

Lacey Maxwell

From: Thomas Maler <[REDACTED]>
Sent: August 11, 2017 7:31 PM
To: Victoria Mayor and Council
Cc: Lisa Helps (Mayor); Marg Gardiner, JBNA
Subject: Re: 71 and 75 Montreal Street - REZ No. 00519

Hello Mayor Lisa and the council

I totally 100% disagree with changing the current duplex zoning for 71 and 75 Montreal street.

This is in a family residential neighbourhood and with all the traffic, the daycare just down the street doubling in size, we are bursting at the seams and cannot and should not increase the density anymore at this location. There is nowhere to park now and with baseball games and events in the park, increased cruise ship traffic, we just can't afford more increased density.

Since these 2 properties is zoned duplex, that will give 4 units, effectively doubling what there is now. If that is not enough for the developers, they can always sell it and let someone else build 2 single family units there or leave it the way it is.

thanks
tom

Thomas Maler, Ph.D.
114 Ladysmith street
Victoria, BC, Canada V8V 1J4
phone: [REDACTED]
Email: [REDACTED]

DATE: May 6, 2017

TO: James Bay Community Association and Land Use Committee
Victoria Mayor and Council

FROM: Pat McGuire, 71 Dock Street

RE: 71 & 75 Montreal Street Development Proposal by Urban Core Ventures Ltd.

I am opposed to creating a new zone for increased housing at 71 & 75 Montreal Street and the proposal for 14 units and 11 underground parking spaces.

Firstly, I want RENTAL or CO-OP HOUSING units built to respond to this city's need for rental and reasonably affordable accommodation. NOT \$1500 or so for a bachelor apartment.

What is the square footage of each and every unit proposed?

This proposal suggests a two-storey building with a basement.

"... is in keeping with the size and scale of a traditional James Bay neighbourhood, at two-storeys plus a basement, which is well designed and provides livable dwelling units for purchase that are attainable given current market conditions". Just what are the proposed sale prices in the overheated housing market? I want specifics, not generalities.

Is it likely that the basement would be developed for separate accommodation by the buyer? Then what parking demands will result?

I also have a bias against underground living - the occupant has overhead noise, unless the building is cement - and this proposal is for wood - and natural light is minimal. Not healthy.

Building underground parking is expensive. Offering 50% of parking spaces vs slightly more total units is unrealistic, unfortunately. People still want cars to get to work - and that can be out of the downtown core - and to perhaps travel out of town. Not everyone signs on to the Car Share program. So, there will be increased pressure for on-street parking. While the 100 block of Montreal Street doesn't necessarily regularly fill up with cars, it can, due to the Breakwater renovation and subsequent increased popularity with the public. Neighbouring streets already feel such pressure.

The space for bikes is generous and appealing.

However, this project is too dense; the parking pressures will exacerbate existing neighbour parking; the units are for sale and will not be offered at reasonable prices due to the inflated housing market; it does not provide rental accommodation that the City requires for its citizens.

Change the proposal to a Housing Co-op, or a rental building - both with fewer units - and I might be more supportive.

Pat McGuire
71 Dock Street

147 LADYSMITH STREET/VICTORIA, BC/V8V 1J3

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May 8, 2017

Statement of Dorothy Harvey and Peter Dent regarding the rezoning application of Urban Core Ventures for 71-75 Montreal Street.

We are the owners of the duplex residence that fronts onto Ladysmith Street and are less than 100 metres from the proposed land use change request. We are totally opposed to any rezoning of the two lots. According to the City Planning Department, these lots are Zoned R2 and this designation is consistent with the Official Community Plan. Clearly, the developer has the ability now to increase the density of these two lots by building 2 duplexes (and to make a substantial profit.) This action would be consistent with the recent new construction in the area which is as far as we can see, uniformly the replacement of older single family units with modern duplex construction. It would maintain the character of the overall neighbourhood.

The way to properly plan a neighbourhood is to stay within the overall zoning and Community Plan. This application should be withdrawn and abandoned.

If there is a desire to increase the density and housing stock in our community, we believe that the answer is to build over the many locales which are now covered by asphalt. For example, over half the site of the Seaport Apartments owned by Devon Properties Ltd. is a surface paved parking lot. The owner should be encouraged to build over the asphalt. This strategy would radically increase the number of rental units available at the same time improving the look of Montreal. There are numerous examples, the most obvious being the parking lot adjacent to the James Bay Market area. Developing these

underutilized areas in James Bay would increase the housing stock and leave existing neighbourhoods intact. This should be the driving force behind any increased density initiatives in James Bay.

Peter Dent and Dorothy Harvey

A handwritten signature in cursive script, appearing to read 'P. Dent', written in dark ink.A handwritten signature in cursive script, appearing to read 'D. M. Harvey', written in dark ink.

