



REVISED AGENDA - VICTORIA CITY COUNCIL

Thursday, March 11, 2021, 6:30 P.M.

6TH FLOOR BOARDROOM, CAPITAL REGIONAL DISTRICT, 625 FISGARD STREET, VICTORIA, B.C.

The City of Victoria is located on the homelands of the Songhees and Esquimalt People

Due to the COVID-19 Pandemic, public access to City Hall is not permitted. This meeting may be viewed on the City's webcast at www.victoria.ca

Council is committed to ensuring that all people who speak in this chamber are treated in a fair and respectful manner. No form of discrimination is acceptable or tolerated. This includes discrimination because of race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender identity or expression, or economic status. This Council chamber is a place where all human rights are respected and where we all take responsibility to create a safe, inclusive environment for everyone to participate.

Pages

A. Music Performance

B. Moment of Silence to Commemorate the Start of COVID-19

C. APPROVAL OF AGENDA

D. READING OF MINUTES

E. REQUESTS TO ADDRESS COUNCIL

*E.1. Rose Henry: Supporting the Unhoused

*E.2. Julian Dunster: Tree Bylaw

*E.3. Dylyn Wilkinson: Continuation of 24/7 Sheltering

*E.4. Leslie Robinson: COVID Recovery Housing Security and Tenant Assistance Policy

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*E.5. WITHDREW

Asiyah Robinson: What's Next?

*E.6. Graham Mackenzie: Tree Bylaw No. 21-035

F. PROCLAMATIONS

G. PUBLIC AND STATUTORY HEARINGS

Public and Statutory Hearings will be convened by electronic means as authorized by Ministerial Order No. M192:

“Local Government Meetings and Bylaw Process (COVID-19) Order No. 3”

To participate live at the hearing, phone 778-698-2440, participation code 1551794#

- You will be asked to state your name, and will then be placed on hold until it's your turn to speak.
- Please have your phone on mute or remain quiet when you join the call - any background noise or conversation will be heard in the live streamed meeting.
- When it is your turn to speak, staff will un-mute your call and announce the last 4 digits of your phone number.
- State your name, address and item you are speaking to.
- You will have 5 minutes to speak then will be cut off when the next speaker is connected.
- When speaking:
 - Using a 'speaker phone' is not recommended unless require by the user.
 - Turn off all audio from the meeting webcast.

For more information on Virtual Public Hearings, go

to: <https://www.victoria.ca/EN/meta/news/public-notice/virtual-public-hearings.html>

Please note that any videos you submit and the opinions you express orally will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda. Your phone number and email will not be included in the agenda. For more information on privacy and the FOIPPA Act please email foi@victoria.ca.

***G.1. 1628 Edgeware Road: Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138 (Oaklands)**

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Addenda: Correspondence

Council is considering an application to allow a Rest Home - Class B with seven rooms.

G.1.a. Public Hearing & Consideration of Approval

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- **Motion to give 3rd reading to:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1250) No. 21-027
- **Motion to adopt:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No.

- Motion to approve the Development Permit with Variance

H. REQUESTS TO ADDRESS COUNCIL

- *H.1. Christine Gold: Do not End 24/7 Camping
- *H.2. Jennifer Rebner: New Information regarding 2700 Avebury Rezoning/Subdivision
- *H.3. Robert Rebner: Request for reconsideration of 2700 Avebury Ave

I. UNFINISHED BUSINESS

J. REPORTS OF COMMITTEES

*J.1. Committee of the Whole

- *J.1.a. Report from the March 4, 2021 COTW Meeting

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Link to the March 4, 2021 COTW Agenda

- *J.1.a.a. Council Member Motion: Support for Laid-off Hotel and Tourism Industry Workers
- *J.1.a.b. Victoria Police Department - Quarter 4 Update
- *J.1.a.c. Regional Rent Bank Pilot Program
- *J.1.a.d. Citizen's Assembly Process - Next Steps

K. NOTICE OF MOTIONS

L. BYLAWS

*L.1. Bylaw for Parks Regulation Amendment Bylaw

A report regarding the proposed amendment bylaw regarding the repeal of the temporary daytime sheltering allowance.

*L.2. Bylaw for Tree Protection

A report recommending:

1st, 2nd, and 3rd readings of: Tree Protection Bylaw No. 21-035

The purposes of this Bylaw are to protect and enhance the urban forest by:

1. providing for protection and preservation of trees,
2. providing for the replacement of trees where tree removal is necessary, and
3. ensuring that lots that are being developed have sufficient tree canopy.

***L.3. Bylaws for 3080, 3082 and 3090 Washington Avenue: Rezoning Application No. 00714**

A report recommending:

- **1st and 2nd readings of:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1220) No. 21-006
 - Official Community Plan, Amendment Bylaw (No. 37) No. 21-008
 - Land Use Contract Discharge (3080, 3082 and 3090 Washington Avenue) Bylaw No. 21-019.
- **1st, 2nd, and 3rd readings of:**
 - Housing Agreement (3080, 3082 and 3090 Washington Avenue) Bylaw (2021) No. 21-007

This application is ready to proceed to a Public Hearing and proposes to increase the density and construct nine attached dwelling buildings (townhouses) with several units in each and one duplex, totaling 34 dwelling units.

***L.4. Bylaws for 1114 Rockland Avenue: Rezoning Application No. 00711**

Addenda: New Bylaw Introduction Report and attachments

A report recommending:

- **1st and 2nd readings of:**
 - Zoning Regulation Bylaw, Amendment Bylaw (No. 1249) No. 21-025
- **1st, 2nd, and 3rd readings of:**
 - Housing Agreement (1114 Rockland Avenue) Bylaw (2021) No. 21-026

This application is ready to proceed to a Public Hearing and proposed to permit a five-storey residential building with multiple dwellings.

M. CORRESPONDENCE

N. NEW BUSINESS

O. QUESTION PERIOD

***P. CLOSED MEETING**

MOTION TO CLOSE THE MARCH 11, 2021 COUNCIL MEETING TO THE PUBLIC

That Council convene a closed meeting that excludes the public under Section 90 of the *Community Charter* for the reason that the following agenda items deal with matters specified in Sections 90(1) and/or (2) of the *Community Charter*, namely:

Section 90(1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:

- *Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;*
- *Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.*

***Q. NEW BUSINESS**

***Q.1. Legal Advice - Community Charter Section 90(1)(i)**

***Q.2. Land/Legal Advice - Community Charter Section 90(1)(e) and (i)**

R. ADJOURNMENT



Tenant Assistance Policy

Victoria Housing Strategy 2016 – 2025

Council approved changes to the Tenant Assistance Policy on September 10, 2020:

1. Amend the Tenant Assistance Policy Item 4.2 as follows:

4.2 Moving Expenses and Assistance

One of two options should be provided to displaced tenants, at the discretion of the landlord:

(1) An insured moving company may be hired by the applicant, with all arrangements and costs covered within Greater Victoria; or

(2) Flat rate compensation (based on unit size) provided to the tenant at the rate of:

\$500 for bachelor and one-bedroom households

\$750 for two-bedroom households

\$1,000 for three or more bedroom households.

When a tenant is exercising the Right of First Refusal (Section 4.4), moving expenses should be provided for both the move out and return to the building.

Tenants may request moving compensation different than that proposed by the Landlord per item 6.0: Tenants Requiring Additional Assistance.

2. Review the flat rate compensation amounts at regular intervals to ensure that they are adjusted for inflation and reflective of the market rates for moving costs.

Other Document Changes:

- Revised Tenant Assistance Policy Instructions for Applicant (July 2020)
- Revised Tenant Assistance Plan (July 2020)
- Revised the Tenant Request for Assistance Form (July 2020)

For more information:

- Staff report to Council (September 3, 2020)
- Staff report to Council (September 19, 2019)
- Staff report to Council (May 10, 2018)
- Staff report to Council (November 23, 2017)



Tenant Assistance Policy

Victoria Housing Strategy 2016 – 2025

1.0 Introduction

1.1 Victoria Renters

Renters account for a significant portion of the City of Victoria's population and are an important part of the City's social fabric.

Many of the renters live in older and lower-density rental stock, where over 80% of which were built in the 1960s and 1970s¹. With a proportionally high percentage of renters in the City (61% of the total population)² for the past several years, this rental stock is a vital component of the City's overall supply of rental housing, with rental rates that are often lower than market average.

Renting also allows for median income households to live in Victoria. The median annual income of renters is \$44,165, significantly lower than that of homeowners (\$80,986)³.

1.2 Rental Housing Challenges

A healthy vacancy rate is considered to be between three to seven percent. With Victoria's growing population, demand for rental housing, and low vacancy rate (1.1%)⁴, combined with limited increases in income and limited new supply of purpose-built rental housing in recent decades, the cost of housing for renters has significantly increased. Not only has the cost of rental increased but there has been an increase in home ownership costs that have been creating challenges for many households to purchase a home. The impact of increasing home ownership costs is that households that would have previously been seeking to buy a home are now opting to rent, putting additional pressure on the rental market. While renters of all incomes have experienced a dramatic increase in rents over the past number of years, the impact has been felt acutely by those on fixed or low incomes and single persons households, such as seniors, low income families, single parents, and low wage workers alongside others.

The demolition and replacement of rental buildings results in the displacement of tenants, an issue that is exacerbated by significantly higher rents in new buildings. Lack of affordable housing, especially affordable rental stock, is a significant factor that contributes to relatively high levels of homelessness in the city, with significant social and economic costs and impacts. Any loss of rental stock and displacement of existing tenants, especially tenants with additional assistance, is a serious challenge.

¹ Market Rental Revitalization Report 2018

² Statistics Canada Census 2016

³ Statistics Canada Census 2016

⁴ CMHC Rental Market Report 2018

1.3 Policy Intent

The Tenant Assistance Policy has been developed to help mitigate the potential impacts of displacement on tenants by providing guidelines for developers and property owners to provide additional supports for tenants who are displaced as a result of major renovations or development.

2.0 Role of British Columbia Residential Tenancy Act

British Columbia's Residential Tenancy Act (RTA) regulates all tenancy agreements in residential units across the province. The Tenant Assistance Policy and Guidelines are intended to augment the RTA and address challenges unique to Victoria. While these Guidelines outline some of the requirements for tenant support included in the RTA, they are not a comprehensive nor complete guide. In some instances, the RTA outlines penalties for non-compliance for items both included in these guidelines and omitted. It is important that both landlords and tenants understand their rights and responsibilities under the RTA.

For more information on Residential Tenancy Policy and guidelines, please refer to [Residential Tenancy Policy Guideline 2](#).

2.1 Notice to End Tenancies

The RTA sets out minimum notice that a landlord must give tenants to move out in case of renovations to or demolition of an existing building. A landlord may issue a *Notice to End Tenancy* only after all necessary permits have been issued by the City. In addition, landlords must give four months' notice to end tenancies for renovation, demolition, and conversions. Tenants have 30 days to dispute the notice.

For more information, please refer to the [Landlord Notice to End Tenancy](#).

2.2 Renovations and Repairs

Under the RTA, renovations and repairs must be so extensive that they require the unit to be empty in order for them to take place, and the only way to achieve the necessary emptiness or vacancy is by terminating a tenancy. The RTA and associated guidelines provide specific guidance pertaining to whether a landlord may end a tenancy in order to undertake renovations or repairs to a rental unit.

For more information, please refer to [Ending a Tenancy for Landlord's use of Property](#).

2.3 Right of First Refusal

In instances of renovations or repairs requiring vacancy, the RTA requires tenants be offered the right of first refusal to enter into a new tenancy agreement at a rent determined by the landlord. This right of first refusal applies only to a rental unit in a residential property containing 5 or more units, and there are financial penalties for non-compliance.

For more information, please refer to [Tenant Notice: Exercising Right of First Refusal](#).

3.0 Policy Target

The application of the Tenant Assistance Policy are as follows:

- The Tenant Assistance Policy is applicable to rezoning applications to redevelop or demolish any building that will result in loss of existing residential rental units.
- This policy offers best practice guidelines that can also be used by all applicants who are seeking to renovate or redevelop existing residential rental units.
- This policy is intended to guide applicants and City staff as part of the application process but it is not intended to fetter Council's discretion when dealing with individual applications, each of which will be evaluated on its own merits.

3.1 Applicable Housing Types

The applicable housing types are as follows:

- *Market Rental Housing* – private rental housing with rent determined by the market
- *Non-Market or Social Housing* – housing that is rented at a price that is not set by market forces but set and controlled over time by some other means

3.2 Eligible Tenants

Eligible Tenants are tenants who should be included in the Tenant Assistance Plan and includes all tenants who have resided in the building for one year or more at the time a rezoning application is submitted.

A tenant who has not resided in the property long enough to be an eligible tenant, including a tenant that moves into the property after the rezoning or development permit application is submitted to the City, is not required to be included in the Tenant Assistance Plan (but may be included at the applicant's discretion).

In cases where an eligible tenant moves out prior to receiving a Notice to End Tenancy from the landlord, they are still entitled to full financial compensation and the additional support they are eligible for under the Tenant Assistance Policy.

3.3 Developing a Tenant Assistance Plan

For any renovation or redevelopment that requires relocation of existing tenants, the property owner must create a Tenant Assistance Plan that addresses the following issues:

- Early communication with the tenants
- Appropriate compensation
- Relocation assistance
- Moving costs and assistance
- Right of First Refusal.

The City has developed a Tenant Assistance Plan template that is available for applicant use. The template includes the required FOIPPA section 27(2) privacy notification which should be identified for tenants.

3.4 Communication with Tenants

Applicants should communicate their intention to renovate or redevelop with tenants throughout the process prior to submitting any application to the City and continue to communicate throughout the process. The Tenant Assistance Plan should be developed with input from tenants and once finalized, the full plan should be communicated to tenants. Communication with tenants could include:

- A written letter or email sent by the applicants to all tenants outlining the proposed project and expected timeline
- Providing a primary point of contact for tenants
- Providing the City's *Frequently Asked Questions (FAQ)* handout sheet
- Providing a *Request for Tenant Assistance Form* to tenants to identify tenant assistance needs
- Informing tenants about the City's Tenant Assistance webpage and the Residential Tenancy Branch webpage
- Ongoing communication regarding the process of the development and tenant assistance process at each stage of the process (prior, during, and at the conclusion of the project) in the form of a meeting, letter, email, etc.

4.0 Tenant Assistance Plan for Market Rental Housing Development

The guidelines in this section are intended to be used for renovation or redevelopment in Market Rental Housing developments, as defined in section 3.1 Applicable Housing Types.

4.1 Compensation

Compensation should be given to displaced tenants. Compensation may take the form of free rent, a lump sum payment, or a combination of both.

For market rental housing, compensation is recommended to be based on length of tenancy at either:

- (1) The higher of CMHC average rent for the City of Victoria (as identified in CMHC's Annual Rental Market Report, adjusted annually and identified in Table 1 – Rental Compensation below) or the tenant's existing rent; or
- (2) Free rent in a different building

Table 1 - Rental Compensation

CMHC Average Rent ⁵	Length of Tenancy
<ul style="list-style-type: none"> • Bachelor: \$935 • 1BR: \$1,086 • 2BR: \$1,438 • 3BR+: \$1,766 	<ul style="list-style-type: none"> • Up to 5 years: 3 months' rent • 5 to 9 years: 4 months' rent • 10-19 years: 5 months' rent • 20+ years: 6 months' rent

⁵ CMHC Rental Market Report 2018

For tenants receiving government or rental assistance where program eligibility is based on taxable income, such as BC Housing's Rental Assistance Program (RAP), Shelter Aid for Elderly Renters (SAFER), Income Assistance, Disability Assistance, etc., compensation in the form of free rent in a different building is preferable.

4.2 Moving Expenses and Assistance

One of two options should be provided to displaced tenants, at the discretion of the landlord:

- (1) An insured moving company may be hired by the applicant, with all arrangements and costs covered within Greater Victoria; or
- (2) Flat rate compensation (based on unit size) provided to the tenant at the rate of:
 - \$500 for bachelor and one bedroom households
 - \$750 for two bedroom households
 - \$1,000 for three or more bedroom households

When a tenant is exercising the Right of First Refusal (Section 4.4), moving expenses should be provided for both the move out and return to the building.

Tenants may request moving compensation different than that proposed by the Landlord per item 6.0: Tenants Requiring Additional Assistance.

4.3 Relocation Assistance

Tenant Relocation Coordinator

An experienced Tenant Relocation Coordinator should be hired or appointed by property owner or landlord to assist tenants with finding alternative rental housing options. A roster of local Tenant Relocation Coordinators can be found on the City's webpage.

Once in place, the Tenant Relocation Coordinator's contact information should be posted within the building in a conspicuous location, and they should be contactable at regular and consistent hours.

Alternate Housing Options

At least three housing options should be presented to the tenant(s). The units should be:

- Comparable in terms of size, location, and rent amount (unless otherwise agreed to by tenant)
- Located in the Capital Regional District, with at least one in the same neighbourhood (unless the tenant has indicated preference for another location)
- Rent at no more than the Canadian Mortgage and Housing Corporation (CMHC) average rents for the City of Victoria, or at a rate comparable to the tenant's current rate if current rent is higher than CMHC average
- Tailored to the tenant wherever possible (e.g. pet friendly, accessible, smoke-free, etc.)

4.4 Right of First Refusal

Tenants should be offered the Right of First Refusal, which is the right for the tenant being displaced to return to the building once renovations or redevelopment is complete. Returning tenants should be offered rents at 10% below starting market rents for the new units, with the following considerations:

- If a tenant's current rent is higher than the proposed 10% below market rent level, the right of first refusal can be offered at the tenant's current rental rate
- Tenants should be offered to be moved back to the building with moving expenses covered per Section 4.2

5.0 Tenant Assistance Plan for Non-Market Rental Housing Development

The guidelines in this section are intended to be used for renovation or redevelopment in Non-Market Rental Housing developments, as defined in section 3.1 Applicable Housing Types.

5.1 Compensation

Compensation should be given to displaced tenants. Compensation may take the form of free rent, lump sum payment, or a combination of both.

Compensation is recommended to be based on length of tenancy:

- Up to 5 years: 3 months' rent
- 5 to 9 years: 4 months' rent
- 10 to 19 years: 5 months' rent
- 20+ years: 6 months' rent

In the case that compensation in the form of a lump sum payment may affect the tenants' eligibility for housing, then compensation in free rent in a different building is preferred.

These guidelines may be flexible for non-market or social housing developments, where negotiating for reduced compensation for tenants may be possible (for example when tenants are relocated in comparable accommodation within an organization's existing portfolio of affordable housing).

5.3 Moving Expenses and Assistance

Refer to Section 4.2.

5.4 Relocation Assistance

Tenant Relocation Coordinator

An experienced Tenant Relocation Coordinator should be hired or appointed by the property owner or landlord to assist tenants with finding alternative rental housing options. A roster of Tenant Relocation Coordinators can be found on the City's webpage.

Once in place, the Tenant Relocation Coordinator's contact information should be posted within the building in a conspicuous location and they should be contactable at regular and consistent hours.

