more and more difficult from either entrance onto Skinner Road, as traffic from the larger community grows. The proposed parking limits in the proposed building will aggravate an already growing problem.

A change in zoning bylaws to allow the proposed development is short sighted and serves only the development profiteers. The opportunity is there for the council to require a development consistent with the rest of this beautiful neighbourhood and not a blight on it.

We would also like to say that the timing of the arrival through the mail of your letter to those of us concerned about this proposal, a day before a long weekend, has not allowed for much feedback to this proposal. It appears that the timing was intentional so as to prevent significant feedback.

Respectfully,

Railyard Residents (see attached)



Migratory Bird Sanctuary  
Sensitive environment less  
than 1 km away.

Green space is food supply!  
Will Be Gone!

PRINT FULL NAME	SIGNATURE	EMAIL	ADDRESS
Katherine Moore			797 Tyee Rd,
Eric Leecey			" " "
Erin Mackey			" " "
Krista Vander Brand			747 Tyee Rd
Dakoda Iris Johnson			797 Tyee Rd
Aron Loeffel			135 Alston St.
Lynn Miller			797 Tyee Rd
John Dreyer			797 Tyee Rd
Andrew Kersten			1035 Alston St
Kathryn Rybus			191 Tyee Rd
Daniel Totino			797 Tyee Rd
David Heiden			717 Tyee Rd

PRINT FULL NAME	SIGNATURE	EMAIL	ADDRESS
Lorna Jamison			#208-90 Regatta Landing
Chris Sharland			#403-90 Regatta Landing
Danielle Proudfoot			#317-90 REGATTA LANDING
Marianne Zaynwald			415-90 Regatta Land
Andean Reese			418-90 REGATTA LANDING
Will Chong			#209-90 Regatta
BREATHING			209-90 Regatta Landing
Yanik Giroux			42050 Regatta Landing
RYAN DENVER MUMFORD			647-777 3282
YUAN BEAUJEN			587-437-3511



HEIGHT of new building if zoning changed



62 units  $\rightarrow$  19 parking stalls !!