

May 1, 2017

Dear Mayor and City Council:

Unfortunately, I will be out of town on May 11 and I will be unable to publicly voice my opposition to this development proposal in front of the mayor and city council.

I am writing this letter to express my opposition to the Concert Development project scheduled to be built at 701 Belleville Street. My opposition to this Concert Developers project is based upon, but not limited to, a number of concerns (for example, I have not commented upon the negligible impact this project will have on diminishing the housing shortage for lower and middle income residents of Victoria; wealthy retirees from Vancouver and the rest of Canada will be pleased, I suppose):

### **1. Height**

As stated in the letter sent to local residents, the current bylaw allows for a height of 21.5 m. and the request by Concert Developers is for this to be increased to a height of 45.0 m. It is unbelievable that City Council would even entertain a height increase of more than double the present height allowed! I understand nuance and height being tweaked for circumstances within local bylaws, but a more than doubling of the height makes a charade of anything we have in the way of bylaws if they can be whimsically revised to please a developer's request! Why even have a bylaw if these conditions will even be entertained; it should not even be considered.

The long, dark shadow created by a 45.0 metre building is not attractive to those wanting to enjoy Cridge Park and St. Ann's, let alone the imposing presence of this monolithic structure.

## **2. Reducing Required Setbacks.**

As if the request for a doubling of the height is not insulting enough, Concert Developers wants to fill every nook and cranny of this downtown space at 701 Belleville Street, and we do not even know what the setbacks are because they are not stated in the letter sent to local residents.

## **3. Vertical Sprawl**

Unfortunately, **vertical sprawl** is contributing to the diminution of Victoria's beautiful low-to-medium rise skyline. Our skyline has long contributed to the charm and livability of Victoria and Victoria's ability to attract tourism to its downtown area. The continued nibbling away at our iconic skyline through **development creep** and the proliferation of lacklustre structures is rapidly displacing Victoria's appeal.

## **4. Lack of Imagination**

It is unfortunate enough that Victoria is proposing to add a structure of such magnitude as the one being proposed by Concert Developers. The lack of imagination of Concert Developers is particularly galling and the mayor and city council's apparent willingness to accept this design is frustrating. The building proposed is only a slight permutation of buildings built and operated by Concert Developers and located in Vancouver and Toronto at the following addresses:

### **The Remington at Collingwood Village**

Vancouver East

3528 Vanness Avenue

Vancouver

**One32**  
**Downtown Toronto**  
132 Berkeley Street  
Toronto

**Tapestry at Village Gate West**  
15 Summerland Terrace  
Toronto

Is this really what we want for Victoria? Essentially, homogeneous cookie-cutter designs that diminish our uniqueness, clutter our scarce land, and denigrate our city? I do not want, and I know many others do not, this type of franchise-like construction in Victoria.

Unfortunately, I have witnessed the power that developers and the property industry hold over the mayor and city council because I have not observed, nor am I aware of, a recent single development where city council did not let the developer get away with minor tweaks and revisions that they probably had built into their proposal from the beginning. I find it very discouraging when contemplating the present and future direction of our city.

Regards,

William Rodger, PhD

**Pamela Martin**

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**From:** [REDACTED]  
**Sent:** Tuesday, May 02, 2017 1:28 PM  
**To:** Public Hearings  
**Subject:** Re amendment bylaw (No. 1095) No. 17-034

Hi I live in the Astoria on Fairfield. While the height of the proposed building won't affect me directly my main concern is parking and flow of traffic.

It is my understanding the Bosa development on Douglas won't have guest or very limited customer parking so what happens on Belleville is a major concern.

I attended one meeting where the developer Concert indicated they would have residential parking along with 10 guest and 65 bicycle parking stalls for a senior independent and assisted living/condo complex. The parking issue will be compounded by the fact Concert had indicated it anticipated 65 employees working in the complex.

Where are these people going to park? When someone comes to pick up granny from her condo where are they going to park? What about trades and other service providers?

Parking in this area is already at a premium because both Government Street between Superior and Belleville, the 700 Block of Fairfield transit layovers and the bus depot have taken away parking stalls. If there is a commercial restaurant and a pub/bistro where will people park?