Alternate Housing Options

At least three housing options should be presented to the tenant(s), where securing housing for the tenant(s) is recommended. The alternate units should be:

- Comparable in unit size and type (unless otherwise agreed by the tenant)
- Located in the Capital Regional District, with at least one in the same municipality
- For tenants paying Rent-Geared-to-Income, rents are to be no higher than what the tenant is eligible for under the current subsidy program
- For all other tenants, rents are to be no more than the higher of either 30% of household gross income or the tenant's current rent at the time of development application
- Tailored to the tenant wherever possible (e.g. pet friendly, accessible, smoke-free, etc.)

Preference should be given at the tenant's discretion to (in priority sequence):

- Phased renovations or redevelopment where tenants can be relocated in stages to other properties on the site without ending tenancies
- A unit within the non-profit's existing portfolio
- A unit within another non-profit's portfolio
- Other forms of subsidized housing (e.g. a portable rental supplement)

5.5 Right of First Refusal

Tenants should be offered the Right of First Refusal, which is the right for the tenant being displaced to return to the building once renovations or redevelopment is complete.

- Applicants should provide all residents with the right of first refusal to return to the new development at rents described in section 5.4
- Tenants offered to move back to the building should have moving expenses covered at rates described in Section 4.3
- Projects proposing new social housing, or in instances where rental units are replaced with social housing, returning tenants must meet eligibility requirements for the new social housing units and any criteria described in a Council-approved Housing Agreement

6.0 Tenants Requiring Additional Assistance

This policy is particularly targeted towards tenants requiring additional assistance, for whom the impact of displacement may be more acute. Tenants requiring additional assistance may include (but not limited to):

- Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges
- Tenants with specific housing needs due to a disability (physical and/or mental health issues)
- Seniors, who may be long-term tenants and living on a fixed income
- Families with young children, who may have difficulty finding appropriate units
- Newcomers (recent immigrants and refugees)
- Households with very low (<\$19,999) to low (\$20,000 - \$34,999) income

- Self-reporting of additional assistance required by tenants (disclosure to the applicant on the reason for requiring assistance is NOT required)

The City may, at its discretion, request that additional financial compensation or support be provided to tenants requiring additional assistance. Additional supports could include:

- Providing additional compensation in the form of free rent, lump sum payments or a combination of both
- Hiring a Tenant Relocation Coordinator to assist individual tenants
- Providing professional movers (costs and arrangements covered) and additional funds for moving expenses
- Working with non-profit agencies to offer alternative accommodation
- Prioritizing rent-geared-to-income tenants for relocation assistance
- Continued support for housing search options above the relocation assistance requirements
- Identifying an alternative housing option that is within 10% of the tenant's current rent, if the tenant has a low income and is paying significantly lower than CMHC average rent for the area
- Offering right of first refusal rents at 20% below starting market rents for the new units
- For tenants in subsidized housing, right of first refusal units offered at existing rents in the new building

7.0 Vacant Units

Special requirements apply where the rental building is vacant at the time of a rezoning application as a consequence of:

- A vacant possession having been a condition of property purchase; or
- A Notice to Vacate issued without proper permits and necessary approvals in place.

In these cases, the rezoning application will need to be supplemented with additional information as requested by the City, which may include on request supporting documents and legal notices delivered to the tenants, so as to afford the City the ability to confirm and verify that the process by which the building was vacated was, to the best of their knowledge, carried out in compliance with this Policy and the RTA.

8.0 Procedure for Implementation, Documentation, and Final Report

Once the Tenant Assistance Plan has been approved by City staff and Council in a rezoning application, the applicant is responsible for communicating the plan to tenants, and for implementing the plan as described in this policy.

Throughout implementation, landlords should keep good records of communication with tenants, including housing options provided and offers and acceptances of alternate housing provided, and be able to produce these records to the City on request.

A final Tenant Assistance Report should be submitted prior to the issuance of an occupancy permit. The City has developed a Final Tenant Assistance Report template that is available for applicant use. At minimum, the report should include:

- Names of tenants eligible for the Tenant Assistance Plan
- A summary of the financial compensation and assistance given to each tenant (e.g. moving costs, rent, etc.)
- Outcome of their search for accommodation
- Tenants who have exercised the right of first refusal

9.0 Freedom of Information and Protection of Privacy Act

This policy recognizes that for the Tenant Assistance Plan to operate effectively, tenants' personal information will need to be collected, used and disclosed. Therefore, every tenant assistance plan will be administered in compliance with the following privacy requirements contained in the *Freedom of Information and Protection of Privacy Act*:

- Personal information can only be collected, used and disclosed for the purposes described in this policy
- Personal information must be protected at all times from unauthorized collection, use, access and disclosure
- Tenants must be made aware that providing their personal information is voluntary and non-disclosure does not prevent them from participating in the Tenant Assistance Plan
- Tenants have the right to know how their personal information is being used
- Tenants have the right to access their personal information and to request corrections of it where applicable
- Tenants will not be asked to provide any personal information that is not necessary to assist them under the Tenant Assistance Plan
- Tenants' personal information will not be retained longer than is necessary to assist them under the Tenant Assistance Plan
- Tenant Assistance Plans should not be forwarded to anyone, City staff or otherwise, not directly involved in the completion, participation in, or evaluation of the plan.

Committee of the Whole Report Back – COVID-19 Recovery

For the Meeting of June 4, 2020

RECOMMENDATION

That Council endorse the following Victoria Housing Strategy priorities in 2020 to improve housing security as part of COVID-19 recovery:

1. Advance and support the rapid supply of affordable and supportive housing with government partners and non-profit housing providers;
2. Bring forward an expanded Rental Property Standards of Maintenance Bylaw for consideration;
3. Develop a Rental Property Licensing Bylaw to prevent renovations and demovictions;
4. Explore the creation of a non-profit administered rent bank on a pilot basis.

COUNCIL MOTION

1. That staff explore opportunities, reprioritize, expedite, or amend actions within the Victoria Housing Strategy to address certain growing housing precarity within Victoria.
2. That, via Council liaisons, staff solicit written recommendations from existing City Task Forces and Committees regarding potential actions to support housing security.

ISSUES, ANALYSIS, OPTIONS

The *Victoria Housing Strategy Phase Two: 2019-2022*, developed in response to a housing crisis, is already well positioned to support COVID-19, as it:

- **Focuses on supporting very low-moderate income households.** Phase Two states that 50% of non-market and market housing developed in the City needs to be affordable to very low to moderate income households to meet existing and future demand.
- **Places priority importance on renters.** Phase Two outlines key actions that will incent the creation and retention of rental housing, protect tenancies, and ensure tenants are engaged in housing decisions.
- **Establishes truly affordable rent targets.** Phase Two tethers its definition of affordability to the renter median income to ensure rent targets are truly affordable to renters in Victoria.

Council endorsed a prioritization of actions with the adoption of the Strategy in July 2019 to bring forward the most affordable housing the fastest. Staff have been working towards that goal while continuing to oversee the ongoing implementation of existing policies and other critical operational matters. Below is a table of priority actions and their status as of June 2020:

Priority Action	Current Status
Family Housing Policy	Economic analysis and design guidelines planned; consultation delayed due to COVID
Housing Agreements	Underway as part of Secured Rental Policy
Housing Strategy Working Group	Postponed to 2021 Q1

Priority Action	Current Status
Implement DOME (Data Outcomes Monitoring and Evaluation)	Underway and ongoing
Inclusive Housing	Deferred to Equity Framework
Market Rental Revitalization Study Energy & Seismic Pilot	Request for Expression of Interest (RFEI) drafted to solicit participation by interested building owners; launch postponed due to COVID
Rental Property Licencing Bylaw	To follow Rental Property Standards of Maintenance Bylaw
Rental Property Standards of Maintenance Bylaw	Underway; delayed due to court action in the Lower Mainland; further delayed due to Tenant Ambassador deferral
Residential Rental Tenure Zoning	Initiated in 2019; delayed due to UBC Study
Review and Update the Zoning Regulation Bylaw	Planned in conjunction with Local Area Planning and Missing Middle
Secondary Suite Expansion	Postponed to 2021
Secured Rental Policy	Underway; consultation planned for July 2020
Tenant Ambassador	Position postponed for review in August 2020
Tenant Engagement Strategy	Completed 2020 Q1
Missing Middle Housing Initiative	Underway; delays in consultation due to COVID; targeting 2021 Q1 completion

Council also directed staff to encourage more housing choice and to consider future housing supply and affordability in neighbourhood villages and along key transportation corridors.

Villages & Corridors in Local Area Planning	Underway; delays in consultation due to COVID; targeting 2021 Q1 completion for Phase 1
House Conversions	Underway; public hearing delayed due to COVID

COVID Response

The COVID pandemic has exacerbated the existing housing crisis and increased precarity for renters, particularly those in core housing need. Rental housing builders, owners and operators are also experiencing risk and uncertainty, which could impact the development and retention of critically needed housing stock. Forecasted outcomes include a potential drop in housing values and slowdown in the real estate sector, though these impacts have not yet been seen in the Capital Region.

The crisis has also cooled the short-term rental accommodation market, which could increase long-term rental supply and even reduce rents in the future. The severity of these impacts have been softened by senior government interventions, including income and rent supplements, as well as an unprecedented rapid response to homelessness by the Province. The full extent of the challenges for renters and the housing sector are currently unknown—there may be some lasting impacts while others may be short term.

Renters Advisory Committee Input

In consideration of reprioritization of the Housing Strategy, staff consulted with The Renters Advisory Committee (RAC), which is the key committee focused on housing issues in Victoria. The RAC was involved in the development of the Victoria Housing Strategy and continues to provide ongoing input and advice to the City on housing matters. City staff solicited the RAC's feedback on this reprioritization through an online survey, where members were asked about actions staff were considering expediting for COVID response. The survey also advised of proposed postponements and asked whether RAC members had additional ideas for work the City could be taking to address housing precarity at this time. The survey responses, included in Attachment A, indicate a very high level of overall support for the RPSOM Bylaw and Renoviction Bylaw, and a high level of support for a Secured Rental Housing Policy and Rent Bank actions. No new actions were presented through the survey for consideration.

Proposed Reprioritization and Adaptation of Housing Strategy Actions

With these considerations in mind, staff recommend Council consider reprioritizing Housing Strategy actions to address housing security first, with actions divided into Immediate Response with a Focus on Renters, to serve people first, and Planning for the Future to consider the City's housing needs moving forward. Staff will also continue to undertake operational work to ensure the City's existing policies to promote housing security continue efficiently.

Immediate Response with Focus on Renters (2020)

1. (Amended) Advance and support opportunities for a **rapid supply of affordable and supportive housing** with government partners and non-profit housing providers including a staff-level interdepartmental working group.
2. Expand and adopt the **Rental Property Standards of Maintenance (RPSOM) Bylaw**, to ensure rental properties are appropriately maintained. Staff will be bringing forward this bylaw with an expanded scope and implementation plan in 2020 Q3.
3. Create a **Rental Property Licencing Bylaw** to prevent renovictions and demovictions with a goal to align as closely as is feasible with the removal of the provincial eviction moratorium.
4. (New) Explore the establishment of a **Rent Bank**, operated by a non-profit society (through a funding call), in preparation of discontinued provincial subsidies, on a pilot basis. The provincial Budget 2019 outlined funding for this work, so subsidies may be available and can be explored by staff.

Planning for the Future (2020/21)

1. Secured **Rental Housing Initiative** to incentivize purpose-built rental development and consider additional incentives to achieve below-market units onsite. This work will include
 - a. Consultation on alternate ways to implement **Residential Rental Tenure Zoning** to create new rental housing and protect existing rental apartment stock.
 - b. An update to the **Rental Replacement Policy** to encourage the retention of existing rental apartment buildings, and to improve outcomes when rental buildings are redeveloped, including achieving a net increase in rental units onsite and limiting tenant displacement.
2. **Missing Middle Housing** to encourage more housing choice.

3. **Affordable Housing in Local Area Planning** for Villages & Corridors to consider future housing supply and affordability in neighbourhood villages and along key transportation corridors, including consideration of rental incentives to encourage market and affordable rental development.

Ongoing Operational Work Related to Priority Actions

- Tenant Assistance Policy implementation and review of Tenant Relocation Plans
- Victoria Housing Reserve Fund application review
- Advising on housing developments and negotiations for housing affordability
- Development Outcomes Monitoring and Evaluation (DOME) to track, monitor, and provide data to inform policy recommendations.
- Housing Strategy Annual Review to track progress and guide prioritization based on current need.

OPERATIONAL IMPLICATIONS, DEPENDENCIES AND RISKS

Postponed Projects and Actions

Several housing actions originally slated for 2020 will be postponed as a result of this reprioritization, including:

- Energy and Seismic Pilot Project
- Secondary Suite Expansion
- Secondary and Garden Suite Grant program
- Garden Suites Policy Amendments
- Tiny Homes
- Housing Strategy Working Group
- Family Housing Policy
- Tenant Ambassador Position.

Resourcing

Staff will work within current resources and budget constraints to bring forward new initiatives as expeditiously as possible. Some projects will require additional resources to complete which may not be yet identified. For example, the Rental Property Licencing Bylaw is expected to require additional staff capacity and resources to implement and enforce. Resource options will be provided when these actions are brought forward to Council for consideration.

PUBLIC IMPACTS

The proposed reprioritization of the Victoria Housing Strategy for COVID response puts a primary focus on housing security. The immediate actions will provide protection and support for renters facing housing precarity and will incentivize the development and retention of secure rental housing across the City.

Most of the actions recommended in this reprioritization were already contemplated in the *Housing Strategy*, which was informed by extensive public engagement. However, the reprioritization may be of concern to those who had been anticipating earlier start dates to certain actions, such as an expansion of the garden suite policy or consideration of Tiny Homes in residential communities. Rental Housing developers and owners have also expressed concern with additional municipal regulations that exceed those in the Residential Tenancy Act such as a Rental Licencing Bylaw.

IMPACTS TO FINANCIAL PLAN

Reprioritizing Housing Strategy actions will not have an immediate impact to the Financial Plan. However, when certain actions are brought forward, additional resources will be presented for Council consideration (for example implementation and enforcement of a renoviction bylaw, and consideration of a rent bank).

CONCLUSION

Housing precarity in Victoria created by the housing crisis has been exacerbated by COVID. While encouraging the supply and diversity of housing for very low-moderate income residents was already a key goal of the *Victoria Housing Strategy*, along with a priority focus on renters and renter households, the recommendations in this report, provide a stronger focus on actions to alleviate housing precarity and ways to implement these actions as quickly as possible.

List of Attachments:

Attachment A: RAC Feedback Survey Results

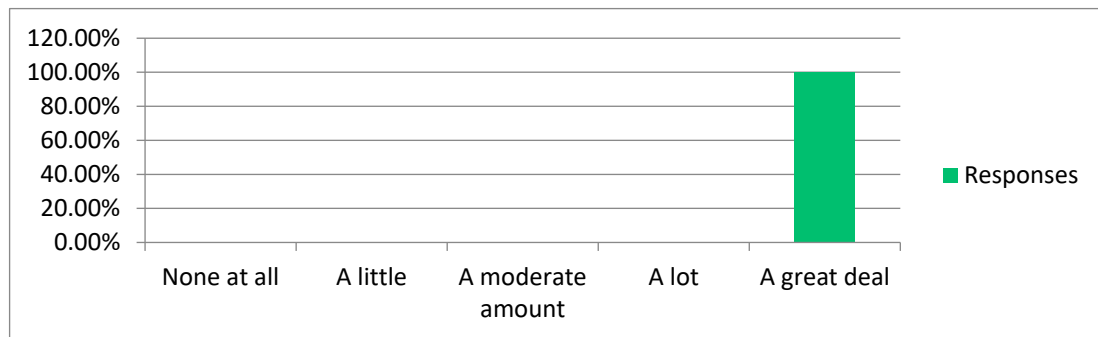
Attachment A: Renters Advisory Committee Survey Responses

Total Survey Respondents: 5

Total Incomplete Surveys: 4

Here are some of the existing actions that we're considering expediting in 2020: 1. A Renoviction Bylaw to protect tenants. Following adoption of the RPSOM Bylaw, staff can move forward with a Renoviction Bylaw with a goal to expedite this work to align as closely as is feasible with the removal of the provincial eviction moratorium, and will include enforcement, implementation, and resource considerations. What is your level of support for this action?

1. **A Renoviction Bylaw to protect tenants. Following adoption of the RPSOM Bylaw, staff can move forward with a Renoviction Bylaw with a goal to expedite this work to align as closely as is feasible with the removal of the provincial eviction moratorium, and will include enforcement, implementation, and resource considerations. What is your level of support for this action?**

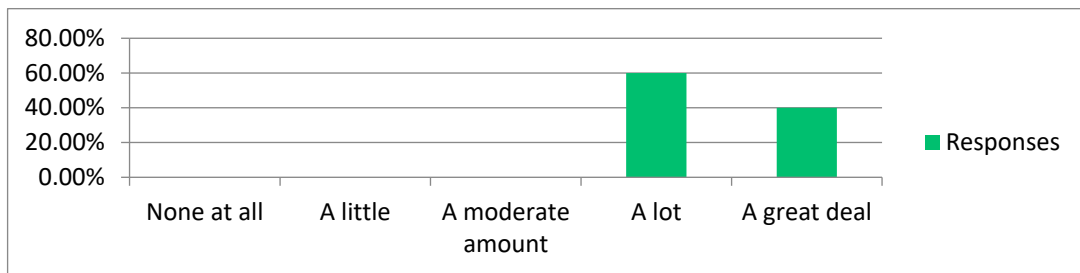


Please provide any further comments if needed:

- This is an important issue to protect affordable housing in the city and those that depend on that affordable house. I am worried that renovictions will go up after the state of emergency is lifted
- In addition to preventing reno-victions, the bylaw should also address evictions related to demolitions and change of use (eg from rental to short-term rental or condo)

2. **The Rental Housing Project to create and protect rental housing. This project combines several priority actions to support the creation of new market and affordable rental, while protecting existing purpose-built rental apartments. These actions include, a Secured Rental Policy; development process efficiencies for affordable housing; an update to the Rental Replacement Policy; Residential Rental Tenure Zoning; and utilizing housing agreements to reduce barriers faced by renters in new development.**

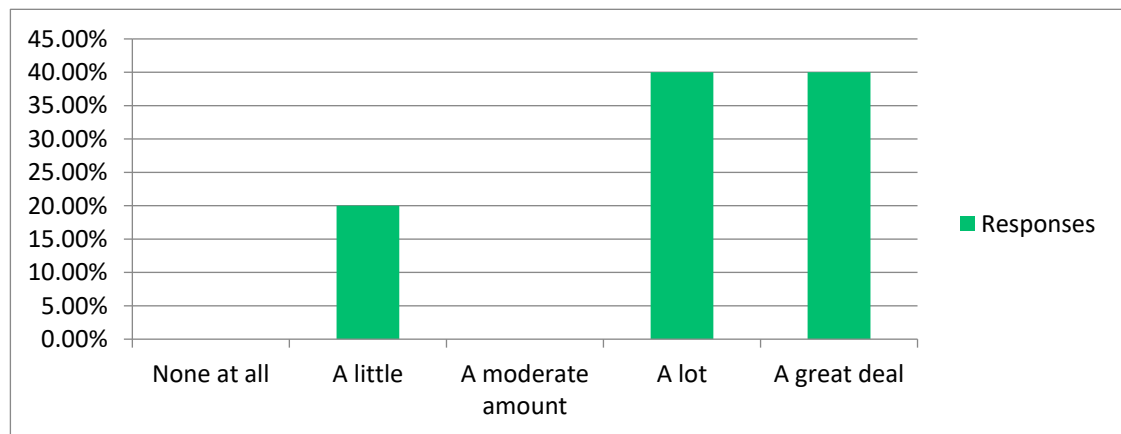
What is your level of support for this action?



