

Subject:

RE: Additional letters

To Mr Bateman,

Re rezoning application 00804, Quebec, Montreal and Kingston development

The provincial action plan *Homes for People* highlight the need to get “corporations... bad actors” out of the housing market. I hope this council and the next provincial government can remove profit and political driven interests out of the development approval process. Even if various developments slide thru before corrective changes can be made, I hope this council can openly acknowledge some of the core truths underpinning these massive developments, using the one planned for Kingston, Montreal- DPV00191 as an example.

First truth. Extreme density can be dangerous

You are adding maximum density in a tsunami zone. This area of James Bay has both a large number of ill prepared for earthquake tourists combined with a largely dependent vulnerable senior population, living in older buildings at risk of collapse.

What a horrific outcome it would be should James Bay suffer an emergency, where residents and visitors are trapped and can't get out to safety or emergency crew in. City planners and emergency personnel are well aware of these issues but counsel continues to ignore their concerns.

This is already a traffic congested area largely inaccessible to public transit. This area will only become more dangerous with the addition of 100+ residents and daycare attendees speeding up and down Kingston wanting to avoid the congested slow Montreal streets. I was almost hit twice as a pedestrian walking in a defined crosswalk because of frustrated motorists.

2nd truth- Large scale, investor driven, high risk/high profit developments use indirect, “technically not illegal” but non the less manipulative strategies and political cunning to assert their will.

We all agree development needs to happen in the parking lot, but I am perplexed why this council is promoting the developers' profit driven, narrowed choice of polar opposites.

Option 1

A purposefully neglected but affordable housing with the 4th round of tenants chosen by the developer, combined with an intentionally unmanaged parking lot that has frustrated neighbours for years. Fear mongering rumors/threats starting from the first proposal, that the parking lot could as well become shelter rate housing were only heightened when city council considered a motion for nonprofits to host overnight camping in their parking lot for a tax reduction. Who can blame some of the neighbours for extrapolating their worst-case scenario to this parking. Regardless of how it emerged Option 1 is a very bleak choice.

Option 2

a maximum density and height, collection of climate fair homes for the extremely wealthy people. Presented to the community with cunningly drafted trompe-l'oeil renditions of the proposed site, filled with trees, air, space and light. The cruelest manipulation, is the neighbours see themselves living in this new development, they don't yet know what the approx. price will be, but the developers and relators sure do.

The original proposal had less density and height and was almost unanimously rejected at the first Caluc meeting. There was lots of shuffling around of new plans and ideas but really nothing has changed except for time and exhaustion of the neighbours.

The touted real-life example of the recycled hotel, The James is not even close comparison. The James is shorter, less dense rental, has more community/resident amenities, more generous set backs, a gentler transitioning with the neighbours.

Promotional materials are just that they paint pictures where Trees and homes appear less effected by the development, streets widen, building scale and perspective almost imperceivable shrink. Shadows disappear from roof tops – roof tops without sun decay rapidly adding another expense to the neighbouring properties.

Ask yourselves who is best at seeing through this propaganda- to the reality and truth of this massive profit driven scale? Answer: your OBJECTIVE, well experienced city staff, planners, engineers and architects!

3rd truth – Expert, collective of staff do NOT support this proposal going thru as planned, as it is not for the public good now or for future generations.

Your collective, expert city staff do NOT recommend this development. They do NOT recommend the height and DENSITY, setbacks. I don't understand how you can even consider a project that goes against both the old and new emerging OCP guidelines. Guidelines that help to ensure sustainability, useability for the public, for everyone now and for future generations. If this goes through, it reaffirms my fear that the wealthy and powerful are not subject to the same rules as the public, the OCP guidelines are only for those who do not have the power, wealth and resources to alter it.

4th truth – it is built to maximize investor profits by selling to the wealthy, and ultra rich and will never be affordable, unless it complies with the OCP.

We are in a worsening global climate crisis where those that can afford to are buying, additional climate refuge, insurable homes. The argument in favour of pushing through these massively dense projects is “we need housing, and we can't control who the end user is” and “we hope more stock will bring down prices, they might become the affordable in a few years”.

Government in attempt to control the end user has instituted a vacancy tax, ended some short-term rentals, and is attempting to build affordable middle-income homes - all of which is a noble pursuit but

with a modest effect. As long as these large scale developers aka building investment groups are allowed, even supported by council decisions to bully out maximum profits we will continue to have homes that are built by the wealthy to profit the wealthy in locations and areas of their choosing. The province recommends more modest height buildings that allow for more sustainable construction and building materials. Make no mistake, this 14 floor +extra height concrete tower will dominate the surrounding buildings and has designed these “king of the castle” suites boasting private ocean/city views for extremely wealthy buyers. The 2 level underground parking, with private parking for those that can afford it – is what will sell to those high end buyers. Regardless of any proposed bike promotion, studies have shown the wealthier you are the more environmental footprint you have.

The roof top patios do nothing for the planet, instead it allows for even more private space for wealthy owners, while shading out sunlight and removing privacy for surrounding neighbours.

I apologize for any errors or spelling issues And Again, I thank you for your amazing talent, Skill, integrity and courage.

Alicia Ferguson

Subject: RE: OCP Bylaw Amendments re tower in James Bay

-----Original Message-----

From: Debbie Andersen

Sent: August 23, 2024 4:22 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: OCP Bylaw Amendments re tower in James Bay

Hello Rob,

I received today the City of Victoria August 21, 2024 letter, "It's Your Neighbourhood". Is it really?

I have vehemently opposed this development project since its inception as do many of my neighbours and yet here we are. The changes are preposterous.

I will submit comments to you before the deadline and write to the TC.

I want to understand the rationale and imperative for this direction and hope you can shed some light on it.

How can a development proposal be approved that significantly exceeds the OCP and bylaws land, then have "consultation" on the changes after the fact since Council has already approved it. It's disingenuous and disrespectful.

What is the best way to attack this insidious monster?

With gratitude and thanks,

Debra Andersen

Sent from my iPhone

Alicia Ferguson

Subject: RE: Amendment proposal Quebec/Montreal

-----Original Message-----

From: Lynn McKay
Sent: August 30, 2024 6:20 PM
To: Rob Bateman <rbateman@victoria.ca>
Cc: Mike McKay
Subject: Amendment proposal Quebec/Montreal

Attn: R. Bateman

My comments are brief. The OCP should not be amended to facilitate a 14 storey tower. This is out of character for the neighbourhood and would be an eyesore.

By all means consider a proposal for townhouses, row houses, low and mid-rise apartments and commercial space.

Lynn and Mike McKay.

225 Belleville Street.

Alicia Ferguson

Subject: RE: Amendment 205 Quebec St, 507 Montreal St and 210,214,218 & 224 Kingston St

-----Original Message-----

From: Patricia Johnson

Sent: August 24, 2024 9:08 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Amendment 205 Quebec St, 507 Montreal St and 210,214,218 & 224 Kingston St

Dear Rob Bateman,

I love my neighbourhood and appreciate the need to develop the large parking lot.

I agree with the 3 storey townhouses fronting Kingston St.

However, I am OPPOSED TO A 14-STOREY TOWER. This is far too high and overwhelming for the location and our neighbourhood. It will stick out like a sore thumb.

This is a tourist corridor and transition from downtown to James Bay. The current condo buildings located across the street from proposed development - I believe they are 5 storeys would be suitable for this corner. 6 storeys maximum. I can't believe this is even being considered. How can city council approve this eyesore?. It will ruin the charm of the neighbourhood and just be another ugly development in the destruction of what was once a beautiful city.

As a taxpayer I am horrified this is even being considered.

Sincerely

Patricia Johnson

309 Kingston Street

Alicia Ferguson

Subject: RE: 205 Quebec/ 507 Montreal/ 210/214/218/224 Kingston

From: DJ S

Sent: August 25, 2024 4:29 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: YingJun 张英俊 ZHANG

Subject: 205 Quebec/ 507 Montreal/ 210/214/218/224 Kingston

Thank you for your letter regarding the above proposed development.

Although we support development of the above lot as a mixed commercial & residential development, we have serious concerns about the proposed plan and thus DO NOT SUPPORT it.

Key concerns are,

- proposed building is too high for the area and its proximity to the waterfront- it is substantially higher than existing buildings in the area (13m above Laurel Point, across the street) with its height accentuated by its smaller footprint/ higher "pencil-like" shape; at 14 stories it is a poor fit for the OCP's three to six stories
- the floor space ratio is also well above the OCP's which introduces a different shape (taller/ thinner) to the neighbourhood while also increasing stress on the local area due to its higher density
- the proposed development's high FSR will increase traffic (pedestrian and vehicular) in the district, which is already busy; additionally clientele of the commercial properties in addition to visitors to the residents will further stress the limited parking in the district
- the larger the structure the more logistics required to supply the concrete, materials and workers during construction which will provide a further strain on traffic and parking, as well as expected road blockages for service upgrades resulting in years of disruption during construction

Overall- the proposed development doesn't fit well with the OCP, neighbourhood or district; it is a misfit that will bring stress and pain.

We encourage the developer and council to consider a revised plan that introduces less stress to the neighbourhood while still contributing to our housing shortage.

Douglas SHELLY

Alicia Ferguson

Subject: RE: Rezoning No. 00804

From: Marlene Madsen [REDACTED]
Sent: August 25, 2024 12:07 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Rezoning No. 00804

Hello,

Thank you for the letter delivered to 106 Superior St, advising us of the redevelopment proposal.

I am part owner of 106 Superior and of the business Studio 106 in the building.

On the surface I would support this proposal and think it would be great for the community. More residential spaces and more retail would be amazing!

I would appreciate being advised about community meetings.

Sincerely

--

Marlene Madsen
Studio 106 Gallery & Gift
106 Superior Street
Victoria BC

[REDACTED]
[REDACTED]



Alicia Ferguson

Subject: RE: 205 Quebec Street Development

-----Original Message-----

From: Laura Clarke

Sent: August 26, 2024 3:22 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: 205 Quebec Street Development

Good afternoon,

I'm writing to voice my concerns about the proposed development at 205 Quebec Street along both Kingston and Montreal streets.

I reviewed the plans and I'm deeply concerned first of all about the height of the towering building. Why on earth it does need to be so high? It seems to stick out like a sore thumb and I personally don't feel it needs to be that high. As a resident of Quebec Street it will block my view to the west considerably. The neighbourhood does not need a behemoth of a tower. I would prefer to see the building remain no higher than 10 floors so as to not look so incredibly out of place and to at least not be higher than the structures surrounding it and in the James Bay area.

Also, while I don't mind the idea of townhomes along Kingston Street the design is far too modern and does not fit in with the older Victorian feel of Kingston Street. Again, it sticks out like a sore thumb. Can they not make it blend in better rather than stand out so hideously?

Although it does fill the need for more housing this development clearly takes away much needed visitor parking and that needs to be addressed as well. I often have guests who have used that parking lot while visiting and now it'll be a free for all with nowhere for people to park when hordes more families move in. I'm not against that at all but I do feel parking will be an even further issue if this is not addressed.

Having said all that, I'm generally content with a housing plan for that corner and like the idea of businesses below. It's just way too high and too ugly on the townhouse side to fit in as it is currently proposed. That's my opinion. Do with it what you will.

Kind regards,

Laura Clarke

Alicia Ferguson

Subject: RE: Official Community Plan,2012

From: Michael Wilson
Sent: August 26, 2024 4:45 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Official Community Plan,2012

August 26,2024

The above OCP for 205 Quebec,507 Montreal and 210,214,218 and 224 Kingston Street has bearing.

1)"Proximity" will become "Part Off" James Bay,thus will encompass our neighborhood on Kingston and Pendray. In my opinion thus the thin edge of thw Wedge!

2)The height and density wil more than double our OCP.

3)Part from proximity to an Urban Village there are no Proximity to Town Centre or Transit Priority Corridrs. In fact it will cause the following:

1)We will loose our parking on Kingston street and in the case of our Corner property,we do not have parking space on Pendray Street since there is a Stop and a Fire hydrant.

2)The Horse Drawn Carriages uses both Kingston and Pendray especially at night and when traffic is heavy on Bellville ,Quebec and Montreal Street. Since the only reasonable entry to this proposed Development is going to be on Kingston Street,it will lead to severe congestion and disrupt the Carriages

.
2)The only reasonable solution will be to create an intersection at Montreal and Kingston with access to Superior Street .

Thanks for giving me a chance to add my 2 cents.(as opposed to the millions that the developers stand to make)

Michael Wilson
508-1 Pendray street

Ps I attended one of the hearings and at least 3 of the supporters on the Council of this project was working on their phones and computers ,while you were doing your proposal about this project.

Alicia Ferguson

Subject: RE: 205 Quebec st.

From: richard pattee
Sent: August 26, 2024 8:23 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 205 Quebec st.

Mr Bateman, I am Val Pattee at Pier One, 640 Montreal St. I note the development proposal for the parking lot at Montreal and Quebec Streets.
The plan should provide a very suitable addition to the community. In looking at the plans I do not find provision for resident or guest parking.
Please assure me that adequate parking space is in the plans.
Many thanks, Val Pattee

Alicia Ferguson

Subject: RE: Quebec, Montreal & Kingston St., Victoria

-----Original Message-----

From: Gail Muzio

Sent: August 27, 2024 10:10 AM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Jon Muzio [REDACTED]

Subject: Quebec, Montreal & Kingston St., Victoria

Quebec, Montreal & Kingston St., Victoria Both my husband Jon Muzio & I think 14 stories is too much. We would prefer 9 like Oswego hotel.

We live at 630 Montreal

Gail & Jon Muzio

Alicia Ferguson

Subject: RE: 205 Quebec Street, 507 Montreal Street and Kingston Street Properties

From: Georgia Pike

Sent: August 27, 2024 5:41 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: 205 Quebec Street, 507 Montreal Street and Kingston Street Properties

Dear Mr. Bateman,

I am writing to voice that I do not approve of the proposed amendments to the OCP for the properties listed in the subject line. James Bay consists of funky, unique properties of many kinds. More properties like these low-rise buildings, or a community green space, would fit in well with the character of James Bay under the current zoning for that space. Amending the OCP to put in a highrise tower is inappropriate for James Bay's quaint, community. Highrises are better suited for the downtown core.

Thank You,

Georgia Pike

Alicia Ferguson

Subject: RE: Unwanted 14-Storey Tower at Quebec & Montreal Streets

From: Jen/Hans Reimer

Sent: August 27, 2024 9:06 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Unwanted 14-Storey Tower at Quebec & Montreal Streets

Greetings Mr. Bateman:

As residents of The James at Harbour Towers at 345 Quebec Street, we are in **complete disagreement with a proposed 14-storey tower at 205 Quebec**. The unwanted tower will bring too many residents and vehicles to an already busy corridor, with minimal supporting infrastructure.

As you know, James Bay is a quiet, heritage area with a historical height restriction of 6 storeys. In order to maintain the residential integrity of the neighbourhood, these restrictions must be adhered to, now and in the future. No developer should take precedence over this.

Regards,

Jen and Hans Reimer

Alicia Ferguson

Subject: RE: 205 Quebec St

From: Margaret Bishop
Sent: August 27, 2024 10:17 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 205 Quebec St

I am writing in reply to the "Your Neighbourhood" paper that was distributed. Sadly, it seems clear to me that the city does not listen and the council will do whatever they want regardless of any neighbourhood input. I have been to several council meetings where council has been told very clearly, multiple times, by multiple people why this complex is unsuitable.

The project is too dense for this cramped area. Traffic and parking are already very bad and will become much worse. Ever since Lisa Helps, when someone complains about worsening driving and parking, the response has been "oh good, that's what we were aiming for. We want people to stop driving and bike instead". The city has been busy narrowing and blocking streets (including Superior St, which was perfectly fine for biking before all this mess). City of flowers? More like city of bollards.

This project is too big, too tall, too many people, too many vehicles for this cramped corner of town. Emergency vehicles and emergency egress will be hampered.

Margaret Bishop

Alicia Ferguson

Subject: RE: 205 Quebec, 507 Montreal, 210 to 224 Kingston proposals

From: Peter Tryfos
Sent: August 27, 2024 7:39 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 205 Quebec, 507 Montreal, 210 to 224 Kingston proposals

Thank you for the opportunity to provide feedback concerning the OCP proposals regarding the properties at 205 Quebec, 507 Montreal, and 210 to 224 Kingston Streets. The purpose of this brief note is to urge the City to reject these proposals.

We would support replacing the existing parking lot – which has little utility to the population of the area – with a mixture of suitable residential and commercial multi-unit residential and commercial apartments and townhouses.

The proposed development, however, is too big, too crowded, and incompatible with the surrounding neighbourhood. The proposal for a tower of 14 storeys, townhouses of three storeys, and the 2.88:1 FSR are shockingly at variance with the OCP measures of three to six storeys for low and mid-rise apartments and townhouses and with the permitted FSR density measures of up to 1.22:1.

James Bay already has a population density that is 16 percent higher than Victoria as a whole. This location cannot accommodate either the increased density of population that is proposed for this location or its impact on traffic on the adjacent streets.

We will not repeat here the many facts that have been detailed in many other submissions. We strongly agree that the proposed development would be harmful to the neighbourhood and detrimental to balanced development in James Bay as a whole.

Peter and Barbara Tryfos

225 Belleville Street #404, Victoria BC V8V4T9

Alicia Ferguson

Subject: RE: Geric development proposal: Quebec/Montreal/Kingston Streets

From: Chris Lovelace

Sent: August 28, 2024 2:57 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Geric development proposal: Quebec/Montreal/Kingston Streets

Dear Mr. Bateman:

Thank you for your recent notice regarding this proposal. I have written previously individually to all council members and the the mayor and council but in light of your request for input from neighbours within 200 metres of the proposal I write again. Thank you to you and to council for that opportunity.

The revised proposal (14 stories, 9 foot ceilings) is in some respects worse the the original and I am opposed.

I support responsible development of this site which could substantially increase density but avoid the problems with this excessive proposal.

The potential problems have been well document including traffic issues in an already congested area, inconsistencies with the current and proposed OCPs, negative impact on the neighbourhood, already full of much housing diversity including multi-story high rises (none taller than 11 stories), well considered townhouse complexes (e.g. Superior Street and Oswego Street), lovely heritage homes and many single family homes (many already subdivided into suites). The revised proposal is tone deaf to these problems.

In my view a responsible development would include a lower tower, 10 stories or less, with an increase number of low rise structures much like those newer developments around James Bay with reasonable setbacks (e.g. Capital Place, and 300 block of Michigan Street, Menzies Street and Greater Victoria more generally which seem to range between 4-6 stories). Yes supportive of increased density but on a much more human scale consistent with the neighbourhood and a significant step forward over a parking lot

The proposed amenities (coffee shop - unnecessary, and child day care - better located nearer the James Bay Community School or the James Bay village centre, could be reconsidered. Has there been an examination of the need for more child care spaces in James Bay? Will the spaces be subject to commitment to the funding from the Province?

Regards,

Chris Lovelace
245 Belleville Street
Victoria, V8V1X1

August 28, 2024

Mr. Rob Bateman, Senior Planner
City of Victoria, British Columbia

Thank you for the opportunity to provide feedback on the proposed Official Community Plan amendment for **205 Quebec Street/507 Montreal Street and 210, 214, 218 and 224 Kingston Street**.

The amendments to the OCP that enable this development are wrong in so many ways. This note highlights the most important reasons.

1. **Increased density** – James Bay is already Victoria's most densely populated area! This development increases the struggles our congested community already experiences with too many people with too many cars (and other forms of transportation) getting in and out of James Bay.

James Bay is a huge cul-de-sac. Belleville and Dallas Road are the only two main arteries into and out of the area. These two streets (the former worse than the latter) are forever choked with local and tourist traffic. Further, James Bay is clogged repeatedly during the year with the numerous road closures due to events and protests happening around the Legislature.

In short, developments in James Bay, and in particular on streets leading to egress points out of the community, should focus on lesser, not increased density. Everything should be done to increase the liveability of James Bay by not amplifying the frustrations of living here.

2. **Increased height** – It has been reported Civic Counsellors noted the two buildings across from this development (Harbourside North and South) are already nine and eleven stories. This is not true! These buildings are seven and nine stories respectively as two stories are below ground. We should be decreasing the height of buildings as we transition from the Inner Harbour to the single, detached family homes on Kingston Street, not getting higher.

James Bay would have welcomed this development if it resembled Capital Park, a most creative, friendly and neighbourhood-respectful improvement by the Jawl family. Instead, we will have another high-rise apartment building that adds nothing, nor compliments the character of Victoria's oldest community.

(It is interesting to note that the developer of this property mentioned to us that Harbourside was too broad, condos too large, hogging the inner harbour. I suspect he wanted larger views for his condos to maximize profit).

Another type of housing development that would have complimented this property is one like the one on Wilson Street (see picture attached). Lovely, interesting and colourful multi-homes blending with the surrounding area.

3. Mixed-Use – A mixed-use development is supportable. Again, much like it is done in Capital Park: low-key and inviting with circulation space, public art and places where families enjoy coming together. Nothing in this proposed development beckons one to come-in, to linger.

James Bay 'punches way above its weight'. No other area of the city contends with what it contends with. It puts up with an ever-increasing number of cruise ships and the pollution that comes with them. It puts up with hundreds of buses, rickshaws, taxis, carriages and so forth crowding its streets. It puts up with an ever-increasing number of traffic closures due to events in and around the Legislature. It puts up with thousands upon thousands of tourists walking its streets. Finally, it puts up with noise levels, far beyond acceptable limits, as motorcycles and hot-rods frequent its streets every weekend and during the summer (this tower will echo the sound even louder).

We acknowledge this property is appropriate for more housing. We need more housing. We do not, however, support this development or the changes to the OCP to accommodate it. This is a signature property. The City could do so much better! The City could approve a development applauded by the community, not a development that increases density and looks like harsh towers found everywhere else.

Respectfully submitted,

Dennis and Gwen Anholt
#704, 636 Montreal Street
Victoria, BC V8V 4Y1



Alicia Ferguson

Subject: RE: Community Plan amendment for 205 Quebec etc.

-----Original Message-----

From: Geoff Owen

Sent: August 28, 2024 9:57 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Community Plan amendment for 205 Quebec etc.

Hello Mr. Bateman,

My wife and I live at 113 Superior St.

We have passing this waste of space parking lot almost daily, on foot and bicycle, for the past few years.

The proposed development is an entirely appropriate use of this site.

The height of the building is in no way unreasonable given its neighbours and proximity to the tall and medium rise buildings in the inner harbour. The height permits the building to be profitable while still allowing for significant public space.

The proximity to workplaces and the current trend to work from home will make the traffic impact imperceptible.

My only concern is that building is intended to be a condominium. I believe there is a far greater need for rentals across the market spectrum.

Please get the public consultation process over with quickly and allow the developer to get going!!

Thank you,

Geoff Owen

Alicia Ferguson

Subject: RE: Proposal for amendment to bylaw which will allow 14 story tower on Quebec / Montreal / Kingston Streets

From: Mari Peepre

Sent: August 28, 2024 12:34 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Proposal for amendment to bylaw which will allow 14 story tower on Quebec / Montreal / Kingston Streets

Dear Rob Bateman,

I am writing to **strongly object** to our city's proposal to build a 14-storey high-rise tower on Quebec / Montreal Streets.

We live across the street (636 Montreal) and this massive structure will block out much of the sky, leaving our home in dark shadows and adding yet another monstrous eyesore to our skyline. Build Town Homes on this site instead! They would suit this neighbourhood well.

This huge development will also increase traffic through what is already a noisy, overcrowded thoroughfare between downtown and the Dallas Street Cruise Ship Terminal.

Please, please honour the existing bylaws that limit building in James Bay to human friendly heights of 6 stories and thus help us retain what is left of the friendly community ambience we are so desperately fighting to preserve in James Bay.

Thank you for your attention,

Mari Peepre

Alicia Ferguson

Subject: RE: OCP amendment for 205 Quebec street

From: Natalia Zhuravlova

Sent: August 28, 2024 4:35 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Re: OCP amendment for 205 Quebec street

Hi Rob - great to e-meet you,

We've been living at 345 Quebec street. We think we're okay with the redevelopment of the area in a way that's being proposed, as long as it won't affect James Bay's feel too much (as despite lots of tourists from cruise ships, this is still a cozy and quiet area).

Thank you for giving us a chance to provide our feedback,

Natalia Zhuravlova and Karen Muradyan

Alicia Ferguson

Subject: RE: Feedback on Rezoning no. 00804

-----Original Message-----

From: Shirley Woods

Sent: August 28, 2024 11:05 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Feedback on Rezoning no. 00804

Thank you for the opportunity to provide feedback on the proposed OCP amendment for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218 and 224 Kingston Street. I have carefully reviewed the detailed information on this proposal that is posted on the City's website.

I note in your letter of August 21, 2024 that additional densities (i.e., max of approximately 2:1 FSR) may be considered in locations proximal to Urban Villages, Town Centres and Transit Priority Corridors. As the location of this proposed development does not meet any of those criteria, in my view it is an unexceptional proposal. I therefore oppose the application for an amendment of the OCP Bylaw that would allow the proposed increased density and height of this development and implore the City to deny the application.

Respectfully submitted by

S. Woods

Tenant of 345 Quebec Street

Alicia Ferguson

Subject: RE: 205 Quebec Street etc.

From: Valerie Tregillus
Sent: August 28, 2024 9:36 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 205 Quebec Street etc.

Dear Mr. Bateman: I am assuming the response we provided before from residences/hotel on Montreal Street was disregarded.

This area of James Bay takes the brunt of 40,000 tourists each year. The cruise ships passengers, the hotels, the horses, the events are all centred around us. Our street is blocked several times a year for events. Now to add to this chaos you want to increase the density and add greater chaos at the end of our street. I realize the city is anti-car, but the reality is every time an event is held or a rally, folk park in James Bay. We have cars coming up on to our private parking spaces at Pier One. Folk are desperate. And the City's answer is erase a large number of parking spots.

What is your plan for managing people and cars for all the events held and for the tourists? Your summary does not even touch on these issues. Have you and other members of Council visited James Bay at an event or in the summer? Please visit us.

Most disturbing to me is the lack of understanding of all the realities for our area. You seem to be looking at this development from a single perspective. I am Strata President of Pier One, but I honestly have no hope that the City will take notice of anything we say, as you did not last time. How refreshing it would if the Planning Department of the City of Victoria showed all of us living here that you understood our reality. We are unlike any other part of Victoria.