Also if the access onto the property is mid block just after the the curve on Belleville this could cause a driving hazard.

Belville is a major ferry route for traffic travelling on the Coho and for horse drawn carriage tours and is fairly busy.

I am hoping these issues are fully addressed before the project proceeds.

Thanks

Anne Kyle-Bartlett

Sent from my iPad



## James Bay Neighbourhood Association

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jbna@vcn.bc.ca  
Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

November 23<sup>rd</sup>, 2016

Mayor Helps & Council,  
City of Victoria

Dear Lisa and Councilors,

**Re: Intersections and “balance”: CoW discussion of November 17<sup>th</sup>, 2016**

This letter is neither in support of or an objection to the CONCERT proposal for 701 Belleville; rather, it concerns comments made by Councilors during the wide-ranging discussion at CoW last Thursday during the review of the 701 Belleville proposal. The comments concerned the Belleville and Blanshard intersection and the need for “balance” during considerations of proposals.

**INTERSECTIONS:** To enter or exit James Bay, one must go through the south Dallas/Douglas intersection or one or two of the five intersections near Douglas and Belleville (see attachment). Councilor Madoff mentioned the long-standing recognition of problems at the Belleville-Blanshard intersection; yet, only months ago, Council elected to place more pressure on this area of James Bay by situating the BC Transit terminal at Government Street while BC Transit initially wanted a site in the Humboldt area to optimize fuel and wage costs. In response to Councilor comments, Transportation staff responded that the intersection of Douglas/Superior is intended by staff as being a more key intersection for vehicular traffic but that changes might not be made for some time, perhaps decade(s). As conversation focused on the Blanshard-Belleville intersection, other pedestrian needs and safety, particularly at the Douglas Blanshard/Southgate intersection, have not been addressed. This year in James Bay, four pedestrians were hit by buses, two at Douglas/Superior and two at Douglas/Belleville.

**BALANCE:** the matter of balance was raised concerning affordable and market pricing of rental units. However, no data or evidence of an imbalance within the rental market of James Bay was provided. Without data and proportional targets of market and subsidised rentals, the application of “balance” is being applied without context. However, as the City undergoes significant changes, balance is indeed important. The City cannot control balance within the Region, however it can control balance within the City. The City needs to balance not only density, but considerations of types of housing in addition to market and social housing. Data available regarding housing suggests that James Bay is more diversified than many other Victoria neighbourhoods with respect to housing and socio-economic considerations. James Bay, the most densely populated neighborhood in Victoria, should not be asked to bear more density beyond what is detailed within the JB Neighbourhood Plan and the OCP.

Finally, for James Bay residents and many tourists, the gateway to the Douglas Corridor starts at Mile “0”, at Dallas Road.

Respectfully submitted,

Marg Gardiner  
President, JBNA

Attach: Senior + Social housing, Transitional Facilities, and JB ingress/egress intersections

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## Attachment 1:

### *social housing (private and public)* *affordable housing (subsidized & co-ops)*

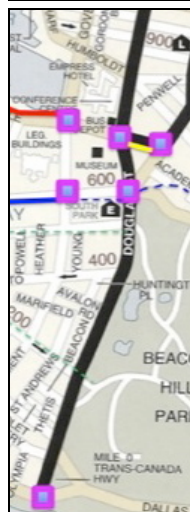
	# facilities	# units	units/population
CoVictoria*	50	1,232	0.015
<b>James Bay</b>	<b>11</b>	<b>253</b>	<b>0.023</b>
Esquimalt	2	76	0.005
Sidney	2	21	0.002
Oak Bay	1	23	0.001

\* Victoria east 30 fac 715 units pop 56,112: units/pop = 0.013



### *social housing (private and public)* *senior & assisted care home units*

	Number of Units	Units/Pop.
Esquimalt	356	0.022
Oak Bay	669	0.037
Saanich	1,744	0.016
Sidney	764	<b>0.068</b>
Sooke	43	0.004
Westshore	395	0.008
Victoria excluding JB	2,122	<b>0.031</b>
James Bay	690	<b>0.061</b>
Total	6,783	<b>0.023</b>
JB (including Concert)	860	<b>0.077</b>