Please provide any further comments if needed:

- I can't comment on a list to titles, would need to know the details

3. Secondary Suites expansion to allow secondary suites in more housing types such as duplexes, townhomes, and properties with garden suites. What is your level of support for this action?

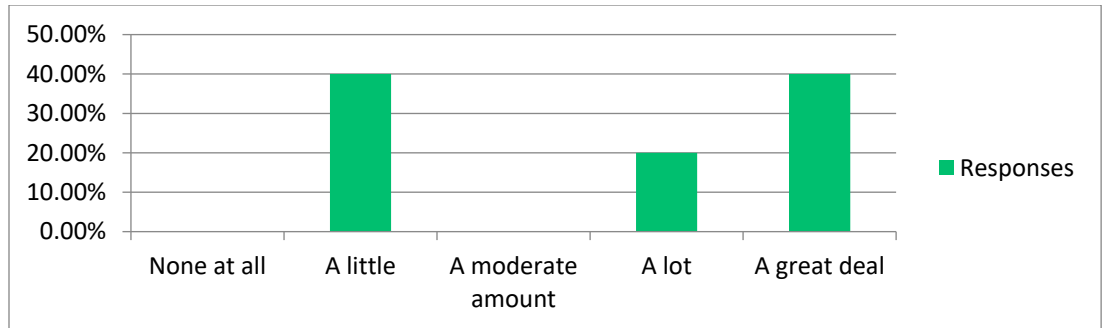


Please provide any further comments if needed:

- I have voiced my concern that this policy could have a potential loophole whereas landlords will use this to remove current tenants, make space smaller while charging more money. It is ESSENTIAL this policy is tied into the renovations protection conversation as well.
- don't give exemptions to high-priced neighbourhoods
- It is important the standards of maintenance bylaw is in place before secondary suites are allowed in expanded building types.

4. We are considering bringing forward the following new action:

Explore the establishment of a rent bank, operated by a non-profit society as a pilot program (through a funding call), in preparation of discontinued provincial subsidies. What is your level of support for this action?



Please provide any further comments if needed:

- Really important for tenants who have lost income due to covid
- Giving public money to people to pay their rents is really an indirect way of giving public money to landlords. The high rents need to be lowered, not subsidized by governments.

5. The following actions can be brought forward in 2021 for consideration, after the completion of actions proposed above:

- Adapt the Tiny Homes action to prioritize a new first phase: considering regulations to permit tiny home clusters for housing insecure residents (e.g. seniors, students, essential workers)**
- Secondary Suites Grant Program to encourage the development of legal secondary suites**

Do you have any feedback on the above actions targeted for 2021 initiation?

- Love this, I think the implementation of tiny homes is an interesting idea to help increase affordable housing in Victoria where land is so expensive and hard to come by.
- Secondary suites – see above comment on my reservations and concern for this program.
- Don't give exemptions to high-priced neighbourhoods.
- I support
- I would need more information but my concern is that the tiny homes action would legalize the creation of inhumane small living conditions for those with low incomes. I am also not sure that homeowners need monetary grants to incentivize the creation of secondary suites – they already have monetary incentives.

6. Several actions originally slated for 2020 are proposed to be postponed due to COVID-19 and as a result of this reprioritization:

- The Tenant Ambassador position**
- MaRRS Phase 3: Energy and Seismic Pilot Project**
- Garden Suites Policy Amendments**
- Tiny Homes in Single Family Zones**

e. Housing Strategy Working Group

Please provide any further comments if needed:

- I would advocate for considering the tenant ambassador position to go forward.
- Tenant Ambassador is the most important position listed here in my opinion, and will be needed more than ever will the permanent changes the after effects of COVID-19 will present.
- What about the Standards of Maintenance bylaw in rental housing? Or is it a real project?
- i support
- The Tenant Ambassador position should be a priority.

7. Are there any additional actions that you'd like the City to prioritize? As previously noted, recommendations will be considered within existing City resources and are subject to Council direction.

- Protecting the affordable housing that we have is vital right now.
- Less luxury housing being built, more affordable housing. Lisa Helps is trying to ram through projects that cater to the affluent, but what happens when these get built and no one buys because of the downturn in the market? A huge waste of space and resources in my opinion. All approvals of new condos being built need to be denied; it is necessary.
- Standards of Maintenance bylaw is sooooo overdue.
- Specific group to look co-op housing developments suitable for range of residents from singles to couples (married, un-married, LGB...), to families. Also to look at both ownership and rental co-housing possibilities. Encourage inclusion of community space in all rental, co-op, tiny housing etc developments. Social isolation is a major problem for seniors and other singles.

8. Is there anything else you'd like us to consider?

- The atrocious way Vic police department and bylaw office is treating people who are homeless - this is deplorable.
- Thank you.

G. BYLAWS

G.1 Bylaw for 1628 Edgeware Road: Rezoning Application No. 00726

Moved By Councillor Alto

Seconded By Councillor Andrew

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1250) No. 21-027

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, and Councillor Potts

OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (7 to 2)



Council Report

For the Meeting of February 25, 2021

To: Council **Date:** February 18, 2021
From: C. Coates, City Clerk
Subject: 1628 Edgeware Road: Rezoning Application No. 00726

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1250) No. 21-027

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 21-027.

The issue came before Council on November 12, 2020 where the following resolution was approved:

Rezoning Application No. 00726

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00726 for 1628 Edgeware Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a legal agreement to secure operational details including staffing and services offered, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a statutory right-of-way of 1.18m along the rear lane, to the satisfaction of the Director of Engineering and Public Works.

Respectfully submitted,

Chris Coates
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 21-027

NO. 21-027

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-50 Zone, Edgeware Road Rest Home District, and to rezone land known as 1628 Edgeware Road from the R1-B Zone, Single Family Dwelling District to the R1-50 Zone, Edgeware Road Rest Home District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1250)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – DETACHED DWELLING ZONES by adding the following words:

“1.151 R1-50 Edgeware Road Rest Home District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.150 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1628 Edgeware Road, legally described as PID: 005-613-949, Lot 6, Sections 29 and 30, Victoria District, Plan 7956, and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-50 Zone, Edgeware Road Rest Home District.

READ A FIRST TIME the day of 2021

READ A SECOND TIME the day of 2021

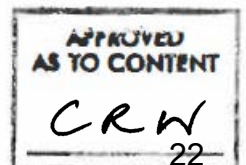
Public hearing held on the day of 2021

READ A THIRD TIME the day of 2021

ADOPTED on the day of 2021

CITY CLERK

MAYOR



PART 1.151 – R1-50 ZONE, EDGEWARE ROAD REST HOME DISTRICT

1.151.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

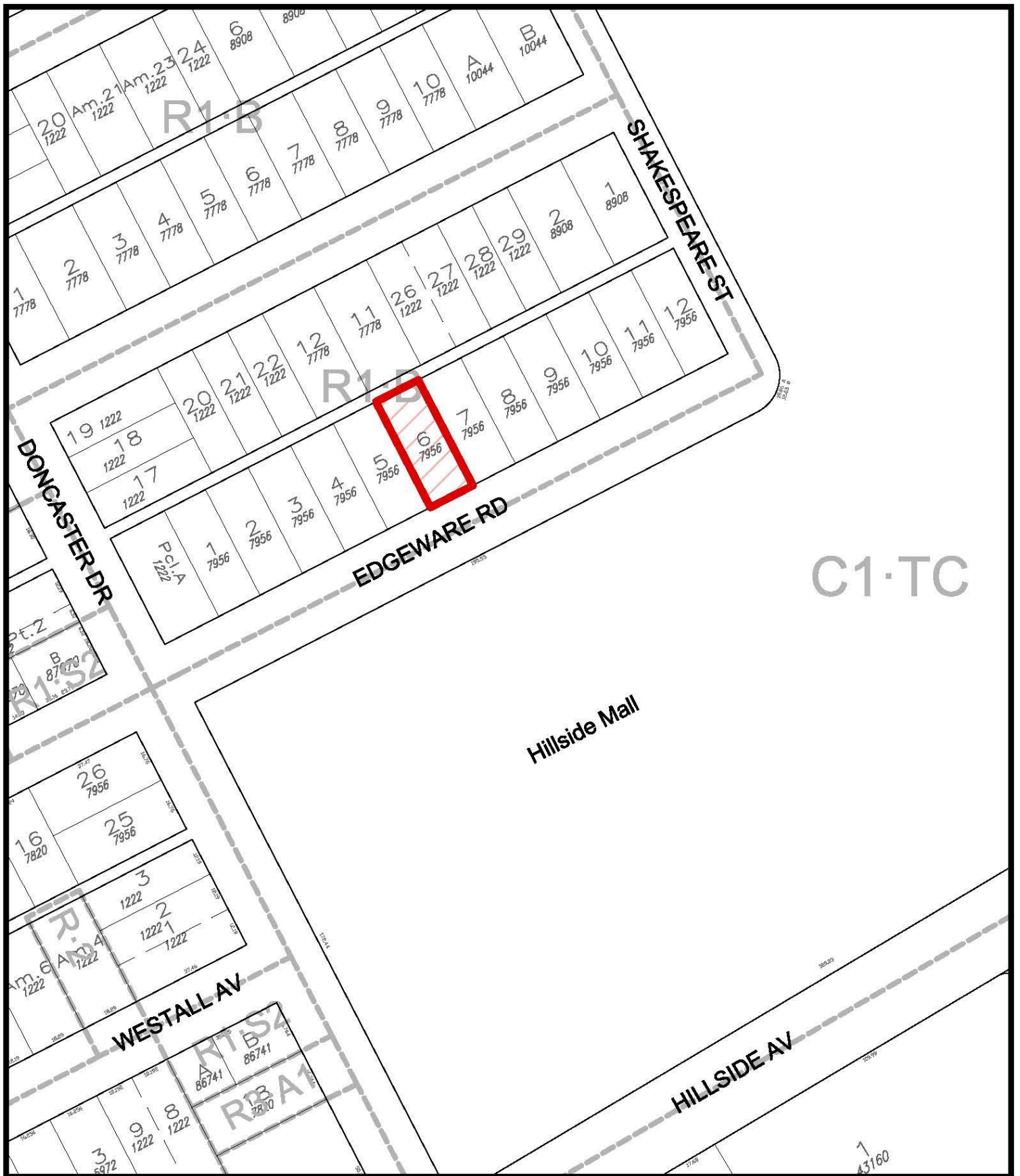
- a. Uses permitted in the R1-B Zone, Single Family Dwelling District
- b. Rest Home – Class B
- c. Accessory Buildings subject to the regulations in Schedule “F”, except as provided in this part.

1.151.2 Restrictions on Use – Accessory Building

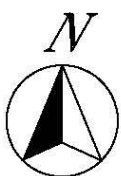
Notwithstanding section 6(a)(iii) of Schedule “F”, an accessory building in this Zone may have up to two plumbing fixtures that require drainage.

1.151.3 General

Except as provided in this Part, the regulations applicable in the R1-B Zone, Single Family Dwelling District, apply in this Zone.



C1-TC



1628 Edgeware Rd
Rezoning No.00726



F.4 1628 Edgeware Road: Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138 (Oaklands)

Committee received a report dated October 22, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138 for 1628 Edgeware Road in order to allow a Rest Home - Class B with seven rooms.

Committee discussed the following:

- *Style of design*
- *Parking availability proposed*

Moved By Councillor Alto

Seconded By Councillor Loveday

Rezoning Application No. 00726

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00726 for 1628 Edgeware Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a legal agreement to secure operational details including staffing and services offered, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a statutory right-of-way of 1.18m along the rear lane, to the satisfaction of the Director of Engineering and Public Works.

Development Permit with Variances Application No. 00138

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00726, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00138 for 1628 Edgeware Road, in accordance with:

1. Plans date stamped October 5, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 7.5m to 6.75m
 - ii. reduce the rear yard setback from 9.14m to 8.3m
 - iii. reduce the combined side yard setbacks from 4.5m to 3.04m
 - iv. increase the site coverage from 40% to 41.4%
 - v. reduce the required vehicle parking from 6 stalls to 1 stall.
3. Registration of legal agreements on the property's title to secure the operation of the rest home facility, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Final plans to be generally in accordance with plans date stamped October 5, 2020.
5. The Development Permit lapsing two years from the date of this resolution."

Motion to refer:

Moved By Councillor Isitt
Seconded By Councillor Young

That this matter be referred to staff to work with the applicant to address concerns that have been raised in correspondence received from members of the public.

Committee discussed the neighbourhood concerns with respect to design.

Amendment:

Moved By Councillor Thornton-Joe
Seconded By Councillor Isitt

That this matter be referred to staff to work with the applicant to address concerns that have been raised in correspondence received from members of the public **and ADP**.

FOR (5): Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Thornton-Joe, Councillor Young

OPPOSED (3): Mayor Helps, Councillor Alto, Councillor Potts

CARRIED (5 to 3)

On the referral motion as amended:

That this matter be referred to staff to work with the applicant to address concerns that have been raised in correspondence received from members of the public and ADP.

FOR (3): Councillor Isitt, Councillor Thornton-Joe, Councillor Young

OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Loveday, Councillor Potts

DEFEATED (3 to 5)

On the main motion:

Rezoning Application No. 00726

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00726 for 1628 Edgeware Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a legal agreement to secure operational details including staffing and services offered, to the satisfaction of the Director of Sustainable Planning and Community Development.
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Development Permit with Variances Application No. 00138

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4. Final plans to be generally in accordance with plans date stamped October 5, 2020.
5. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of November 5, 2020

To: Committee of the Whole **Date:** October 22, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00726 for 1628 Edgeware Road

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00726 for 1628 Edgeware Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a legal agreement to secure operational details including staffing and services offered, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Preparation and execution of a statutory right-of-way of 1.18m along the rear lane, to the satisfaction of the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1628 Edgeware Road. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to a site-specific zone in order to allow a Rest Home – Class B with seven rooms.

The following points were considered in assessing this application:

- The proposal is generally consistent with the Traditional Residential Urban Place Designation as described in the *Official Community Plan*, 2012 (OCP). The proposed use is a ground-oriented building which is considered appropriate in this location.
- The proposal is generally consistent with the intent of maintaining the single-family character of the neighbourhood.
- The proposal is consistent with the *Tree Preservation Bylaw* and will retain four bylaw-protected trees (three on adjacent properties and one municipal boulevard tree).

BACKGROUND

Description of Proposal

This Rezoning Application is to replace an existing single-family dwelling with a rest home containing seven private rooms, and communal facilities including offices, kitchen and living areas and an accessory building containing an office and long-term secure bicycle storage. The proposed density is 0.65:1 floor space ratio (FSR).

The following differences from the current zone are being proposed and would be accommodated in the new zone:

- permit the Rest Home – Class B use
- allow an accessory building with toilet facilities.

Variances related to setbacks, site coverage and parking are being requested and will be discussed in the concurrent Development Permit with Variances application.

Affordable Housing

The applicant proposes the creation of seven new private rooms within a rest home which would increase the overall supply of housing in the area. A legal agreement is being proposed to secure the operation of the facility.

Tenant Assistance Policy

The proposal is to demolish an existing single-family dwelling which would result in a loss of one existing residential unit. However, the building was previously owner-occupied and therefore no tenants are being displaced.

Sustainability

As indicated in the applicant's letter dated October 19, 2020 the proposal will meet the most current energy BC Building Code Step Code requirements.

Active Transportation

The application proposes a two stall publicly accessible bicycle rack in the front yard and secure bike parking for eight bicycles (seven above the minimum requirement) in the accessory building located in the rear yard, which supports active transportation.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. One of the private rooms will be accessible and the proposed communal garden and pathways surrounding the proposed building are designed to be accessible.

Land Use Context

The area is characterized primarily by single family dwellings. Hillside Mall is located immediately to the south.

Existing Site Development and Development Potential

The site is presently a single-family dwelling. Under the current R1-B Single Family Dwelling Zone, the property could be developed as a single-family dwelling with either a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal varies from the existing zone.

Zoning Criteria	Proposal	R1-B Zone
Site area (m ²) – minimum	539.90	230.0
Density (Floor Space Ratio) – maximum	0.65	N/A
1 st and 2 nd storey floor area (m ²) – maximum	349.04*	280.0
Combined floor area (m ²) – maximum	452.26*	300.0
Lot width (m) – minimum	14.76	7.50
Height (m) – maximum	7.18	7.60
Storeys – maximum	2	2
Site coverage (%) – maximum	41.40	40.0
Open site space (%) – minimum	57.40	N/A
Setbacks (m) – minimum		
Front	6.75*	7.50
Rear	8.30*	9.14
Side (east)	1.52	1.50

Zoning Criteria	Proposal	R1-B Zone
Setbacks (m) – minimum		
Side (west)	1.52	1.50
Combined side yards	3.04*	4.50
Parking – minimum	1	6
Bicycle parking stalls – minimum		
Short term	2	2
Long term	8	1

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, the Oaklands CALUC waived the requirement for a community meeting as detailed in the email dated August 1, 2019 (attached). The applicant has however reached out to the community, and the details of their consultation efforts are listed in the applicant's letter dated October 19, 2020.

ANALYSIS

Official Community Plan

The proposal is generally consistent with the Traditional Residential Urban Place Designation as described in the *Official Community Plan*, 2012 (OCP). The proposed use is a ground-oriented building which is considered appropriate in this location. Although the building contains seven private rooms, these are not self-contained dwelling units as defined in the OCP and therefore the proposal is not considered a multiple dwelling, which would normally only be permitted along arterial and secondary arterial roads. The proposed rest home would diversify the range of housing types in the neighbourhood.

Oaklands Neighbourhood Plan

The subject property is designated as an area of greatest stability within the *Oaklands Neighbourhood Plan*, 1993. While there are no policies specifically addressing rest homes, the plan envisions maintaining the family character of the neighbourhood within this designation. The provision of a rest home with seven rooms is generally in line with the intent of maintaining family character.

Tree Preservation Bylaw and Urban Forest Master Plan

There are three multi-stemmed trees protected by the *Tree Preservation Bylaw* on the neighbouring properties, which are identified on the tree removal and retention plan. A 48cm diameter at breast height (DBH) cherry tree and a 62 cm DBH apple tree are located on the property to the east and a 32 cm DBH fig tree is located on the property to the west. All three

bylaw-protected trees, in fair health with fair structure, are proposed to be retained as part of the proposed development. The applicant will be required to obtain a Tree Permit at the construction phase to ensure there is arborist supervision when working in the critical root zones of trees to be retained.