I do not expect you to take any notice of this email. Nor assess the impact on tourism. The notice is single dimension - which illustrates our hopelessness. Valerie Tregillus

Alicia Ferguson

Subject: RE: Proposed changes to OCP, 2012 for 205 Quebec Street, 507 Montreal Street, and ...

-----Original Message-----

From: Richard Chambers

Sent: August 29, 2024 9:18 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Proposed changes to OCP, 2012 for 205 Quebec Street, 507 Montreal Street, and ...

We wish to provide input to City of Victoria with regard to their consideration of amendments to the OCP Bylaw to support increased density, increased height and a commercial and residential mixed-use building for a development proposal on 205 Quebec Street, 507 Montreal Street and adjoining properties on Kingston Street.

We are not in favour of changes to the OCP, 2012. This plan was developed over time with input and debate from many residents of James Bay and the community about how they wanted their/our neighborhood to be developed in the future. Careful thought and attention to detail about what the neighborhood would benefit from and look like in the future was provided, and the OCP was to be the guiding document for future projects. It reflected what residents would like their quality of life to be, both for them, and for visitors and future residents.

We feel amendments to the OCP should only take place which would comply with the original intent, or provide a lasting legacy to the community and its residents. A commercial development such as the one envisioned for this site does not reflect that intent, not as described, would be a legacy improvement.

A larger question here is what in fact is the purpose of an OCP and the planning processes around it if in fact it can be disregarded at a future point to reflect what clearly the creators of the OCP,2012 did not want.

In the final analysis as decisions are considered on the future use of these lands we believe the vision of the OCP,2012 must take priority over the ideas of the present developer which do not reflect or come close to the vision promoted in the OCP,2012. The OCP,2012 document should at the end of the day be fully respected.

Richard Chambers

Lynda Chambers

1003-345 Quebec Street, Victoria, B.C. V8V 1W4 ([REDACTED])

Alicia Ferguson

Subject: RE: 205 Quebec, 507 Montreal, & 210,214,218 and 224 Kingston st

-----Original Message-----

From: C Dubney

Sent: August 30, 2024 10:29 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: 205 Quebec, 507 Montreal, & 210,214,218 and 224 Kingston st

Dear Sir:

Re your recent letter of Aug. 21, 2024 I believe you should stick with the Community Plan....otherwise... I find this project of 14 stories extremely large considering... Coast Hotel at street level is 8 stories

630 Montreal at street level is 9 stories

636 Montreal at street level is 7 stories Laurel Point condos is 6-11 stories elongated and staggered Please also consider traffic around Kingston, Montreal and Quebec streets, especially during the spring, summer and fall when cruise ships are in and car traffic is discouraged on Oswego.

Please reconsider and hold this project to fit in with the surrounding area.

Thank you.

Cookie Dubney

302-630 Montreal St

Victoria V8V 4Y2

Victoria , B.C.

Alicia Ferguson

Subject: RE: Proposed OCP ,2012 amendment

From: Michael Wilson
Sent: August 30, 2024 4:35 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Proposed OCP ,2012 amendment

Dear Robert

These are my thoughts on the subject.

- 1)James Bay is known for the Heritage houses,Horse drawn Carriages ,well kept gardens and quiet walkable and cycle friendly streets.
- 2)This proposal is in the wrong area.Too large,too unsightly,out of character and does not provide any low cost housing.
- 3)It is on the Traditional Lands of the Songhees and Lekwungen People who would be horrified at this monstrosity being proposed BEFORE the OCP was even changed.
“Putting the cart before the Horse!”

Thanks for your consideration.

Dr Leonore Stampa
508-1 Pendray Street

Alicia Ferguson

Subject: RE: Proposed amendment re 205 Quebec Street, 507 Montreal St, 210,214,218, 224 Kingston Street

From:

Sent: August 30, 2024 11:42 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Proposed amendment re 205 Quebec Street, 507 Montreal St, 210,214,218, 224 Kingston Street

Regarding Proposed amendment re 205 Quebec Street, 507 Montreal St, 210,214,218, 224 Kingston Street

Dear Mr Bateman and Council

There are several issues we have regarding the proposed development, and are directly concerned as we are property owners at 225 Belleville St.

First, we do not understand how the council can justify a development of this size in this location. The height alone blows way past anything in the official plan for the area, not to mention the density. The city's development targets are already being met by developments elsewhere. My understanding from the current councillors before the last election is that James Bay is already over-densified. It is also clear that this development is only to cram in more condos, not add to the character of the James Bay neighbourhood. The developer alone benefits from this proposal, not the neighbourhood.

Second, this new building would fall on the edge of the tsunami zone. These things were not considered years ago when other buildings were built, but surely in this day and age we know enough not build below grade in this area for fear of sudden flooding and personal as well as property loss. How can the council even consider a proposal such as this, knowing this?

Third, the exit for 225 Belleville St. is in the "S" curve of Montreal, Quebec and Pendray Streets. This is already a very dangerous roadway as visibility is very limited, and it is already used by many cars that move around the curve too quickly from both directions, as well a cyclists. It is also a major pedestrian route for those coming off the cruise ships. It is essential that any increase in density in this location must also include roadway modifications to increase the safety of all concerned.

We sincerely hope the council reconsiders this proposal, and keeps the dimensions within the current zoning restrictions if it must go ahead at all.

Regards,

Dr Petra Burgmann

Dr Donald Dawson

Unit 508 225 Belleville St.

August 30, 2024

Re. proposal from Geric for construction on James Bay parking lot at Montreal and Quebec Streets

Dear Victoria Mayor and City Council:

I live at 636 Montreal St., directly across from and looking out on the site of this proposed construction. You will undoubtedly receive many expressions of concern regarding this project, especially respecting the impact of its massive size on such residential issues as parking provisions, traffic density and neighbourhood compatibility.

This area of James Bay cannot accommodate the immense density increase that proposal represents, so I was astonished when Council in asking that the original plan be revised requested not a smaller tower but simply a shorter one. Indeed, the request specifically authorized a revision that maintained the same number of units in a tower of lower height.

This would have the effect of blocking a much larger part of our front view and sunlight than the original proposal, which the proponent had designed after considerable direct consultation with us and some detailed analysis of shadow patterns. The negative impact of the change requested by Council on the quality of life and property values for those of us living in the Montreal St. condos facing this site would be significant – and this damage would be the direct result of Council's decision not to reduce the project's size but simply to lower its height.

If Council insists on permitting the original huge number of units in this development (which I think would be foolish, for reasons I'm sure others have elaborated), then the proponent's original proposal with a taller tower is far preferable to the slightly lower but much bulkier alternative that Council has asked for.

If Council's current position on this project is based at all on the report of its Design Advisory Panel, I would urge caution in interpreting it. I “sat in” on the Panel's meeting when it discussed Geric's original proposal and I was shocked that while objecting to the height of its tower they gave no consideration to the design implications of lowering that height, and I was left wondering what the Panel's purpose is if not to examine design effects.

Please reconsider your position on this project, with a view to accommodating some legitimate concerns from those of us living in that neighbourhood. Thank you for your attention, and let me know if you have any questions about the above.

Robin H. Farquhar
636 Montreal Street

August 31, 2024

#710,225 Belleville Street, Victoria, BC

Rob Bateman, Senior Planner
City of Victoria

Mr Bateman,

Thank you for the opportunity to respond to the proposed amendment to the OCP regarding development for 205 Quebec Street (et al).

While I can see the value of increased housing units available within the city, I have some serious concerns regarding the proposed development at this particular address.

1) Aesthetics: The building is not attractive and the design does not fit with the character of those around it. The developer refers to it being a “landmark” building yet the sketches show a tall, skinny tower completely unintegrated with the architecture for which James Bay is lauded. A large part of appeal of tourist attractive cities is a distinctive architecture in the “old town” areas and this location provides an opportunity to reinforce that.

2) Overdevelopment: At the time of writing, as per realtor.ca, there are 84 strata units available for sale in James Bay, more than 50 have been listed for over a month. In reviewing the most recent City of Victoria Housing Strategy report, a target of 2,000 homes and 4,000 rentals was stated. I was unable to determine, either within that report or on the devtracker site, how many units are currently being built or have been approved to be built, however, the Roundhouse development alone intends to build over 1,800 strata units. My concern is that the upcoming supply already in the pipeline may need to be better reconciled with the changes in demand before amending the Urban Residential constraints so dramatically.

3) Overreaching our infrastructure: The OCP is well considered plan which takes into account so much of what makes Victoria one of the most attractive cities in our country. I am concerned that moving too quickly and too often to amend the OCP will compromise that well considered strategy. Do we have enough water, sewage, utilities, policing, emergency services, etc, to, with the stroke of a pen, allow a permit to go to more than double what was originally envisioned in the plan? I believe that every strategic plan is just that, a plan. However, amendments to plans often do not have the same level of rigour applied and, as the OCP is in the process of being redrafted as we speak, this is not the time to leap ahead with a proposal that does not make the most effective or attractive use of one of the last vacant lots of James Bay.

Sincerely,

Barbara Vanderlinden, FCPA, FCMA

Alicia Ferguson

Subject: RE: Kingston Montreal Quebec Proposal

-----Original Message-----

From: K R

Sent: August 31, 2024 7:48 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Kingston Montreal Quebec Proposal

Hello,

I am writing to voice my opposition to the height and footprint of this building.

I have been living in James Bay more than 20 years and always cherished the historic and unique characteristics, but in recent years, the neighbourhood is being eroded by development.

I employ you to voice to stay within the community plan, we don't need more density and destruction of what visitors come to see and we residents love about James Bay.

There is a reason we have an OCP as I'm sure you are aware, and for the city to continue to make adjustments or compromises to this is disrespectful to all the time and energy that went into the plan, but also shows that it really doesn't matter.

Thank you for being open to hearing and hopefully effectively responding to pleas.

Kris Meyers

Carpe diem 🌞

Alicia Ferguson

Subject: RE: 205 Quebec Street and 507 Montreal Street

From: Barry Carvish
Sent: September 1, 2024 5:34 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 205 Quebec Street and 507 Montreal Street

Attn: Rob Bateman, Senior Planner
City of Victoria.

I would like to add my opinion regarding the 14 storey development proposal in James Bay (Quebec and Montreal Streets).

As a resident that lives just down the street from this project on Montreal Street, I think this development will add some vibrancy to the area. Replacing the surface parking lot is long overdue, and this project will add a mix of homes and amenities to our neighbourhood. The proposed development is in an area where there are already some multi storey hotels and residences. I think this is a good continuation of the surrounding buildings that front the harbour, and will fit in and not contrast with the surrounding neighbourhood.

Thank you,

Barry Carvish (he/him/his)

Alicia Ferguson

Subject: RE: 205 Quebec St, 507 Montreal St, and 210, 214, 218 and 224 Kingston St, Victoria, BC

From:

Sent: September 1, 2024 9:23 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: 205 Quebec St, 507 Montreal St, and 210, 214, 218 and 224 Kingston St, Victoria, BC

I object to amending the OCP to accommodate the proposed development at 205 Quebec St, 507 Montreal St, and 210, 214, 218 and 224 Kingston St, for the following reasons:

1. The density with a FSR of 2.88:1 far exceeds the general range of 1.2:1 and the maximum of 2.1:1. It is greater than neighbouring properties and James Bay is already the most populous and densely populated neighbourhood in Victoria.
2. The 14-story height of this property far exceeds the 4 to 6 storeys permitted in the OCP. Taller buildings were constructed in the past, but changes were made by forward-thinking residents and elected officials to maintain the unique character of James Bay.
3. This proposal is by no means a “transitional” development between the properties to the north, which are considered part of the Downtown Core Area Plan, and the residential James Bay Neighborhood to the south. If approved, it would set a precedent for future high-rise and high-density developments in James Bay, contrary to the vision established in the OCP.
4. The proposed building is not in keeping with the form and character of the neighbourhood.

As stewards of our beautiful city, it would be prudent to consider the long-term consequences of allowing a development so out of step with the OCP.

Sincerely,

Elane Gray
812-225 Belleville St
Victoria, BC

Alicia Ferguson

Subject: RE: Development of 295 Quebec St.,507 Montreal St., and Kingston St.

-----Original Message-----

From: Chris Locke

Sent: September 2, 2024 1:20 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Re: Development of 295 Quebec St.,507 Montreal St., and Kingston St.

Dear Mr. Bateman:

We are not opposed to the development of this area if done within the perimeters of the existing OCP. We are definitely against changing the OCP! There is already too much density in James Bay. The FSR and height of the proposed building is way out of line compared to others in this area. With 9.3' ceiling height, it will be over 14 stories. James Bay is a welcoming area for visitors walking from cruise ships, plus the many pedi-cabs, horse and carriages etc. that tour people through our unique neighbourhood. This all leads to more street traffic. Proposals for the Admirals Inn, Laurel Point Inn expansion, and this new Geric building, plus the governments plan to change the entrance/exit for the Coho and Clipper will cause a traffic nightmare on a already dangerous exit from Cross St. We are hoping this will all be taken into consideration and that changing the OCP will be turned down.

Sincerely, Chris & Tom Locke

#806, 225 Belleville St.

Victoria, B.C.

Sent from my iPhone

Alicia Ferguson

Subject: RE: Geric Proposal

From: Charles O'Neill
Sent: September 2, 2024 1:15 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Fwd: Geric Proposal

----- Forwarded message -----

Subject: Geric Proposal

I am urging Victoria City Council to reject the Geric Proposal for James Bay. The current proposal for the parking lot bounded by Quebec, Montreal and Kingston Streets violates the OCP by drastically exceeding the allowable height, density and usage. Approving this plan BEFORE any possible changes to the OCP essentially renders the OCP useless. It allows developers to drive a wedge into the Urban Residential urban place designation at will. This site requires thoughtful use to address the "missing middle" and not more expensive housing. The James Bay area consists of numerous individual homes and low-rise buildings. We need more affordable family units.

Safety and traffic concerns are paramount. The narrow, curving streets combined with an ever-increasing variety including bicycles, e-bikes, scooters, motorcycles, cars, carriages, taxis, pedicabs and tourists buses make driving a challenge, to say the least. In addition hundreds of cruise ship passengers walk into town and pay very little attention to the traffic. It is already hazardous and unsafe and far worse when there is an emergency with attending large vehicles.

Geric was deceptive in "reducing" the number of floors from 17 to 14 while increasing ceiling heights per floor and ending up with virtually the same overall building height. Geric also rescinded a planned contribution to affordable housing and only reinstated it when "called out". The property has been identified as being on the edge of the tsunami zone and the city could be liable if the two-level arcade floods.

A reasonably-sized and affordable project would be a welcome addition to James Bay. We have already exceeded targets for the city and James Bay is overdensified. Let's not undermine the OCP with approval for a project that exceeds the provincial recommendations for development or ignore recommendations by our city planners.

Ann Rempel
307-225 Belleville St.
Victoria BC

V8V 4T9

Alicia Ferguson

Subject: RE: We support it!!

From: Mark Carlow
Sent: September 2, 2024 10:57 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: We support it!!

Good morning Rob,
Here is a letter we sent to the Times Columnist supporting your project. Hopefully this will help.
Cheers,
Mark and Tanis Carlow

Subject: James Bay Tower

In response to the letter re “Monstrous” building planned for James Bay. Firstly, isn’t “The James” just two stories shorter than the one being proposed? Is that a “Monstrous” building too?

For 27 years we have listened to complaints about almost every building/development that went up...only to see James Bay going from being a “not so desirable place” to live, to now being one of the “most desirable places” to be living in.

The reality is that there were things we didn’t like about parts of the proposals in the past, but we did like the majority of it. Nothing is perfect, the developers will never be able to satisfy everyone. Someone doesn’t like 14 stories, someone else won’t like 10 stories, etc. The majority of this project is perfect for this spot and finally we will not have to look over a very unattractive parking lot that has over the years attracted some very unsavoury people. It is time for this development to go through!!

Mark Carlow
205 Kingston Street

Sent from my iPad

Alicia Ferguson

Subject: RE: Re 205 Quebec St. 507 Montreal St and 210,214 218 and 224 Kingston St

-----Original Message-----

From: Wilf & Marilyn

Sent: September 4, 2024 1:54 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Re 205 Quebec St. 507 Montreal St and 210,214 218 and 224 Kingston St

Dear Sir: I live at 1001-225 Belleville St Laurel Point Condominium.

It would be a terrible mistake to allow the construction of the mixed-use development at the above address.

James Bay is getting busier as so many tourists visit here. The streets are busier every year and the parking lot on this proposed site is full of cars every day. A building on this site would ruin our quiet way of life which is mainly occupied by older adults. This type of development does not belong in James Bay. Please do not allow this happen.

Sincerely,

Marilyn Van Dyck

Sent from my iPad

Alicia Ferguson

Subject: RE: Application No 00804, Quebec, Montreal, Kingston development

-----Original Message-----

From: Cherylann Buckman

Sent: September 6, 2024 9:37 PM

To: team@quebecandmontreal.ca

Cc: Rob Bateman <rbateman@victoria.ca>

Subject: Application No 00804, Quebec, Montreal, Kingston development

Dear Committee, Mayor of Victoria, developers, Architects,

Feedback is important and as a new owner/resident of a townhouse adjacent to the application development area, I am as others deeply concerned and not in favour regarding the over-density of the present floor plan. This development plan with a high rise tower plus double row in fill townhomes as seen in the design renderings is too heavy a load. This number of buildings in this lot size will create so many problems in the near future.

I was raised in an architectural gem of a city. Montreal. I always thought Victoria would be an ideal mix of modern nautical themes of design that fit into the environment. Sea, clay, and wood. I have lived in Sydney Australia for example that has done just that.

I support increasing housing development especially the missing middle, but the design and green space between homes is also very important.

James Bay and the Inner Harbour are already a very densely populated area. Why another tall tower? Of course it will blend in from the Johnston bridge view but that is not the issue. This tower is too tall. We have too many towers in the surrounding area. 14 stories is tall. There are other options to consider here.

A lower level tiered building of 6 or 8 stories that extends horizontally with a step pyramid tiered look could minimize the impact of tall shadows that cut sunlight to surrounding areas.. This is an important consideration to neighbouring residents who rely on their interior and garden light contributing to positive mental health. Losing this sunlight was not something they signed up for. Has anyone involved with this plan given light and garden space a consideration? Even the daycare would like a bit of sunshine.

Townhouses bumped up to the edge of the property both in the front and back in fill is packing in density but at what cost to liveability? .

More Tree line space and distance is important for sound or noise control, helping with smells like BBQ, and the abundance of cars starting up in the morning and leaving at the same time. In Vancouver, recent developments like Cambie St/ King Edward are a stream of modern condo buildings, townhouse complexes, concreted in one after the other. This boulevard of cookie cutter edifices has increased traffic considerably in this old neighbourhood of character homes.

Likewise for James Bay residents. this overly dense housing plan is not the best tourist attraction for the inner harbour. Tourists and neighbours already have to navigate pedestrian, vehicle, heavy trucks, bus tours, bikers, bike tours, peddle taxis, horse and carriage not to leave out the crossing deer. People like to walk from Fisherman's wharf along this route to downtown and if it is going to add extended time because of clog to get to their destination tourists may be put off to come back.

This summer the construction / repair along Belleville and other downtown throughways is necessary but imagine the increase of Victoria drains at work constantly and flag persons stopping traffic all day will add to the chaos that is already happening in a busy tourist area. The weight of increased motor vehicles in future will impact structural integrity of our roads, escalating sink holes and other mixes of weather and weight. More stoppage of traffic to fix the roads will be too much to bear.

I'm trying not to sound like a party pooper here as I love a good party in this delightful capital city, but the mood and tolerance of traffic and too many people funnelling through a small delicate corner area while dropping off, picking up, delivering, or passing through is of major consideration. This particular location already has full density including hotels etc... Develop it yes, but make it an attractive lot of fewer buildings with less height and more circular or horizontal lines. Interesting architecture, eye popping green space, nice lines and flow and the tourists will stop and take pictures. Neighbours will be proud. Compliments all round. Tree lines separating quadrants would be encouraged.

Please don't fill density for density sake without considering air flow, green space, environmental impact, humidity control, privacy, Quaint walkway peaceful stroll from Fisherman's wharf, . The impact of an overabundance of traffic throughout the day and night trying to enter or exit this complex area will negatively impact this family oriented neighbourhood. Please adjust your plan considerably.

Yours sincerely
Ms Buckman

Alicia Ferguson

Subject: RE: James Bay OCP: Geric Proposal

-----Original Message-----

From: Doug Moss

Sent: September 6, 2024 5:37 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: James Bay OCP: Geric Proposal

Dr D Moss (EdD)

606 225-Belleville St

Victoria, BC

September 06, 2024

Mr Rob Bateman

Senior Planner

Victoria, BC

Mr Bateman,

I am writing to oppose the planned changes to the OCP for James Bay to accommodate the Geric Proposal for the parking lot bounded by Quebec, Montreal and Kingston Streets. I have been through this process before when I lived in South Surrey; changing the OCP quickly becomes a slippery slope negatively impacting the unique footprint that provides James Bay residents with a diverse and harmonious community that is to be envied.

My experience with changes to OCP's has been negative. Developers always present their proposals as a shiny new gift to enrich the lives of existing residents; however, when the dust settles residents realize too late that they have opened the door to a Trojan Horse.

If the changes to the OCP for James Bay are passed I will resist in the only way I know. I will keep track of how the current Mayor and Council vote on the OCP changes to accommodate the Geric Proposal and work to ensure they are not re-elected in 2026 Municipal election.

I would list the numerous negative impacts that changes to the OCP for James Bay would mean for the community; however, you already know the concerns and I don't wish to redundant.

Thank you

Dr D Moss (EdD)

To: Rob Bateman and Victoria City Council

Date: 07 September 2024

Subject: Proposed Plan for 205 Quebec Street, 507 Montreal Street and 210, 214, 218 and 224 Kingston Street.

Dear Rob, Mayor and Councillors

Council does not have my support to proceed with this project or to amend the OCP Bylaw to accommodate the development.

I agree with the concerns expressed by many others about the extreme building height relative to the surrounding community, and resultant overcrowding of the harbour space and the neighbourhood. There are other developments along Pendray/Montreal/Quebec that seem to be imminent and would further exacerbate my concerns.

In addition to those concerns, I am worried about road safety and the significant traffic increase on roads that are already very dangerous given the amount of pedestrian traffic, particularly during the cruise ship season. The traffic study you produced did not properly address these aspects. The stretch along Pendray, Quebec, Montreal is highly congested already beyond what would be expected based on typical density recommendations of urban development. For example, this stretch is highly used by cars, motorcycles, bicyclists, and pedestrians on their way to enjoy Dallas Road Parks and Trail.

There are already many days we cannot safely get out of our Cross Street exit. There is already a high risk of accidents. These risks are intensified during cruise ship season when upwards of 10,000 cruise tourists wander downtown along this route many afternoons and evenings. If this development goes ahead, it will add to that the traffic of upwards of 250 vehicles associated with 205 Quebec but also traffic associated with the Day Care Business. And then add to that the parents and children entering and leaving. There is already a lack of parking but add customers of commercial establishments, Daycare drop-off and increased density traffic. It's a recipe for danger and disaster.

The current Official Community Plan is a document that supports development in a way that maintains the safety of our neighborhood. With some traffic management improvements, a development consistent with the current OCP, could maintain the integrity and safety of our neighbourhood, but adding this 17-story building in the middle of a busy "S-Curv", low visibility street route, would create a hazardous situation that will become a liability of the community and The City of Victoria. If this project proceeds, I will not support those Council members who supported it during the next municipal election.

Best Regards,
Bill Jackson
225 Belleville St.

Alicia Ferguson

Subject: RE: Proposed OCP amendment for 205 Quebec St etc.

From: Cameron Duder

Sent: September 8, 2024 8:54 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Proposed OCP amendment for 205 Quebec St etc.

Dear Mr. Bateman,

I am emailing regarding the proposed OCP amendment for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218, and 224 Kingston Street. I live at 403-268 Superior Street in a building that backs onto Kingston Street a block away from the proposed development, and I walk my dog near the site every day.

Despite the fact that this development will involve an extended period of noise, dust, and traffic congestion, I largely support the project. We need the housing, and the massing makes sense given that there are already condo buildings in the same area. Having a daycare in this part of James Bay is also welcome, especially given it will be given to the Y after the initial decade of operation and will remain not for profit. Having another café space on this side of James Bay is also a good idea given that the only other one, Nourish, is almost always full.

I have one major concern, however. Like other development projects, this one touts the provision of "affordable housing." It is becoming increasingly obvious that developments promoted by the City of Victoria and the provincial government as providing affordable housing are not, in fact, offering housing that is affordable to people on low incomes. Rather, much of the "affordable" housing available for rent is not much under market rental prices, which are unaffordable to people on minimum wage. What is proposed as affordable housing is only affordable to people on middle-class incomes. As quite a number of tourist-oriented businesses in James Bay rely on workers receiving minimum wage, we need more housing in the area to support people on low incomes. We also need more housing in the area for seniors on fixed incomes and people receiving disability benefits.

The materials provided by the developer do not identify what is meant by "affordable." Naturally, rents and purchase prices will be set in relation to whatever are market rates on completion of the development. How is the City going to ensure that the development's proposed "affordable housing" is sufficiently below market rates as to be truly affordable to people on lower incomes?

Sincerely,
Cameron Duder

Alicia Ferguson

Subject: RE: Geric Development Proposal for 14 storey residential high rise tower at Quebec, Montreal and Kingston Streets.

From: George GULKIEWICH

Sent: September 8, 2024 7:45 AM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Roland Clift

Subject: Fwd: Geric Development Proposal for 14 storey residential high rise tower at Quebec, Montreal and Kingston Streets.

Mr. Rob Bateman
Senior Planner
Victoria, B.C

Dear Mr. Bateman,

I am forwarding to you a copy of a letter I sent to the Mayor and Council on August 4th/2024 outlining my objection to the above noted Development Proposal. My concern to you Sir is; changing the Official Community Plan (OCP) to allow monstrosities such as the above noted Geric Development will change James Bay forever. I do not object to the development of the parking lot per-say, but I object to its height and lack of infrastructure to encompass such a development.