### *transitional facilities*

Half-Way House  
Laren Society  
(Mudge House)

Addictions Recovery House  
Cedars at Cobble Hill



**Pamela Martin**

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**From:** Bill Mitchell [REDACTED]  
**Sent:** Friday, May 05, 2017 9:11 AM  
**To:** Public Hearings  
**Subject:** Zoning Amendment 701 Bellville Street

Good morning Council,

So we will double the building height, increase density by 3 and a half times, reduce required setbacks. I hope we will not be carried away by the good nature of the project, to provide much needed accommodation for seniors, so as to start giving the developers the moon. And what about parking and traffic flow in an already congested area?

Less height and a smaller footprint, in our opinion.

Bill Mitchell/Cheryl Bejcar, [REDACTED], the Aria

[REDACTED]

Sent from [Mail](#) for Windows 10



## James Bay Neighbourhood Association

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234 Menzies St  
Victoria, B.C.  
V8V 2G7

[www.jbna.org](http://www.jbna.org)

September 26<sup>th</sup>, 2016

Mayor & Council,  
City of Victoria

**Re: JBNA Development Review Committee comment; 701 Belleville CALUC**

A week ago we received from the City the revised documentation regarding Concert's 701 Belleville development proposal.

Late timing of distribution/notice of the revised plans did not permit community review; hence the three comments are from the JBNA Board only:

1. Belleville promenade: The Belleville promenade area is of great importance to the project. If there can be any give on the bike lane, which given its location and absence of linkages may not be well-used, thought should be given to widening the promenade to better serve pedestrians and the growing cadre of residents using mobility scooters.
2. The plaza on Douglas: The plaza is the second important "public" element of the project, contributing to the public realm. The schematics were somewhat difficult to discern, but we anticipate that the area will be open from Douglas, without visual or pedestrian impediments between Douglas walkway and the inner plaza.
3. Design: There is disappointment in the design of the complex in that it has become more of an apartment building, as seen in the Humboldt Valley area, than a signature building anticipated by the original concepts as presented to the public in the open house events.

For your consideration,

Marg Gardiner,  
President, JBNA  
CALUC Co-Chair

Cc: Dean Johnson, CONCERT  
CoV Planning



**Pamela Martin**

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**From:** Clarence Gulenchyn [REDACTED]  
**Sent:** Wednesday, May 03, 2017 12:36 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No.1095) No.17-034 701 Belleville St., Victoria, BC

City Council;

Please be advised that CPLL Holdings Ltd (St 1008 – 571 Fairfield Road Astoria) are against the proposed zoning bylaw changes to 701 Belleville Street. The bylaw change will totally obstruct the mountain view and affect the rental property value for our recently purchased investment and future home.

We can be reached at [REDACTED] or [REDACTED]. Thank you in advance for your attention to this matter.

Sincerely,

Clarence and Patricia Gulenchyn  
CPLL Holdings Ltd.  
1 Kingsway Crescent  
La Salle, MB R0G 0A1

**Pamela Martin**

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**From:** Edward Pullman [REDACTED]  
**Sent:** Tuesday, November 15, 2016 10:57 PM  
**To:** Councillors  
**Subject:** Belleville St Development Bike Lanes



**GREATER VICTORIA  
CYCLING  
COALITION**

*PO Box 8586, Station Central  
Victoria BV V8W 3S2  
GVCC.bc.ca*

Mayor & Council,

We wanted to provide some feedback on the proposed bike lane additions near the 701 Belleville St development. Overall, we are pleased with the proposed protected bike lane on the south side of the street, but would like to see further changes to enhance the pedestrian and biking experience in the area.

There have been concerns with lack the lack of walking and cycling space in the area, despite its connectivity. We suggest a fuller, more complete streets approach. This would involve repurposing the second westbound lane for a westbound protected bike lane and additional sidewalk space on the south side. Narrowing the street in this area will not only make it better for biking but also provide a more comfortable walking environment.