There is one 25cm DBH municipal red horsechestnut on Edgeware Road that will be retained. Servicing to the property will need to be carefully planned to reduce potential impacts to the tree.

The applicant is proposing to plant two trees on the subject lot. In addition, a second boulevard tree will be added on the Edgeware frontage.

Tree Impact Summary

Tree Status	Total # of Trees	Trees to be REMOVED	NEW Trees	NET CHANGE (new trees minus total to be removed)
Subject property trees, protected	0	0	0	0
Subject property trees, unprotected	1	1	2	+1
City trees	1	0	1	+1
Neighbouring trees, protected	3	0	0	0
Neighbouring trees, unprotected	0	0	0	0
Total	5	1	3	+2

Increased Inventory	Annual Maintenance Cost
Street Trees – 1 net new	\$60

Regulatory Considerations

Generally, the use of a rest home - Class B is permitted within single family dwellings under Schedule G - House Conversions, provided they meet certain site criteria (including lot size, lot width and the building was constructed prior to 1931). However, since the proposal includes a newly constructed building, a rezoning application is required. In addition, the OCP identifies maximum densities up to 1:1 FSR in the Traditional Residential designation, which this proposal meets.

Should Council consider approving the Rezoning Application, staff recommend that a 1.18m statutory right-of-way (SRW) on the rear lane be secured to meet the City of Victoria lane standard. The application proposes to decommission the existing driveway on Edgeware Road and provide vehicle parking that is accessed from the rear lane. The SRW along the lane will ensure maneuverability to vehicle parking in the short-term and the long-term viability of servicing properties from lane as future redevelopment occurs on adjacent properties.

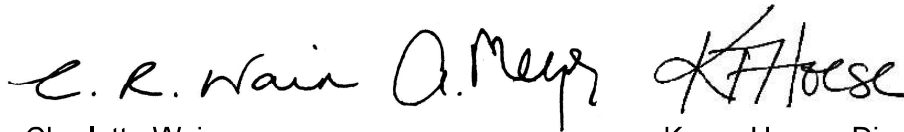
CONCLUSIONS

The proposal is generally consistent with the relevant policies in providing a diverse range of housing across the city. The proposal maintains the residential character of the neighbourhood and is within the existing density of the Urban Place Designation; therefore, the recommendation is that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00726 for the property located at 1628 Edgeware Road.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: _____

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 5, 2020
- Attachment D: Letter from applicant to Mayor and Council dated October 19, 2020
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- Attachment G: Correspondence (Letters received from residents).



Committee of the Whole Report

For the Meeting of November 5, 2020

To: Committee of the Whole **Date:** October 22, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00138 for 1628 Edgeware Road

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00726, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00138 for 1628 Edgeware Road, in accordance with:

1. Plans date stamped October 5, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the front yard setback from 7.5m to 6.75m
 - ii. reduce the rear yard setback from 9.14m to 8.3m
 - iii. reduce the combined side yard setbacks from 4.5m to 3.04m
 - iv. increase the site coverage from 40% to 41.4%
 - v. reduce the required vehicle parking from 6 stalls to 1 stall.
3. Registration of legal agreements on the property's title to secure the operation of the rest home facility, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Final plans to be generally in accordance with plans date stamped October 5, 2020.
5. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1628 Edgeware Road. The proposal is to construct a rest home – Class B with seven rooms and communal facilities including offices, kitchen and living areas. The variances are related to reduced setbacks and parking and increased site coverage.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Design Guidelines for Development Permit Area 16: General Form and Character, which encourage human-scaled architecture that contributes to the place character of an area
- the proposal is generally consistent with the Oaklands Neighbourhood Plan which supports a range of housing types while maintaining the low-scale family-oriented housing character of the neighbourhood
- the proposed parking variance is considered supportable given the oversupply of long-term bicycle parking; however, the vehicle parking shortfall will likely impact the availability of on-street parking in the area
- due to the size of the building, there are variances proposed for setbacks and site coverage, which have been mitigated by enhanced landscaping and building design and are considered supportable.

BACKGROUND

Description of Proposal

The proposal is to construct a rest home – Class B with seven rooms and communal facilities including offices, kitchen and living areas. The variances are related to reduced setbacks and parking and increased site coverage. Specific details include:

- low-rise contemporary design
- at-grade parking for one vehicle accessed off the rear lane
- accessory building containing an office and long-term secure bicycle storage located in the rear yard
- exterior materials to include exposed concrete (textured board form concrete for the front elevation), stained tongue and groove wood siding, stained cedar shingles, smooth wood panels, grey stucco, metal flashing, beige metal windows.

Landscape elements include:

- outdoor amenity space in a shared courtyard garden with seating and raised planter beds
- extensive front yard and perimeter planting with a mix of native, drought tolerant and pollinator plants
- picket wooden fencing around the perimeter of the property.

The variances are to:

- reduce the front yard setback from 7.5m to 6.75m
- reduce the rear yard setback from 9.14m (25% of the lot depth) to 8.3m
- reduce the combined side yard setbacks from 4.5m to 3.04m
- increase the site coverage from 40% to 41.4%
- reduce the required vehicle parking from 6 stalls to 1 stall.

Sustainability

As indicated in the applicant's letter dated October 19, 2020 the proposal will meet the most current energy BC Building Code Step Code requirements.

Active Transportation

The application proposes a two stall publicly accessible bicycle rack in the front yard and secure bike parking for eight bicycles (seven above the minimum requirement) in the accessory building located in the rear yard, which supports active transportation.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

Accessibility

The *British Columbia Building Code* regulates accessibility as it pertains to buildings. One of the rooms will be accessible and the proposed communal garden and pathways surrounding the proposed building are designed to be accessible.

Existing Site Development and Development Potential

The site is presently a single-family dwelling. Under the current R1-B Zone, Single Family Dwelling Zone, the property could be developed as a single-family dwelling with either a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal varies from the existing zone.

Zoning Criteria	Proposal	R1-B Zone
Site area (m ²) – minimum	539.90	230.0
Density (Floor Space Ratio) – maximum	0.65	N/A
1 st and 2 nd storey floor area (m ²) – maximum	349.04*	280.0
Combined floor area (m ²) – maximum	452.26*	300.0
Lot width (m) – minimum	14.76	7.50
Height (m) – maximum	7.18	7.60
Storeys – maximum	2	2

Zoning Criteria	Proposal	R1-B Zone
Site coverage (%) – maximum	41.40	40.0
Open site space (%) – minimum	57.40	N/A
Setbacks (m) – minimum		
Front	6.75*	7.50
Rear	8.30*	9.14
Side (east)	1.52	1.50
Side (west)	1.52	1.50
Combined side yards	3.04*	4.50
Parking – minimum	1	6
Bicycle parking stalls — minimum		
Short term	2	2
Long term	8	1

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, the Oaklands CALUC waived the requirement for a community meeting as detailed in the email dated August 1, 2019 (attached). The applicant has however reached out to the community, and the details of their consultation efforts are listed in the applicant's letter dated October 19, 2020.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The subject site is designated as Traditional Residential in the *Official Community Plan, 2012* (OCP), which envisions ground-oriented buildings up to two storeys. The OCP also identifies the site within Development Permit Area 16: General Form and Character, which supports new development that is compatible with and improves the character of established areas through design that is unifying, sensitive and innovative. Enhancing the character of the streetscape through high quality, human-scaled architecture, landscape and urban design is also a key objective of this DPA. Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines, 2012*, *Advisory Design Guidelines for Buildings, Signs and Awnings, 2006*, and *Guidelines for Fences, Gates and Shutters, 2010*.

The proposed development is generally consistent with the objectives for DPA 16 and complies with the guidelines as follows:

- scale, massing and building design that provides a contemporary interpretation of the existing character of the area, incorporating natural, warm exterior materials that are durable and will weather gracefully
- a prominent front entry that provides a focal point for pedestrians
- usable open space that is, attractive and well-integrated with the design of the building
- enhanced front yard planting that incorporates a mix of native, pollinator and drought resistant plants and trees which complement streetscape
- parking for one vehicle stall accessed off the rear lane that does not detract from the streetscape along Edgeware Road.

The design guidelines state that new development should contribute to cohesion, visual identity and the quality of streetscapes, particularly when adjacent and nearby buildings are similar in scale, proportion, rhythm, and pattern. The site is situated opposite a large blank wall (the rear of Hillside Mall) and is flanked by single storey buildings on either side, with larger two-storey buildings further along Edgeware Road. The proposal is within the height limits of the existing zone and it is anticipated that the streetscape pattern will evolve over time, so the scale of the proposal is considered acceptable for the context.

The design guidelines state that new development should have a strong relationship to the street and that buildings should be designed with sensitivity to context, without replication or mimicry. However, the nature of the proposed use (rest home) requires privacy for future residents which has resulted in an inward-looking building, somewhat exacerbated by the mansard roof form and small bay windows. Staff have worked with the applicant to encourage a more friendly street presence and although the contemporary response is welcomed, more significant design revisions may have resulted in a building that had a more positive street relationship. On balance, the proposal is considered an acceptable response to the context.

Oaklands Neighbourhood Plan

The subject property is designated as an area of greatest stability within the *Oaklands Neighbourhood Plan*, 1993. While there are no policies specifically addressing rest homes, the plan envisions maintaining the family character of the neighbourhood within this designation. The provision of a rest home for seven rooms is generally in line with the intent of maintaining the single-family character of the neighbourhood.

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on June 3, 2020 (minutes attached) where the following motion was carried:

It was moved by Pamela Madoff, seconded by Brad Forth, that the Development Permit with Variances Application No. 00138 for 1628 Edgeware Road be approved with the following changes:

- *Reconsideration of the placement of shingles on the ground floor and consideration to incorporate an element visually linking the building to the garden along the Edgeware Road frontage*
- *Consideration of the creation of a shadow line between the upper and lower levels*
- *Reconsideration of the inverted bay on the front façade to improve the functionality of the accessible room*

- *Reconsider the use of hedge species to be more consistent with the edible garden concept*
- *Reconsideration of the accessory building and materiality as it relates to the main building and incorporate additional landscape features to soften its appearance.*

The applicant has submitted revised plans that incorporate the design changes requested by the panel, and overall staff are satisfied that these recommendations have been addressed.

Tree Preservation Bylaw and Urban Forest Master Plan

There are three multi-stemmed trees protected by the Tree Preservation Bylaw on the neighbouring properties, which are identified on the tree removal and retention plan. A 48 cm diameter at breast height (DBH) cherry tree and a 62 cm DBH apple tree are located on the property to the east and a 32 cm DBH fig tree is located on the property to the west. All three bylaw protected trees, in fair health with fair structure, are proposed to be retained as part of the proposed development. The applicant will be required to obtain a Tree Permit at the construction phase to ensure there is arborist supervision when working in the critical root zones of trees to be retained.

There is one 25cm DBH municipal red horsechestnut on Edgeware Road that will be retained. Servicing to the property will need to be carefully planned to reduce potential impacts to the tree.

The applicant is proposing to plant two trees on the subject lot. In addition, a second boulevard tree will be added on the Edgeware frontage.

Tree Impact Summary

Tree Status	Total # of Trees	Trees to be REMOVED	NEW Trees	NET CHANGE (new trees minus total to be removed)
Subject property trees, protected	0	0	0	0
Subject property trees, unprotected	1	1	2	+1
City trees	1	0	1	+1
Neighbouring trees, protected	3	0	0	0
Neighbouring trees, unprotected	0	0	0	0
Total	5	1	3	+2

Regulatory Considerations

Although the proposal will result in a site-specific zone to allow for the proposed rest home, to avoid siting reductions from being entrenched in the zone, a number of variances are required to facilitate the development:

- reduce the front yard setback from 7.5m to 6.75m
- reduce the rear yard setback from 9.14m (25% of the lot depth) to 8.3m

- reduce the combined side yard setbacks from 4.5m to 3.04m
- increase the site coverage from 40% to 41.4%
- reduce the required vehicle parking from 6 stalls to 1 stall.

Setbacks and Site Coverage

Front and rear yard setbacks are required. However, this only relates to the projecting portions of the bay windows. Since the building face is within the minimum zoning requirements these setbacks are considered supportable. The design guidelines state that new buildings should be located and oriented to address privacy impacts of adjacent residential units and private outdoor space. The proposed building is located 1.52m from the east and west property lines, which is in excess of the minimum 1.5m requirement. However, a reduction in combined side yard setbacks from 4.5m to 3.04m is required. The proposed design has incorporated angled windows that direct views away from the windows on neighbouring buildings which helps to mitigate the impacts on adjacent neighbours.

Site Coverage

A small site coverage increase from 40% to 41.4% is being requested; however, other than the rear parking stall, entry path and accessory building, the front and rear yards would be extensively landscaped using a mix of native, pollinator and drought resistant plants and trees as well as raised garden beds. These areas would be available for use by residents. Given the extensive planting, the relatively small variance being requested is considered supportable.

Parking

A variance is requested to reduce the required number of parking stalls from six to one. The parking demand is anticipated to be largely a product of support staff, which is estimated to be one person on the average day, along with visitors. To help offset some of the impacts from this parking variance, the applicant is proposing long-term bicycle parking in excess of the minimum requirements (by seven bicycle stalls). The proposed removal of the driveway from Edgeware Road will provide additional on-street parking capacity, which would total three vehicles fronting the subject site. Although staff consider the variance supportable, there will likely be some impact to on-street parking availability in the area.

Resource Impacts

Parks has noted the following resource impacts associated with the new municipal tree that would be provided with this application:

Increased Inventory	Annual Maintenance Cost
Street Trees – 1 net new	\$60

CONCLUSIONS

The proposal to construct a two-storey rest home – Class B with seven rooms is considered consistent with the Design Guidelines for Development Permit Area 16: General Form and Character. Although a contemporary interpretation of a traditional single-family dwelling, the high-quality materials and the extensive landscaping would help the building integrate with the

existing neighbourhood. Overall, the impacts of the proposed variances are considered to be minimal.


ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00138 for the property located at 1628 Edgeware Road.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division



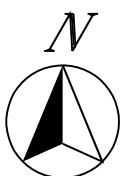
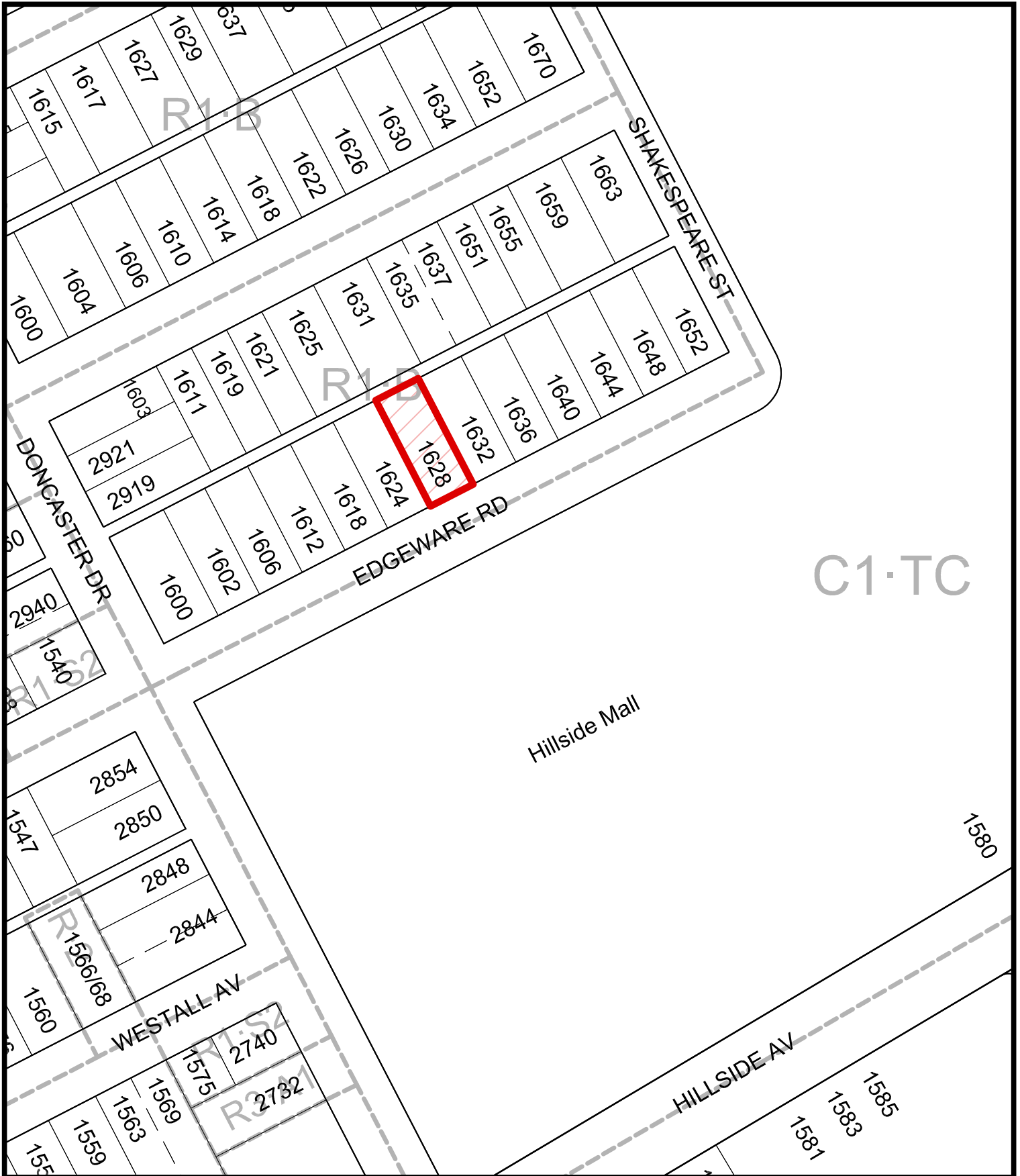
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

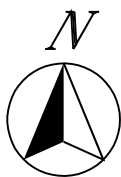
Date: _____

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 5, 2020
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1628 Edgeware Rd
Rezoning No.00726



**CITY OF
VICTORIA**

ISSUES:		
A	ISSUED FOR REZONING	2018-12-24
B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-08-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



Revisions
Received Date:
October 23, 2020
Deemed Date:
October 5, 2020

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F 604 669 2231
mail@darcyjones.com

SCALE:
NOT TO SCALE

DATE:
2020-10-22

DRAWN:
RB

CHECKED:
DJ

REVISION:
-

ISSUE:
REZONING

CONSULTANT:
-

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1628 HOUSE
1628 EDGEWARE ROAD
VICTORIA, BC

A0.00

PROJECT DIRECTORY

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LANDSCAPE DESIGNER
BIOPHILIA DESIGN COLLECTIVE LTD.
CONTACT: BIANCA BODLEY
T: 250 589 8244
E: bianca@biophiliacollective.ca

DRAWING LIST

A0.00 COVER PAGE
A0.10 CONTEXT PLAN
A0.11 STREETSCAPE
A0.12 PROJECT IMAGES
A0.13 AREA CALCULATIONS
A0.14 SITE COVERAGE & OPEN SITE CALCULATIONS
A0.20 PRIVACY AND VIEWS DIAGRAM