Thank-you for your time,
Sincerely,
George Gulkiewich
1008 - 225 Belleville Street,
Victoria, BC

Begin forwarded message:

From: George GULKIEWICH

Subject: Re: Geric Development Proposal for 14 storey residential high rise tower at Quebec, Montreal and Kingston Streets.

Date: August 4, 2024 at 8:05:48 AM PDT

To: icaradonna@victoria.ca, mdell@victoria.ca, skim@victoria.ca,
Dave.Thompson@victoria.ca, kloughton@victoria.ca, mayor@victoria.ca

Cc: Roland Clift

Dear Mayor and Councillors,

I wish to voice my objection to the above noted proposal and am addressing my objection to the 5 Council Members who voted in favour of the Proposal. To the Mayor, and the other 3 Council Members, who voted against the Proposal, I wish to thank you for your support! I have included the Mayor in my address as a matter of courtesy and respect!

There has been lengthy objections, forwarded to your offices, from people in my building and from the surrounding area of the above noted Proposal concerning the various issues such as; stepping outside the boundaries of the Official Community Plan regarding the height of the Proposal, ignoring Provincial Recommendations, density, safety, traffic, land use (where is the Missing Middle in this Proposal), etc. I will spare you from the lengthy details regarding each topic I have mentioned, as you already have that information supplied to you by many others.

James Bay is the largest Heritage Community North of San Francisco. It is unique to say the least. This Proposal that you are passing invites future proposals of the same magnitude to eventually have James Bay looking like a mini-Manhattan. Is that what you really want? Or, for some unknown reason(s) you don't want to discourage and upset the developer and its elite future occupants?

Honestly, looking at the voting results, 5 for and 4 against, looks so much like a preconceived vote of convenience to satisfy the developer and leave the Community, with some damning faint praise, that there were at least 3 Council Members and the Mayor who supported the Community. Where are you Mr. Caradonna, our noted James Bay Liaison Person, Ombudsman? In my personal opinion, you have breached your trust with this Community and definitely with me.

My hope is that you will all review your decisions in any future consultations dealing with this project, any future proposals, and remind yourselves that you have already met your obligations of development in other areas of Victoria. You don't need to do this! Our future, as to how James Bay will look, in the following years, rests in the decisions you are making now! That will be your legacy!

Sincerely and Respectfully,
George Gulkiewich,
1008 - 225 Belleville Street

Alicia Ferguson

Subject: RE: 205 Quebec Street comments

From: Anita Flegg
Sent: September 10, 2024 10:30 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 205 Quebec Street comments

Dear Mr. Bateman,

I have no objection to adding housing, as and where possible, but I am bothered that the limited parking in James Bay will be reduced even further.

With the big new developments opening up on Michigan Street, parking will soon be crazier than it is.

We have very little tourist parking at Fisherman's Wharf Park, and not even all of the single-family homes have driveways, so locals and tourists are always looking for parking.

Local parking was made much worse by the addition of the bike lanes on Superior. Superior is now more difficult to navigate in a car, and moving vans and delivery trucks have no where to stop. It's so bad that home owners on Superior are gravelling and paving their front yards, just so they have a place to keep their cars. It's also more dangerous to back out of the driveways.

The bike lanes seem to be a case of "if we build it, the bikes will come," and maybe more people will use them over time, but currently, they are not used very much, from what I am seeing.

I understand the wish to go green, but it's very difficult to get along in Victoria without a car. I tried it when I first moved here 4 years ago. Getting around Victoria isn't too difficult, and James Bay, in particular, is very walkable.

But for bigger trips, it's quite difficult to get a cab – I have been left stranded at night -- and the intercity buses are no longer running. I really didn't want to, but I ended up buying a car. I also pay for parking to make sure I always have a spot, no matter how busy my street gets.

My point is this – going green and car-less is a good goal, but Victoria is not ready for it. We still need our cars, and we still need our parking. Building housing on every parking lot is a bad idea, and will result in more congestion.

I'm aware that this email will have no effect on the decisions already made, and it's unlikely that it will influence future decisions, either, but I feel better after writing it.

Regards,
Anita Flegg

Alicia Ferguson

Subject: RE: Community Plan 2012

From: crystal brown
Sent: September 10, 2024 9:26 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Community Plan 2012

September 10, 2024

Re: Official Community Plan 2012
Attention: Rob Bateman

Dear Mr. Bateman

I am writing to express my strong opposition to the proposed 14-story tower of the housing development in our neighbourhood. While I believe that the proposed townhouse development is in line with the current community plan, I believe the tower project would have an extremely detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion and noise pollution. On the topic of traffic congestion and noise pollution; the Belleville Street to Dallas Road corridor is already in a state of being unmanageable and extremely noisy; with ferry traffic, cruise ship traffic, tourist and hotel traffic, and local traffic.

Furthermore, the 14-story tower being proposed is simply not in keeping with the character of that part of the neighbourhood. This development would also alter the aesthetic views of our area, replacing the open space with a high-density housing complex. A more appropriate complex would be a low rise townhouse complex without the high rise tower development.

Finally, I am concerned about the impact this development would have on property values for mine and other the units in the Laurel Point complex that face onto the proposed development.

Additionally, any long term construction noise would be unbearable with the current level of noise pollution from the traffic congestion along this corridor.

In conclusion, I strongly urge you to reconsider the 14-story tower component of this proposed housing development. While I recognize the need for housing, I believe that this project with the tower is simply not the right fit for our neighborhood. Thank you for your for the opportunity to voice my concerns.

Sincerely,

Crystal Brown
225 Belleville St.
Laurel Point
Sent from my iPad

Alicia Ferguson

Subject: RE: Objections to OCP change Montreal at Quebec

From: Diana Clift

Sent: September 10, 2024 5:40 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Objections to OCP change Montreal at Quebec

From: Diana Clift,
810-225 Belleville Street, Victoria V8V 4T9
To: Rob Bateman, Senior Planner, Victoria

Re Parking lot at junction of Montreal Street with Quebec Street and Kingston Street.

I am writing to object to the proposed zoning change which would be required to allow construction of a huge tower on this site, with high density condos suitable only for wealthy single people or couples: the opposite of the Council's stated aim to provide the 'missing middle' of affordable family housing.

James Bay is unique. It is the oldest and best preserved colonial residential area on the Pacific coast north of San Francisco and is a beloved part of Victoria's character.

This prime development site borders the heritage area and provides an unparalleled opportunity for sensitive modern architecture, acting as a bridge between the historic homes of JB and our iconic Inner Harbour. This is something the great historic cities of Europe excel at. We need something which could provide that elusive family housing while setting new environmental and architectural standards. I envisage innovative use of permaculture with plant cover on vertical surfaces controlling temperature and water drainage, and today's architects have many such ideas for environmentally innovative design which can withstand both seismic and climate challenges.

This is an opportunity for both the City Council and Geric, the developers, to shine and show that our Capital, while justly proud of its illustrious history, is leading BC in exciting, livable design.

The proposed Zoning change, would set a dangerous precedent which could threaten the unique character of James Bay, creating yet more bland condos for rich speculators and the elderly and driving families further into the suburbs.

I urge you to observe the Community Plan and stop the Zoning change - it would damage the whole city and throw away the opportunity presented by this site.

Yours sincerely,
Diana Clift

Alicia Ferguson

Subject: RE: OCP CHANGES

-----Original Message-----

From: Gwen Topfer
Sent: September 10, 2024 11:54 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: OCP CHANGES

Dear Mr. Bateman,
re: proposed changes for development @
205 Quebec, 507 Montreal, 210, 214, 218 & 224 Kingston st, in James Bay, Victoria

As a resident living directly opposite this site I STRONGLY OBJECT to making these changes!

Reasons:

- . Too tall
- . Too dense
- . Not in keeping with character/ambience
of James Bay neighbour hood!
- . Opens door to future similar requests
- . More traffic/noise
- . More shadows

I say "no" to these changes.

Townhouses OK

Row houses OK

Low or mid rise apartments OK

Tourists come here to see character and charming not high rises!!

Keep James Bay character & ambience before it's TOO LATE!!!!

G. Topfer
225 Belleville St
Victoria BC
Sent from my iPhone

Alicia Ferguson

Subject: RE: Gerick Proposal

-----Original Message-----

From: Pauline Kenneally

Sent: September 10, 2024 10:46 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Gerick Proposal

Hello,

My name is Pauline Kenneally and I live at 215-225 Belleville Street and I'd like voice my concern regarding the nature of the proposal for development in my neighbourhood. The Gerick development is breaking the OCP by proposing to exceed the height restrictions. I object to this variance and would like to see compliance with the height requirements.

As it is, I take my life in my hands trying to exit Clift Street onto Belleville with all the traffic and I think the extra floors proposed will make it very difficult to navigate Belleville Street.

Sincerely,
Pauline Kenneally

Dear Victoria Mayor and City Councillors:

The prospect of 112 units, and 146 vehicles, being developed on Montreal Street where there is currently a parking area is frightening to me. Consequently I have taken time to compile some statistics regarding activity on Montreal Street between Kingston and Quebec Streets.

On August 29, 2024, between 5 and 7 p.m. I counted 941 pedestrians. This number was due to the arrival of only one cruise liner. They were people walking downtown from that ship. There were two subsequent arrivals and each of those would produce a similar number of pedestrians: imagine 3000 people walking past your house! The cruise ships come to Victoria for 7 months (April through October) and there are 214 arrivals. (I was careful not to include locals in this count – no dog walkers.) During that same period of time I was able to count 18 large tourist buses which transport tourists from the cruises. These buses continue to drive along Montreal Street until well into the night. As well, there were 3 tourist sight-seeing buses (Hop On Hop Off) and 29 motorcycles.

On September 8 between 12 noon and 2 p.m. I counted cars and small trucks on Montreal Street. During that 2 hour period there were 807 such vehicles as well as 42 taxis. There were also 143 bicycles. There were 6 tour buses for the cruisers and 3 for the local tourists. The 6 tour buses grew into 18 during the later half of the day...and night.

Daily - There are additional vehicles and events over the days, weeks and months:

- delivery trucks for 2 hotels and many eateries in the neighbourhood
- horse-drawn buggies, pedal taxis and scooters
- special events occur at various months of the year and they result in closure of Montreal Street for the better part of a day (Marathons and Bicycle Races, for example)
- dumpsters: on September 6 in the morning there were 6 large dumpster bins on Montreal St. and there were two trucks required to empty them. September 9 – 5 dumpsters. September 10 – 5 dumpsters.

The entrance to the project's underground parking garage would be on Kingston St. This street has parking on both sides, and it is currently difficult to pass an oncoming vehicle without one pulling over which is often impossible because of that street's narrowness.

The proposed project will not only add to this already over- capacity traffic burden the new residents' 146 vehicles plus bikes, scooters, wheelchairs, motorcycles, etc. constantly entering and leaving the facility's parking garages, but it will also increase that load further by injecting its hundreds of new residents onto the neighbourhood's streets and sidewalks, the guests and visitors of all these new residents and their vehicles, the personnel and vehicles of the taxis, deliveries, trades, emergency services, and waste disposal operations required by the new residents, the locals and tourists attracted into the community as customers of the planned coffee shop, and the further dozens of vehicles and personnel who regularly arrive at and depart from the daycare centre grafted onto it.

This cannot be done responsibly, so please don't do it.

Fran Farquhar, 636 Montreal St., Unit 700 –

(September 11, 2024)

Alicia Ferguson

Subject: RE: Property at 205 Quebec St. , 507 Montreal St., and 210, 214, 218, and 224 Kingston St.

From: Les-Jean Waye

Sent: September 12, 2024 8:51 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Property at 205 Quebec St. , 507 Montreal St., and 210, 214, 218, and 224 Kingston St.

To: Rob Bateman, Senior Planner and To: Mayor and Council

We do not support the application by Geric Construction for the James Bay Neighbourhood of Victoria

The proposal is much too dense. James Bay is already denser than many other areas in our city.

The tower building is too high and does not fit in with the surrounding buildings. The plan does not show any of the redeeming qualities that large structures should have ... especially if they are located along a major tourist route as this building would be.

The James Bay neighbourhood does not receive credit for all the inconveniences we have to endure on behalf of Victoria. The cruise ships bring many thousands of visitors. This, in turn, brings much bus and taxi traffic. Also, James Bay is affected by road closures for foot and bicycle races. The Times Colonist 10K and the Royal Victoria Marathon, for example, are big draws and streets can be closed for many hours.

On another note, we see many tourists, especially from the cruise ships stop and take photos of the Trafalgar Mews Townhouses, next to the proposed development. They have character and style. There are two heritage houses next to them and character homes on Kingston Street. It would be nice to see a development on the parking lot that would fit in with the neighbourhood.

Sincerely,

Les and Jean Waye
910-225 Belleville St.
Victoria, BC
V8V 4T99

To Senior Planner Rob Bateman
City of Victoria
Sept. 12, 2024

Topic: Proposed development at Montreal and Quebec streets

Dear Mr. Bateman:

I am responding to your request for feedback on the proposal to amend the OCP to permit construction of a 14-storey tower on a lot bounded by Quebec, Montreal, and Kingston streets in James Bay. I am opposed to the change in zoning and the proposed development.

Belleville and Montreal streets get very congested already. The route from cruise ships to downtown, both on foot and by vehicle, is via Montreal and Belleville streets, passing Fisherman's Wharf and the Legislative Buildings. This also works in the reverse.

Right now, ambulances and police use the street along Belleville to Montreal Street and around James Bay. There is a plethora of pedestrians who jaywalk in front of cars and bicycles as it is. Cars are looking for parking.

Tourists, bicycles, scooters, children accompanied by parents, or not accompanied by adults, fill the route already.

Sometimes, there is a close call to avoid hitting a pedestrian. No rules for staying on the sidewalk for strolling can be counted on to apply.

These streets are also used for special events such as the Times Colonist 10K run and bike races. Indigenous peoples use the street for parades from the Wharf.

A huge building with hardly any parking will increase the congestion as people come from that building to do their activities.

The proposed building is too tall. It will block out the light to Charles Redfern park across the street.

Right now, the park is peaceful, as people walk into it to sit on a bench and enjoy the big trees and the view of the low-rise buildings while the sun sits on their shoulders.

I am opposed to the James Bay Tower. The height and density are too much for this area.

Let's not compete with Toronto. Victoria is unique and I wish to keep it that way. Please do not amend the OCP bylaw.

Thank you,

Lynn Weedmark
#308-225 Belleville St.
Victoria BC
V8V 4T9

Alicia Ferguson

Subject: RE: Feedback for 205 Quebec St, 507 Montreal and 210, 214, 218, 224 Kingston Street

From: Sarah Della Valle

Sent: September 12, 2024 6:17 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Feedback for 205 Quebec St, 507 Montreal and 210, 214, 218, 224 Kingston Street

Dear Mr. Bateman,

I live at the Laurel Point Condos on Belleville Street and have received the letter, “**It’s your neighbourhood.**” Thank you for the opportunity to provide input for the proposed Official Community Plan.

I oppose the proposed development on the parking lot at Quebec/Montreal/Kingston because it will negatively impact James Bay and the City of Victoria for the following reasons:

DENSITY

James Bay is the most populous and densely populated neighbourhood in Victoria. It is a diverse community ranging from single family homes to the Provincial Legislature, Fisherman’s Wharf, Ogden Point Cruise Ship Terminal and Breakwater, The Canadian Coast Guard facility, the Heliport International Heliport and the Belleville Ferry Terminals.

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

It is not a “transitional” development between the properties to the north, which are considered part of the Downtown Core Area Plan, and the residential James Bay Neighborhood to the south. **This development could set a precedent for the future of James Bay and does not address the need for the missing middle and affordable housing in Victoria.**

TRAFFIC SAFETY

The proposed site for this development is in an area, which is often congested by ferry traffic, taxis, pedicabs, horse drawn carriages, tour buses, elderly pedestrians and local vehicle traffic. There are frequent road closures for special events, which also brings additional pedestrian and vehicular traffic to the neighbourhood. Many of the intersecting roads have blind entry points. Increased density of over 100 living units will exacerbate the problem until such time there is a comprehensive traffic control plan and significant improvements to public transit.

For these reasons, I oppose this proposal.

Respectfully,

Sarah Della Valle
312-225 Belleville St
Victoria, BC
V8V4T9

Alicia Ferguson

Subject: RE: Objections to rezoning the Kingston - Montreal parking lot area

From: Dr. Burton Voorhees

Sent: September 13, 2024 10:18 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Objections to rezoning the Kingston - Montreal parking lot area

Rob Bateman
Senior Planner
Victoria, BC

Dear Mr. Bateman,

I'm writing to you to register my concerns about making changes to the OCP that would allow development by Geric Developments at the current Kingston and Montreal parking lot. I'm very much in favor of seeing this lot developed, but changing the OCP just to allow the proposed Geric construction is a very bad idea. The Geric proposal is seriously flawed. The points of my concern are:

1. The 2.94 density ratio suggested is 50% greater than the area is currently zoned for. Given the effect that the corresponding population increase would have on the immediate neighborhood, this density is untenable. Even at the zoned density of 2, the increased traffic load would create serious problems and dangers.
 - a. The entrance to the buildings underground parking will be on Kingston, greatly increasing traffic flow on that street, as well as on Pendray, Quebec, and Montreal. Kingston between Montreal and Oswego, is low-rise apartment together with single family homes and duplexes. Families living along this stretch have small children who would be endangered by increased traffic along Kingston.
 - b. Traffic along Belleville onto Quebec often travels substantially faster than the speed limit. Because of the geometry of the street layouts, this poses a serious problem at the five-way intersection of Quebec, Cross, Belleville, and Pendray. Drivers attempting to turn out of Cross Street; continuing on Quebec through the intersection; or, turning left from Quebec onto Pendray have a severely limited view of oncoming traffic on Belleville/Pendray and Quebec streets. Increased traffic in the area will only exacerbate the problem.
 - c. The Kingston/Montreal intersection is also a location where increased traffic would create major problems for drivers turning onto Kingston from Montreal, or from Montreal onto Kingston. I invite any councilors intend to vote in favor of the OCP change to spend a few hours watching at these intersections.
 - d. Access to James Bay is limited and this becomes worse with events that tie up traffic (bicycle races, marathons, horse drawn carriages, and so on). Increased density will make this worse. Exiting from James Bay is already difficult and higher density would lead to serious problems during an emergency such as a major earthquake.
 - e. During the cruise season there are large numbers of visitors heading into town along Montreal, Quebec, and Belleville. These guests of our city tend to be disoriented and

often rely on their mobile phones for directions—that is, they are distracted, which creates a dangerous situation. Four times so far this year I have seen groups of tourists standing in the middle of street crossings looking at maps or mobile phones as they try to decide which way to go. Any substantial increase in traffic in this area is asking for an accident to happen.

6. With specific regard to the Geric proposal, the fourteen-floor height is too much. The parking lot is at a higher elevation than the buildings opposite on Montreal Street, or the Laurel Point Condominiums on Cross Street. In addition, the height of the base for the proposed is greater than a normal three stories. Because of this, a height of fourteen floors for the tower will be higher than fourteen in comparison to neighboring buildings. On a personal note, I don't find the pictures of the proposed building to be a fit with the general ambiance of the neighborhood. It would be preferable to have something that ties in with the red brick look of the other buildings along Quebec and Montreal. I'd like to see a reduction in this proposal so that the density ratio follows the current OCP zoning of 2, with the tower reduced to 11 stories, located at the Kingston/Montreal end of the lot, stepping down from eleven to three stories along Montreal. That opens up the visual space for walkers along Quebec and Montreal, which according to the current proposal would be hemmed in by the essentially Soviet style building that is proposed.

Sincerely yours,

Burton Voorhees
Professor Emeritus
Athabasca University

506 - 225 Belleville,
Victoria, BC
V8V 4T9

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Alicia Ferguson

Subject: RE: OCP 205 Quebec, 507 Montreal, 210, 214, 218, 224 Kingston

From: Edyth Bradley

Sent: September 13, 2024 2:51 PM

To: Rob Bateman <rbateman@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: OCP 205 Quebec, 507 Montreal, 210, 214, 218, 224 Kingston

Hello Mr. Bateman,

Thank you very much for the opportunity to weigh in one more time with an emphatic **"No"** to this development proposal and to the amendment of the OCP to accommodate this proposal.

Thank you Rob, for your voice of reason and professionalism through-out the past several years, consistently pointing out to Mayor and Council that this proposal is much too far in excess of the current zone regards density and height. It saddens me and my neighbourhood, that the five Councillors; Caradonna, Dell, Kim, Loughton and Thompson, continue to vote in favor of this proposal despite your continual professional advice and the community's pleading to reject it.

At 14 storeys and over 100 units, this proposal far exceeds the 4-6 storeys that the site is zoned for. At 2.94 FSR density the proposal far exceeds the maximum 2.0 FSR for the James Bay site. The some 200 cars proposed for this development would primarily be travelling up and down Kingston Street, a small residential street that houses; social housing with children skateboarding on the street, a day care and a women's retreat housing that is meant to be a secret location.....not on a main drag.

James Bay has not only met, but has exceeded the provincial requirement for housing targets.

As you know, James Bay has only 2 routes of access and egress. Adding this amount of density is poor city planning.

The location of this site is prominent and should be iconic. It demands an architectural solution that is consistent with the future of Victoria as an internationally recognized tourist destination. Not just "another typical high-rise".

The city has created and published a tsunami map which indicates that the danger area includes the area right up to this site. Is it wise to be excavating 2 storeys down, possibly putting the future residents at risk? The fact of a tsunami is clear and all parties; City, developer, contractors would be potentially liable for approving and constructing a tower at this site. Council has responsibilities that need to be taken seriously. Their future is tied to their decisions.

Another negative is that exceeding the zoning/OCP at this site would be president setting for the continued future over-development in the area.

In conclusion, there is no circumstance where-in the approval of this proposal, or the amendment to the OCP to accommodate it, would be of benefit to this location. **Please do not approve of this development or the OCP amendment.**

Edy Bradley BID

#3-508 Pendray Street
Victoria, BC V8V 0A9

Alicia Ferguson

Subject: RE: Proposed development 210, 214,218, and 224 Kingston Street

From: WayneTeri Bembridge

Sent: September 13, 2024 9:24 AM

To: Rob Bateman <rbateman@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Proposed development 210, 214,218, and 224 Kingston Street

We are writing, urging you reject the proposed change to the OCP for James Bay and, with it, the Geric Proposal for development of the parking lot bounded by Quebec, Montreal and Kingston Streets.

We live on Quebec St, admittedly outside the 200m boundary for consultation but are concerned about the impact of changing the OCP on our community. We see two problems:

1. Such a move sets a precedent and could allow for more 'oversized' developments on other street in James Bay. Housing density needs to be increased in a balanced thoughtful manner that allows for green space, sight lines, transport and aesthetics.
2. Changing the OCP for this development appears to ignore or even denigrate the efforts that went into the creation of the OCP, something that could impact the spirit of residents when asked for future input. A vibrant community needs a population that is actively involved on many levels. Maintaining the OCP shows respect for residents who put time and effort into its creation and is likely to result in those residents continuing to be active participants in civic life.

~ Teresa & Wayne Bembridge
202-405 Quebec Street

Alicia Ferguson

Subject: RE: James Bay traffic and the Geric Proposal for Development of 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

From: Juhree Zimmerman

Sent: September 14, 2024 1:27 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: James Bay traffic and the Geric Proposal for Development of 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

Greetings Mr. Bateman:

Re: Geric Proposal for Development: 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

As Senior City Planner, please find a way to advise the Mayor and council to defeat the expanded bylaw changes that would permit this development to be 14 storeys high (49M), dwarfing even the tallest buildings around it by 3 storeys and adding over 120 units. Not only is the height an issue, the density is way out of proportion to this area, being nearly 5X the current zoning allowance. Please bring this density in line with current bylaws!

The increased density adds significantly to the traffic issues already causing safety concerns about this area of James Bay. Belleville Street turning onto Pendray, and then onto Quebec Street (aka Belleville), turning at Montreal and turning again onto Kingston is very congested and difficult to navigate. This street turns around 3 *one block* stretches and traffic on it includes:

- Cars
- Taxis
- Bikes
- Motorcycles and scooters
- Pedicabs
- Tour busses
- Trucks

Vehicles rounding these 4 corners go very fast, especially motorcycles, adding to the safety hazards.

In tourist season and when the cruise ships are docked, the pedestrian traffic is a steady stream of walkers of all ages, mobility scooters, baby strollers and walkers.

The .5 block called Cross Street that has access to the Admiral Inn and Laurel Point Condos is VERY difficult to exit onto Pendray/Belleville and to enter off that street, owing to traffic volume and poor visibility. The Laurel Point Inn also enters and exits from the corner of Montreal and Quebec.

More people in a large building will intensify the risks in traffic. Pedestrian lights are needed. Thankfully, a pedestrian light was put up on the corner of Montreal and Kingston. Lights like this are needed at the other corners, please!

Below are two letters I wrote to the Mayor and Council in early July. These outline other concerns.

My request comes from a place of safety for pedestrians and vehicles. Please advise the Council and Mayor to retain current zoning provisions and make a traffic plan.

Many thanks, Juhree

Juhree Zimmerman (she/her)
BSN, MEd, CPCC, ORSC, MCC

911, 225 Belleville Street, Victoria BC, V8V 4T9
[REDACTED]



Re: Geric Proposal for Development: 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

Dear Mayor and Council:

This development seems to be proceeding despite violating current zoning requirements. The proposed height is 14 storeys, which is above the current 4-6 storey limit in this neighbourhood. More importantly, the FSR is 2.94:1, which exceeds current zoning limit of 2.0.

This proposal will increase the density of this north end of James Bay, causing safety and space concerns. Currently on Belleville, there is a huge amount of traffic from vehicles, trucks, buses, Pedicabs, bikes, cycles, mobility scooters and pedestrians, especially during the Cruise Ship and tourist seasons.

There is also a proposal to create a bike lane on Belleville, removing parking, in addition to narrowing the actual street. This seems potentially dangerous, given the flow of traffic onto Belleville from Quebec, Pendray and Cross Streets from the east and Montreal and Kingston from the west. The Laurel Point Inn is across the street and many vehicles go in and out of there daily. The impact of 100+ new units will be massive.