This section should be viewed and built as part of a continuous network - west along Belleville to connect with the Harbour Edge Biketoria route and north-east up Blanshard to connect with the Humboldt-Pakington Biketoria route. This offers a valuable additional connection for people riding bikes travelling to and from James Bay, Fairfield and Downtown.

Thank you,

Edward Pullman

President, Greater Victoria Cycling Coalition

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Edward Pullman

President, Greater Victoria Cycling Coalition

More people cycling, more places, more often

[gvcc.bc.ca](http://gvcc.bc.ca)

**Pamela Martin**

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**From:** Grace Everett-Jarema [REDACTED]  
**Sent:** Tuesday, May 02, 2017 11:58 AM  
**To:** Public Hearings  
**Subject:** 701 bellville street

Hi there,

I recently received your letter in regards to plans for 701 Bellville street and am unable to make the meeting so thought I would email instead. Rising the stories of the current building will block everyone's view on that side of the building which will cause people to leave or may affect future tenants from moving in. If you are going to renovate it I think it would be put to better use as a store/ restaurant or something that will not affect views from nearby neighbours. Thank you!

Grace

**Pamela Martin**

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**From:** Grahame Robertson [REDACTED]  
**Sent:** Monday, May 01, 2017 8:31 PM  
**To:** Public Hearings  
**Subject:** Reasoning of 701 Belleville St.

I am in total agreement with all provisions laid out in the rezoning amendment Bylaw (No. 1095) No. 17-034. Victoria needs more seniors housing for independent and assisted living uses.

G.D. Robertson  
801-655 Douglas St.

Sent from my iPad

**Pamela Martin**

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**From:** john hay [REDACTED]  
**Sent:** Monday, May 01, 2017 2:05 PM  
**To:** Public Hearings; Ben Isitt (Councillor)  
**Subject:** 701 Belleville

Given the apparent high density of accommodation in the planned building at 701 Belleville Street, Victoria, one concern that we have is that proper provision will be made for car parking in the building. Downtown is already congested and, as far as can be seen, there is no/little on-street parking at that part of Belleville. We suggest that there be no changes to zoning in the absence of an effective car parking plan.  
John and Janet Hay, 751 Fairfield Rd., Victoria

**Pamela Martin**

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**From:** Joshua Goldberg [REDACTED]  
**Sent:** Wednesday, November 16, 2016 3:55 PM  
**To:** Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)  
**Cc:** Joshua Goldberg  
**Subject:** request for public hearing: Concert Properties application for rezoning/development permit (former Crystal Court Motel site)

Dear Mayor Helps and Councillors Alto, Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, and Young,

It's my understanding from the article in today's Times Colonist (<http://www.timescolonist.com/business/rental-tower-for-seniors-pitched-for-crystal-court-site-downtown-1.2740901>) that at tomorrow's Council meeting you will be considering the Concert Properties application for rezoning and a development permit for the lot at Belleville and Douglas, where the old Crystal Court Motel was; and specifically that you will be deciding whether to recommend that council require a public hearing.

As someone who works with low-income people in that neighbourhood who will be affected by the proposed development, I ask that you require the plan go to public hearing. I am concerned that there has not been sufficient opportunity for public input on the plan, and that the proposal in its current form is 100% market rate rental/condominiums which means 0% housing for people with low incomes. I'm particularly concerned about the impacts on seniors on pensions or other fixed income who are in desperate need of affordable housing. Multiple recent studies have identified increases in homelessness among seniors and I think the proposal in its current form is unacceptable in a city with such a dire shortage of affordable rental stock.

Although as quoted in today's Times Colonist the development manager identifies that "Whether you are a condominium owner or a renter, it doesn't matter. Everybody is treated the same. Everybody gets the same access to services....It really is a complete community", I do not believe in the vision of a "completely community" that does not include people with very low incomes. I see the development as currently proposed as part of a wave of gentrification sweeping through downtown and North Park, creating upscale housing and amenities that are inhospitable to the vision of diverse and fully inclusive communities. I wonder what the impact of this development will be on people who are currently sleeping in MEEGAN/Beaconhill Park, St. Ann's Academy, and other green spaces close by, as in other communities where similarly upscale developments have been put in place advocates have reported increased criminalization of people who are homeless.