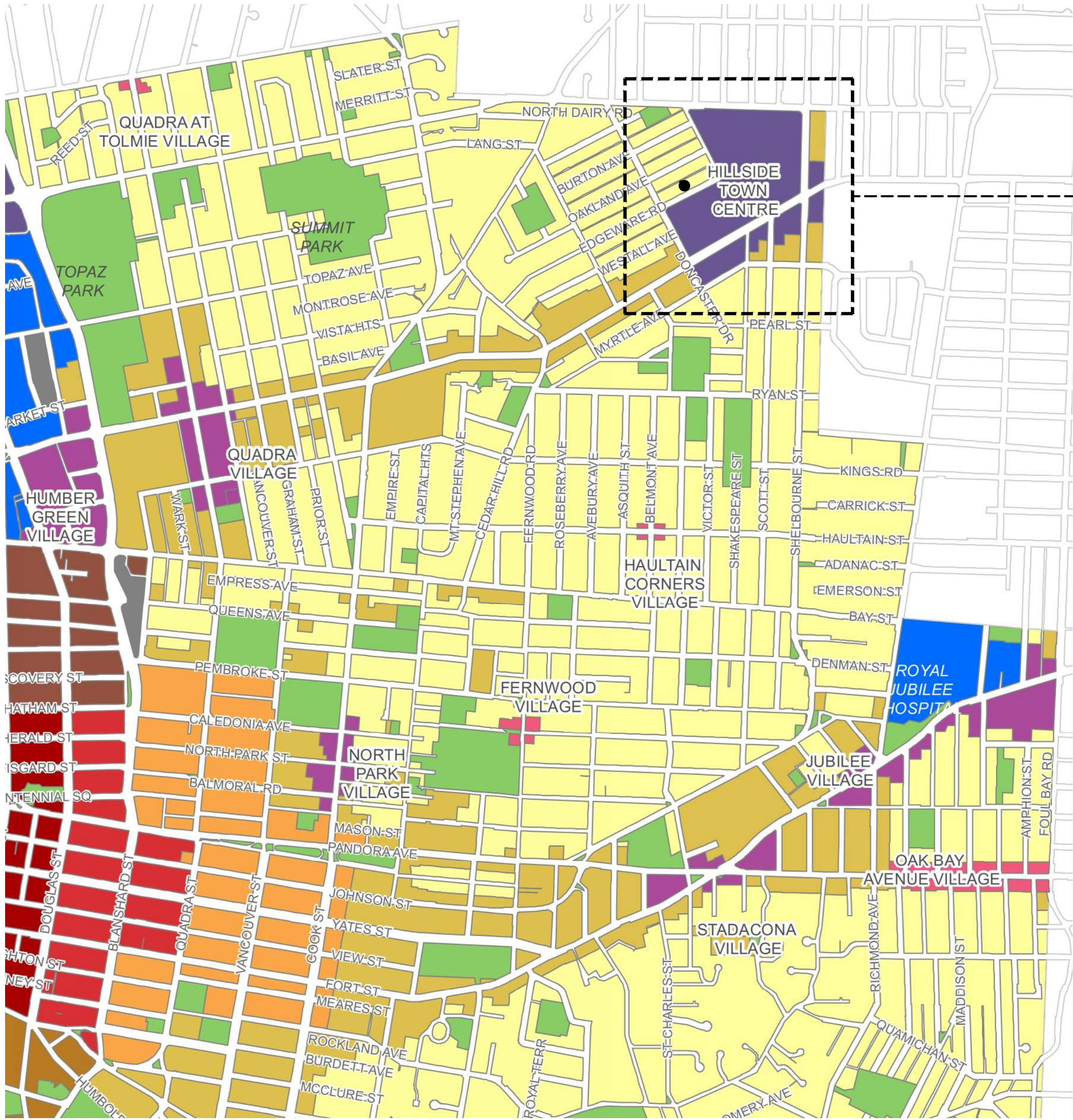
A1.00 EXISTING SITE PLAN
A1.10 PROPOSED SITE PLAN / PROJECT INFORMATION

A2.00 BASEMENT PLAN
A2.10 MAIN FLOOR PLAN
A2.20 UPPER FLOOR PLAN
A2.40 ACCESSORY BUILDING PLAN

A5.10 NORTH / SOUTH ELEVATIONS
A5.20 EAST / WEST ELEVATIONS
A5.30 ACCESSORY BUILDING ELEVATIONS

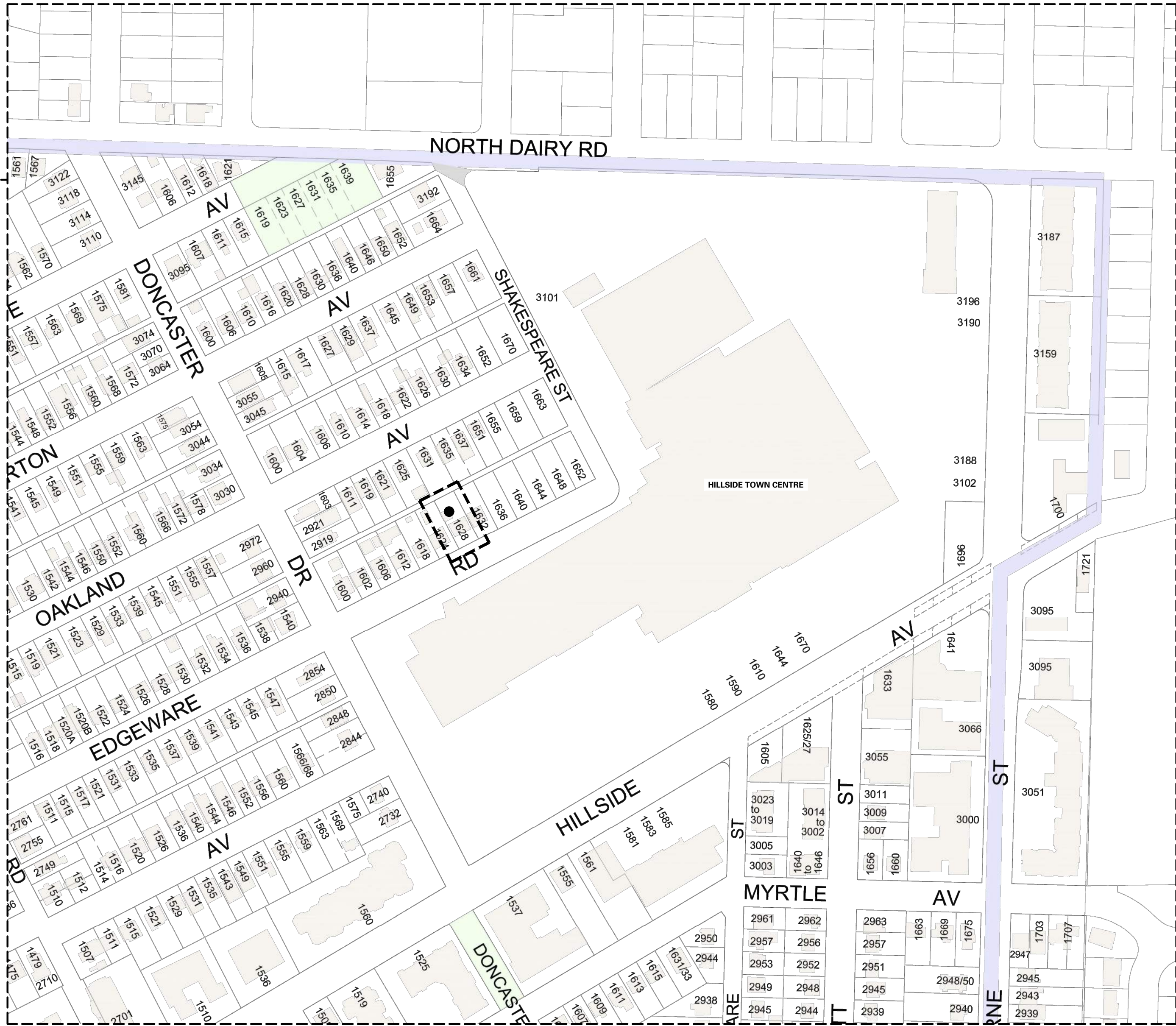
A6.10 SHORT SECTION
A6.20 LONG SECTION
A6.30 ACCESSORY BUILDING SECTION





- URBAN PLACE DESIGNATIONS
- CORE HISTORIC
 - CORE BUSINESS
 - CORE EMPLOYMENT
 - CORE INNER HARBOUR / LEGISLATIVE
 - CORE SONGHEES
 - CORE RESIDENTIAL
 - GENERAL EMPLOYMENT
 - EMPLOYMENT - RESIDENTIAL
 - INDUSTRIAL EMPLOYMENT
 - INDUSTRIAL EMPLOYMENT - RESIDENTIAL
 - MARINE INDUSTRIAL
 - TOWN CENTRE
 - LARGE URBAN VILLAGE
 - SMALL URBAN VILLAGE
 - URBAN RESIDENTIAL
 - TRADITIONAL RESIDENTIAL
 - PUBLIC FACILITIES, INSTITUTIONS, PARKS AND OPEN SPACE
 - RAIL CORRIDOR
 - WORKING HARBOUR
 - MARINE
- PROJECT LOCATION

1 CITY OF VICTORIA OFFICIAL COMMUNITY PLAN
SCALE: NTS



2 ADDRESS PLAN
SCALE: NTS



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DATE:

2020-10-22

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CHECKED:

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REVISION:

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REZONING

CONSULTANT:

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1628 HOUSE
1628 EDGWARE ROAD
VICTORIA, BC

A0.10

ISSUES:		
A	ISSUED FOR REZONING	2018-10-24
B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-08-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



MAX ALLOWABLE HEIGHT IN R1-B



1 FRONT VIEW
SCALE: NTS



2 BACKYARD VIEW
SCALE: NTS



3 REAR VIEW
SCALE: NTS

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DATE:
2020-10-22

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ISSUE:
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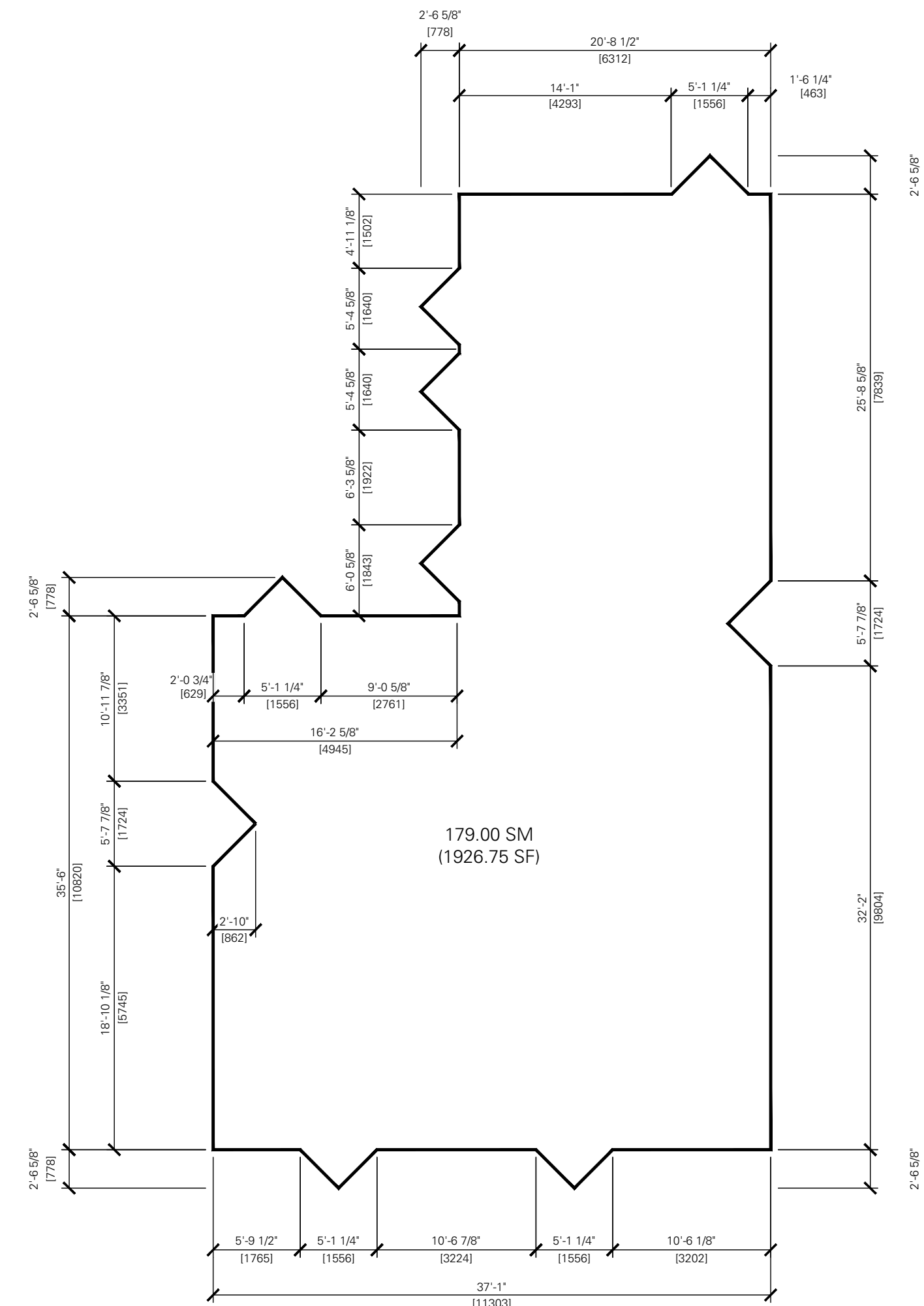
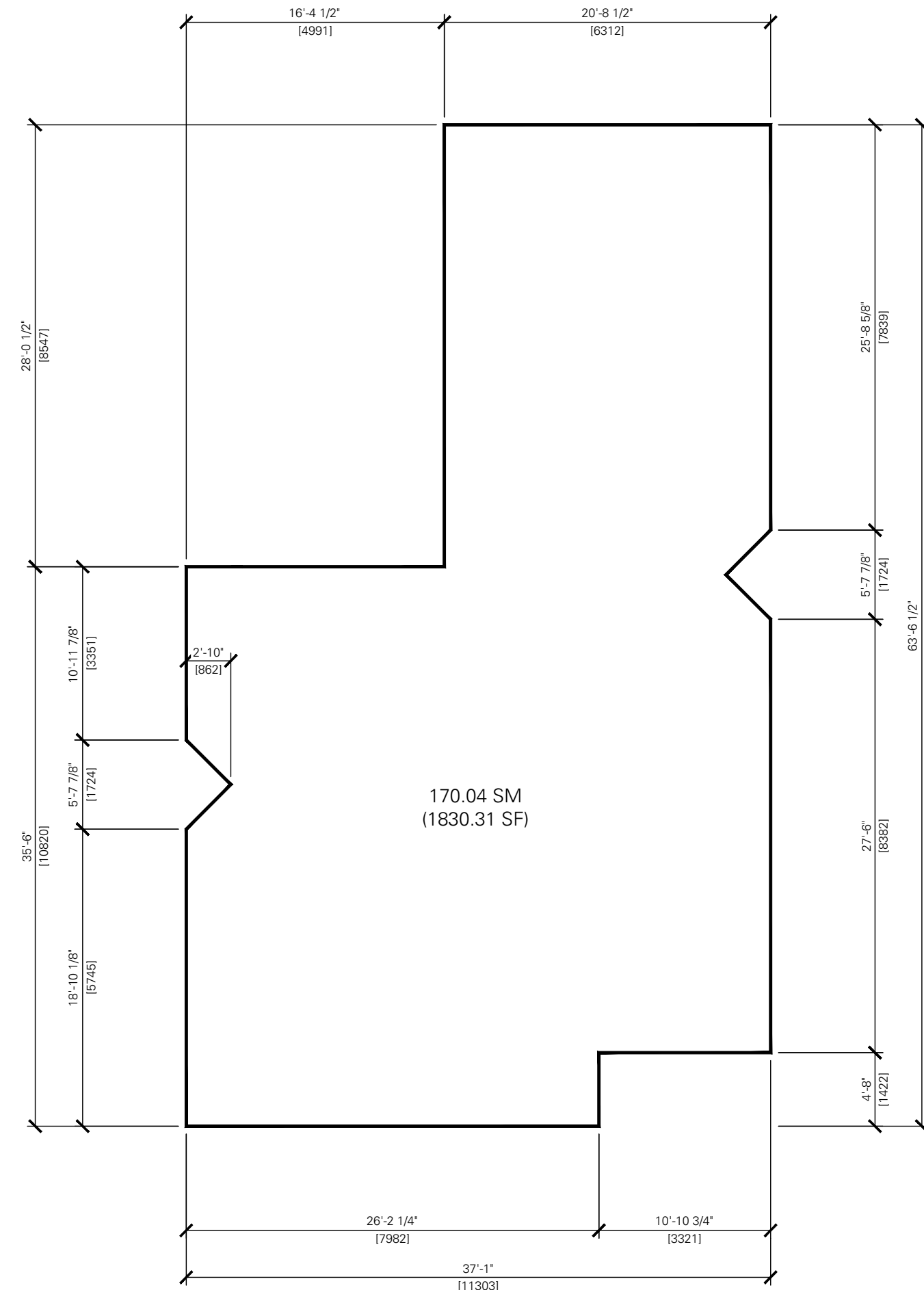
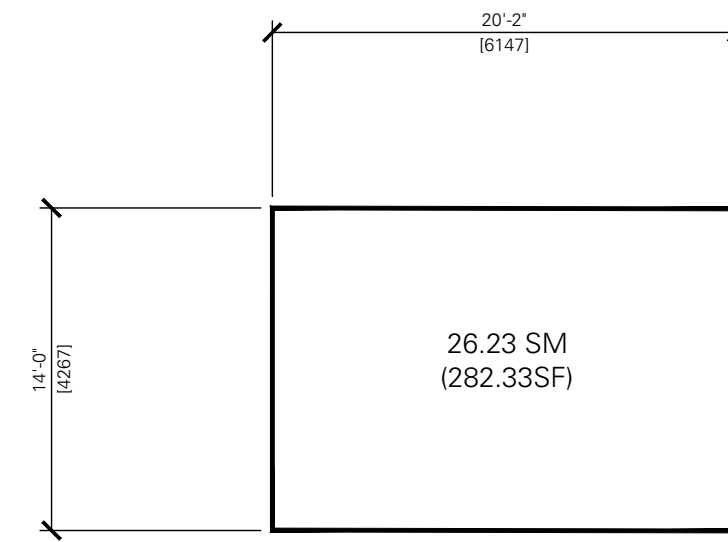
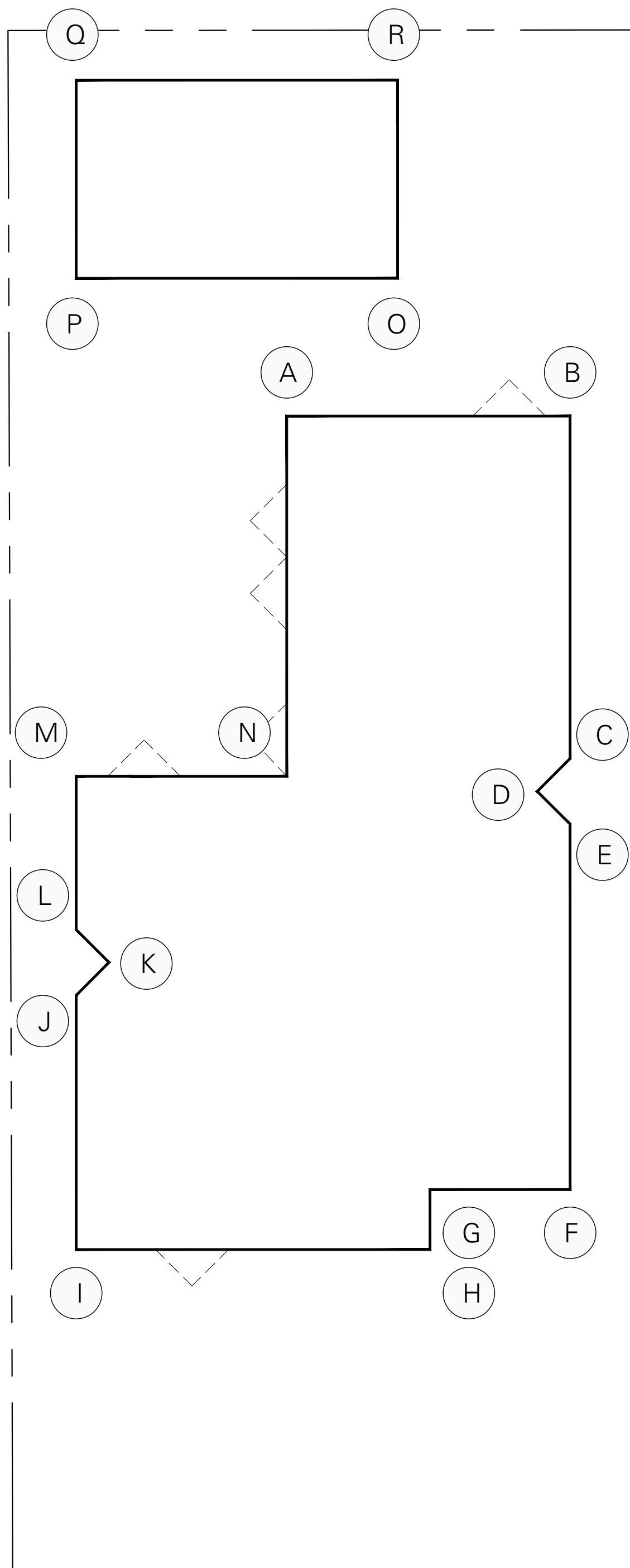
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1628 HOUSE
1628 EDGEWARE ROAD
VICTORIA, BC