Please reconsider the size of this development and the impact on the safety of people who use this corridor regularly. As well, this is one of the main roads in and out of James Bay. It is already constricted, especially during City events, like Canada Day and marathons.

Many thanks,

Juhree Zimmerman

Re: Geric Proposal for Development: 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

Dear Mayor and City Council:

The City persists in supporting this development despite its positioning in the real estate market as a luxury condo, NOT what is required (and apparently important) to the City for the "missing middle." There are luxury apartments across two different streets from this development, and another proposed for 257 Belleville Street, less than a block away.

Where is the City's commitment to the people who need to be able to afford housing, the "missing middle" who are unable to find places to live in James Bay and other areas near to downtown?

Additionally, this location is one of the last spots in James Bay to be developed along the "tourist route" from the cruise ships and Helijet to downtown. Surely something more architecturally interesting and fitting with the general "Victorian" atmosphere of this older part of the City can be designed. This is a wasted opportunity for a unique development that could both provide affordable housing and create an attractive "entry" to the City.

Please stop this project and request a design that provides affordable housing as well as a building (or buildings) that fit in with the neighbourhood environment.

Many thanks,

Juhree Zimmerman

Alicia Ferguson

Subject: RE: 210-224 Kingston Street and related (OCP feedback)

From: Mark Breslauer
Sent: September 14, 2024 4:39 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: 210-224 Kingston Street and related (OCP feedback)

Dear Rob Bateman,

In response to your request for feedback, please be advised we live directly across the street on Kingston.

We are prepared to support the development and all the associated benefits that have been advertised.

We are very concerned about vehicle traffic increasing to out of control levels on Kingston and wonder if Kingston should be closed at Montreal?

One of our biggest concerns is that the proposed parking garage is to be located immediately across from our home. We seek assurances that it will be relatively silent when operating and that traffic flow will be well managed.

It is presumed the construction phase, which will be lengthy will be done in a manner that is least noisy and in as clean a manner as possible.

Thank you,

Mark Breslauer
209 Kingston Street

Alicia Ferguson

Subject:

RE: JAMES BAY GROTESQUE OVER-DEVELOPMENT

From: JOHN JONES

Sent: September 15, 2024 2:34 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: JAMES BAY GROTESQUE OVER-DEVELOPMENT

Copies for the attention of the following individual Councillors:

mayor@victoria.ca jcaradonna@victoria.ca mdell@victoria.ca

skim@victoria.ca Dave.Thompson@victoria.ca kloughton@victoria.ca*

ccoleman@victoria.ca mgardiner@victoria.ca

shammond@victoria.ca

The Rt.Honourable Mr. Rob BATEMAN,

Dear notified reader,

I am a European and as a resident property owner living in Canada (By invitation of the Canadian Government). Also an elderly rate-payer living in James Bay (JB), I write with some valid experience regarding everyday life and the capability to recognise the implications associated with acceptable and sustainable community life. I know what overcrowding means, what many of its problems are and the social/security issues that unfortunately prevail in this City; I also wish to express a viewpoint born of the reality of witnessing the struggling life in JB.

To begin with, the existing situation in (JB) is already far from satisfactory for a majority of residents due to overcrowding, inadequate health-care facilities, unacceptable levels of air, noise and environmental **pollution** ; we have experienced the relentless escalation of tourist related traffic, inadequate side-walks coping with increasing pedestrians, and associated surround of intrusive noise. Add to this increasing heavy traffic, greater numbers of visitors (Tourists) and congested pedestrian sidewalks.

You are now seeking to add to this unacceptable situation with a further increase of residential occupancy. Apparently oblivious to the fraught conditions which exist right now, causing suffering, anxiety and stress affecting many seniors including a high proportion of whom are disabled. Added to which is the prevailing growing plight of children also exposed to the increase of traffic, including service vehicles, tourist support traffic and

diversions resulting from limited access road closures. All of which exacerbates the present hazards of congested life in populated and over crowded JB!

With respect to your (CITY COUNCIL) proposed over-development in JB, this has the hallmark and witness to a blind disregard of the existing **situation which already adversely influences the JB** neighborhood. Proposing yet another grotesque habitat, when it's known damn well the Heritage character of JB has already visibly and socially suffered at the hands of avaricious private financial capitalists, is irresponsible, socially and prejudicially disadvantaging ageing roads/sidewalks, drainage systems and unaffordable rising maintenance costs. Yet, despite the threat of deteriorating financial **conditions there is clearly a willingness to ignore these obvious issues and to** worsen the general situation with a further imposition of exceeding the current permitted zoning with over development.

Regarding this proposed development, anyone living here of sound reasoning mind and a measure of common sense knows full well that the burden of a further residential high density obnoxious building is pursuing a flawed logical policy, crowding more people into inadequate and **impoverished amenities, a poorly serviced situation which already suffers a deficit of essential community support.** There is already an overpopulation density in JB, increasing current levels would be obviously detrimental and thoroughly undesirable:

In Summary,

1. Noise pollution
2. Air pollution
3. Environmental pollution
4. Exceeding current permitted zoning by an excessive and absolute undesirable margin.
5. additional vehicles adding to overcrowded and congested traffic, including increasing heavy cruise ship support vehicles causing further pedestrian hazards.
6. Floor-Site-Ratio exceeds current zoning by a significant undesirable margin, (currently 2.00-2.94 proposed).
7. Clearly out of character and in marked discord with J B Heritage.
8. An ugly evidence of detraction from Victoria's promotion of the "The Lovely City" concept presented to Visitors.
9. Further excess imposition on current inadequate health resources (including already stretched ambulance & fire services operating in congested areas).
10. Additional and ill-advised development would result in exceeding residential population and adversely affect community over-density.

There already exists an unresolved excessive demand on community and welfare services that are without identifiable relief and effective remedial response. Increasing demand on these services is evident throughout Victoria and indicative of age-related demographics which are particularly applicable to the local population of J B. To cite again, the on-going lack of medical doctors and hospital crises, overburdened emergency services, now with the additional threat of a proposed potential emergency response hazard with limitation of access due to predictable high-density traffic in an already existing congested area. The proposed development is for a commercial and residential mixed-use building which is totally out of J B character. The area identifies as **an acknowledged hazard zone for tsunamis**, the risks include underground parkades, typical of a configuration in this inappropriate and insidious development and which would be inundated in the event of a tsunami. making the city liable in that event because it permitted development knowing the extent of the tsunami hazard zone.

Furthermore and in the longer term, Councillors who see the financial wisdom of promoting Victoria as a desirable tourist destination need to weigh the advantages that would accrue from an alternative, visual feature having an attraction impacting and enhancing the main tourist route and frequent thoroughfare. Such an opportunity exists right now with this last site to furnish a prominent tourist route with an attractive theme to harmonise with expectations of tourists looking for features of an attractive character, featuring Victoria's promotional reputation.

I would like to make a suggestion and I conclude this letter with such: In consideration of the alleged elusive **“missing middle”** of family housing and in keeping with JB environmental and architectural standards, to take the opportunity to build a number of classic heritage cottages with an architectural harmony and a frontal landscaped garden layout. Their attractiveness would be unique and their high visible profile, a witness to visiting tourists and photogenic appeal in keeping with the City's image. The resulting overall impact in additional population would, I believe, be minimal.

With regards and in anticipation of your time and kind attention,

Dr.& Mrs. Ritva & John Clifford-Jones

Alicia Ferguson

Subject: RE: Input re: Proposed OCP amendment for 250 Quebec St / 507 Montreal St / 210, 214, 218 and 224 Kingston St

From: Jean Chilcott

Sent: September 15, 2024 4:34 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Input re: Proposed OCP amendment for 250 Quebec St / 507 Montreal St / 210, 214, 218 and 224 Kingston St

Subject: Input re: Proposed OCP amendment for 250 Quebec St / 507 Montreal St / 210, 214, 218 and 224 Kingston St

VIA EMAIL

September 15, 2024

Rob Bateman, Senior Planner

City of Victoria

rbateman@victoria.ca

Dear Mr. Bateman:

Re: Proposed Official Community Plan amendment for 205 Quebec Street, 507 Montreal Street, and 210, 214 and 224 Kingston Street (the “**Proposal**”)

This letter is being sent in response to your August 21, 2024 request for input regarding the above-referenced Proposal. After reviewing the Proposal in detail, I felt I needed to give my opinion – and hoping that, as an opinion coming from a senior having lived many years in Victoria, you will choose to read on...

Firstly, I could not believe that the City of Victoria would sell the parking lot currently situated on the affected site to a developer. From my kitchen window, I can see the number of vehicles using this lot – full every day. During the summer months especially, the lot is used by tourists seeking a parking spot for their large campers, or simply looking for a convenient place to park while they explore (and spend money at) the Inner Harbour, the Museum, the Empress, the Parliament Buildings, etc. These are in addition to the everyday users – this area is surrounded by hotels, and all year long the lot serves as

overflow parking for hotel guests, as well as parking for the many hotel employees, civil servants and workers from nearby businesses. Regardless of whatever dreams City Hall planners may have of “cars going away”, the FACTS show that more people than ever are driving, and that the number of family units having two or more cars is on the rise. Seniors rely on their cars – getting on and off a bus is not easy, and we cannot carry heavy parcels to and from bus stops. As it is, driving in Victoria is a nightmare – streets torn up everywhere, half-finished projects too numerous to count, narrow streets (eg. Fort, Finlayson, Superior Sts), unnecessary street closures for bikers who rarely use them (eg. Vancouver and Richardson Sts). Taking away large numbers of parking spots - and approving large new mixed-use buildings with no, or next-to-no parking - is simply ridiculous, and will make parking in James Bay even more of a problem than it already is.

Secondly, the last thing that we need in James Bay is more density. This lovely old and historically significant area is slowly but surely losing its beauty. Ugly apartment buildings are taking over, with no thought about eye-pleasing architecture. The idea of a tower as well as townhouses, stores, daycares, etc., crowded onto the proposed space is unreal. The area will be a dark and congested “cement jungle”. And where are people supposed to park? You cannot park on the surrounding streets (which are already full, mainly with “residents only” parking). There are a lot residential buildings in the area with insufficient parking, including numerous houses turned into small apartments whose tenants use the parking lot (soon to be no more). The surrounding street parking spaces are already full - mainly with “residents only” parking, which will only get worse with this ill-conceived proposal.

The majority of people living in the immediate vicinity of the area affected by the Proposal are seniors (no daycare centres needed!). The street in front of the Coast Hotel and the two Harbourfront condo buildings has heavy traffic, particularly on weekends and during cruise ship season. We certainly do not need bike lanes and other “traffic calming” (“traffic frustrating”?) efforts with dangerously narrow lanes and ugly poles along the already-hazardous road, with its blind curves and poorly designed driveways.

I do NOT support this Proposal in its current form. If this project must go ahead, I would hope that some common sense comes into play – low buildings, well-designed townhouses that respect the area’s historic esthetic, reasonable density, ample parking, and lots of green spaces.

Sincerely,

Jean Chilcott

Alicia Ferguson

Subject: RE: Development James Bay Tower at Montreal Street/Quebec Street

From:

Sent: September 15, 2024 9:51 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Development James Bay Tower at Montreal Street/Quebec Street

Peter Wussler

Owner of

1102-225 Bellevillestreet

V8R 4T9 VICTORIA

TO

City of Victoria

Rob Bateman Senior Planner

1 Centennial Square

Victoria. BC V8W 1P6

rbateman@victoria.ca

Dear Mr. Bateman

Re: Development James Bay Tower at Montreal Street/Quebec Street

Proposed Development and Amendment of the Official Community Plan (OCP)

I am writing to express my strong opposition to the proposed development that seeks to amend the Official Community Plan (OCP) by allowing an increase in building height to 14 stories for a plot in James Bay bounded by Quebec, Montreal and Kingston Streets, significantly exceeding the permitted 4-6 stories, with a corresponding increase in density.

One of the primary challenges Victoria faces is the urgent need for **affordable housing**. This proposal to add luxury apartments does not align with the city's development goals and will not address this pressing issue. Instead, it may displace current residents and misdirect investment and opportunity away from housing solutions that truly benefit the broader community. The addition of luxury units risks exacerbating housing inequality, leaving those who most need affordable housing further marginalized.

It is also notable that many of those supporting this development have a financial interest in higher property values and may not be long-term residents of the community. By pushing property prices higher, this project promotes **speculation** rather than sustainable development. Is it not the role of the government to **combat speculation** in real estate, especially when it works against the needs of the majority of residents?

If the OCP is amended for this development, what is to stop this from setting a dangerous precedent? Such a significant departure from the plan opens the door for similar proposals in the future, which could lead to **gentrification** and the **destruction of the neighborhood's character** and urban fabric. The community has worked hard to build a city that balances growth with maintaining the quality of life, and this proposal jeopardizes that balance.

Overriding local zoning regulations for this development, especially with such a large increase in height and density, raises concerns about whether the **City Council prioritizes the interests of the community** over those of private developers. This action undermines the community's trust in the Council's mission to uphold local and provincial laws and to meet sustainability and development goals. What assurance do we have that future decisions won't also favor private developers at the expense of the public interest?

The risks of **overdensification** must also be considered. Increasing density without addressing affordable housing or sustainability does little to improve urban living standards. We must ensure that development supports our **sustainable development objectives** and improves the quality of life for all residents, not just a select few.

Finally, there is also the matter of **acute local climate risks**. Victoria is vulnerable to risks such as **tsunamis, earthquakes, and heat stress**, all of which are exacerbated by climate change. A development of this size may become a **stranded asset** for investors if these risks materialize, leaving the city with a costly and potentially uninhabitable structure. This is a risk the city cannot afford to take.

This development proposal not only threatens the affordability, character, and sustainability of our community but also puts the city at risk of long-term financial and environmental challenges. I urge the Council to reject the proposal and instead focus on development that aligns with Victoria's long-term goals.

Thank you for considering my concerns.

Best regards

Peter Wussler

Alicia Ferguson

Subject: RE: Proposed Development - Parking Lot - James Bay

From: Carol Ann Johnson

Sent: September 16, 2024 11:40 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Proposed Development - Parking Lot - James Bay

Robert Bateman --

I have written before and continue to oppose the proposed development of the property (parking lot) located at 205 Quebec Street, 507 Montreal Street and 210, 214, 218, and 224 Kingston Street in James Bay for the following reasons:

1. "Zoning" is supposed to give an indication of what can be done on any given site. The building proposed is not a minor change of zoning – it goes well beyond what is permitted by the current zoning laws.
2. Overriding the zoning and permitting the development as currently proposed for this site would prejudice the update of the Official Community Plan. It would set a precedent for over-development of other sites around the area.
3. The proposed height of 14 stories does not fit in with the neighbourhood of James Bay which primarily has single homes or 4-6 storey buildings.
4. The size of this development and the impact on the safety of people who use this corridor regularly and/or live in the area needs to be addressed. This is one of the main roads in and out of James Bay. It is already constricted, especially during cruise season and City sponsored events (such as Canaday Day celebrations, marathons, bike races etc.).
5. The effect on traffic movements and consequences for safety and emergency procedures have not been adequately considered. Traffic movements in the area are already difficult for delivery trucks, cars, pedal bikes and buses (used to transport cruise visitors), sight-seeing buses, horse drawn carriages and bicycles not to mention pedestrians and those using mobility scooters. The changes proposed for other parts of James Bay (especially Belleville Street) will make it even more difficult.
6. The proposal goes well beyond the Province of BC's recommendations for development. The City has already met its housing targets so that, even if this proposal did provide the kind of housing needed, there is no need for such high density.
7. The city's targets are already being met by developments elsewhere. James Bay is already over-densified, and this was recognised by most of the current Councillors in their statements before the last election. The development proposed would not provide family or "missing middle" accommodation as the cost to purchase units in this proposed tower would be prohibitive to those populations. The only party to benefit from what is proposed would be the developer.

8. Increasing land prices have been identified as one of the reasons for rising construction costs, particularly in the CRD. Allowing the development currently proposed would add to the upward pressure on land values. Reducing it to what is permitted by current zoning would help to reduce that pressure by making it less attractive to developers.

For these reasons, I do NOT support this application to amend the OCP bylaw to support this plan for significantly increased density, increased height and increased commercial and residential mixed-use at this location.

Carol Ann Johnson
703 - 630 Montreal Street

Alicia Ferguson

Subject: RE: Feedback for DVP00191 & REZ00804

From: David Morris
Sent: September 16, 2024 8:59 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Feedback for DVP00191 & REZ00804

Hello,

I think a mixed use tower would be a good development for that location. There are already other (9 story) towers in the area and it is on the edge of James Bay, not in the middle of much smaller homes.

There needs to be 3 and 4 bedroom condos included. Most buildings nowadays are only studio, 1 bedroom and a few 2 bedroom. This maximises profit but families have nowhere to live.

My main concern is that this is higher than all other buildings in the area and once built developers would use this building as a baseline to further increase building height. Currently the tallest building in the area is The James at Harbour Towers 345 Quebec St. I think the height of the James as measured in metres should be maintained as the maximum height for other buildings in the area.

David Morris
resident at 117 Kingston St.

Alicia Ferguson

Subject: RE: "Kingston Tower"

From: Mariann Burka
Sent: September 16, 2024 3:59 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Fwd: "Kingston Tower"

Dear Rob Bateman,

I understand that you are taking submissions and comments on behalf of the City of Victoria about concerns from residents about this proposed development.

As I will be away when the September 20 deadline for consultation arrives, I want to make sure that my concerns are registered. I wrote to all the members of City Council individually and it was suggested I write to you directly to ensure that my concerns were recorded.

I am a long time resident of James Bay, having lived here for 34 years. I live at 414 Niagara Street. Although this is not within 200 m of the proposed development site, it is imperative that the City of Victoria consider the views of all residents of James Bay as this development indeed impacts all residents of James Bay, their quality of life and the future well-being of the community we live in.

I am therefore attaching one of the letters I wrote to Council members. Please consider this as a formal submission of all my concerns, for the record. I ask that City Planners and the City Council take these concerns into consideration, not permit this variation from the OCP and oppose this misguided development proposal.

Thank you.

Mariann Burka

Begin forwarded message:

From: Mariann Burka
Subject: "Kingston Tower"
Date: July 22, 2024 at 12:08:12 PM PDT
To: "Marg Gardiner (Councillor)" <mgardiner@victoria.ca>

Dear Councillor Gardiner,

Re: 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191 (James Bay)

I want to applaud you for opposing this development proposal at the COTW meeting on July 11, 2024.

Thank you for listening to our neighbourhood's concerns about height, density and affordability. Our neighbourhood is not averse to development and a reasonable level of density but this is way beyond the limit and does nothing to achieve affordability.

I understand the next step is consultation with those affected by the OCP changes. I am a resident of James Bay and live on Niagara Street. Any change to the OCP affects the whole community of James Bay and all its residents. As I may be away when the consultation call comes through, I am writing to you now to ask that you continue to oppose this proposal for the following reasons:

- **Density:**
 - Reducing the number of storeys from 17 to 14 is still excessive and does not make the scale any more suitable for our neighbourhood. This proposal is still way too big and way too tall for the character of our community.
 - The Council had previously sent back the proposal because 17 storeys were deemed too tall. Yet this revised proposal has not decreased the height of the building to a significant degree for a building this size. The City staff report states that the reduction in the number of storeys from 17 to 14 decreased the height by only 6.9 m because many of the storeys were actually increased in height.
 - This proposal is inconsistent with the current OCP and James Bay Neighbourhood Plan. The OCP calls for buildings on the property of up to 6 storeys. The James Bay Neighbourhood Plan envisions the site having townhouses or apartments up to three storeys. Altering the OCP requires both consultation and a public hearing.
 - The City staff report provided to Council states: "The revised proposal for a 14-storey mixed-use development, at 2.88:1 FSR, is inconsistent with the broad objectives and goals of the OCP and would be more appropriate in the downtown area as envisioned in the Downtown Core Area Plan".
 - James Bay is already the densest neighbourhood in Victoria outside of downtown. Placing a huge development like this one in our community shows no desire to correct this inequitable imbalance.
- **Affordability:**
 - The real housing crisis is affordability. We need affordable housing and this market-priced tower does nothing to provide affordable units.
 - Living in this building is still way beyond the reach of the vast majority of Victorians.
 - In addition to the unaffordable prices, the developer has also reduced their contribution to the City's Housing Fund. Allowing this, demonstrates just how low a priority affordability is to those who vote for it.
 - In May 2023, Councillors Caradonna and Dell initiated changes to the *Inclusionary Housing and Community Amenity Policy* to reduce affordability requirements for developers who complained that they represented barriers and additional cost to development. Allowing them to reduce contributions even further is unacceptable.
 - Research and experience has shown that the approach of building more and more market-priced housing with no requirements for affordability is not the answer to our housing crisis. Vancouver is the prime example where massive construction over the past 20 years has made no impact on affordability and it continues to be one of the least affordable cities in the world.
- **Negative impacts on the neighbourhood:**
 - These include:
 - traffic congestion in an area with many children from day care, social housing, various services and existing residents with families;
 - loss of privacy and sunlight to residents - the building will also cast a shadow all afternoon on Charles Redfern Park
 - destruction of an 1889 built Victorian Italianate style heritage house currently providing 3 affordable units which will be replaced by 3 unaffordable townhouses.
 - James Bay has some of the oldest heritage properties in the City and is a major tourist attraction for that reason. We cannot afford to lose our heritage character and our history.
 - Approving this development proposal ignores the very significant opposition of the neighbourhood for whom it imposes long-term negative effects.
- **OCP implications:**
 - Overriding the OCP is even more troubling in the face of the revised OCP process currently underway.
 - City planners have taken pains at "engagement" events to reassure neighbourhoods and their residents that the City's one-size-fits-all ("One City, One Plan") approach will respect individual neighbourhoods, their character and their needs. They also claimed it will put an end to inequitable distribution of density between neighbourhoods. This action is inconsistent with those claims.

- If this willingness to override the OCP is any indication, the majority of City Council have just demonstrated they will have no reservations overriding the new OCP either.

Thank you for taking these concerns into consideration and for continuing to oppose this misguided development proposal.

Respectfully,

Mariann Burka

Alicia Ferguson

Subject: RE: Input on Geric Development at Quebec, Montreal, and Kingston Streets

From: Steven Saunders

Sent: September 16, 2024 9:17 AM

To: Rob Bateman <rbateman@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>

Cc: Patricia Kelly Saunders

Subject: Input on Geric Development at Quebec, Montreal, and Kingston Streets

Steven and Patricia Saunders

604-225 Belleville Street

Victoria, BC V8V 1X4

September 16, 2024

Rob Bateman, Senior Planner

Victoria City Council

1 Centennial Square

Victoria, BC V8W 1P6

Dear Mr. Bateman and Members of the Victoria City Council,

Re: Opposition to the Proposed Development

We, Steven and Patricia Saunders, residents at 604-225 Belleville Street, are writing to express our concerns regarding the proposed development in our neighborhood. The development, as currently planned, is highly **inappropriate for the area**, creating substantial challenges for the local community.

One of our primary concerns is the impact this project will have on **traffic**. The increased density and scale of the development will undoubtedly lead to greater traffic congestion in an area that already struggles with traffic flow. This will negatively affect the quality of life for residents and exacerbate existing infrastructure challenges.

Furthermore, the development feels **out-of-place for the neighborhood**. The proposed scale and density do not align with the character and aesthetic of the surrounding area. It threatens to alter the urban fabric and diminish the charm that makes this neighborhood unique.

We ask the City Council to reconsider this development in its current form and ensure that any future projects are in harmony with the existing community. Development must be balanced with preserving the quality of life for local residents and maintaining the integrity of Victoria's neighborhoods.

Thank you for considering our concerns.

Sincerely,
Steven and Patricia Saunders
604-225 Belleville Street
Victoria, BC V8V 4T9

Alicia Ferguson

Subject: RE: Feedback on 205 Quebec/507 Montreal/210, 214, 218 & 224 Kingston St

From: Cate Jones

Sent: September 17, 2024 4:40 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Feedback on 205 Quebec/507 Montreal/210, 214, 218 & 224 Kingston St

Catherine Jones
613-225 Belleville St
Victoria, BC V8V4T9

Dear Rob Bateman,

I am writing in opposition to the proposed Official Community Plan amendment for 205 Quebec Street, 507 Montreal St and 210, 214, 218 and 224 Kingston St (a.k.a The Car Park).

This proposal does not conform to the current OCP nor does it conform with the draft revised OCP. It also does not conform to the Mayor and Council's stated housing goals. The Mayor and Council, as well as the draft revised OCP speak about the critical need for affordable rental and missing middle housing in this City. This development will do little to address either need.

James Bay has very little in the way of immediately developable land. Most potential sites for affordable rental and missing middle would require demolition which adds significant time to projects. This means the Car Park lot is one of very few sites where affordable rental and/or missing middle could be build without the delays that demolition would require. Why would we squander one of our few lots without structures on it for a type of housing that isn't the Mayor and Council's priority? Why would we deviate from our OCP for housing that doesn't fit our goals?

I've watched in dismay as the CALUC process in James Bay has seen affordable rental and missing middle components come out of proposed developments. They always seem to be the first to be sacrificed when neighbourhood objections about the scale of developments are raised. The City is sending the wrong message to developers when they do this.

The Mayor and Council should be using the Car Park site to deliver the message to developers that they are actually serious about their housing priorities and that developments that do not have significant affordable rental and/or missing middle will not be approved.

Once again, I am opposed to this development.

Thank you

Alicia Ferguson

Subject: RE: OCP Ammendment feedback

From: Myrna Fisher
Sent: September 17, 2024 1:30 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: OCP Ammendment feedback

I am writing to oppose the proposed amendment to the OCP for 205 Quebec Street, 507 Montreal Street, plus 210, 214, 218 and 224 Kingston Street.

My home at 630 Montreal St. has clear views of this property. It is a busy, blind corner which often combines throngs of pedestrians (many of whom are visitors trying to navigate their way towards the Legislature), bicycles, scooters, buses, taxis, kabuki cabs, horse-drawn carriages and private cars.

This corner is on the first or last leg (depending on route direction) of multiple annual sports events which effectively block access to James Bay residents. James Bay is already densely populated and during these events it is not even easy for emergency vehicles to enter or exit.

It is unimaginable that Council would consider a proposal which more than doubles the OCP FSR density, and adds commercial traffic to the existing mix! Even the current maximum allowable OCP height of 6 stories would be too high for this property! Townhomes would provide a reasonable transition from downtown to James Bay, keep this corner relatively safe, and add needed housing.