From the comments quoted in the Times Colonist by the James Bay Neighbourhood Association, I do not believe that people living in poverty have had the appropriate opportunity yet to provide public input. Their quoted main concern is that the proposed building looks like an apartment building and not a "signature building". I do not view this as at all representative of the many low-income seniors in James Bay who I think would have very different concerns.

For these reasons I believe a public hearing is an appropriate next step, so that there can be an opportunity for people with low incomes to have their voices heard.

I look forward to your response.

Sincerely,

Joshua Goldberg  
1250 Roy Road, Victoria, V8Z 2X7

**Pamela Martin**

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**From:** Naturalreviews Reviews [REDACTED]  
**Sent:** Thursday, December 29, 2016 12:02 PM  
**To:** Lisa Helps (Mayor)  
**Subject:** Message for Mayor and Councillors from Tree Watch Victoria

Dear Council:

Boston and various other cities have, following the Garden Cities Movement, established a "necklace" linking parks and gardens into continuous green space. That is what Victoria needs to do and has an opportunity to do if it were to purchase the Crystal Court motel for a bit of park space. It would link pleasingly with Thunderbird park, Cridge Park across the street, and beyond that St Anne Academy grounds and Beacon Hill Park. Each green space is enhanced by the proximity of the others.

Green space is desperately needed in what Mayor Helps calls "the core" of the Greater Victoria region. On CBC Radio she has said that new bylaws will encourage garden suites and laneway houses, which will maximize housing. What could maximize garden preservation?

The fact that landlords can now charge top dollar for housing does not mean no one any longer cares about gardens. That interest is being ignored. And those who pave their gardens to make way for rental income are doing so to make a profit. They intend to recover their expenses, and then some. Their motivation is not to house the homeless. So how "affordable" will this housing turn out to be? That will be market-determined. Gardens and their healing and aesthetic effects will be lost, and no cheap housing gained. City council would be better off giving a tax break to those who preserve their gardens than to help those who wish to profit from the housing shortage.

Will extra park purchases be made to offset the paving that results from garden infill? (for instance, Crystal Court?) How healthy is wall-to-wall urban overcrowding? This historically is precisely what makes people flee to suburbs. Most parents want their kids to grow up with trees, birdsong and play space. So prepare to build more roads and accommodate more job-commuting. No one will voluntarily drive into "the core" for shopping because they won't be able to park: the vindictive removal of downtown parking space is helping no one.

Sincerely,  
S Julian,  
Treewatch Victoria

**Pamela Martin**

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**From:** Karen & Scott Green [REDACTED]  
**Sent:** Tuesday, May 02, 2017 6:40 PM  
**To:** Public Hearings  
**Subject:** Zoning Regulation Bylaw, Amendment Bylaw (No. 1095) No. 17-034

Dear City of Victoria Mayor and Council,

We are pleased to welcome a worthwhile development being proposed for 701 Belleville Street.

With respect to the applicant's request to increase the proposed building height to 45m, we feel it would be too high for this area. Ideally, the new building shouldn't be any higher than The Q building on Douglas Street.

Sincerely,

Karen & Scott Green  
606-788 Humboldt Street  
Victoria, BC V8W 4A2  
[REDACTED]



**Pamela Martin**

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**From:** webforms@victoria.ca  
**Sent:** Thursday, November 17, 2016 1:30 PM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Khalela Bell

Email : [REDACTED]

Reference :

Daytime Phone : Not provided

I am writing to request that a public hearing be held in regards to the site of the former Crystal Court Motel. The broader community should be involved in this decision-making process as I believe that a diversity of public opinion is of utmost importance given the current housing crisis.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at [publicservice@victoria.ca](mailto:publicservice@victoria.ca). Thank you.