Noraye Fjeldstad

From: cameron glazier <[REDACTED]>
Sent: Wednesday, May 10, 2017 11:59 AM
To: Victoria Mayor and Council
Subject: Proposed Development at 71 & 75 Montreal Street, James Bay

Hello Mayor & Council,

I am a homeowner with a residence located at apartment 407-420 Parry Street in James Bay. I have recently become aware of the proposed development at 71 & 75 Montreal Street, and wish to write to Mayor & Council to express my support of this proposed development. I have owned my apartment in James Bay since 2008, and enjoy all of the amenities that the James Bay neighborhood has to offer. I often cycle through the streets of James Bay on weekends, and in the summertime I cycle to use the tennis courts at the corner of Niagara and Montreal Street. I am familiar with the post-war houses currently on the proposed development site, as well as the many other post-war era houses on the neighboring streets such as Dock, Pilot and Oswego Street.

I support this project as I am very aware, through friends and family looking for rental units or units to purchase in Victoria and James Bay, that there are near zero vacancy rates, limited rental stock and few new developments in James Bay. This causes great frustration to those wishing to move to the neighborhood. As a resident of James Bay, I can appreciate why it is such a desirable neighborhood for people to want to move to. I fully support this project as it brings increased density to two lots that offer limited liveable space in their current use.

James Bay needs new development to keep it the vibrant community that it is, and I believe this proposed development will not only reduce pressure on the extremely tight housing market but will also add positively to the neighbourhood. As I understand it, the two very small detached dwellings are proposed to be replaced with 14 very liveable units. The varying sizes of the proposed units will allow single people, couples, families and seniors all to occupy the existing site and add to the diversity of the neighborhood.

It is for the above noted reasons, among any others, that I fully support this project and further projects similar to it that will add density and diversity to James Bay.

Sincerely,
Cameron Glazier
Homeowner of 407-420 Parry Street, James Bay, BC.

Sent from [Mail](#) for Windows 10

Noraye Fjeldstad

From: Vinayak Vatsal <[REDACTED]>
Sent: Monday, February 06, 2017 5:42 PM
To: Victoria Mayor and Council
Subject: Proposed development on Montreal Street

Dear Mayor and City Councillors:

I am writing to you regarding the proposed 19 unit development on the two duplex lots at the corner of Montreal and Niagara Streets, which was recently written up in the Times-Colonist.

I am concerned about the density implied by this development-- 19 units seems far too many for two duplex lots. The fact that some of the units are the size of a hotel room (370 square feet) also calls in the question the intended market for such dwellings -- the only use I can imagine is for unregulated short-term rentals, which are already pervasive in the neighbourhood. A development sign in the same area also makes mention of a proposed 30 seat daycare facility, and it is hard for me to imagine how 19 residential units and a daycare could possibly be crammed in to a small residential block.

I am also concerned by the issues around traffic and parking. As you know, the Port Authority is proposing a large development on its lands at Ogden Point, and the City is also planning to route the new sewer line along Dallas Road. The area is already congested in summer with tourist buses, horse buggies, cycle cabs, pedicabs, and taxis, and suffers from serious backups along Dallas Road. Montreal Street is the principal access point of the neighbourhood, and is already scheduled to be the site of where much of the work on the sewer line is to be staged. Little thought seems to have been given for a larger scale infrastructure plan in the development of these various initiatives.

I fear that increased ad hoc densification in the residential areas as embodied by the proposed development will lead to severe congestion, impede access, impede port activities and tourism, as well as erode the quality of life for current residents and destroy the character of this part of James Bay.

I look forward to your response.

Dr Vinayak Vatsal
James Bay, Victoria

Noraye Fjeldstad

From: David and Ruth Silver <[REDACTED]>
Sent: Monday, May 08, 2017 3:00 PM
To: Victoria Mayor and Council
Cc: 'Stacy Jensen'
Subject: Zoning change for 71-75 Montreal Street

Dear Mayor and Councillors,

As members of the James Bay Community, we are writing to urge you to vote against a spot zoning change that would allow development at 71 and 75 Montreal Street, as currently proposed. The proposed development will reduce livability of our community by replacing two small homes with a large structure of fourteen units with inadequate parking for the residents of those units.

More than a year ago, Montreal Street lost parking spots in this area because of changes made to the boulevard. The proposed development will likely reduce available parking by three additional spaces since only 11 on-site parking spaces are proposed for 14 residential units.

The sizes of the proposed units are very small. Purchase of them as short-term rentals, for which they are suited, will alter in a negative way the family-friendly character of the neighborhood

We have previously written Council about this development and asked that Council compare this proposed project to the 2015 or 2016 construction of the four-unit complex on the northeast corner of Michigan and St. Lawrence Streets, across from Fisherman's Wharf Park. At this site, a property approximately the same size property as 71 and 75 Montreal, four townhouses were constructed by a developer who approached and worked with the neighbors. These four condos have improved both the appearance and value of the site where they were built and also the adjoining properties.

We ask that before making any decision, you weigh heavily the opinions of the residents of the neighborhood who have to bear the consequences of a project that belongs in a higher traffic, higher density location.

Thank you,

David and Ruth Silver
217 Michigan Street