The current triple challenge of expensive property, expensive materials and expensive labour means that the proposed building will almost certainly NOT be providing “affordable” housing for anyone. Please stop catering to developers and consider preserving James Bay as a safe, livable community!

Regards,
Myrna Fisher
630 Montreal St.
Victoria B.C.

Sent from my iPad 2

Alicia Ferguson

Subject: RE: Geric proposal

-----Original Message-----

From: Pauline Kenneally

Sent: September 17, 2024 11:13 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Geric proposal

Thanks for inviting us to give you feedback,

My name is Pauline Kenneally. 214-225 Belleville Street, Victoria.

I strongly object to the suggestion of the above developer to change the above plan by changing the ABOVE PROPOSAL. WHAT'S THE POINT OF CREATING a plan and then changing it.

There'd are man y disadvantages to allowing this it sets a precedent. I think you need to rethink this decision.

With respect, Pauline Kenneally

Alicia Ferguson

Subject: RE: Feedback

From: Rosalie King
Sent: September 17, 2024 9:20 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Feedback

To Rob Bateman, Senior Planner

Feed back re proposed development for area encompassed by Quebec/Montreal and Kingston streets.

My concern is inadequate vehicle parking if this development goes ahead as planned.

Currently, in spite of there being a very large parking lot on this site and provision at Fisherman's Warf, still people park on our streets, in fact, right in front of our Residential Only signs, as though they didn't exist. I know they are going to Fisherman's Warf.

I realize that the city wants to eliminate most of the vehicles, but they are necessary for a lot of us. I walk where I can, but at times the distance is too far or the # & weight of purchases requires a vehicle. I do not accept the city's chastisement as this is our only acceptable mode of travel currently, for this type of need.

Alicia Ferguson

Subject: RE: Human congestion

-----Original Message-----

From: Sharon Baker

Sent: September 17, 2024 9:01 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Human congestion

Rob:

We are all in favour of getting more housing . However the number of cars and people is already causing congestion. James Bay already is maxed out with housing units and 1000's of people ready to move in shortly. The streets are already flooded with people, store line-ups, visitors to Fisherman's Wharf, cruise ships that unload 1000's all summer. James Bay is already congested. No more housing is needed.

With upcoming congestion on the ferry terminal Cars, bikes and people are going to clash even more. James Bay needs to be thought out way more carefully before any project precedes.

Sharon Baker

636 Montreal St

V8V4Y1

Alicia Ferguson

Subject: RE: Geric Proposal for Development: 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

From: Celia Negin

Sent: September 18, 2024 4:16 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Geric Proposal for Development: 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

Greetings Mr. Bateman:

Re: Geric Proposal for Development: 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

The density of this project means there will be a huge increase in traffic up and around Belleville, including Quebec, Pendray and Montreal Streets. There is already huge volume traffic and safety is a big issue.

Belleville is the corridor used for cruise ship traffic, including busses, taxis, pedicabs, horse carriages, bikes, motor cycles as well as cars. The tourist foot traffic is also very heavy and crossing streets is dangerous for locals and tourists.

James Bay has a high population density compared to other areas in Victoria. The City's targets are ALREADY being met by other developments in James Bay.

There is no need for more densification here.

Respectfully yours,

Celia Negin

Sent from my iPhone

Alicia Ferguson

Subject: RE: Re the Official Community Plan OCP2012

From: Lesa Norry
Sent: September 18, 2024 10:47 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Re the Official Community Plan OCP2012

Dear Mr Bateman,

As neighbours to the new development , the proposed Official Community Plan amendment for **205 Quebec, 507 Montreal Street, and 210,214,218, and 224 Kingston Street** , we have a few observations that we would like to share with you.

Firstly, while the Times Colonist stated that the lot was under-used from our view point it is still used enough that there will be an immediate shortage of parking spaces. Our unit allows ue to see the daily, every 2 hours, car ballet as workers from the Laurel Point Inn as well as some other Marina dwellers with cars all rush out to move their cars around the few free parking spots. What will happen when the new build and it's shops bring in more workers? Will there be temporary parking for those dropping off / picking up daycare attendees?

Parking for those using the other retail stores?

What about visitor parking over flow for the nearby Hotels when they hold functions such as weddings? We realize the parking lot is gone but it is still front of mind when you add such a high density build. Let's face it , there will be more cars with that as well. We need a smaller less dense foot print.

We strongly feel that the James Bay Tower build should stay within the present day By-laws with consideration to the future large build at the present Admiral Inn location.

Will Quebec and Montreal Street become a 3 way stop to slow down the increased vehicle traffic? It is already a very busy pedestrian corridor with cruise ship tourists and with many people crossing the road at that corner.

We would also like to know what a three story podium is.

Thank you,
Dan and Lesa Norry
604-640 Montreal St,
Victoria, B.C.
V8V1Z8

Alicia Ferguson

Subject: RE: Quebec/Montreal/Kingston street city plan amendments

-----Original Message-----

From: Desiree Fofie

Sent: September 18, 2024 8:04 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Quebec/Montreal/Kingston street city plan amendments

A 14 story building in this area is too much, too high!

There are already issues with too much traffic, too much noise and parking constraints on the Kingston street 100 block. This area is already contending with excessive pressures from tourism. We really cannot afford this many more dwellers.

In addition, all these tall buildings are ruining the charm of the city which attracts tourists in the first place. Tourists flock to this area in part because of the old Victorian charm.

I believe any building in this area should be no more than 7 stories.

Warmly,

Desirée

Sent from my iPhone

Alicia Ferguson

Subject: RE: Proposed OCP Amendment for James Bay

From: Roland Clift

Sent: September 18, 2024 5:55 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; [REDACTED]

Subject: Proposed OCP Amendment for James Bay

September 18, 2024

Sent on behalf of: Leigh Negin

509 -225 Belleville Street

Victoria, BC V8V 4T9

To: Rob Bateman

Senior Planner, Victoria City Council

1 Centennial Square

Victoria, BC V8W 1P6

Greetings Mr. Bateman:

Re: Geric Proposal for Development: 597 Montreal Street, 205, Quebec Street, 210 214 & 224 Kingston Street

The proposed amendment is not a minor variation – it would permit a building with height and density way outside the current zoning and way beyond neighbouring buildings, even those within the area currently designated as “core”.

Changing the by-law would encourage more speculative development, which would further increase land prices which have been identified as one of the problems limiting provision of the kind of housing needed in Victoria.

James Bay already has a very high population density, more than many areas in Victoria.

The city’s targets are already being met by other developments; there is no need for more densification here. Most of the City Councillors recognised this in their pre-election statements and stated that they did not want to see more densification of James Bay.

Added to this, traffic movement in this area will be made even worse by the building of the new Belleville Terminal. Changing the bylaws as proposed would add more traffic congestion to the whole area.

Please do not change the by-laws. Change the development!

Respectfully,
Leigh Negin

Alicia Ferguson

Subject: RE: 205 Quebec Street, 507 Montreal St and 210, 214, 218 and 224 Kingston St (

From: Linda Martino

Sent: September 18, 2024 2:03 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: 205 Quebec Street, 507 Montreal St and 210, 214, 218 and 224 Kingston St (

Dear Rob Bateman,

I am writing in opposition to the proposed Official Community Plan amendment for [205 Quebec Street](#), 507 Montreal St and 210, 214, 218 and 224 Kingston St (a.k.a The Car Park).

I am particularly concerned about the traffic implications of this development. However, I've come to realize that the discussions around traffic have spoken about traffic volumes. I believe they need to focus on traffic safety as well.

There is a cumulative impact that this and other developments will have on traffic safety along the area that follows Dallas, St Lawrence, Erie, Quebec, Pendray and Belleville. These are in essence the same street which I refer to as "the corridor". This corridor has a unique set of traffic safety challenges that I don't believe the majority of Council took into account when they voted in favour of the project.

While I understand that a traffic study was done, I am not satisfied that it took into account the type of traffic that uses the corridor, particularly during cruise ship season. Our traffic does not just consist of cars, during cruise season it also consists of vehicles such as double decker buses, pedicabs, and horse drawn carriages as well as huge numbers of pedestrians.

Added to that mix are a combination of hotels, condominium and townhouse developments all of which have driveways that feed onto the corridor, often in close proximity to at least nine blind corners. Getting in and out of those driveways can be very dangerous. Flashing pedestrian lights will not address those challenges.

The traffic study also would not have taken into account how bike lanes have impacted the corridor. It could only anticipate the impacts, we now need to look at the reality of their impacts.

Moving forward with the carpark development without a comprehensive traffic plan that takes into account these factors along with the cumulative impact of increased density is not a responsible course of action.

Again, I oppose this development.

Sincerely,

Linda Martino

1103 225 Belleville

Alicia Ferguson

Subject: RE: Concerns regarding Proposed OCP Amendment for James Bay Development

From: Roland Clift

Sent: September 18, 2024 1:29 AM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; deanna wildeman

Subject: Concerns regarding Proposed OCP Amendment for James Bay Development

Importance: High

September 18, 2024

Sent on behalf of: Deanna Wildeman

605-225 Belleville Street

Victoria, BC V8V 4T9

deanna.wildeman

To: Rob Bateman

Senior Planner, Victoria City Council

1 Centennial Square

Victoria, BC V8W 1P6

Dear Mr. Bateman,

Re: Concerns Regarding Proposed OCP Amendment for James Bay Development

I am writing to express my concerns regarding the proposed amendment to the Official Community Plan (OCP) that would significantly alter the zoning regulations for a development in James Bay. I would like to highlight the following points, which I believe should be carefully considered before proceeding.

1. **Major Deviation from Current Zoning:** The amendment is far from a minor adjustment; it would allow for a building with both height and density well beyond what is currently permitted in the area. This would not only disrupt the existing zoning but would also create a stark contrast with neighboring buildings, which have adhered to the current height and density limits. Such a drastic change feels inappropriate for the character of the community and would alter the visual landscape of the neighborhood.
2. **Impact on Tourism and Visibility:** The proposed site is located in a prominent area, being one of the first spots many visitors pass when arriving from the cruise ship terminal. Allowing a building that lacks any aesthetic or tourist appeal would be a wasted opportunity. The city has a chance to develop something that enhances the visitor experience and complements the surrounding attractions, but this amendment would likely lead to a development that does not contribute to the city's tourism appeal.

3. **Exacerbation of Traffic Congestion:** James Bay already experiences significant traffic, and the redevelopment of the Belleville terminal will add to that congestion. Introducing a high-density building on top of this will only make traffic flow worse, affecting both residents and visitors. It's essential that the city consider the cumulative impact of multiple developments in the area before proceeding with any amendments to the zoning laws.

In conclusion, this amendment has the potential to negatively impact both the neighborhood and the wider city. I urge you and the Council to reconsider moving forward with such a significant change to the OCP.

Thank you for your time and attention to these concerns.

Sincerely,

Deanna Wildeman

605-225 Belleville Street

Victoria, BC, V8V 4T9

Alicia Ferguson

Subject: RE: 14 story building 205 Quebec St. 507 Montreal St and Kingston St

-----Original Message-----

From: Terry glass

Sent: September 18, 2024 11:55 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: 14 story building 205 Quebec St. 507 Montreal St and Kingston St

I am a resident of James Bay and oppose this large building project.

This small pocket of Victoria does not need any more density. We already have a time share , two hotels and four condominium complexes.

We have numerous public events, marathons, Tour De Victoria and classic car parades.

Traffic, tour busses, delivery trucks, cyclists ,pedestrian traffic off cruise ships and both Clipper and Blackball ferries.

What about residential parking and if the Robbins parking lot disappears where to accommodate event parking?

This pocket of James Bay is already to capacity and can't accommodate another large condominium complex.

I object to the City application to amend the OCP Bylaw and this ridiculous idea to increase density in this pocket of James Bay.

Sincerely

T Glass

C-135 Kingston St

Victoria BC

V8V 1V3

Sent from my iPad

September 18, 2024

From: Vinicius Manvailer

909-225 Belleville Street
Victoria, BC V8V 4T9

To: Rob Bateman

Senior Planner, Victoria City Council
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mr. Bateman,

Re: Concerns Regarding Proposed OCP Amendment for James Bay Development

I am writing to express my opposition to the proposed amendment of the Official Community Plan (OCP) for the development in James Bay. The following points outline my concerns about how this development would impact our community:

1. **Setting a Dangerous Precedent:** Approving this amendment would open the door to future developments that similarly deviate from the established zoning regulations. This could lead to inappropriate projects throughout the neighborhood, undermining the guidelines set to protect the character and balance of our community. It is essential that the city maintains consistent development policies to avoid such outcomes.
2. **Impact on Land Prices:** Changing the by-laws to allow this development could encourage further speculative investment, which would inevitably drive up land prices. As a result, this would make it even harder to create the type of affordable housing that Victoria so desperately needs. We should focus on developments that address the housing crisis, not ones that contribute to it.
3. **Densification Unnecessary:** James Bay already has one of the highest population densities in Victoria. The city's targets for housing have already been met, and there is no need to further densify this neighborhood. Adding more high-density developments would place additional pressure on local infrastructure and services, which are already stretched thin.
4. **Traffic Worsening:** The traffic situation in James Bay is already problematic, and the upcoming redevelopment of the Belleville terminal will only add to the congestion. Allowing this development would exacerbate the issue, increasing traffic flow in an area that is already struggling to manage current volumes. The city needs to

prioritize traffic solutions before permitting more developments that will make the problem worse.

Given these concerns, I strongly urge the City Council to reject the proposed amendment. We need to focus on responsible development that maintains the integrity of our community and prioritizes the needs of residents over speculative interests.

Thank you for considering my perspective.

Sincerely,

Vinicius Manvailer

909-225 Belleville Street

Victoria, BC V8V 4T9

Adrienne Brown Canty BA, MLIS

234 Kingston Street | Victoria, BC V8V 1V6 |

September 19, 2024

Mr. Rob Bateman
Senior Planner
City of Victoria

Via email: rbateman@victoria.ca

Dear Mr. Bateman:

Re: Proposed Official Community Plan amendment for 205 Quebec Street, 507 Montreal Street, and 210, 214, and 224 Kingston Street

I am writing to express my strong opposition to the proposed Official Community Plan (OCP) amendment for 205 Quebec Street, 507 Montreal Street, and 210, 214, and 224 Kingston Street. I am a resident owner in Kingston Mews (Strata 1800), the property immediately east of the proposed development, at 232-234-236 Kingston Street.

The OCP's Urban Residential Urban Place designation allows multi-unit residential use with heights from three to six storeys and floor space ratios up to 1.2:1. The proposed development seeks OCP amendments to allow a tower of 14 storeys and an overall density of 2.88:1. These requests represent 233% of the OCP's permitted height and 240% of its permitted density.

The proposal exceeds even the OCP's growth management concept, representing 144% of its allowable 2:1 density, which the OCP states "*may be considered*" in certain locations (emphasis mine).

A request to amend height restrictions by one or two storeys would be one thing, but requesting to exceed OCP limits by such a great amount, more than double what is permitted for height and density, is entirely another.

The OCP's stated purpose is "to provide a framework of objectives and policies to guide decisions on planning and land management," (p. 13): it guides development. However, the reverse appears increasingly to be the case – developers are trying to guide the OCP by proposing projects that exceed the OCP's limits by greater and greater amounts.

An amendment to the OCP should be a rare exception, not the rule. Developers seem to request – and expect – to bypass OCP limits as a matter of course.

I am in no way opposed to developing the properties in question: there are far better uses for them than parking, housing chief among them. I *am*, however, opposed to the scale of the requested amendments, and the arrogance and disrespect for policy and process with which they have been submitted.

This amendment proposal is insulting. The application demonstrates a profound lack of respect for the community, the OCP, the City, and the entire planning process. It should not be approved.

I appreciate your consideration.

Sincerely,

A large black rectangular redaction box covering the signature area.

Adrienne Brown Canty, BA, MLIS

:abc

Alicia Ferguson

Subject: RE: Geric Proposal for Development: 597 Montreal Street, 205 Quebec Street & 210,214, 224 Kingston Street

-----Original Message-----

From: Aimee Rawson

Sent: September 19, 2024 10:57 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Geric Proposal for Development: 597 Montreal Street, 205 Quebec Street & 210,214, 224 Kingston Street

Hello Robert,

As a former James Bay resident, who was forced to move due to the price of housing in the area, I am extremely disappointed that James Bay will yet again be considered try to become home to a high rise-high cost building. In a city that keeps talking about the missing middle, this new building does not address those concerns. To top that off, it will also be the highest new construction build in the area, taking away all the charm of James Bay.

I implore you to think about this decision carefully, because if this building permit goes through, it will set a precedence of tall buildings and the city won't be able to recover the charm of the Capital City.

Thank you,
Aimee Rawson

Alicia Ferguson

Subject: RE: Proposed Official Community Plan Amendment for 205 Quebec St., 507 Montreal St., and 210, 214, 218 and 224 Kingston St.

From: Stefan Johnson

Sent: September 19, 2024 6:01 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Proposed Official Community Plan Amendment for 205 Quebec St., 507 Montreal St., and 210, 214, 218 and 224 Kingston St.

Dear Mr. Bateman, Senior Planner,

This email is in response to your letter dated August 21, 2024 seeking input for the above noted proposed amendment to the Official Community Plan (OCP, 2012).

In order to obtain more information about the proposal I accessed the July 11, 2024 video of the Committee of the Whole council meeting. I found your presentation and the comments of the council members helpful. Clearly it is offside with the existing OCP in density (108 units compared to 23), height restrictions (14 stories compared to 6 maximum), and total floor space ratios (2.88:1 compared to 1.2:1 up to 2:1 if certain growth management concepts are consistent with the OCP objectives).

However, after listening to your presentation and the reference to the July 27, 2023 Council of the Whole meeting, the application presented at that meeting was referred back to staff to work with the applicant and return to Council of the Whole with a modified proposal that is more contextualized to the surroundings while retaining the approximate number of homes and floor space ratios. Therefore, density and floor space ratios appeared to be a non issue to Council at that time, so the height of the tower was the focus of the modification.

This referral by staff to the applicant resulted in the revised application heard on July 11, 2024. The floor space ratios were reduced to 2.88:1 from 2.94:1, the number of "homes" reduced to 108 from 112 and the number of stories from 17 to 14, reducing the total height of the tower by 6.9 metres. The height reduction was less than expected as the reduction was offset by increasing the height of many of the stories from 3.1 metres to 3.3 metres. The reason given for this height increase in many of the stories was to facilitate the possibility of using "steel and concrete construction". I am not sure what this means.

This application appears to meet Council's modified proposal request of July 27, 2023. However, at the July 11, 2024 meeting, staff advanced an alternate proposal whereby the design be more consistent with City policies by pursuing a different massing approach such as designing a six story building to the north of the lot, transitioning to single family dwellings to the south. The staff conceded that this proposal would be a challenge to design with the existing density proposal. I would fully support this alternate proposal.

After looking at the massing studies prepared by the staff, it appears that if the height of the building were reduced further it would simply cause an extension of the length of the building along Montreal St. as did the reduction to 14 stories. I would be concerned that further reductions in height would create a development with open space and aesthetics compromised. I refer to staff's slide on the 7 story model which retains the current number of homes that have already been submitted.

It seems to me that Council has "boxed" themselves in to the July 27, 2023 meeting conclusions which asked the applicant to return to Council with a modified proposal while "retaining the approximate number of homes and floor space ratios". Density is the real issue here. If Council can't revisit the density decisions they made, reducing the number of stories any further and extending the length of the building to maintain the same density doesn't make sense to me. If the density decision remains, then I am of the opinion that the project is better left with the 14 story design.

Respectively submitted,
Bill Johnson
630 Montreal Street

Colin W Couper
901 – 630 Montreal Street
Victoria, B.C. V8V 4Y2

September 19, 2024

City of Victoria
Mayor and Members of Council
1 Centennial Square
Victoria, B.C. V8W 1P6

Attention : Mr. Rob. Bateman, Senior Planner

Dear Sir: Through you to Mayor and Members of Council

Re: Development application – Mike Geric Construction
Site location - Quebec St. Montreal St. Kingston St.

Introduction

I am writing this under duress, and this will be explained later. Unfortunately, this submission is not intended to be about me, although it tends to drift in that direction, for that I apologize. My aim is not to degrade Council but to encourage Council and to inform that out there in our collective communities, there is a wealth of good knowledge and incredible experience. I am low on the ranking when it comes to my counterparts, but the proverbial rational voice ought to be of value in the decision making. It may appear that I am talking down to certain individual members and they just might be right. Consider this is an “Emperor’s Clothes” moment where a truth may be exposed.

I am sure as Council, you have received a number if not many comments on the merits (or lack thereof) of this application, the majority of which will likely be opposed to density and size of the proposed development. I would like to take a slightly different approach, in my mind, my opinion only, a more serious approach.

It is about integrity of public process. When one is in the public eye, or brought into the public eye, perception is everything. Perception of Council, or to be more precise, the individual members of Council, as well as the name of the developer, and representative agents for standing before Council, they too are brought into the public eye.

Several years ago, at an inaugural meeting when I was sworn in as elected municipal councillor, there was a speech given addressed to the new Council, and it was presented almost like a ‘charge’ to the obligation we had taken.

“You have been elected to this important office to make decisions, those decisions must be made fairly, without favour and in good conscience.”

Overview

I am concerned that public consultation with this Council, often appears to be a little more than a preconceived notion which is written into a formal process, something to be entertained in due course and my reference here is not just with this specific development application.

Public consultation should not constitute letting people voice their opinion at a public forum or in writing **without** all members of Council listening and reading carefully to the issues and numerous points being made, and the sentiments behind such submissions. One cannot quickly dismiss any submission as frivolous or vexatious without looking for facts and /or the impact a decision of Council may have on a life including the emotional impact, family impact, disruptive community impact and personal property values, and values not necessarily of a monetary nature, more in terms of quality of life.

From watching the July 11, 2024 meeting of the Committee of the Whole, the I believe from the vote "is in" so therefore I am wasting my time. *Fait accompli*

Who am I ? (part of my resume)

I will start on a very personal note. It may appear I am coming late into this planning process. This was the consequence of a serious health issue which I am prepared to share. In March 2021, I was diagnosed with an inoperable cancer. The prognosis was dire, so my future then did not include whether or not there was development on the parking lot across from where I live. However, with a responsibility to my wife and neighbours, I attended the Open House of Mike Geric Construction on August 19, 2021, held on the subject site. (more later)

Prior to my term in elected public office, I had completed 30 years in municipal service retiring as Director of Transportation Planning and Environmental Studies Toronto- North York. Prior to amalgamation, North York was an autonomous City with a census population of 580,000, five times the size of Victoria. In my position I would be called upon to report directly to Council on all development proposals which required site specific zoning approval or amendments through official plan process.

I was deemed an expert witness before the Ontario Municipal Board (OMB) which was the Provincial Planning Tribunal with all the powers of Provincial Court. I would be sworn in and give evidence on all matters site specific related to traffic, transportation, land use, and density. I was also responsible in long range planning and providing the background of the roads network required in support of the City's Official Plan. This took me into areas which dealt with traffic volume, flow, distribution and displacement, catchment areas, transit modal split, land use trip rates, parking, vehicle restrictions of access and egress to site specific development.

An evolving duty concurrent with the responsibilities of Transportation Planning, I was Project Manager and responsible for obtaining approval for road construction, design, amenities, based upon need and efficiency, all required through the Class Environmental Assessment process, Ontario, and all with public consultation. As a project manager of six environmental assessment studies, I was permitted to assist Board members of the OMB by providing research and scientific evidence in layman terms relating to air quality, wind tunnel effects, noise, and acoustic impacts emanating from the facade of development fronting onto public streets. Such information would be provided through consultants 'in the field of their expertise', usually retained by myself, but on behalf of the municipality, not the development industry. In the 1990's I wrote an article on public transportation which was included in Transportation Demand Management Manual commissioned by the federal government.

From my career and into retirement, I moved to my residence in Severn Township, which was located across the river from the infamous Muskoka s. Mr. Bruce Stanton, who eventually became the Honourable Deputy Speaker of the House at the Federal level asked me to stand for local office, which he would be vacating as he went forward into federal politics. In 2003, I was elected as municipal Councillor for Ward 5, in the Township of Severn, Ontario. To continue in this vein, in 1997, I was one of two applicants shortlisted for the position of CAO, Severn Township, and I also sat three years on the City of Orillia Library Board.

Based upon my professional experience, my political experience, as well as the personal impact of the subject proposal which is across the road from where I live (Harbourside Community), I feel qualified in submitting my comments.

The Process- Public Perception

My principal concern that while Council hears a deputation (or reads a submission), its members do not always listen to those who are better informed of the life arrangement of a particular area, and I am talking about the residents, the neighbours, the communities, and the community associations.

In terms of public perception, my concerns were heightened when I heard the exact words used by a councillor, parroted from an earlier developer presentation. The reason this “clicked” for me was from the inappropriate use of the English language. The word was “utilized”. This was not used in the proper circumstance. If the statement referred to occupancy of parking lot was under utilized and if in fact was a correct statement which it is not, the word phrase should have been “under used”. Had the councillor meant the land use, the phraseology should have been that the potential land use is “under utilized”. I picked up on this noticing the same wrong word assembly from the two separate sources!

Again, with public perception. Mr. Bateman, at the Committee of the Whole July 11, 2024, showed a photographic exhibit to discuss the development proposal in ‘context’ with adjacent land use. In his presentation, he made the comment “inconsistent with the broad objectives” followed with “more appropriate in the downtown core”. This remark was never really challenged by any member of Council for intent or clarification. In this context though we are talking about height transition from the Harbour back to single family residential and as well as the downtown core out. Has Council unilaterally changed the boundary limits of the downtown core to encroach into The James Bay community?

There is another question which lingers. The developer came back to Council with amendments to the proposal, but I am not convinced that the developer satisfied the earlier direction of Council and yet five members sought to side with the developer without question. Why?

Parking

Unfortunately, we must accept that the use of the parking lot will shortly be history. I am sure that Council is aware there are 142 parking spaces, a valuable amenity to the city as a whole, now lost forever to accommodate more population density into this area placing yet again a further demand on on-street parking.