A0.12



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DATE:

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DJ

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ISSUE:
REZONING

CONSULTANT:

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1628 HOUSE
1628 EDGEWARE ROAD
VICTORIA, BC

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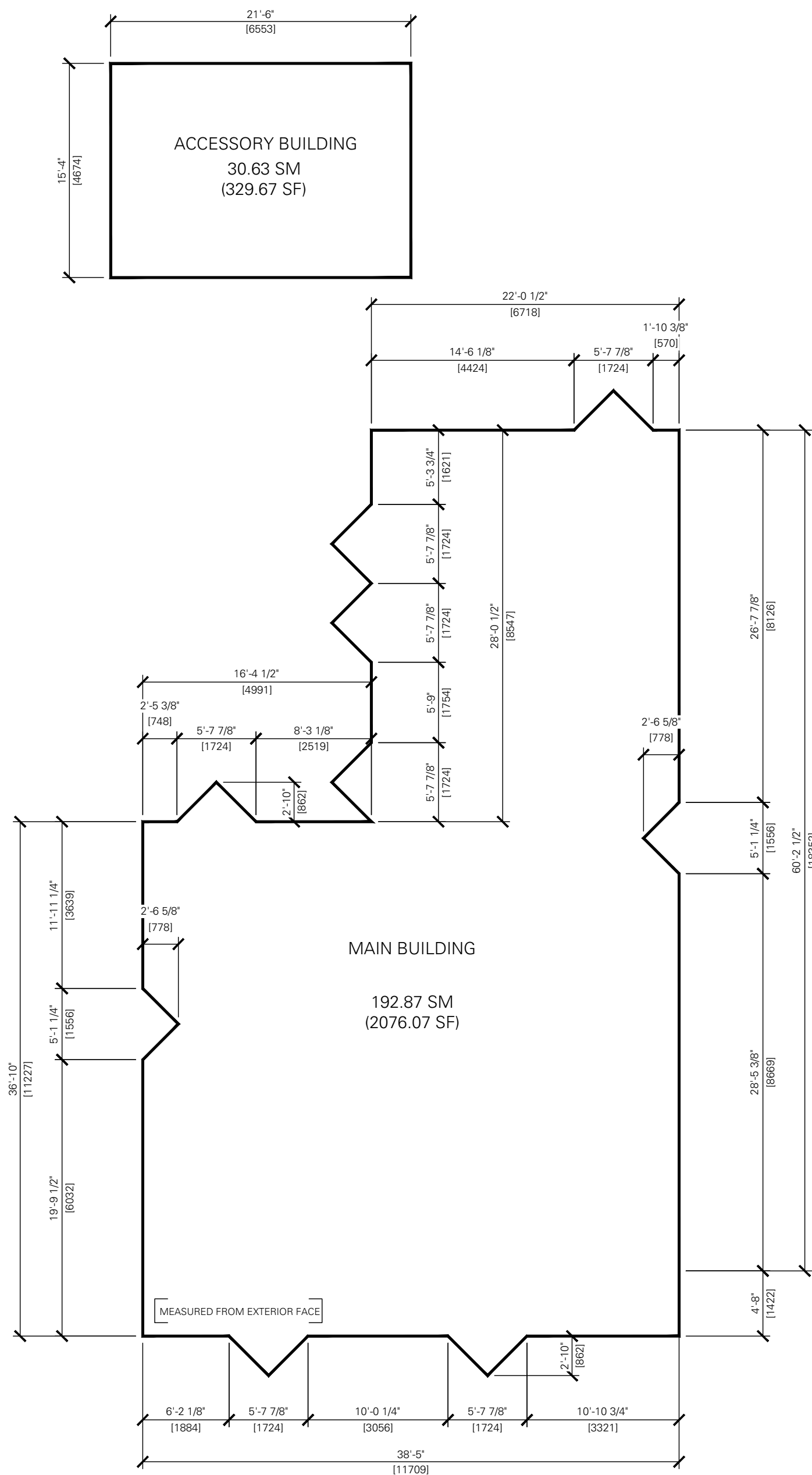
AVERAGE GRADE AND AREAS

GRADE	POINTS (M GEO.)	INTERVAL	AVG. (M)	DIST. (M)	SUBTOTALS (M)
A	20.78	A/B	20.79	6.72	139.68
B	20.79	B/C	20.79	8.13	169.02
C	20.79	C/D	20.79	1.10	22.87
D	20.79	D/E	20.79	1.10	22.87
E	20.79	E/F	20.79	8.67	180.25
F	20.79	F/G	20.79	3.32	69.02
G	20.79	G/H	20.79	1.42	29.52
H	20.79	H/I	20.79	6.83	142.00
I	20.79	I/J	20.79	8.39	174.43
J	20.79	J/K	20.79	1.10	22.87
K	20.79	K/L	20.79	1.10	22.87
L	20.79	L/M	20.73	3.64	75.44
M	20.66	M/N	19.85	4.99	99.05
N	19.04	N/A	19.91	8.55	170.23
				65.06	1340.11
* NATURAL OR FINISHED GRADE -			AVERAGE GRADE CALCULATION (M)		
LOWEST AT ANY ONE POINT AS PER BYLAW DEFINITION					20.60

AVERAGE GRADE CALCULATIONS
SCALE: 1:100

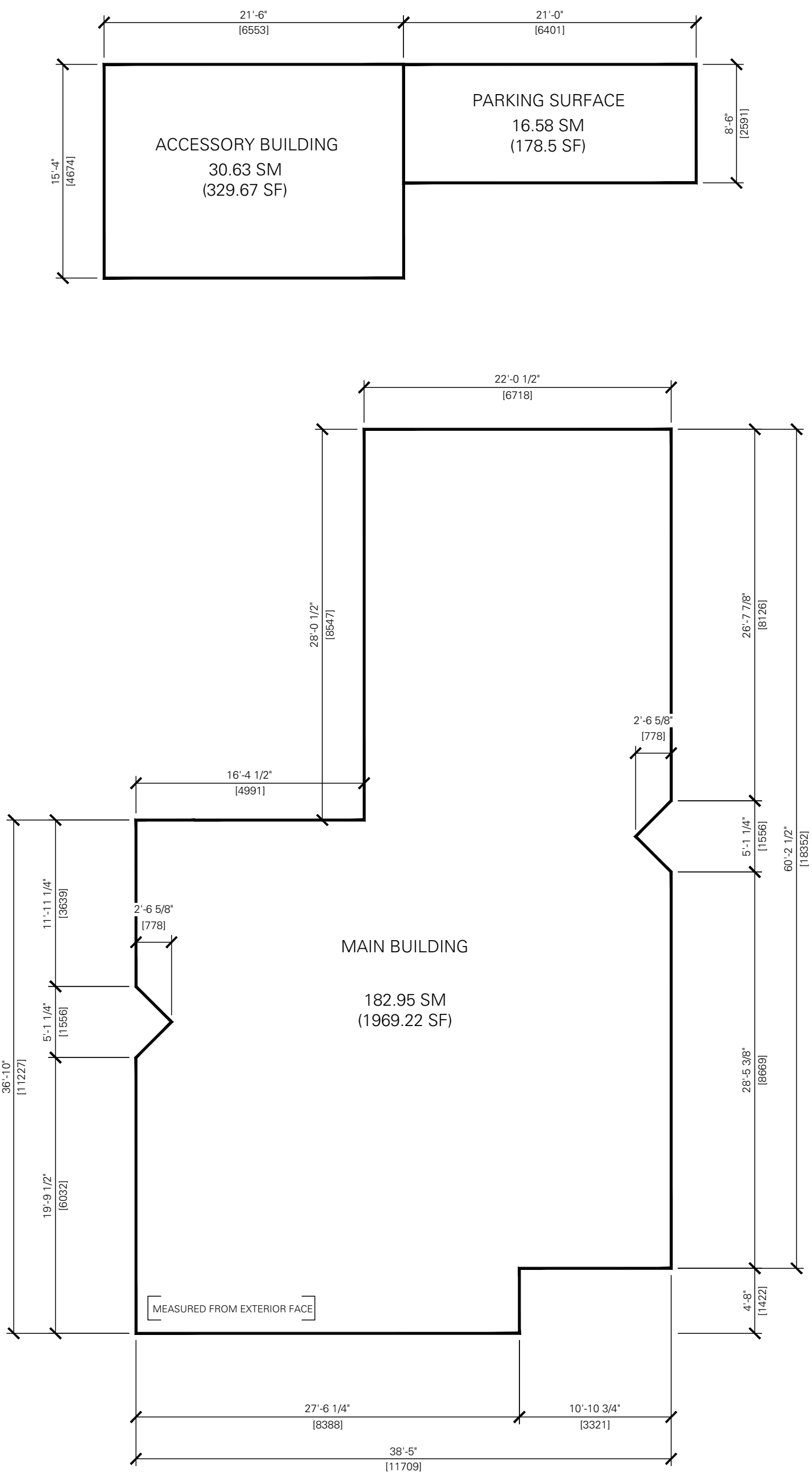
GRADE POINTS (M GEO.)		INTERVAL	AVG. (M)	DIST. (M)	SUBTOTALS (M)
G	20.79	G/H	20.76	7.01	145.49
H	20.72	H/I	20.75	4.79	99.39
I	20.78	I/J	20.81	7.01	145.88
J	20.84	J/G	20.82	4.79	99.70
				23.60	490.47
* NATURAL OR FINISHED GRADE -			AVERAGE GRADE CALCULATION (M)		
LOWEST AT ANY ONE POINT AS PER BYLAW DEFINITION					20.78

* NATURAL OR FINISHED GRADE -	AVERAGE GRADE CALCULATION (M)
LOWEST AT ANY ONE POINT AS PER BYLAW DEFINITION	20.78



TOTAL: 223.5 SM (2405.74)
SITE AREA: 539.9 SM (5811.4 SF)
= 0.414

1 SITE COVERAGE
SCALE: 1:100



SITE AREA: 539.9 SM (5811.4 SF)
- TOTAL: 230.16 SM (2477.39)
= 309.74

309.74
SITE AREA: 539.9 SM (5811.4 SF)
= 0.574

2 OPEN SITE SPACE
SCALE: 1:100



AREA: 30.63 SM (329.67 SF)
REAR YARD AREA: 122.61 SM (1319.78 SF)
= 0.250

3 REAR YARD SITE COVERAGE
SCALE: 1:100



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1:100
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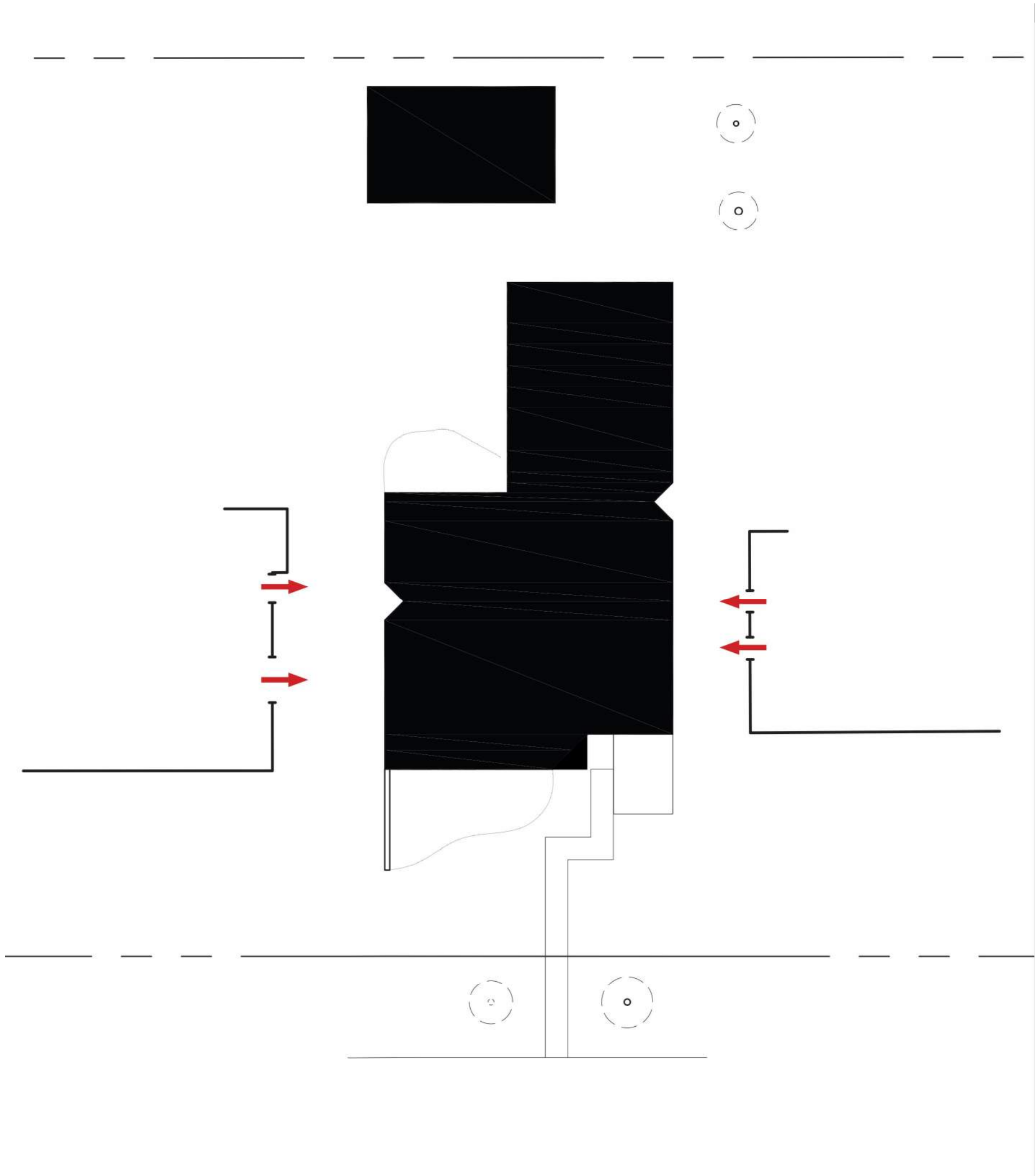
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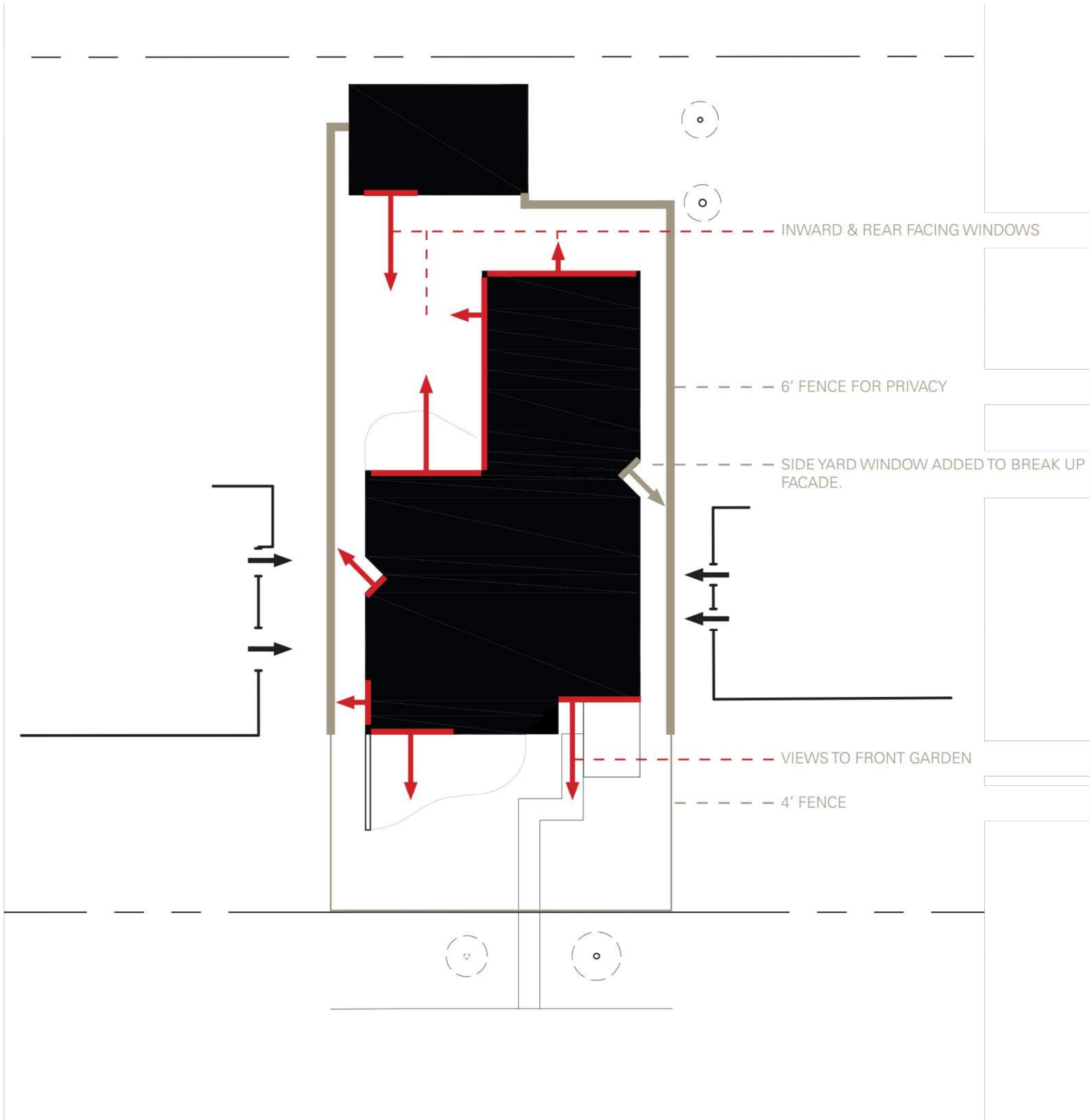
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1628 HOUSE
1628 EDGEWARE ROAD
VICTORIA, BC