[REDACTED]

**Pamela Martin**

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**From:** Sharon Jayatunge [REDACTED]  
**Sent:** Wednesday, May 03, 2017 11:33 PM  
**To:** Victoria Mayor and Council  
**Subject:** Concert Properties

To Mayor and Council,

I am writing in support of Concert's proposed seniors' development at 701 Belleville.

In the past ten years I have resided in two Concert properties and am very impressed with the quality of Concert's buildings. They helped to create the wonderful neighbourhood in Humboldt Valley!

A new development nearby will bring to the area much needed quality seniors' housing.

It will improve the streetscape and landscape by removing the eyesore that has been there for far too many years. I understand it will include exciting retail and Concert's vision is to include a "Fol Epi-style" amenity to the corner of Douglas and Belleville that will be accessible to the broader community. How wonderful for Victoria!

Thanking you for your consideration.

Sharon Jayatunge

Sent from my iPad

**From:** Victoria E. Adams [REDACTED]  
**Sent:** Thursday, November 17, 2016 8:15 AM  
**To:** Lisa Helps (Mayor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Pam Madoff (Councillor)  
**Cc:** Jonathan Tinney; Kimberley Stratford  
**Subject:** Rezoning Application No. 000513 for 701 Belleville (James Bay) - Seniors Complex in James Bay

## **Seniors Complex in James Bay**

Rezoning Application No. 000513 for 701 Belleville (James Bay)

Concert Properties' 15-storey "Tapestry" seniors retirement community (75%/25% rental and condo units) plus retail space at 701 Belleville is part of a massive redevelopment plan for James Bay.

The proponent markets this project as a "made in James Bay" residence that welcomes programs and organizations into "Tapestry," a way for residents to connect with the neighbourhood. Yet, the James Bay Neighbourhood Association Development (JBNA) Review Committee in its September 26, 2016 letter to Council, stated that "late timing of distribution/notice of the revised plans did not permit community review;" they could submit only three comments from the JBNA Board!

Why would the largest seniors' complex (primarily upscale rental and condo units) to be built in James Bay warrant no community consultation? Because it was just an apartment building and not "signature building?" Because the promenades could not "serve pedestrians and the growing cadre of residents using mobility scooters?"

Since JBNA (who represent predominantly affluent property owners) refused to hear the concerns of more than 600 tenants facing renovictions in the spring of 2016, it's not surprising the same organization was unable or unwilling to seek input from those who serve the seniors population of James Bay – James Bay New Horizons, James Bay Community Project, and James Bay Community School.

Had JBNA surveyed these vital James Bay organizations, they would have discovered what a keen interest exists re ensuring the availability of affordable rental units in this new complex. Instead of depositing the bonus density and development charges into the Downtown Core Area Public Realm Improvement Fund (\$177,963.50) and the remaining \$59,321.32 into the Downtown Heritage Buildings Seismic Upgrade Fund, they might have found a creative way to acquire some much-needed affordable respite/housing space. These community organizations might well have been interested in working with the City to use these charges to benefit the non-affluent residents of James Bay.

If JBNA had sought input from members of the community whom it professes to serve, they would have learned that James Bay residents do not wish to see more of their streets and rights-of-way dedicated to serving the needs of developers at the expense of those who make this neighbourhood their home.

The construction of this new upscale seniors' retirement residence will do little to address the critical shortage of accessible and affordable housing for seniors—the majority of citizens in James Bay, who are not well-to-do members of our society.

Victoria Adams  
James Bay resident

**Pamela Martin**

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**From:** Wulfgang Zapf [REDACTED]  
**Sent:** Wednesday, November 16, 2016 4:31 PM  
**To:** Lisa Helps (Mayor)  
**Subject:** Concert Properties Application for Rezoning

Hello Mayor,

It has come to my attention that Concert Properties has applied for rezoning and a development permit for the lot at Belleville and Douglas.

I believe it is increasingly important that all large development proposals go to public hearing given the proliferation of unaffordable mega condo projects in a city experiencing a housing crisis and in a city committed to reconciliation with First Nations, yet not getting FN consent on any developments on unceded land.

Thank you kindly,

Wulfgang Zapf

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"It is possible to be autonomous and interdependent in ways that are liberating for all people"