These parking spaces in the parking lot are not being used by area residents, but visitors to the area, contractors, tradespeople, certain employees within this area, overflow from hotel parking, and most importantly tourists, many tourists. On any given weekend day in the summer, at its peak hour (noonish), this lot will be 75% occupied. This does not take into account special event proudly

promoted the City and City Council itself, in the names of the Ryder Hesjedal Tour de Victoria and the Royal Victoria Marathon. - And what about “Deuce Days”.

The road pattern and permitted on-street parking is already constrained. Any development on this site further exacerbates a taxed immediate road network. With the removal of this and other parking lots within the City, has Tourism Victoria been requested for comment?

The Process – Open House – Aug 19, 2021

Unfortunately, I must start off again with respect to my health. In June of 2021 I started on a two-week cycle of aggressive chemotherapy treatment with one of the side effects, anxiety. While I was fully cognitive all the time, my confidence lacked. Regardless I attended the open house.

Based upon my past career and political experiences, and out of responsibility to my wife and my friends and neighbours in the Harbourside Community (630 - 636 Montreal Street) I felt obligated to at least show an interest in the proposed development. In advance and to be properly prepared I had a written list of basic questions relative to any site development proposal, in this case residential use.

My first amazement which soon turned to questionable disappointment is that the City Council’s planning process allows/ requires a developer to hold unescorted public meetings/ open houses without senior planning staff member to oversee the presentation and to represent the interests of the city. This is a shortcoming. There was no one there to validate or provide accurate intent and interpretation of the city’s official plan and/ or zoning requirements. Stepping aside and listening to my neighbours in discussion with the developer’s planners, I heard the explanation justifying the need of this development, along with the planning difficulties the developers faced. This was nothing more than spin, and I use that word lightly to be polite.

My initial discussion was with Ms. Nadine King, with the WATT Consulting Group (traffic consultants). Ms. King was very courteous and polite, and after introductions, I started with planning-based questions relating to traffic transportation matters. Items along the lines number of units, occupancy (persons per unit), proposed demographic of occupant, trip generation rates, catchment areas and distribution, and transit modal splits. There was some reluctance in offering specific information. A young consultant planner joined us (sorry I didn’t get his name) who started deflecting my questions advising that the base information was not readily available even although this was an open house to discuss the proposal. I was not accepting the reluctance in his answers to my question, and a more senior consultant architect came to the rescue of the planner. He asked for my written questions which I refused – this is akin to showing one’s hand in poker.

The dialogue became heated (to be polite) and I was told again that the information I was requesting was premature. I challenged that statement and asked if I could have the financial institution which was backing the project. He obviously knew I was familiar with development proposals. I was told in no uncertain terms that that information was confidential AND “they” could “build anything they wanted without any approval of the community”, and he walked away followed by the planner. Unfortunately, I did not get the name of the architect, although he was a senior member of the developer’s team at that time.

For those members of Council who don’t understand the significance, before banks release money, or portions of the funds for development, at the planning stage, approval stage, building permit stage, etc., an analysis planner for the banks will consider the merits of a proposal, “track record” of previous developments etc., and the likelihood of the new application being granted approval

by municipal government. This is a normal requirement before entertaining the funding request and most (not all) of the information I was requesting would have been available at the open house of Aug 19, 2021.

My Position Today

While I continue my personal battle, including anxiety, I continue to feel obligated to my wife and neighbours to weigh in on this discussion, even at this late date.

The proposed development has too much density inconsistent with Council's vision and will affect traffic flow and circulation at certain times. The loading facilities for "move-in" and "move-out" activities appear deficient recognizing the turnover is normally at month-end. With the higher density, more turnover and in all likelihood, moving vehicles will occupy the travelled portions of the public road allowance, with no penalty.

The principal building is too tall, not only in the number of storeys but in height, and for the applicant to suggest to Council that there is a reduction in accordance with the direction of Council, to me is an insult. The applicant attempts to manipulate Council by using construction rationale which does not change the height objective in the transition area identified in the presentation of your own Mr. Bateman. Don't listen to the public but listen to your senior planner. Remember "inconsistent with the broader objective" and the actual height, the real height of this building will continue to impact the surrounding community. Again, one must recognize the uncalculated (in planning presentation) the height of the roof-top mechanical components.

Parking will be a problem, not for the City for this component now unloaded onto the neighbourhood streets. A year after completion and occupancy, the developer will not have a problem, (he is gone) the City may or may not, but the residents will.

The reliance in the use of public transit for this development is over-rated. For transit to be successful it must be safe, efficient and convenient. The Number 2,3,5, and 10 buses on Superior does not have an inbound component toward the City Downtown core, which is not first extremely circuitous and time consuming, therefore not efficient and convenient.

I find it offensive that certain members of Council can make casual comments and pass opinion when they do not live in this community. They do not know the people and understand what is happening in our neighbourhood. I sincerely hope that Council will consider and balance the benefit of this proposal, the neighbourhood impact versus developer's desires. This application, even with its amendments, is not in keeping with the City's vision if it "more appropriate in the downtown core".

Please remember public perception and however this item proceeds, please be confident in the rationale used in accordance with the City's vision to make the correct decision of Council.

"You have been elected to this important office to make decisions, those decisions must be made fairly, without favour and in good conscience."

Respectfully submitted. Colin W. Couper.

Alicia Ferguson

Subject: RE: OPPOSITION TO ZONING CHANGE - GERIC DEVELOPMENT

From: [REDACTED]

Sent: September 19, 2024 5:12 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: OPPOSITION TO ZONING CHANGE - GERIC DEVELOPMENT

I am writing to express my **opposition** to the zoning change to allow the Geric development of what is now a parking lot parking lot bounded by Quebec, Montreal and Kingston Streets.

I am an owner at Laurel Point Condominiums, 225 Belleville Street, Unit 302, V8V 4T9.

Please do NOT proceed with this zoning change.

Faith Hoy

Alicia Ferguson

Subject: RE: Input regarding existing Official Community Plan

From: John Canty

Sent: September 19, 2024 4:51 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Input regarding existing Official Community Plan variances/amendments and the development at 205 Quebec Street, 507 Montreal Street, and 210,214,218 and 224 Kingston Street.

Rob Bateman, Senior Planner,
City of Victoria

Re: Input regarding existing Official Community Plan variances/amendments and the development at 205 Quebec Street, 507 Montreal Street, and 210,214,218 and 224 Kingston Street

Dear Mr. Bateman,

I am a resident of Kingston Mews; this is a three unit condominium on Kingston Street, adjacent to the site and project described above.

I am in favour of development of the property at 224 Kingston, and I am also in favour of development of the parking lot bounded by Kingston Street, Montreal Street and Quebec Street – provided that development is respectful to the existing local community, and falls within the guidelines set forth in the existing OCP for the block bounded by Pendray Street, Quebec Street, Montreal Street and Kingston Street.

My understanding is that an Official Community Plan (OCP) is intended to guide development in a neighborhood, in both the near and more distant future. I would expect that community OCPs are formulated based on a neighborhood's current level of development, existing infrastructure capacity (utilized and reserve), and potential future uses of undeveloped, or underdeveloped, parcels of land.

With respect to the current OCP for the block which is the focus of the development previously noted, the height and density of the proposed development significantly exceed the OCP specifications. One question is: Why is City Council entertaining the idea of a proposal that exceeds the existing OCP guidelines by anywhere from at least 50% to 2 to 3 times the limits set out in the OCP?

I would assume that existing micro and macro infrastructure capacity is likely at least one of the factors used in the formulation of a specific OCP. Having experienced multiple occasions when the localized traffic infrastructure has been intermittently pushed beyond its capacity – leading to localized traffic congestion in this neighborhood, I am concerned about the impact that additional development will create. Given these experiences, and given the project proposed falls well outside the OCP specifications, my concerns are even greater. I have expressed my concerns related to various infrastructure capacity issues – to both the developer and to City Council. No one from Geric has been able to produce definitive, verifiable, independent proof that the various additional infrastructure demands (electrical, gas and water supplies, storm drains, sewers and roads/traffic) of this development won't negatively impact existing residents proximal to the development. Additionally, related to this concern about capacity, the existing street parking along Kingston Street is a continuing issue and challenge. I cannot imagine that this project will do anything to alleviate this matter.

Based on my experiences living in James Bay, and the concerns I have previously expressed to the developer, and to City Council, I have the following questions? Will allowing the proposed development result in this area of James Bay being over current infrastructure capacity, even sporadically, for any of the elements noted in the previous paragraph? If there is such an over capacity situation, what will be done to increase the deficient infrastructure?

Until I receive satisfactory responses to my questions and concerns related to this project, I remain opposed to the proposed development, and to the apparent contempt and disregard that Geric and City Council have displayed toward the existing OCP and the local neighborhood?

In closing, I feel a great deal of time and fiscal resources, not to mention the knowledge and expertise of planners, engineers and consultants, have been expended and invested in formulating the OCPs for neighborhoods throughout the region? Therefore, I feel it is incumbent and imperative that Council follow the existing OCP guidelines when making decisions about neighborhood developments? Developers proposals should be expected to comply with existing OCPs? The OCPs should not be adapted to accommodate the whims of developers?

Respectfully,

John Canty, Resident/co-owner, 234 Kingston Street, Victoria B8C2V8V 1V6

Alicia Ferguson

Subject: RE: OCP amendment - Quebec, Montreal & Kingston Streets

From: J.P. Fowler

Sent: September 19, 2024 4:53 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: OCP amendment - Quebec, Montreal & Kingston Streets

Dear Rob,

We're writing in regard to your request for feedback on the above-mentioned OCP amendment. We're owners in the Trafalgar Mews townhouse complex on Quebec Street beside and behind the proposed development.

While we are generally in favour of a development of the site (almost anything is better than a parking lot!), and understand and appreciate the need for density, we do have some questions regarding the OCP amendment:

1. How did City staff determine that a 14-storey building would match the neighbourhood character and contextual fit of the area given that that mid-rise hotels, condominiums and apartments that line the waterfront generally transition to character homes?
2. Can the City please confirm that the density increase plans for sufficient parking for the residents and visitors of the development? What is the parking ratio?
3. What are the City plans for current users of the parking lot - tourism companies, hotel employees, etc? As street parking is time limited and congested currently, where would these individuals be parking and what would the impact be to residents who already find street parking a challenge in the surrounding neighbourhood?

Please confirm receipt, thank you.

Kind regards,

John Fowler and Carie Jones

Alicia Ferguson

Subject: RE: OCP and Geric Proposal

-----Original Message-----

From: Jasmeen Griffin

Sent: September 19, 2024 9:44 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Jasmeen Griffin

Subject: OCP and Geric Proposal

Dear Mr. Bateman,

I am writing to voice my opposition to the proposed OCP amendment (for 205 Quebec St, 597 Montreal St, and 210, 214, 218, and 224 Kingston St) to allow for more density and increased height to accommodate the Geric development of this area.

The proposal is an extreme change that goes far beyond what the Province recommends for development and what is currently permitted. James Bay is already overly densified. The proposed Geric development would impact traffic flow and congestion with possibly dire consequences for safety and emergency procedures.

We are, after all, in a tsunami zone.

Visitors arriving from cruise ships pass through this area. Townhomes similar to the ones in the adjacent area would add to the attractiveness of the area and be more in keeping with this historic and iconic neighbourhood.

I'm also concerned that overriding the current zoning to permit such a 'monstrous carbuncle' would set an unwelcome precedent for overdevelopment of other sites.

Please reconsider your position on this important matter.

Thank you,

Jasmeen Griffin

#306-225 Belleville Street

Victoria, BC

V8V 4T9

Sent from my iPad

Alicia Ferguson

Subject: RE: 205 Quebec Street,507 Montreal St, 210,214,218,224 Kingston Set.

-----Original Message-----

From: June Hobart

Sent: September 19, 2024 3:23 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: 205 Quebec Street,507 Montreal St, 210,214,218,224 Kingston Set.

September 19th, 2024

Dear Victoria Mayor and City Councillors

My neighbour Fran Farquhar has already written to you outlining the tremendous amount of traffic that there already is on Montreal street, pedestrians, tour buses, vehicles, bicycles, scooters, wheel chairs and motorcycles

It is a major artery for all of the cruise ships that visit Victoria both for buses and pedestrians. In addition, every marathon and bicycle race that occurs always goes along Montreal Street. It is already a problem when this occurs for the cars to exit the parking garage for 630 and 630 Montreal Street. With additional traffic it will be much worse.

Both the cruise ships and the special events like the marathons add enormously to the economy and the vitality of Victoria. So it would seem important to not do something that would have a big impact on these two things.

Adding hundreds of new residents to this already congested area, can only result in creating major problems.

I realize that new housing is needed, but there must be better places for it to be added rather than in an area that is already congested with traffic.

Yours truly,

June Hobart, 502-636 Montreal Street.

Alicia Ferguson

Subject: RE: Development James Bay.

-----Original Message-----

From: Ken and Sandra

Sent: September 19, 2024 7:29 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Development James Bay.

I have concerns on the 205 Quebec St and 507 Montreal St. project.
The building proposed is too high for the surrounding area.

The building will bring more traffic to a street that is already congested. It is one block away from the corner of Cross St., Pendray and Quebec where 5 streets intersect with each other.

There is very little on street parking available.

The cruise ship traffic uses this street for bringing supplies and goods and services plus tour buses and ship pedestrians. This traffic plugs up the streets already without adding more residents. Bicycles, horse drawn carriages, pedicabs and soon to be golf carts add to the congestion.

It backs up traffic all the way down Belleville St. To the 3 streets in this area to leave James Bay. Government, Douglas and Blanchard. Government is blocked off during the summer and there has been talk of closing down the North bound lane of Douglas.

As now traffic sits on Warf St. trying to clear James Bay area.

Added congestion will come from the new developed ferry terminals.

This whole project has to be looked at from all angles and not just adding more housing.

It could be the right height, the right size but not for the corner it is sitting on.

Ken Osman
207 225 Belleville St
Victoria, BC

Alicia Ferguson

Subject: RE: 205 Quebec St.,507 Montreal St.,210,214,218 and 224 Kingston St.

From: michael mchugh

Sent: September 19, 2024 4:42 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: 205 Quebec St.,507 Montreal St.,210,214,218 and 224 Kingston St.

Dear Mr. Bateman,

We reside at 630 Montreal Street. We are responding to the City's August 21, 2024 request for our ..."input on an application to amend the OCP bylaw to support increased density, increased height, and a commercial and residential mixed used building to facilitate this development proposal."

Our opinion on this matter is based on the following:

- (1) The developer knew or should have known that a proposed 14 story mixed-use building and 108 units on a portion of land falling under the OCP Urban Residential Designation greatly exceeds the limits of 3 to 6 buildings and 21 units allowed under this Designation.
- (2) Council received about 200 pages of comments from Victorians. The vast majority of these comments opposed all or part of this proposal. In addition, Council also received a submission from the James Bay Neighbourhood Association.
- (3) Senior City staff provided a professional opinion that it does not endorse the latest proposal because it is inconsistent with the overall intent of the urban plan placement designation and does not meet the broad objectives and policies of the OCP.
- (4) Despite the foregoing, as well as excellent comprehensive remarks by Councillors Gardiner and Hammond at the Committee of the Whole Meeting on July 11, 2024, Council, by a vote of 5/4, unfortunately voted that this proposal is "supportable " at this Meeting.
- (5) Overriding the OCP by allowing "... an application to amend the OCP bylaw to support increased density, increased height, and a commercial and residential mixed-use building to facilitate this development proposal" that greatly exceed the Designation limits, creates the following:
 - (a) Defeats the purpose of even having an OCP.
 - (b) Undermines the effectiveness of the OCP.
 - (c) Can send a message to developers that they can propose developments which exceed height and density limits under OCP urban plan placement designations because the OCP Bylaw can be amended to "facilitate" their proposals.
 - (d) Raises a concern that the best interests of the community are not being served when the urban plan placement designations and the overall objectives and policies of the OCP, particularly as they relate to well planned and controlled height and density limits, are not being adhered to. Instead adhering to the limit in each OCP designation and requiring a developer to build within these limits, the solution seems

to be to simply amend the OCP Bylaw to allow for "..... support increased density, increased height" and a commercial and residential mixed-use building to facilitate this development proposal."

In conclusion, we do not support this application to amend the OCP Bylaw and are of the opinion it should be declined.

We encourage Council to visit the Capital Park Residences project by Concert and Jawl Properties development on Michigan St. and focus on their success in satisfying the best interests of our community.

Thank you for the opportunity to provide our input.

P and M McHugh
630 Montreal St

Alicia Ferguson

Subject: RE: Consultation on proposed OCP amendment

From: Roland Clift

Sent: September 19, 2024 9:42 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Marianne Alto (Mayor) <MAlto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Consultation on proposed OCP amendment

From: Roland Clift

19 September 2024

Apartment 810

225 Belleville Street

Victoria, BC, V8V 479

To: Rob Bateman

Senior Planner, City of Victoria

I am responding to your letter of August 21st 2024, inviting input on the proposed Official Community Plan amendment for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218 and 224 Kingston Street.

To come straight to the point, I am strongly opposed to amendment of the current OCP Bylaw. The proposal to amend the zoning has been prompted by a proposal for a 14-storey tower, with excessive FSR and no architectural interest. That kind of building on this site would be a disaster for Victoria and Victorians. I fully support development of the site, but in a way that enhances rather than damages James Bay. From the outset, the City's planners opposed this development. I wish the City Council would listen to its own professionals.

The proposed zoning change is not minor: it represents complete overriding of the existing OCP. To change the zoning now and so extremely would prejudice re-evaluation of the OCP. The developer originally claimed that they were offering a "thoughtful transition" from the taller buildings to the North and West to the lower rise domestic building to the South. Yet the building that has prompted the proposal to change the OCP has a far greater height and FSR than any of the buildings around the site. If it is "transitional", then it is to a completely different type of urban environment; Yaletown in Vancouver comes to mind. It is revealing that one of the photographs in the developer's application presenting the proposal actually shows the view from a building in Yaletown!

The proposed building meets none of the city's current housing needs; yet another investment property is not needed, especially on such a key site. If this 'monstrous carbuncle' is built, the costs of the long-term impacts will greatly outweigh the small short-term financial benefits to the city. It would raise land prices. Land prices are recognised as one of the main causes driving increases in construction costs. Retaining the current zoning would deter developers from buying land at inflated prices and then using that as justification for over-development.

This is an iconic site, and it should not be wasted. It dominates the first view of the city for passengers arriving by ferry, and many passengers arriving in cruise ships walk past it. Several Councillors are on record as stating that they would like Victoria to become a more recognised tourist destination “like Amsterdam or Copenhagen”. As one who knows both those cities well, I can tell you that their attraction lies in their preservation of heritage areas along with interesting modern developments with a recognisable local style on derelict industrial land. There is a possibility that Victoria could develop its own architectural style, possibly based on wood-mass buildings, and this would be an ideal site for a building to showcase such a style. Yet the development currently proposed is unimaginative and obtrusive, with no features of note.

Please also look at the traffic and safety implications of the proposed change. Traffic in the area is already problematic, and the problems will be exacerbated by redevelopment of the Belleville Terminal (which is only two blocks away). James Bay is already one of the most densely occupied areas in Victoria. It is also the part of the city most at risk to the effects of earthquakes and tsunamis. The access and exit routes are already over-loaded; in the event of a seismic event, it could not be evacuated quickly. This specific site abuts the area recently identified as “high risk” for tsunamis. In the event of a tsunami, the underground parking lot would likely be inundated. The City might consider whether permitting the development in that knowledge would make it liable for any consequences.

These views are widely held. When the proposed development was first announced, several petitions were presented to the Council opposing it. I have reproduced below the text of one of these petitions, presented to the Council in July 2023 with more than 100 signatories.

I really hope the City Council will have the good sense to reject the proposed OCP amendment and the current development proposal with it.

Roland Clift CBE, FREng, FIChemE, FRSA, HonFCIWEM

To: The Mayor and Council of the City of Victoria, BC

July 2023

Re: Development in James Bay, at Quebec, Montreal and Kingston Streets

We, the undersigned, are all residents of the Laurel Point neighbourhood of James Bay, near the site bounded by Québec, Montreal and Kingston Streets which is the subject of a development proposal put forward by Mike Geric Construction Ltd. However, we note that this development is important not just for us but for the whole city. Laurel Point is a prominent feature of Victoria; it is the area first seen by many visitors, including those arriving on cruise ships, many of whom walk past this site.

The proposal is presented by the developer as “a thoughtful transition between the scale and character of the waterfront buildings along Quebec and Montreal Streets, with that of the single-family houses and townhomes to the south” (*sic*). However, the current proposal is for a very high-density development. This is summed up by the Floor-to-Site Ratio (FSR). The current proposal has an FSR value of 2.94. This may be compared with the values for existing developments, cited in the City’s examination of the rezoning and changes to the neighbouring Inn at Laurel Point as around 2.2 for “the waterfront buildings along Quebec and Montreal Streets” and 1.6 for the Inn at Laurel Point after it has been expanded. An FSR of 2.94 cannot be interpreted as “transitional” between values in the range 1.6 to 2.2 and the much lower values in the rest of James Bay.

We accept that the development will entail some loss of view and light for neighbouring buildings. However, it should be genuinely “transitional”, to be more compatible with the surrounding buildings. As a result of the

anomalously high FSR, the proposal is for a tower of 17 stories plus a services floor. This would be way taller than any other building in the area, and would completely dominate James Bay. A shorter but broader building with the same FSR would be no less intrusive. The current proposal far exceeds existing zoning and Official Community Plan requirements. Beyond the FSR noted, it proposes significantly reducing setbacks and changing zoning, without providing anything to help alleviate Victoria's "missing middle" problem. We urge Victoria City Council to review the proposal thoroughly. We recognise the need for this site to be developed but ask that it be done in a way that would not be so dominating. We ask Victoria City Council to limit the density of the development, preferably by limiting the FSR, to ensure that the site is not developed in a way that makes our city less attractive to both residents and visitors.

OFFICIAL COMMUNITY PLAN (OCP) AMMENDMENT

Re: 205 Quebec, 507 Montreal, 210,214,218 Kingston.

This Proposed mixed use development would have:

- a 14 story tower
- 3 story townhouses on Kingston
- commercial uses on ground floor
- density 2.88 :1 FSR (floor space ratio)

The density and 14 story tower would violate the OFFICIAL COMMUNITY PLAN (OCP-2012) which provides for:

- multi-unit residential (townhouse, row house)
- low-midrise apartments 3-6 stories
- density 1.2 :1 FSR (floor space ratio)

The AMMENDMENT does NOT comply with the OLD OCP 2012 and there is no good reason to change it.

Additional density was only to be considered in locations that support the growth management concept in the OCP, such as in proximity to Urban Villages, Town Centers and Transit Priority Corridors where public benefit is provided consistent with the objectives of the OCP and other City policies. This development is NOT in proximity to Urban Villages, the Town Center or Transit Priority Corridors! There is no reason to allow additional density and height in this location.

This amendment is NOT consistent with the objectives of the old OCP 2012 and other city policies including the maximum density of approx. 2:1 FSR (floor space ratio)!

It is acceptable to have some form of development on this site (currently a surface parking lot) in this unique location of Victoria, but NOT with THIS development plan, because it is too high and the population is too dense. The commercial use would increase traffic density and the need for parking. This density would increase the need for parking for occupants as well as guests. There is already insufficient parking in this area. The parking lot located there now is fully occupied for public parking. This proposal would violate the very ambiance that makes James Bay a pleasant place to live. There were some high developments built over 25 years ago, but not in recent years and the community has stated its desire to not have this height or density, especially in this location.

It is important to consider the present transit issues on this corridor:

1. There are only 2 main thoroughfares to this area, Kingston St. and the Montreal – Quebec St. connection.
2. The spring, summer and fall use of this narrow corridor for heavy tourist transit from the cruise ship terminal at Ogden Point and Fisherman's Wharf to Victoria's other premier attractions at

the Inner Harbour, Government St., the Empress Hotel, BC Museum and the Legislative Buildings.

3. During the cruise ship season, which is spring, summer and fall, there is a heavy volume of pedestrians from the cruise ships, obstructing the sidewalks on Montreal and Quebec Streets. There is also huge congestion from tour buses, horse drawn carriages, Pedi-cabs, bicyclists, Clipper traffic, and Coho Ferry vehicular traffic in this same area.
4. There are frequent closures of this corridor, especially Montreal and Quebec Streets, for designated social events such as Marathons, ½ Marathons, Cycling races, Car shows and Parades.
5. Montreal Street has been permanently closed to vehicular traffic south of Kingston Street, causing potential congestion at the western corner of this proposed location.

For these reasons, I do NOT support this application to amend the OCP bylaw to support this plan for significantly increased density, increased height and increased commercial and residential mixed-use at this location.

Robert STROM

702-630 Montreal St.

Fred McMullen
701-630 Montreal St.
JEAN CHILCOTT
704-630 MONTREAL ST.

Alicia Ferguson

Subject: RE: 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street:

From: Soressa Gardner

Sent: September 19, 2024 4:46 AM

To: Marianne Alto (Mayor) <MAalto@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Rob Bateman <rbateman@victoria.ca>

Subject: Re: 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191 (James Bay)

Re: 205 Quebec Street, 507 Montreal Street, and 210-224 Kingston Street: Rezoning Application No. 00804 and associated Official Community Plan Amendment and Development Permit with Variances Application No. 00191 (James Bay)

Mayor and Council,

I am troubled that Councillor Caradonna, when introducing his motion to approve the Quebec/Montreal/Kingston rezoning application at the July 11th 2024 Committee of the Whole (COTW), mis-represented City staff's feedback when saying that staff "is in agreement and actually now supports this project going forward".

It was abundantly clear from Senior Planner Rob Bateman's introduction that the Planning Department has not had a change of heart since the July 27, 2023 COTW. The reason they now recommend approval is simply because the proponent has made the changes that Council (not staff) laid out; namely, to maintain the number of units (112) and FSR (2.94:1) while lowering the height. In July 2023 Council capped the height at 12, not 14 storeys. Additionally, they did they not anticipate the now increased floor heights from 3.1 to 3.3 metres, leaving this proposal a mere 6.9 meters less tall than the 17 storey version initially proposed.