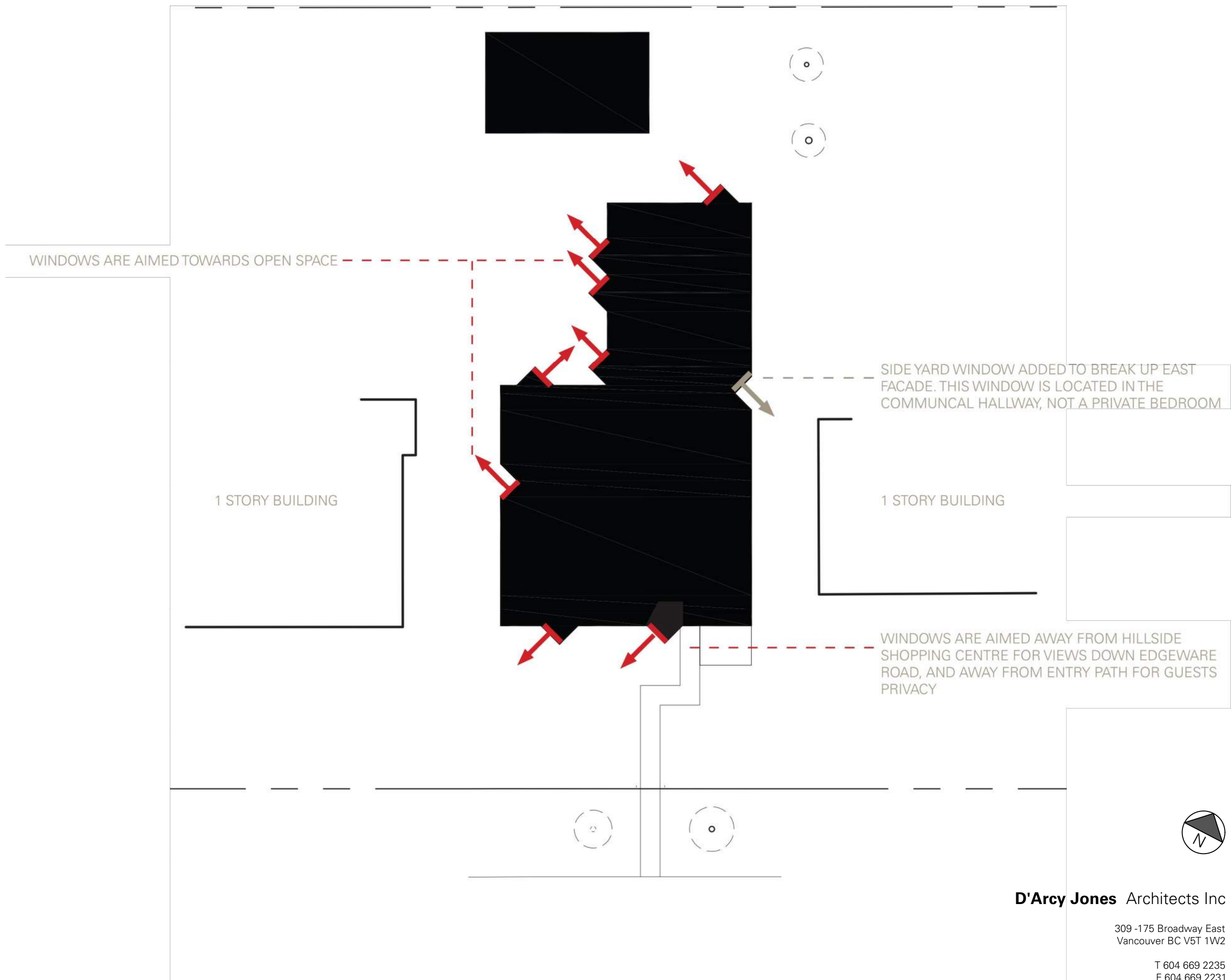
A0.14



1 NEIGHBOURING WINDOWS
NTS



2 PRIVACY & VIEWS - MAIN
NTS



3 PRIVACY & VIEWS - UPPER
NTS

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A0.20

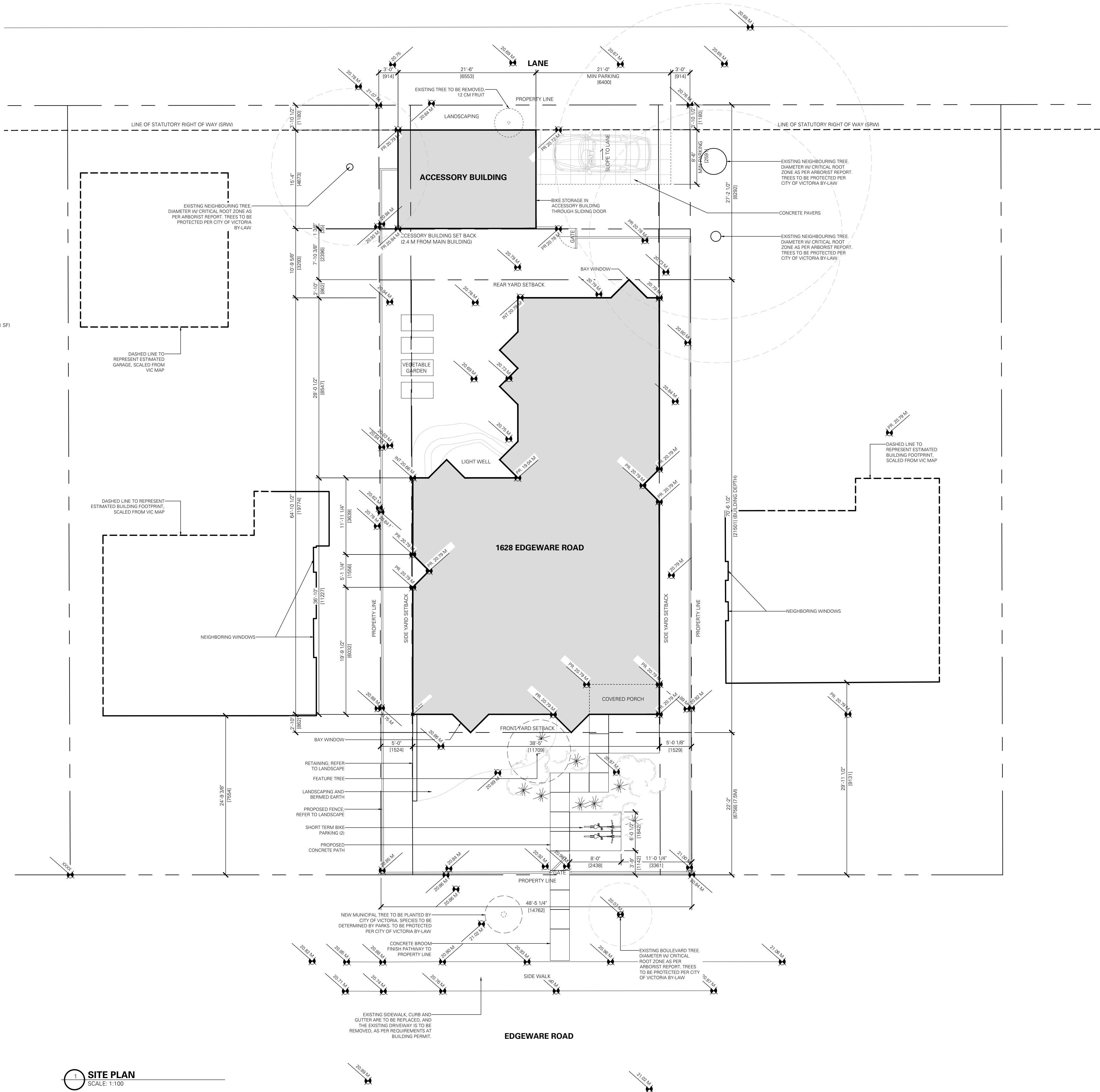


PROJECT INFORMATION

PROJECT ADDRESS	1628 EDGEWARE ROAD, VICTORIA, BC
LEGAL DESCRIPTION	VP7956 VICTORIA LOT 6, SECTION 29/30 PLAN 7956
PID #	000-011-967
APPLICABLE ZONING REGULATION	CITY OF VICTORIA
EXISTING ZONE	R1-B
REZONED	REST HOME CLASS B
MAJOR OCCUPANCY	DWELLING
BUILDING CODE	BCBC 2018

ZONING ANALYSIS (R1-B FOR REFERENCE)

SITE AREA	539.9 SM (8811.4 SF)	
	ALLOWED IN R1-B	PROPOSED
SITE COVERAGE (40%)	216.0 SM (2324.6 SF)	41.4%, 228.67 SM (2405.74 SF)
OPEN SITE SPACE	57.4%, 288.87 SM (5811.4 - 2477.39 = 3334.01 SF)	
REAR YARD SITE COVERAGE (25%)	30.65 SM (329.94 SF)	25%, 30.63 SM (329.67 SF)
FRONT YARD SETBACK	7.5 M (24.6')	6.8 M (22.2')
REAR YARD SETBACK (25%)	9.1 M (30')	8.3 M (27.2')
SIDE YARD SETBACK	1.50 M (4.93')	1.52 M (5')
MAX PRINCIPLE BUILDING HEIGHT	7.6M (24.9')	7.17M (23.53')
NUMBER OF STOREYS		2
ACCESSORY BUILDING MAX HEIGHT	3.5 M (11.5')	3.2M (10.4')
ACCESSORY BUILDING FLOOR AREA	37 SM (398 SF)	26.23 SM (282.33SF)
BASEMENT FLOOR AREA	N/A	103.22 SM (1111.02 SF)
MAIN FLOOR AREA	—	170.04 SM (1830.31 SF)
UPPER FLOOR AREA	—	179.00 SM (1926.75 SF)
MAX FLOOR AREA (FIRST & SECOND STOREYS)	280 SM (3014 SF)	349.04 SM (3757.06 SF)
TOTAL FLOOR AREA (FLOOR AREA + ACCESSORY)	300 SM (3229 SF)	380.00 SM (4039.39 SF)
FLOOR SPACE RATIO (FSR)	—	3757.06 / 5811.40 = 0.65



1 SITE PLAN
SCALE: 1:100



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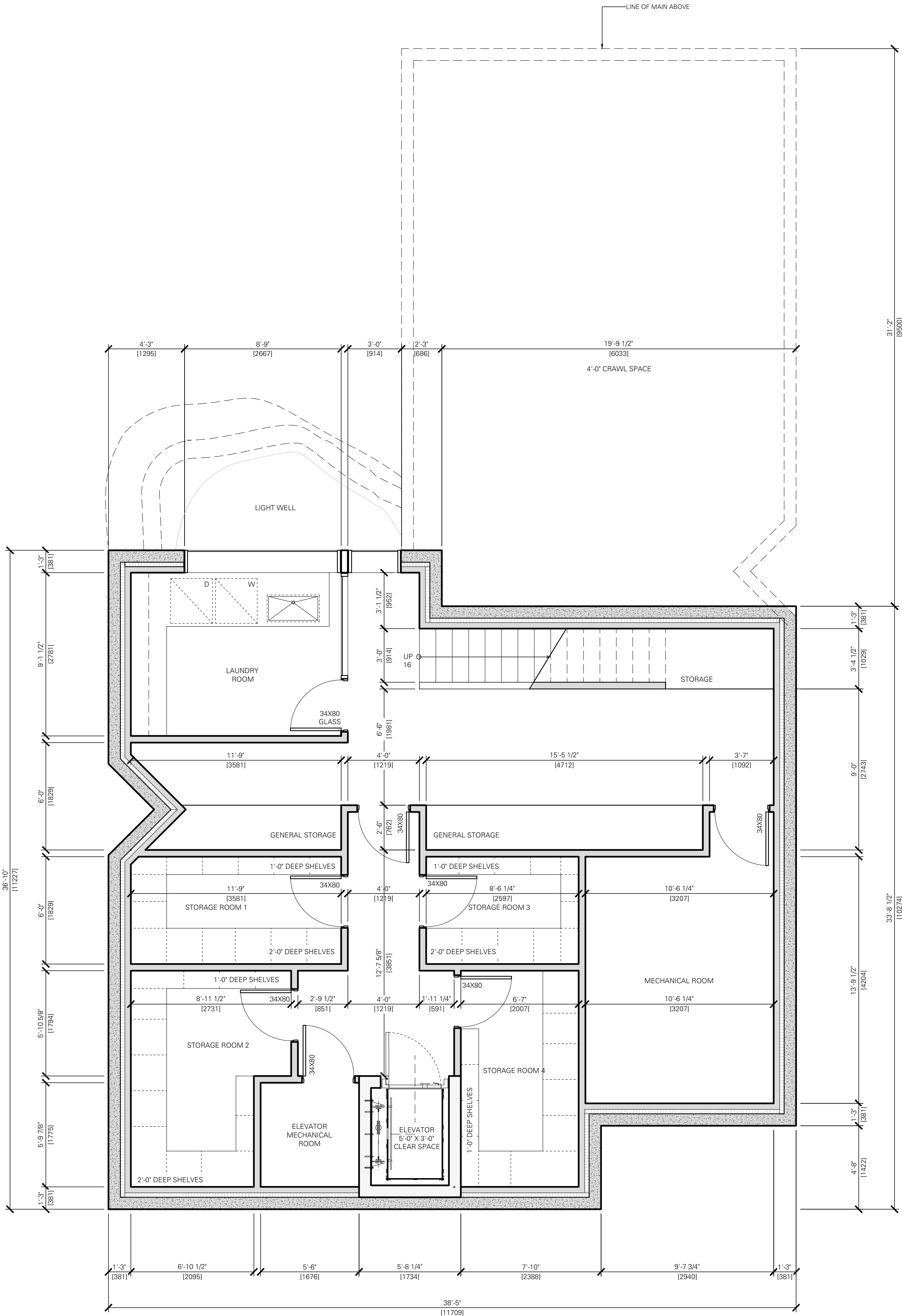
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VICTORIA, BC

A1.10



1 BASEMENT PLAN
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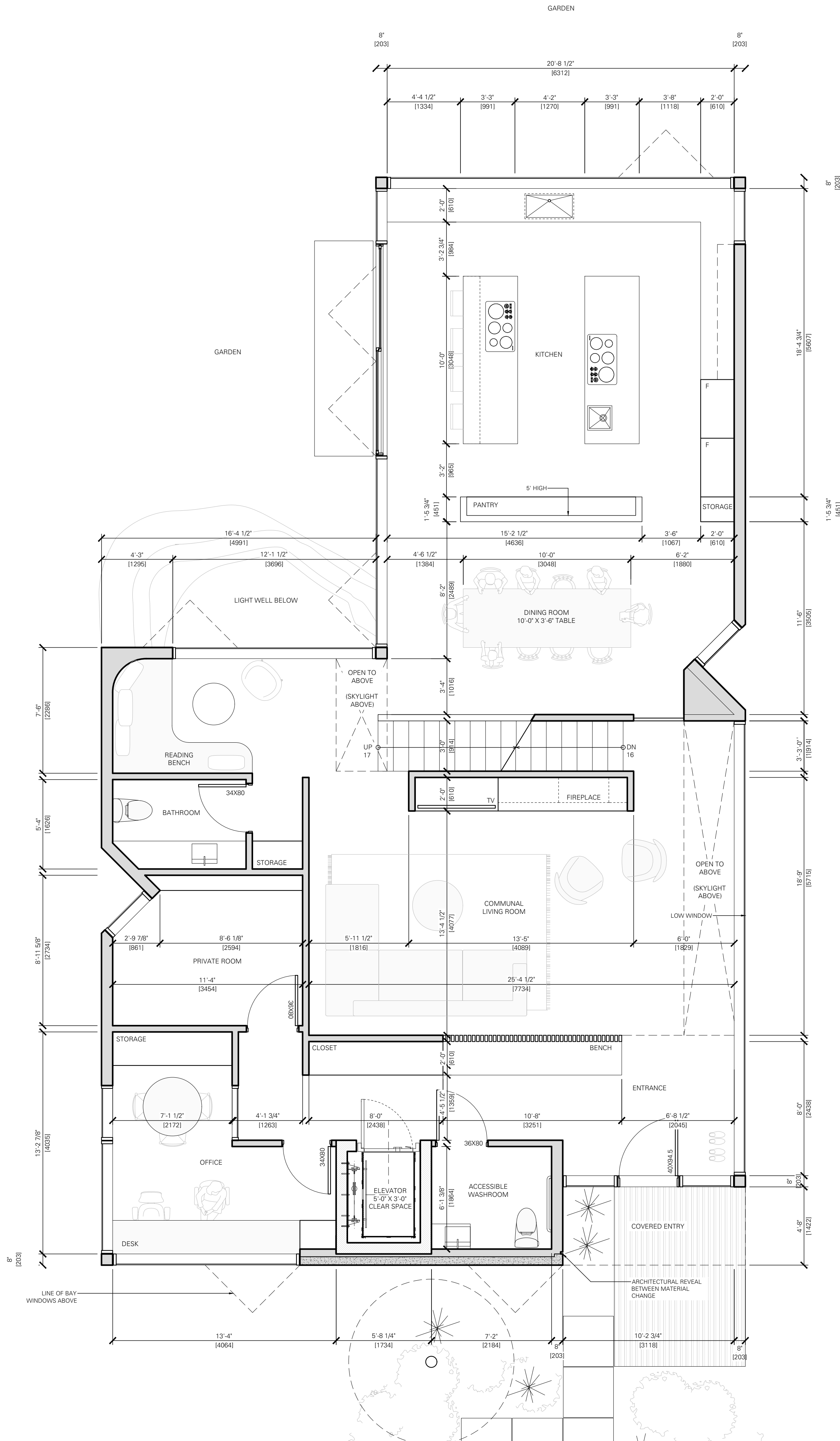
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VICTORIA, BC