If anything can be done to reverse or ameliorate the 5:4 decision in favour of the proponent, it should be done. **This rezoning application deserves a public hearing as it is so far out of keeping with the OCP.**

For those who voted to press on with this proposal, please re-read and fully absorb Senior Planner Rob Bateman's statements during his July 11, 2024 COTW presentation. Taken verbatim from the video recording:

"Staff believe that it would likely be easier for the applicant to design a proposal to be more consistent with City policies by pursuing a different massing approach, such as an approximately 6 storey building located toward the north end of the site and lower scale buildings transitioning to the single family dwellings to the south. However, it would likely be challenging to design this to retain the density of the previous proposal.

...Overall, staff do not believe that the design changes have a large impact on alignment with the development permit area objectives and guidelines. As the proposed building is still taller than the existing adjacent buildings and anticipated heights in the OCP, there continue to be concerns that the height has not been reduced enough to achieve a sensitive transition between the uses along the harbour and the adjacent lower density residential to the south.”

Senior Planner Alec Johnson’s response to Mayor Alto’s question as to whether the proposal would be consistent with the upcoming OCP was quite clear: That while the OCP’s course was not yet fully set, the proposal is “inconsistent with the the sort of general concept guiding the work, that would be looking to establishing low to mid-rise densities outside of the downtown core and urban villages.”

Later, Councillor Caradonna states that the new OCP will likely trend toward higher height and density: “Even though it’s a bit premature to say exactly what the new OCP will say for this area, it’s highly likely that it’s going to be a higher density than 6 storeys.”

Given Mr. Johnson’s input, this statement appears patently false.

I focus here on Councillor Caradonna’s framing of City staff’s recommendations because he is apparently so influential with the majority of Council (excluding Councillors Coleman, Hammond and Gardiner). I implore those who tend to vote as a block with Councillor Caradonna to take a critical look at your decisions and how they affect the already densely populated James Bay. If this project goes forward, it is my opinion that many who voted you into power will be looking carefully to see just how fast you break the guidelines of the new OCP.

Finally, I wish to applaud Councillors Gardiner, Coleman and Hammond for respecting the sage advice of the City Planners. City staff are hired for their expertise and funded by the taxpayers. They—not Council—are the experts. How frustrating it is to watch Mayor and Council bend their words.

Three applaudable quotes to leave you with:

Regarding the proposed corner plaza (slide number 39):

“It was said ‘this will much improve the area’—ANYTHING will improve the area—it’s a surface parking lot. Come on, let’s be honest about that”—Councillor Coleman

“Almost a year ago—July 27—staff recommended that this rezoning application be declined... I realize that the recommendation before us today is a response to the directive given by the majority vote of Council a year ago. This proposal does not fall within the current zoning, and more importantly within the OCP, or even, as we’ve just heard, the initial considerations of the zoning being examined in the OCP currently underway. This parcel of land was designated as RK—it was seen by the community as being reserved for what we now call missing middle housing. The application does not respect that longstanding commitment to the neighbourhood...this is not downtown.”—Councillor Marg Gardiner

“For me, there is one and only one thing going for this building, and that is the 2 and 3 bedroom units, however, they will be selling for a fortune. On everything else, this was way too much a year ago and it’s still way too much. Just to be clear, the staff are not endorsing this plan, they did not come around to what the proponent is proposing. They have made it clear that they are taking direction from the majority of this Council” - Councillor Hammond

Respectfully,

Soressa M Gardner

Soressa M. Gardner
136 Medana Street, James Bay
Victoria V8V 2H5

Alicia Ferguson

Subject: RE: Official Community Plan Amendment for 205 Quebec St., 507 Montreal St., and 210,214,218 and 224 Kingston Street

-----Original Message-----

From: Sandra La Carte

Sent: September 19, 2024 10:16 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Official Community Plan Amendment for 205 Quebec St., 507 Montreal St., and 210,214,218 and 224 Kingston Street

Sandra La Carte

2-224 Superior Street

Victoria, BC V8V 1T3

September 19, 2024.

Rob Bateman

Senior Planner

Victoria City Council

1 Centennial Square

Victoria, BC V8W 1P6

Dear Mr. Bateman

Re: Concerns Regarding proposed OCP Amendment for James Bay Development

I am writing to express my concerns regarding the proposed variance request to the Official community plan (OCP) for Victoria to the proposed development as referenced above in the James Bay neighbourhood. I would like to bring attention to the following points to be carefully considered prior to proceeding.

1. Major deviation from the zoning as outlined in the OCP.

It would allow for a building that exceeds both height and density recommendations for the area. This does not reflect the character of the neighbourhood and more importantly would stretch both neighbourhood infrastructure and resources. Parking and traffic flow has already been impacted on Superior Street with the addition of bike lanes and narrowing of the traffic lanes. Such an increase in density will most assuredly compromise an area that already has logistical problems for moving both in and out of the James Bay Area and affect quality of life here. Consideration for transportation needs in times of emergency also must be considered.

2. Impact of increased density on already strained resources. The health care system is in crisis with a severe shortage of primary health care providers available to existing residents. There are no doctors available in the area and it almost impossible to get into the urgent care centre on Michigan street. If the premise is to provide more housing, then the associated services needed to support growth must also be present.

3. Proposed retail uses as outlined are potentially redundant for the area. There are many cafes in the area and another is not needed without compromising the existing businesses. There are already empty commercial properties both in James Bay and downtown and so building more is not a requirement to enhance the area.

4. Concern that this will set a precedent for each new development proposal and the OCP will become meaningless with no value placed on the integrity of the overall plan as outlined on the city website.

In conclusion, the requested variance to the OCP does nothing to enhance the neighbourhood and quality of life here or the city as a whole. I urge the city of Victoria Council to seriously reconsider moving forward with such a significant change to the OCP.

Thank you for your time and consideration of these concerns.

Sincerely
Sandra La Carte
2-224 Superior Street
Victoria BC V8V 1T3

Sent from my iPhone

Alicia Ferguson

Subject: RE: Objection to amendment to Official Community Plan

From: Ann Fraser

Sent: September 20, 2024 2:54 PM

To: Rob Bateman <rbateman@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Objection to amendment to Official Community Plan

Victoria is one of the most beautiful and charming cities in North America. When Mark Twain visited, he likened Victoria to Shangri La with its natural harbour and the Olympic Mountains before. I like to think he was in James Bay when he made this wonderful observation.

The proposed amendment to the OCP will allow developers to build highrises, spoiling the charm of our City.

It will only benefit developers and push up already high land costs. In the 70s, through rezoning, developers were allowed to tear down many family homes in James Bay to build highrises. Fortunately, Peter Pollen was elected Mayor of Victoria, and he and his Council and City Planners stopped this destruction of the oldest district in Victoria. Today the park surrounding the Harbour is named Peter Pollen Park in his honor.

The proposed building of a 14-storey highrise on the site surrounded by Kingston, Montreal, and Belleville Street will set a precedent to allow more homes to be destroyed to make way for highrises. This is an iconic corner in the midst of the tourist route, and thousands of visitors from the cruise ships pass by it on the way to the city. This highrise has no charm, and the bylaw should not be changed to accommodate the developer.

James Bay already has a very high population density, more than many areas in Victoria. The City's targets are already being met by other developments; there is no need for more densification here. Most of the City Councillors recognized this in their pre-election statements that they did not want to see more densification in James Bay. I took them at their word and voted for them.

I rely on your good judgement as City Planner that you will take action to stop the proposed change which will only benefit developers and harm the community.

Thank you,

Ann Fraser

225 Belleville Street

Victoria BC

V8V 4T9

Alicia Ferguson

Subject: RE: Kingston and Quebec proposal

From: Pang S
Sent: September 20, 2024 3:44 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Kingston and Quebec proposal

Hello,

My name is Angela and I live with my family on Pendray Street across from Nourish.

My neighbours in my townhouse complex consist of mostly young families as well as the housing on the corner of Kingston and Pendray.

I am not opposed to building in our area however the height and the volume of people and traffic that will generate from this proposed build is alarming to say the least.

Kingston and Pendray are sleepy little streets and sidewalks that kids ride their bikes and play.

The thought of 400! more! vehicles using these streets as a thoroughfare to the entrance to the parking lot on Kingston is a terrifying thought for the young families that make up the entire block of Kingston and Oswego.

The proposed height of this building from what I have learned isn't even acceptable in this zone.

The James and many of the other high rises in our neighborhood were built 40 or more years ago and do not reflect what James Bay needs now.

The traffic including cars, tour busses, bikes, horse drawn carriages, Kabuki cabs, running cabs, vintage cars, groups of Motorbikes, scooter rentals!!!and bike rentals!!!

I will stress that All of this traffic is funneled down Belleville Pendray Quebec and Montreal (one connected thoroughfare St)

None of these things are unexpected after 22 years of living at this area but I need to let whoever is thinking of building a tower that will add to the current traffic conditions which are terrible already.

Daunting in the winter but complete chaos in the summer.

I also forgot to mention the black ball ferry also unloads onto this thoroughfare.

Now I will address the safety concerns for everyone including the new development.

We live in an area that have recurring bikeraces, marathons, parades, music festivals, truck parades and protests happening all the time.

As a resident of this corner for 22 years I will tell you that there are times that I have been unable due to events to even get to my house!

I once had to go visit a friend for a few hours in Cook St because there was construction and road work on ever single road I could take home.

It was funny at the time and I've told that story to many people as an idea what living in James Bay can be like.

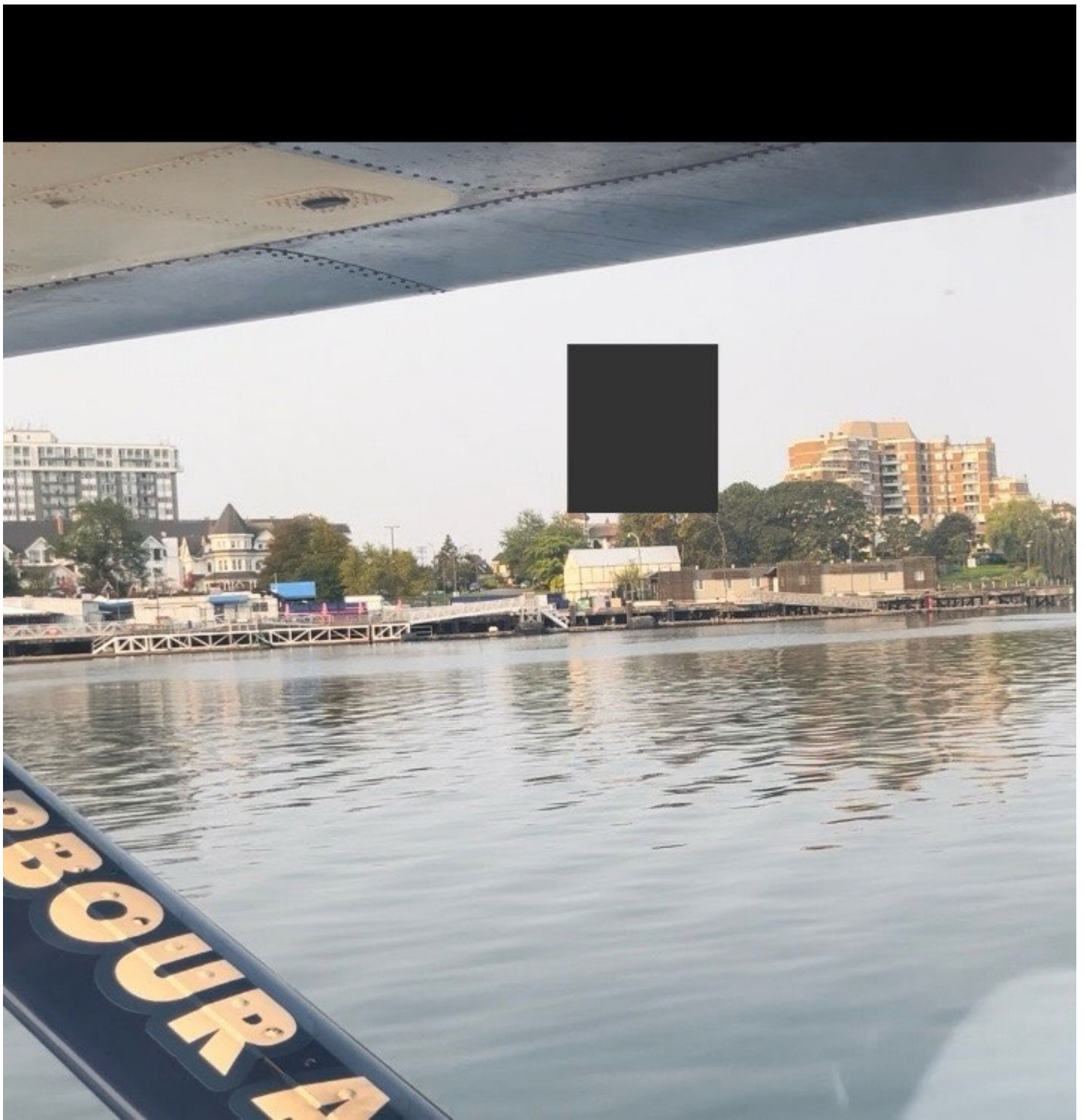
Now our block is told Kingston will be a new thoroughfare for hundreds MORE vehicles and cars.

I suggest physically coming to James Bay and assessing the problem in person. It is unfair for the existing community to have to even explain it in writing.

I am attaching pictures of our little block and how ridiculous a proposal of this magnitude is.

I hope someone will listen.

Thank you for your time.







Angela Stacey

Alicia Ferguson

Subject: RE: Planned development at 205 Quebec St, 507 Montreal St, 210,214,218,224 Kingston St.

From: Bette Zaccardelli

Sent: September 20, 2024 3:58 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Planned development at 205 Quebec St, 507 Montreal St, 210,214,218,224 Kingston St.

We are writing to express our concerns about the above noted development.

We have lived at 636 Montreal St. for nearly a year and so have a very good idea of what a busy part of James Bay this is. There are 4 condo buildings and 2 hotels in a short distance and the proposal to add how many more residents to this area is concerning. The extra vehicles that will be entering and exiting this proposed lot will make it even more difficult to exit from our building. With all the cars parked on the street on both Montreal and Quebec it is very hazardous even now. Many of the Harbourside residents are elderly and we are concerned for their safety.

We have grave misgivings about this development. Thank you for your understanding.

Bette Zaccardelli

Alicia Ferguson

Subject: RE: It's our Neighbourhood - Proposed Official Community Plan - Quebec St., Montreal St., Kingston St.

From: carol Garceau

Sent: September 20, 2024 1:47 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: It's our Neighbourhood - Proposed Official Community Plan - Quebec St., Montreal St., Kingston St.

Good afternoon Rob Bateman,

We received from the City of Victoria an invitation for our input on this proposed community plan in James Bay.

As a newcomer to James Bay 2 yrs. ago I am grateful for the calmness of the community which includes minimum noise pollution, traffic pollution and as well lower rise buildings in general.

I moved here to get out of the noise and massive building developments taking place in Ontario and needing a better quality of life for my whole well being.

I have been extremely grateful to live on Kingston Street and enjoy the community. Upon reading this proposal it brought no joy or positive feelings towards changes to our community. I wonder if considerations are being made to having 14 storeys built on a corner that would then block sun to our community gardens at Huntington Manor and also existing homes that create gardens for food source.

The amount of noise pollution, traffic congestion along with construction trucks for 3-4 years will not be welcoming to us who live here and all the tourist that walk along all these streets from the cruise ships.

Is there any consideration of 5-6 storeys that would be more appealing and not so daunting. Why is James Bay considered for more development when there is already many construction projects going on. Why is Fairfield, Fernwood, Rockland, Oak Bay, Oaklands being not considered for this project where there is minimum existing development happening.

Please consider how it is going to impact the seniors, the neighbours, the families in shelters that live and tourists that explore James Bay regularly.

I am very concerned that I will have to move again as I will not be able to handle all the noise pollution and major unsettleness. This will cause much undue stress to not only me but to many.

I appreciate you taking the time to read my concerns.

Warmly,

Carol Garceau

James Bay Resident

Alicia Ferguson

Subject: RE: Input OCP Quebec, Montreal, Kingston

From:

Sent: September 13, 2024 10:32 AM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Input OCP Quebec, Montreal, Kingston

Reply to OCP Quebec, Montreal & Kingston as an attachment containing information in the email
Photo of Parking Lot taken September 12, 2024, at 11:40 A M

Rob Bateman, Senior Planner
Copied to Mayor and Councillors
Feedback to "It's Your Neighbourhood" – August 21, 2024
OCP Quebec, Montreal and Kingston Street

Thank you for your letter dated August 21, 2024, seeking input on the OCP for Quebec, Montreal and Kingston Streets. Many residents have, in the past, responded to Council and Councillors about this project but have recently expressed, to me, disillusionment about their input having little or no impact on the outcome of the project. It was indeed encouraging to hear during the July 11th Committee of the Whole meeting, at least one Councillor refer to the hundreds of letters that had been submitted....and appeared to make his decision based on the comments.

This email is being sent to express my concerns about the current development proposal approved by the Committee of the Whole on July 11, 2024.

I've tried to be optimistic and positive about the development but am truly having difficulty trying to create supportive comments.

Density: As Council has heard from several community members, the density requirements requested by the developer are too high. I refer to the letter written by JBNA on July 17th, 2023, and submitted to Council.

"This site is already zoned R-K and would accommodate approximately 80 housing units under Schedule P of the Missing Middle Bylaw that Council ratified earlier this year. Had development proceeded on this site in accordance with this bylaw and the City's Official Community Plan (OCP) 80 much needed residences would be headed towards completion with much public support".
and.. *"Our community is already one of the most densely populated areas of the city. Furthermore, there are currently over 400 additional housing units proposed in James Bay in addition to the approximately 200 already approved or under construction. James Bay is doing more than its share".*

Following the current OCP with a proposal for creating 80 housing units has my support.

In August 2021, at the Open House launch for this project the results and effects of COVID were evident. The area was quiet and the parking lot in question was not being used as frequently as pre-pandemic (refer to photo in the presentation on July 11th). A recent photo of the parking lot on September 12th at 11:40 A M has been attached. Currently as the concerns related to Covid have diminished and several housing units (400 already proposed) on Michigan and Niagara are nearing completion, James Bay is booming! Traffic density is very evident throughout James Bay as it is often impossible not to meet oncoming traffic on the many streets (Kingston Street, Michigan between Menzies and Oswego, Niagara, et al). With the number of 'Resident Only' parked cars on the

streets and respectful drivers giving way to oncoming cars, trucks and service vehicles, for personal safety, cyclists often revert to riding on the sidewalks.

Leaving James Bay during one of many protest events at the Legislature and special functions such as a marathon run, or bike ride is often impossible as the exit route using Bellville Street is often impassible and traffic volume on Superior quickly doubles. A major traffic jam occurred in this area after the July, Canada Day fireworks. Emergency vehicle access is also hindered. Adding more people to James Bay only increases these concerns.

Has Council sought and received comments from Emergency services, in particular Fire and Ambulance?

Height of the Tower: The City Planner in his July 11, 2024 presentation to the Committee of the Whole stated more than once that this project was “*more appropriate in the downtown core*”. This project is not located in the downtown core. The number of stories has been reduced from 17 to 14, yet the height of the proposed tower is still higher than surrounding buildings. I believe that Council had asked the developer to prepare a plan with a 10-storey tower. I was both concerned and confused when the 14-storey tower was approved (although only by one vote) at the July 11th Committee of the Whole meeting. A tower of 12 stories would be similar to other buildings in the neighbourhood (i.e. Laurel Point Condos and The James – Harbour Tower) and provide more of a transition from the height of the towers to the town houses and family dwellings in the immediate area. A wind tunnel has been created between The James and Huntingdon Manor on Quebec Street. Walking between these buildings is quite difficult during any wind. The possibility of creating an additional wind tunnel could exist between the new tower and the Laurel Point condos.

Housing: This development does not provide housing for those who most need it. What is the rationale for increasing the density other than for developer profit?

Parking

While we recognize that the ‘parking lot’ use of this site will be removed, I don’t support it. Council with the approval of any development on this site creates a two-fold impact. Loss of parking for RVs, tourists, contractors, overflow parking demands from hotel events (weddings, conferences, and special functions), employee parking for both hotels, and parking for employees of the restaurants and small businesses which help make this area vibrant. And yes, this parking lot is used for those special events of which this City is proud, and those which Council actively promote, such as special events downtown, Canada Day, the Royal Victoria Marathon, the bicycle race and Ryder Hesjedal’s Tour de Victoria

Twofold because, the loss of parking on this site is further impacted by the overflow demand of the very development project itself which Council is considering. With a density greater than the 80 units in accordance with the OCP, then the impact will be greater on the on-street parking demand, traffic flow and traffic circulation all of which is exponentially impacted.

I am offended to hear a councillor who does not live in this community 24/7 frivolously state that the parking lot is ‘under utilized’. The bike lanes on Superior Street are, however, ‘under used’. The parking lot was very well used during the spring and summer months this year.

The need and demand for parking is already here in our neighbourhood. A few years ago, we witnessed the expansion of metered on-street parking along Kingston Street between Oswego and Menzies. This area is one and a half blocks east of the development site.

Most working days, during business hours, City operated parking is limited and difficult to find. Parking is a fundamental foundation for existence of both large and small businesses, downtown and surrounding areas. To arbitrarily and consistently close and remove these valuable amenities, Council is undermining the core taxation base required for its residents, essential services of clinics etc., and the success of tourism.

Day Care – Drop Off: The proposal indicates that a Day Care will be built on the site, yet the plan does not appear to have a designated drop-off or pick-up area or parking spaces where parents and guardians can safely drop off or pick up their child/ren. It appears that a designated bicycle lane has been included in the site plan. Would parents parking on Montreal Street, if that is possible, need to cross the bicycle lane to drop off and pick up their children?

Bicycle Lane: The site plan includes a bicycle lane along the east side of Montreal Street as well as designated on-street parking. This is of great concern as it will impact the current traffic pattern by reducing the amount of travelled road. Many large vehicles use this street to access Ogden Point. These include several buses carrying cruise ship passengers from April to October, other tour buses, the Hop On-Hop Off, HeliJet coaches, large

maintenance and service vehicles, fuel tankers with pups servicing the gas station at the Fisherman's Wharf Marina, Coast Guard traffic, horse trailers, large RVs and other recreational homes, waste management vehicles as well as horse drawn carriages and bicycle passenger vehicles. Montreal Street is already congested, a bicycle lane would result in further congestion in this area and make safe travel almost impossible.

The traffic at the corner of Quebec Street and Montreal Street often comes to a standstill as large transport trucks turn on to Montreal Street from Quebec Street and then maneuvers to back along Montreal Street to drop products off at the Inn at Laurel Point. This corner is already vibrant. Café not needed!!! Food delivery vehicles also access Kingston Street to make deliveries to The Coast Victoria Hotel and Marina

Café: One of the Councillors highlighted the café in the proposal and indicated that it would increase the vibrancy of the area. This person has obviously never visited the corner of Quebec and Montreal Street. The tourist traffic is now year -round and not just between April and October. This corner is quite busy with passengers from cruise ships, tourists making their way to Fisherman's Wharf, and the 'suitcase' parade coming and going from the Clipper and Coho to the 2 hotels and area World Mark time share. The foot traffic often stops momentarily to read maps to determine the route to downtown. When asking if they need assistance, I have never been asked for the location of a café. Those walking have a Downtown, Fisherman Wharf or back to the ship 'immediate' destination. From this location, we currently have the following coffee shops: Shoal Point, Imagine, Duo in the Inn at Laurel Point, Ogden Point, several in James Bay and one designated for the new Belleville Terminal. Many from the community walk a to café or coffee shop enjoy a coffee and then walk home.

Developer: Mike Geric Construction: I have personal concerns about the developer. From the initial meetings on August 17 and 19th 2021 on the parking lot of Q M & K, the developer has used 'bully like' tactics and has appeared to show little interest in working "with" the community. They have shown little or no consideration for community suggestions at the Open House on November 23rd, the special condo Zoom information meeting, and meetings held through JBNA. Yes, the tower has been lowered from 17 to 14 stories, yet the height of the floors has increased. The City Planning Department requested other changes but many of these were not honoured in the proposal approved at the July 11th Committee of the Whole meeting. Further evidence of the developer refusing to listen to or work with the neighbourhood has been evident in the JBNA Zoom discussions of their proposed Menzies Street development. Their comments here have been insulting, degrading and quite blatant toward any neighbourhood opposition. My concern should this proposal proceed is that the Developer will be writing their own rules regardless of Council regulations. While waiting for this proposal to progress I've attended several JBNA presentations by other developers. I have been impressed by the willingness of other developers to receive and address neighbourhood suggestions. Not so with Mike Geric Construction!!

Thank you, Corinne MacDonald , 630 Montreal Street

Corinne MacDonald

Rob Bateman, Senior Planner

Copied to Mayor and Councillors

Feedback to “It’s Your Neighbourhood” – August 21, 2024

OCP Quebec, Montreal and Kingston Street

Thank you for your letter dated August 21, 2024, seeking input on the OCP for Quebec, Montreal and Kingston Streets. Many residents have, in the past, responded to Council and Councillors about this project but have recently expressed, to me, disillusionment about their input having little or no impact on the outcome of the project. It was indeed encouraging to hear during the July 11th Committee of the Whole meeting, at least one Councillor refer to the hundreds of letters that had been submitted....and appeared to make his decision based on the comments.

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and.. “Our community is already one of the most densely populated areas of the city. Furthermore, there are currently over 400 additional housing units proposed in James Bay in addition to the approximately 200 already approved or under construction. James Bay is doing more than its share”.

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In August 2021, at the Open House launch for this project the results and effects of COVID were evident. The area was quiet and the parking lot in question was not being used as frequently as pre-pandemic (refer to photo in the presentation on July 11th). A recent photo of the parking lot on September 12th at 11:40 A M has been attached. Currently as the concerns related to Covid have diminished and several housing units (400 already proposed) on Michigan and Niagara are nearing completion, James Bay is booming! Traffic density is very evident throughout James Bay as it is often impossible not to meet oncoming traffic on the many streets (Kingston Street, Michigan between Menzies and Oswego, Niagara, et al). With the number of ‘Resident Only’ parked cars on

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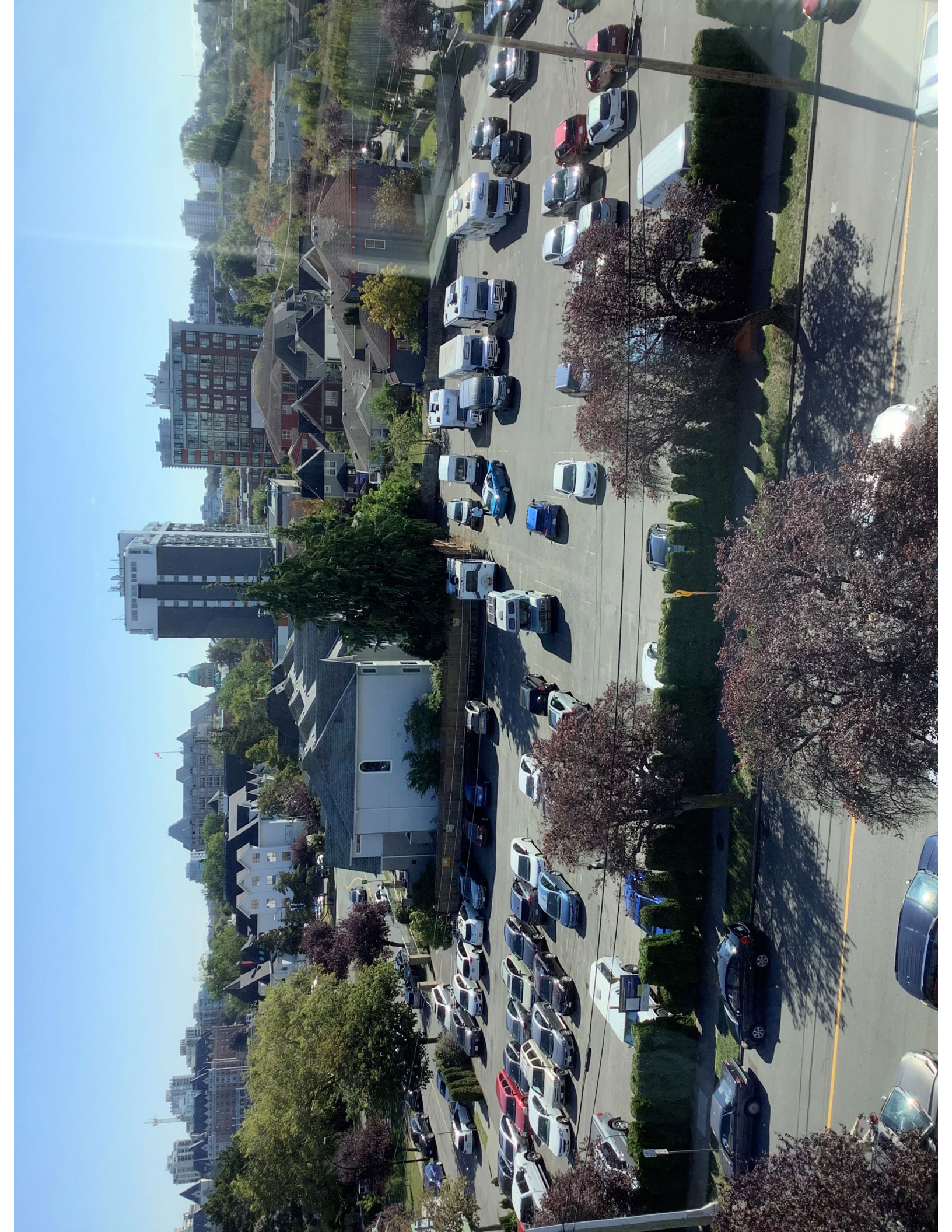
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Thank you, Corinne MacDonald , 630 Montreal Street



Alicia Ferguson

Subject: RE: Proposed Development for 205 Quebec Street

-----Original Message-----

From: David and Rosemary Bayliffe

Sent: September 20, 2024 1:08 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Proposed Development for 205 Quebec Street

Dear Mr Bateman,

Firstly, we are not opposed to development on the site.

However, we are strongly opposed to the site designation being changed.

As per our correspondence sent in 2021 we feel the subject property is more conducive to townhomes and row housing.

In our opinion, adding a commercial aspect to the property is a potential disaster with the already excessive use of Montreal Street as a main traffic corridor.

Whatever development goes on the site we recommend that you consider making Kingston Street either a Right-Hand turn only exit onto Montreal Street or preferably a cul-de-sac.

We are sure you are aware that the Admiral Inn on Montreal Street will be asking for a similar density in the not-too-far-distant future, if they have not already done so.

We have an over-abundance of existing condominiums and condominiums in the pipeline and it seems prudent to create some alternative accommodation for families who want to move into this community.

Regards

David and Rosemary Bayliffe

Residents of 636 Montreal Street

Alicia Ferguson

Subject: RE: Objection to Proposed Development at Montreal, Quebec and Kingston Streets - complete edition

-----Original Message-----

From: Frances Roch

Sent: September 20, 2024 10:54 AM

To: Rob Bateman <rbateman@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; icaradonna@victoria.ca; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>; kloughtgon@victoria.ca; Stephen Hammond (Councillor) <shammond@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Objection to Proposed Development at Montreal, Quebec and Kingston Streets - complete edition

Sent from Dear Sir:

We write to you out of concern for a proposal to amend the Official Community Plan Bylaw to permit the construction of a multi-storey building at 205 Quebec Street, 507 Montreal Street and 210, 214, 218, and 224 Kingston Street. We live at 2-508 Pendray Street having purchased the property in May of this year.

We have long been attracted to the James Bay area, beginning many years ago when our children attended the University of Victoria. Moving here has not disappointed despite the high cost and a few unexpected issues. Most of these are minor in the scheme of things but some have serious potential implications. We speak primarily of the vulnerable nature of egress from the James Bay area particularly in times of crisis. Every major downtown event (parade, race, protest, road construction: take your pick) reinforces how tenuous egress from James Bay really is. The addition of a high density housing tower that far exceeds the limitations espoused by the current OCP exacerbates the issue immensely. To be clear, it emphasizes our fear for our potential safety should an emergency arise, environmental or otherwise.

This is a very peaceful, quiet neighbourhood with little vehicle traffic other than the horse, human, and cycle drawn carriages shuttling countless tourists through this charming corner of the city. With the proposed building egesting its automobiles on to Kingston Street, that will all change. This infrastructure was never designed with this load in mind.

Clearly, the issue here is not development but the nature of the development. Fourteen stories is hardly congruent with the area. Nor are the streets involved conducive to envisioned commercial activity in the project. Indeed, the impact of such a structure is likely to be jarring rather than welcoming to the quaintness of the historic inner harbour.

To conclude, please understand our opposition to this unfortunate departure from the City's Official Community Plan. There is no apparent rationale for such radical decision-making. Surely council is not allowing itself to be blinded by the trifles offered up by the developer. Developers are not philanthropists: they have a singular motivation - profit. There is no win-win here! Please also understand that we accept development as a positive activity in our neighbourhood; however, we are adamantly opposed to the current proposal.

Sincerely: Frances and Raymond Roch
2-508 Pendray Street

Sent from my iPad my iPad

Alicia Ferguson

Subject: RE: Kingston, Montreal, Quebec St Rezoning Proposal

From:

Sent: September 20, 2024 9:59 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Kingston, Montreal, Quebec St Rezoning Proposal

Importance: High

Dear Rob & Victoria City Counsel & Mayor,

I'm submitting these comments and questions related to the rezoning application (REZ00804) of the above address in James Bay.

- **First the most concerning aspect of this is I read in the paper (Victoria Buzz) on July 12, 2024, that the counsel has already approved this development. If so is this just a feel-good input?**
- **As a neighbour of this property 14 stories with commercial use included is TOO HIGH and inappropriate. What is wrong with the current zoning of 6 stories. There are many properties in the downtown core that can be developed why do you think a rezoning of a residential neighbourhood is a good idea. If it's to facilitate the developer making money that isn't of any interest to the neighbours. No one told him to buy the property.**
- **My biggest question is how does this improve our neighbourhood – it doesn't. James Bay is already one of the most densely populated neighbourhoods in Victoria.**
- **Why are you not putting this up for vote by the James Bay community. This will affect the James Bay Neighbourhood dramatically and should be voted on by the people who will feel that impact – not the counsel of which non of the members live here.**
- **This is going to increase traffic in the area, reduce tourist parking, and put an additional burden on our infrastructure. What are the plans to off set this? The tourist parking is a concern because it will spill over into the residential parking in the neighbourhood. Parking signs are ineffective as the tourist are already parking in the residents only areas and nobody is patrolling this.**
- **If you (the city counsel & Mayor) lived next door to this property would you want a 14-story building crowding you space?**

I'm not trying to be negative just realistic about the detriment of this proposal in a family neighbourhood. It seems there must have been a deal made with the developer before he bought the property for him to think he could rezone it. How is this allowed?

Regards,

George
George Klimock

Alicia Ferguson

Subject: RE: OPPOSE Amendment - Quebec/Montreal/Kingston Streets

From: Gail Patterson
Sent: September 20, 2024 8:59 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: OPPOSE Amendment - Quebec/Montreal/Kingston Streets

Dear Mr Bateman,

I've been having computer issues trying to get something send off the last 2 days! I apologize for my late email via my iPhone.

Therefore:

I'm writing to officially Oppose this re-Zoning and this particular development which will harm the charm of our village.

Thank you.

Respectfully,

Gail Patterson
302-225 Belleville Street
Victoria. V8V 4T9

Alicia Ferguson

Subject: RE: Geric Tower Proposal

From: Jim Cuthbert

Sent: September 20, 2024 11:53 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Roland Clift; ; Kate Hanley; Karen Calland <KCalland@timescolonist.com>; localnews@timescolonist.com; editor@vicnews.com

Subject: Geric Tower Proposal

Dear Rob Bateman, Senior Planner, City of Victoria,

I have lived at Laurel Point Condominiums in James Bay for the last 2 years in our condo on the 9th floor with its balcony facing south and west.

I am vehemently opposed to the proposed 14 storey tower immediately across the street for many reasons including:

- proposal is not even close to being consistent with the current Official Community Plan which calls for multi-unit residential with heights ranging from 3-6 stories with total floor space ratios up to 1.2:1;
- proposal is considered by existing neighbours to be an abomination in the making;
- proposal is not even close to being compatible with the existing neighbourhood because of its excessive height at 14 stories;
- the James Bay neighbourhood is already considered over-densified (over-crowded) and this development would only exacerbate the problem;
- there is already excessively heavy pedestrian and vehicle traffic in this area associated with the flourishing cruise ship industry which populates the neighbourhood with an additional up to 10,000 to 12,000 new visitors each day;
- serious pedestrian and vehicle safety and liability issues associated with the regular flooding of the area by cruise ship visitors on foot and in vehicles;
- Victoria including James Bay has already not only met but exceeded its provincially-imposed housing targets for 2024 so there is no demonstrated need for this highly controversial residential tower proposal;
- the site may likely contain significant, invaluable and irreplaceable buried archeological resources being so close to a known archeological encampment/settlement just a few metres to the north; and
- many if not most Victorians and certainly the majority of James Bay residents supported Victoria Council's long standing policy of limiting building height to 6-8 stories during the 1950s, 1960s, and 1970s to maintain Victoria's desirable feel and international reputation as an ideal small town with one of the highest standards of living anywhere.

Because the Geric 14 Storey Tower proposal is so egregious in it's non-compliance with our current approved Official Community Plan and Zoning Bylaws applicable to the site, Council most certainly should vote in alignment with the hundreds of concerned and opposing immediate neighbours and

taxpayers rather than once again further line the pockets of a developer known to be very, very well healed.

Yours respectfully,

Jim Cuthbert
Cuthbert Ecological Services
908, 225 Bellville Street
Victoria, BC
V8V 4T9

Alicia Ferguson

Subject: RE: Amendment for 205 quebec street, 507 montreal street and 210, 214,218 and 224 kingston street

From: Jacqui MacDonald

Sent: September 20, 2024 12:50 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Fw: Amendment for 205 quebec street, 507 montreal street and 210, 214,218 and 224 kingston street

Hello

We were pleased to see that the proposed development is coming forward for consideration. We do live across from this proposed development and would like to express our concern for the amendment being considered.

We would like to see that you remain within the OCP guidelines for that location. There is a concern both about the height of the building but also the density of the additional traffic in an already busy corner. We do not see the need for the change to the OCP.

Regards

Jacqueline MacDonald and John Priddle

[Sent from the all new AOL app for iOS](#)

Alicia Ferguson

Subject: RE: re-development

From: John McKerlie
Sent: September 20, 2024 5:10 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: re-development

Dear Mr. Bateman,

We are residents of 636 Montreal Street and are concerned about the size and appearance of the development across the street.

Obviously change is inevitable but we think it should be compatible with the existing neighbourhood. Thousands of cruise ship tourists walk by this corner and we think there should be a substantial setback from the sidewalk which would include lots of greenery and a unique water feature. If the ground floor attracts people's interest and attention, the height will be secondary.

The entries and exits cannot flow off Montreal Street because it is already a hazard with existing traffic.

We hope you take our concerns seriously and build something that the community, the city and visitors can be proud of.

Thank you for the opportunity to provide some input.

John McKerlie and Judy Prince
302-636 Montreal Street
Victoria, B.C.
V8V 4Y1

Alicia Ferguson

Subject: RE: Proposed development @ Kingston, Montreal and Quebec Streets

From: Jason Papich
Sent: September 20, 2024 8:19 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Proposed development @ Kingston, Montreal and Quebec Streets

Hello Mr Bateman

I am writing to you to express my objection to the proposed change to the by-law that would permit increased density at the Kingston, Montreal, Quebec site.

I see a wonderful opportunity to develop the site to the benefit of the neighbourhood. There are some good examples of new housing development in James Bay to be followed such as The Capital Park development on Michigan Street. The proposed change to the density will do the opposite and will set a precarious precedent of allowing overdevelopment creeping into residential areas.

As far as I understand, the targets for housing densification have been met, particularly in James Bay. I ask: Who does this proposed significant increase in densification serve? Clearly not, the residents of James Bay, Victoria or its visitors. Million dollar plus condominiums and townhouses designed for one or two people will not alleviate the problem of access to housing for the greater part of the population.

As a resident directly adjacent to the proposed development, the proposed change to the by-law will increase the flow of traffic on Kingston Street. Due to parked cars, fencing and vegetation, it is a precarious situation pulling out of my driveway in order to exit our townhouse. A driver must be overly cautious when pulling out as pedestrians using the sidewalk and the middle of Kingston Street stroll obliviously to and from downtown. As well, the street is populated with numerous families with young children who are continually at play. Turning Kingston Street into a thoroughfare for traffic into the proposed development with its close proximity to the street limiting one's vision only creates potential danger for these families and pedestrians. I fear 200- 400 Kingston Street will be turned into the Pendray - Quebec - Montreal - Kingston St rally alley where pedestrians' lives are at the peril of motorists out for a joy ride.

The proposed increase in density also will continue to add to an already dangerous situation of access and exit from James Bay. Adding over a potential 100 units will further clog up neighbourhood streets limiting emergency services.

If a proposed change to the by-law were to be implemented, ideally the proposed development site should be turned into a community garden which would truly be a benefit to the residents of James Bay, Victoria and its visitors.

Please let me know if you have any questions or would like further elaboration.

Regards

Jason Papich
236 Kingston St
Victoria, BC,

Alicia Ferguson

Subject: RE: Geric Development in James Bay

-----Original Message-----

From: Kate Hanley

Sent: September 20, 2024 2:45 PM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Geric Development in James Bay

The proposed development by Geric in James Bay: namely at Quebec, Montreal and Kingston streets is an abomination in the making and far exceeds the present zoning!

This proposal would require a major change in zoning PLUS changes to the Official Community Plan of Victoria and to which I STRONGLY OBJECT.

Reasons being:

- James Bay is already over developed and over densified population-wise;
- The proposal exceeds the Floor to Space ratio and is excessive and overrides the present zoning;
- The proposed height totally exceeds all other buildings in this area and, again, overrides the present zoning;
- Traffic, already excessive in this area, would become even more excessive and pose an ever present danger;
- The proposed building itself is unaesthetic in appearance and does not blend well compared to the other architecture in the area;
- Is in an area identified as a hazard zone for any potential tsunamis resulting from earthquakes.

Apart from the technical objections listed above, I would also question what actual benefits might accrue to a Council to vote in favour of such an extreme and far reaching proposal.

What would be the benefits to James Bay residents and tax payers?

In particular, I question the benefits and rationale of those five councillors voting in favour of such an amendment.

How many of you have received contributions from Geric towards your election campaigns?

Which councillors amongst you five actually live in Victoria itself - much less in James Bay - and contribute to its tax base?

Are you technically competent enough to assess this proposal?

Whose "neighbourhood" is it anyways? You do say "IT'S YOUR NEIGHBOURHOOD" So are you at all familiar with our issues and priorities and the impact it will have on "our" community?

It seems not!

Finally, are you aware of any eventual repercussions for yourselves in the next election?

Thank you, however, to the four understanding and community-aware councillors who voted against this proposal.

Kate Hanley

908-225 Belleville St.

Victoria B.C.

V8V 4T9

Alicia Ferguson

Subject: RE: OCP amendment 205 Quebec Steet

From: Richard Kung
Sent: September 20, 2024 7:43 AM
To: Rob Bateman <rbateman@victoria.ca>
Subject: OCP amendment 205 Quebec Steet

Hello

I would like to voice my **opposition** to amendments in the Official Community Plan for 205 Quebec St, 507 Montreal St, and 210,214,218 and 224 Kingston Street.

The current OCP (OCP,2012) I believe has the right balance of density, height and preservation of the character of the community.

An amendment to the (OCP), as outlined, is merely an effort to increase profit margins for the developer. I see no benefit to the community in allowing a 14 - story tower and increasing the overall density.

I implore the City Council to vote NO on this OCP amendment.

Yours Truly
Richard Kung

Alicia Ferguson

Subject: RE: 205 Quebec St, 507 Montreal St, and 210, 214, 218 and 224 Kingston St, Victoria, BC

From: gray-steven

Sent: September 20, 2024 7:08 AM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: FW: 205 Quebec St, 507 Montreal St, and 210, 214, 218 and 224 Kingston St, Victoria, BC

Dear Mr Bateman and council,

I am providing you with my input regarding any future changes or amendments to the James Bay official community plan.

I am opposed to changing the Official Community Plan for the proposed development at 205 Quebec St, 507 Montreal St, and 210, 214, 218 and 224 Kingston St, Victoria, BC.

In addition to the high density and traffic safety issues, it will set a precedent for future development in James Bay.

If a development of this height and magnitude is permitted to go ahead, how can future proposals be denied? It also seems unfair to developers who have complied with the OCP and built housing that meets Community standards.

I'm sure the developer was aware of the restrictions when the properties were purchased.

There must be a more suitable solution that addresses the need for more housing. It shouldn't be "at any cost" to neighbourhoods and the future of our city.

Sincerely,

Steven Gray
812-225 Belleville St
Victoria, BC

Sent from my Galaxy

Alicia Ferguson

Subject: RE: OCP amendment 205 Quebec Street

-----Original Message-----

From: Vicki Kung

Sent: September 20, 2024 1:30 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: OCP amendment 205 Quebec Street

Dear Mr. Bateman,

I would like to voice my opposition to the proposed OCP Bylaw amendments for the project at 205 Quebec street el al.

The issue is not an increase in density, or the mixed-use feature, but the building height. At over double the current OCP allowance, this change will benefit only the developer, who will charge a premium for the higher floor units.

This height does not encourage lively neighbor interactions, or bring affordable family housing to a neighbourhood that needs it. Instead, the developer is simply handed the gift of increased profit. In addition, this project moves the goalposts in terms of building height bylaws. If approved, this height becomes the new normal, and James Bay may lose treasured human-scale housing and neighbor interactions in favor of more towers.

Six story, multi-unit residential housing is very welcomed. Density is welcomed. The new CRD building on Michigan Street is beautiful and we can't wait to welcome our new neighbors as the building fills up. It's a good example of housing that serves people, not commerce.

I urge the City Council to reject this application and focus on opportunities for housing development that conforms with the current OCP for the area. It would be a shame to see the Official City Plan become the Official Developer Plan.

Sincerely,
Vicki Kung

Alicia Ferguson

Subject: RE: WITHDRAWAL of previous letters re rezoning application 00804, Quebec, Montreal and Kingston development CORRECTED LETTER

From: Kelly Drabit

Sent: September 22, 2024 2:20 PM

To: Rob Bateman <rbateman@victoria.ca>; Marianne Alto (Mayor) <MAlto@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Jeremy Caradonna (Councillor) <jcaradonna@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Marg Gardiner (Councillor) <mgardiner@victoria.ca>; Stephen Hammond (Councillor) <shammond@victoria.ca>; Susan Kim (Councillor) <skim@victoria.ca>; Krista Loughton (Councillor) <kloughton@victoria.ca>; Dave Thompson (Councillor) <dave.thompson@victoria.ca>; Matt Dell (Councillor) <mdell@victoria.ca>

Cc: Kelly Drabit

Subject: Re: WITHDRAWAL of previous letters re rezoning application 00804, Quebec, Montreal and Kingston development CORRECTED LETTER

Please accept my sincere apologies for the confusion and hassle created.

Please withdraw the previous letters I sent-It's way too long for you to read, although true to the best of my knowledge -it was not kind or gentle. It was an expression of my frustration with widening inequalities in our communities.

Sorry to steal M. Obama's ideas, but it seems like the wealthy and powerful also use affirmative action to influence how our cities are designed. With condescending paternalism they continually sweep away the burdens of inequality and over densification down the their hierarchical door steps.

I do not oppose appropriate development but I DO oppose the density and height of the Kingston/Montreal/ Quebec proposal as it goes against staff recommendations and is well beyond the new emerging OCP guidelines. Guidelines that ensure sustainability and public use-ability, for everyone now and for future generations. I strongly oppose the lack of even remotely affordable housing. If this goes through, it reaffirms my fear that the wealthy and powerful are not subject to the same rules as the public. The new emerging OCP guidelines are only for those who do not have the power, wealth and resources to alter it.

I decided to take a healthier direction for myself and my letters to this council. Instead of being angry when duplicitous, unjust, self serving acumen is rewarded in our society I will instead focus on what Councillor Coleman said "identifying the champions" Supporting those individuals, groups and organizations that embody my mother's values to be kind, gentle and just. Although aptly timed and positioned, I was thrilled to hear the provincial government / in collaboration with Victoria is creating affordable homes for day care workers. Yes, please, more deals like this for other essential workers and helping professions!

Alicia Ferguson

Subject: RE: Rezoning comments for Folder # REZ00804 - 210, 214, 218, 224 KINGSTON ST
1-224 KINGSTON ST, 507 MONTREAL ST, 205 QUEBEC ST

From: Michel Claveau

Sent: August 27, 2024 9:41 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Rezoning comments for Folder # REZ00804 - 210, 214, 218, 224 KINGSTON ST 1-224 KINGSTON ST, 507
MONTREAL ST, 205 QUEBEC ST

Dear Mr Bateman

As part of the consultative process and as the owner of A-113 Superior Street, Victoria I have reviewed the proposed plans on the City website and have the following comments:

- I am not in favour of increasing the density allowances for this project from the present Official Community Plan and density cap
- the transit corridor options, proximity to town centres/urban villages will only further increase vehicular traffic activity/density in the surrounding area and James Bay in general
- the vehicular traffic density in this neighbourhood is already beyond capacity

Thank you for your time

Respectfully submitted

Michel Claveau

A-113 Superior Street, Victoria

Alicia Ferguson

Subject: RE: Hearing re revision to the OCP James Bay downtown parking lot

From:

Sent: August 29, 2024 11:22 AM

To: Rob Bateman <rbateman@victoria.ca>

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Hearing re revision to the OCP James Bay downtown parking lot

Rob Bateman, Senior Planner

Re: Official Community Plan amendment for 205 Quebec Street, 507 Montreal Street, and 210, 214, 218 and 222 Kingston Street

I would like to add my input to be considered regarding the above proposal on the amendment for the OCP.

This proposal, as currently presented far exceeds the current OCP.

This site is the last large development site bordering the harbour and downtown and it is essential that it melds with the balance of the surroundings and the general harbour ambiance. To allow such a tall structure will create a “stick” or “sore thumb” when viewing the area.

For the City to accept monies from the developer for “amenities” is, in effect, bribery. Any amenities received would be short lived and the only benefits would be to the developer.

Any councillor who may have received a campaign contribution from the developer should abstain and declare a conflict of interest when any final votes are taken.

Do these councillors want this eyesore to be their lasting legacy? Do they believe they will be reelected next time after advocating for “affordable housing” and “missing middle” housing? This development fills none of these requirements. There is one opportunity to get it right.

It was insulting for the developer to accede to a 14 storey building, down from 17 stories, and then raise the ceiling heights for the floors in order to capture more view lines and obtain higher prices. If the ceiling heights were reduced to 9 ft. on all floors except for the first floor, it would reduce the building height by at least one storey.

The current traffic along the Belleville, Kingston and Montreal St. corridor is already congested due to the constant festivals, road races, protests and cruise ship activities. Exiting James Bay at times is almost impossible.

The excavation for below grade parking has not been recommended by the consultant engaged by the City of Victoria to do an earthquake tsunami assessment. This property borders the hazard zone behind the Laurel Point Inn. To have this knowledge and to go ahead knowingly with underground parking will put a liability on the developers, the City, and all others who were involved with the approval.

The inclusion of a daycare centre on such a busy street is not a wise decision. A restaurant and coffee shop is also not recommended as the area has more than enough at the moment.

James Bay is already overdensified. This development does not suit the character nor needs of James Bay.

It is my understanding that City staff have not recommended this proposal.

Thank you for taking my points into consideration.

Judy Gaudreau
225 Belleville St. Laurel Point Condos

Alicia Ferguson

Subject: RE: Proposed OCP amendment 205 Quebec Street et. al.

From: James Cook
Sent: September 4, 2024 6:55 PM
To: Rob Bateman <rbateman@victoria.ca>
Subject: Proposed OCP amendment 205 Quebec Street et. al.

Hello Robert, The building proposed is not very attractive, so a lower height in alignment with the current zoning would be our preference. Thanks.

James Cook and Dan Unrau
508-500 Oswego Street