A2.00



1 MAIN FLOOR PLAN
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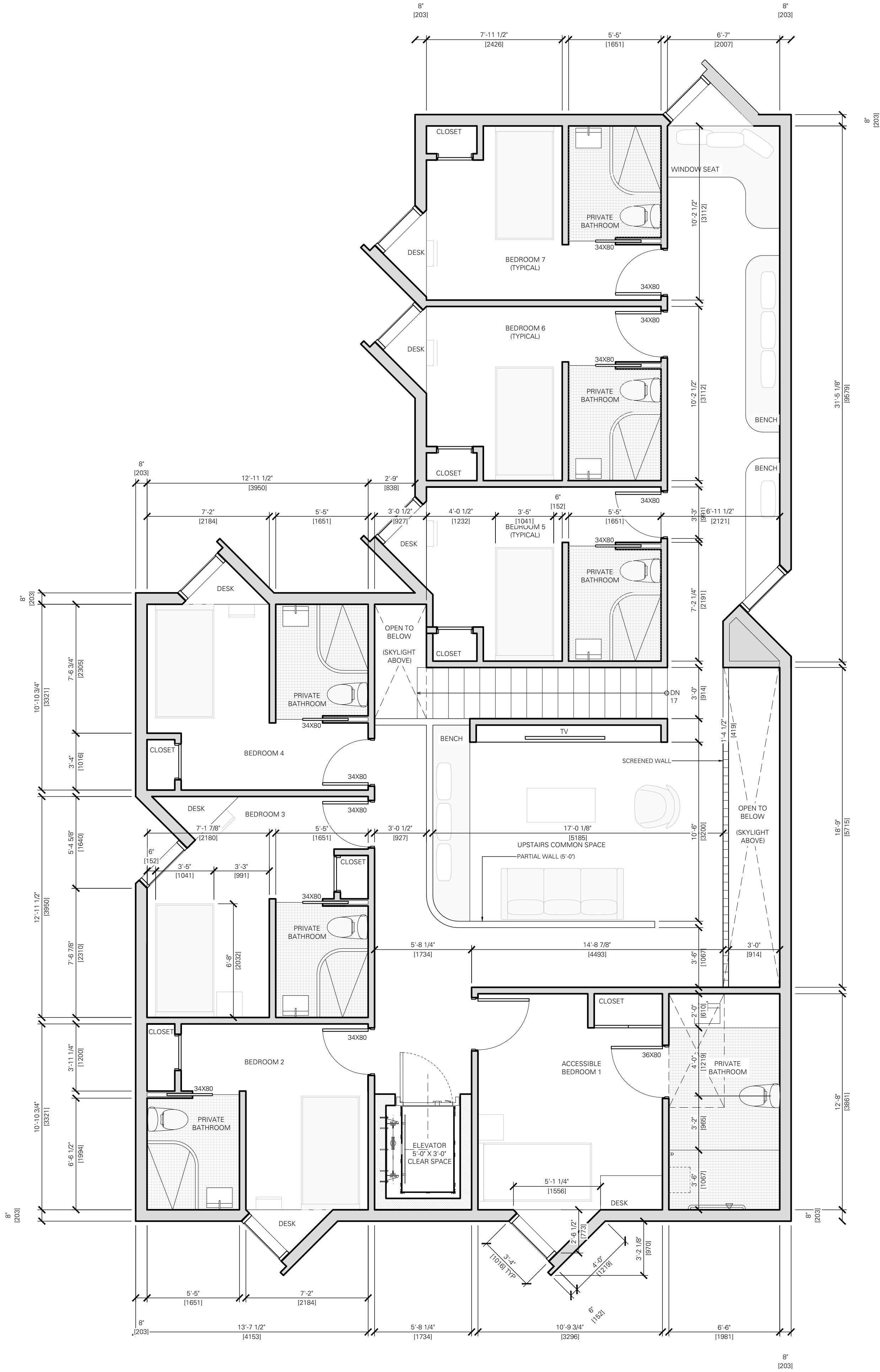
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VICTORIA, BC

A2.10



1 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



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SCALE:
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REZONING

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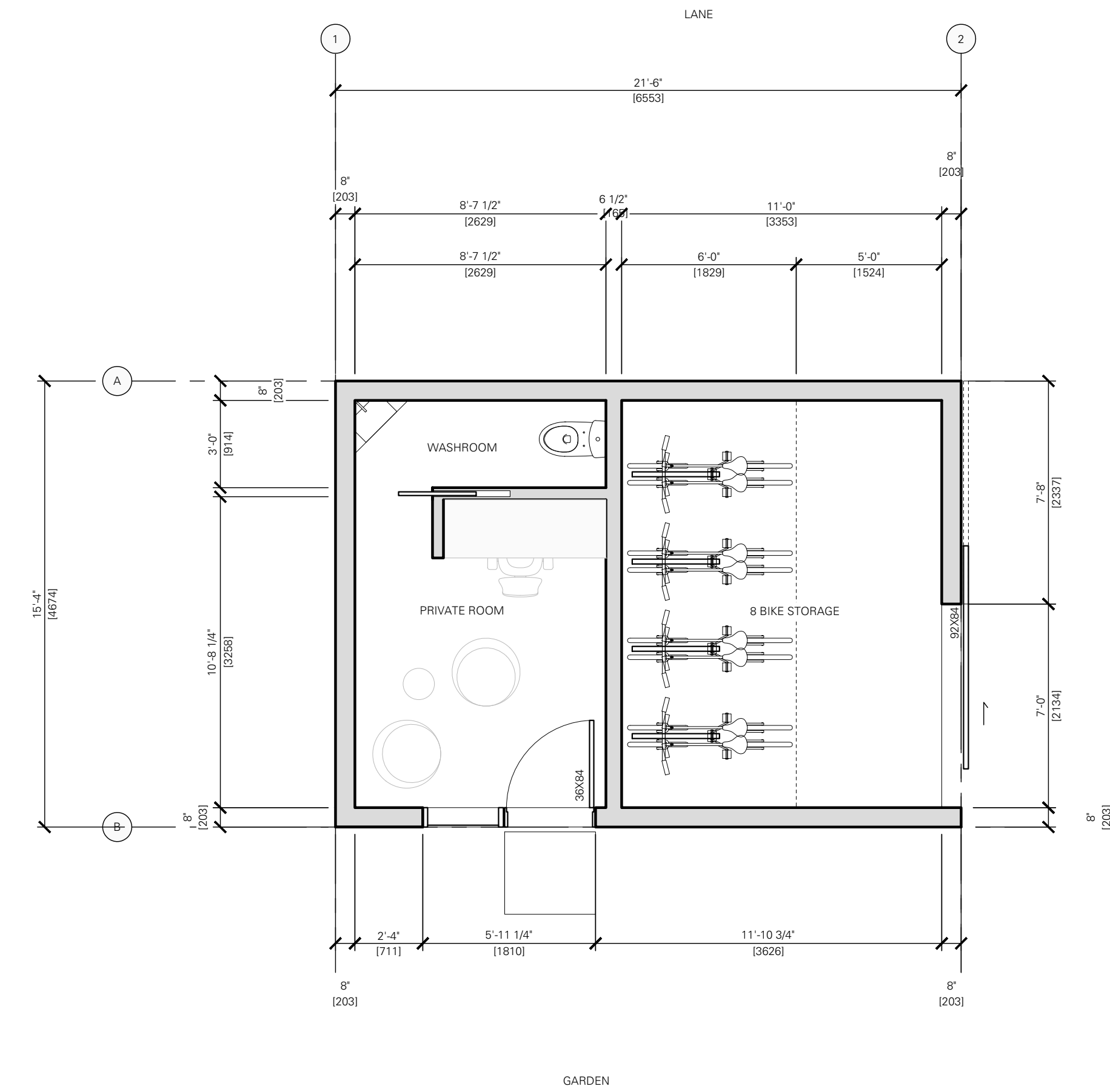
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VICTORIA, BC

A2.20

ISSUES:		
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B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-08-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



 **ACCESSORY BUILDING PLAN**
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CONSULTANT:
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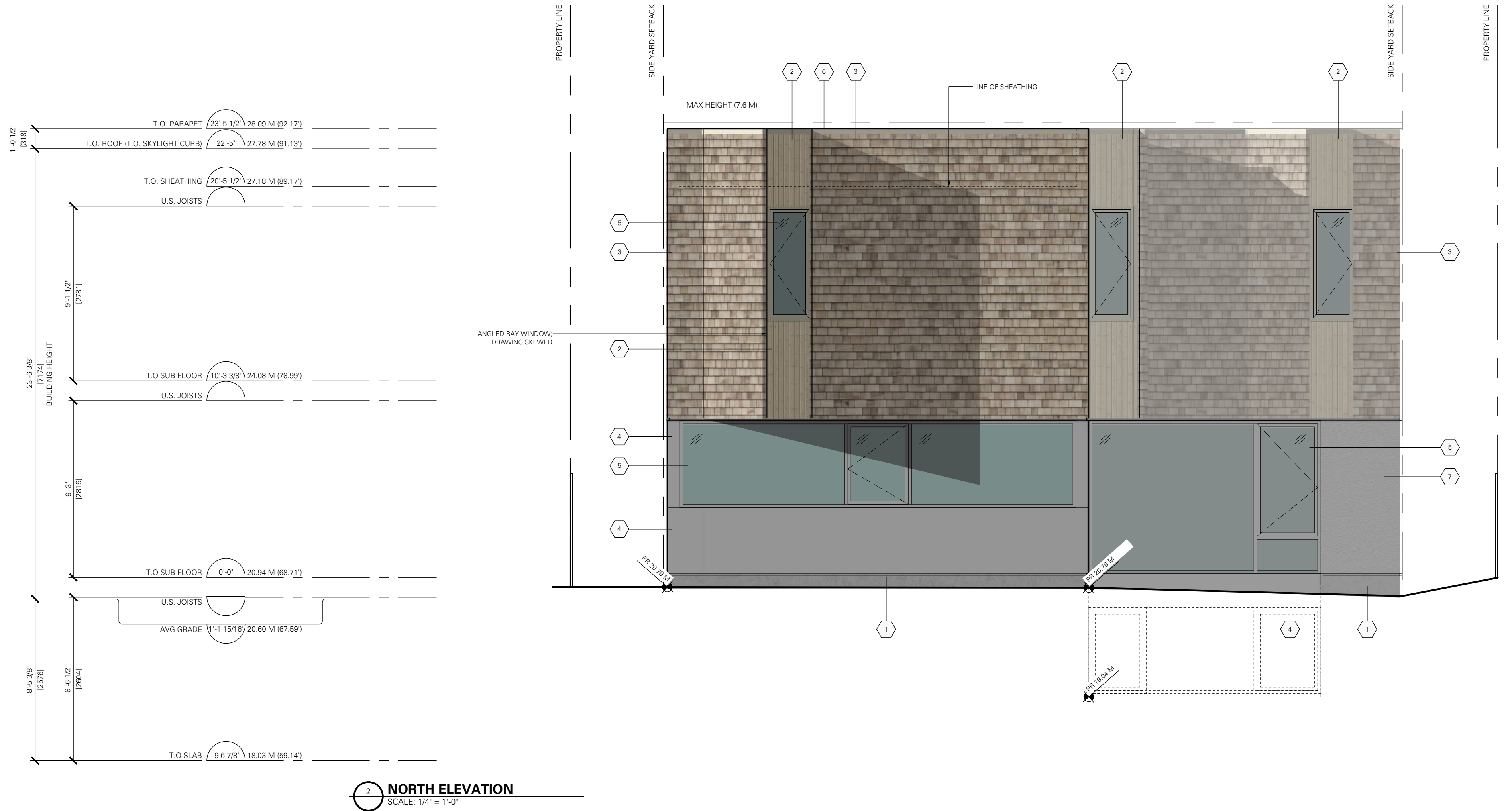
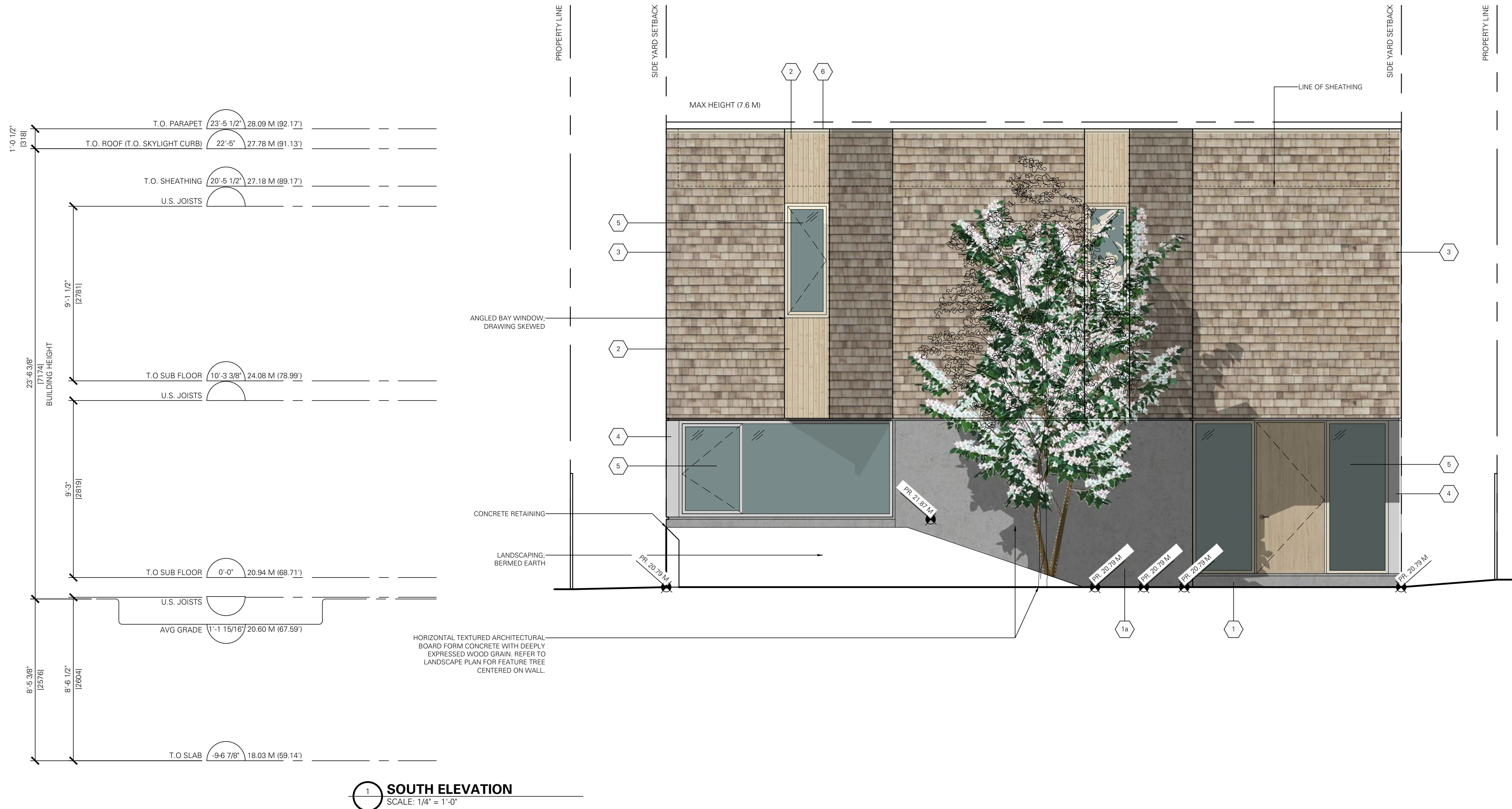
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VICTORIA, BC

A2.40

ISSUES:		
A	ISSUED FOR REZONING	2019-12-24
B	ISSUED FOR ADP	2020-05-11
C	RE-ISSUE FOR REZONING	2020-06-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



MATERIALS	
1	EXPOSED CONCRETE
2	STAINED TAG WOOD SIDING
3	CEDAR SHINGLES
4	SMOOTH PANEL
5	ALUMINUM WINDOW; SPEC TBD
6	22-GAUGE METAL FLASHING
7	GREY STUCCO
8	SMOOTH WOOD PANEL
1a	EXPOSED BOARD FORM CONCRETE

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SCALE:
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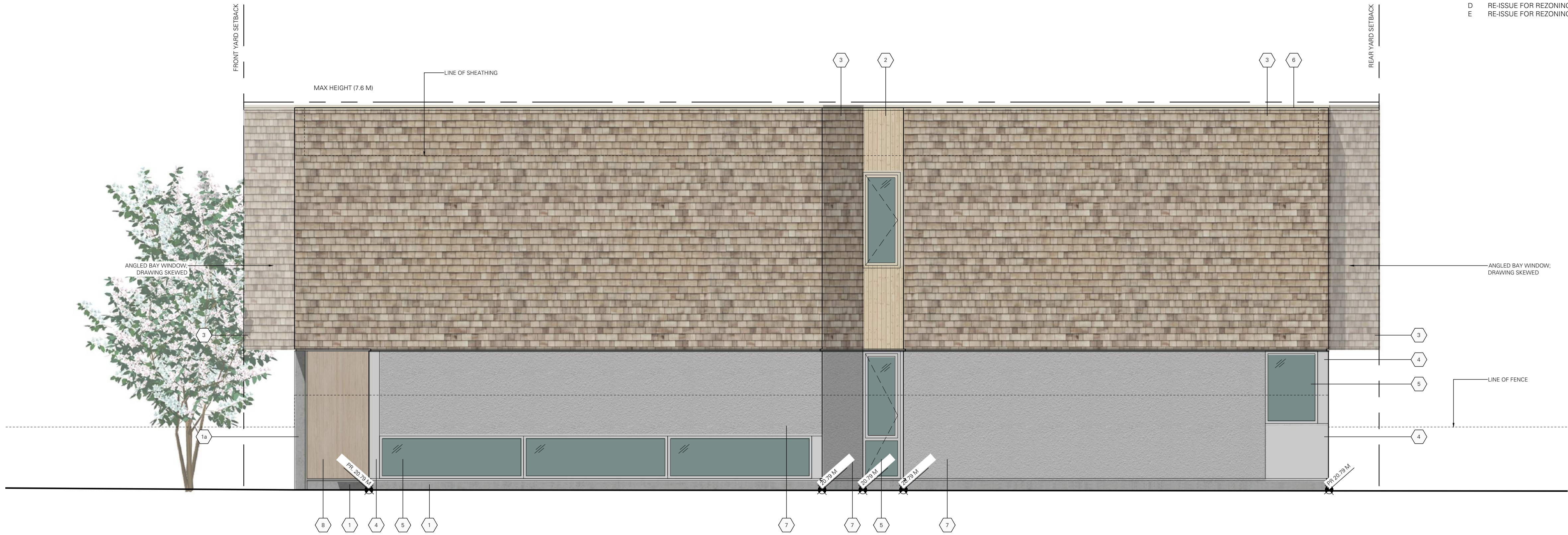
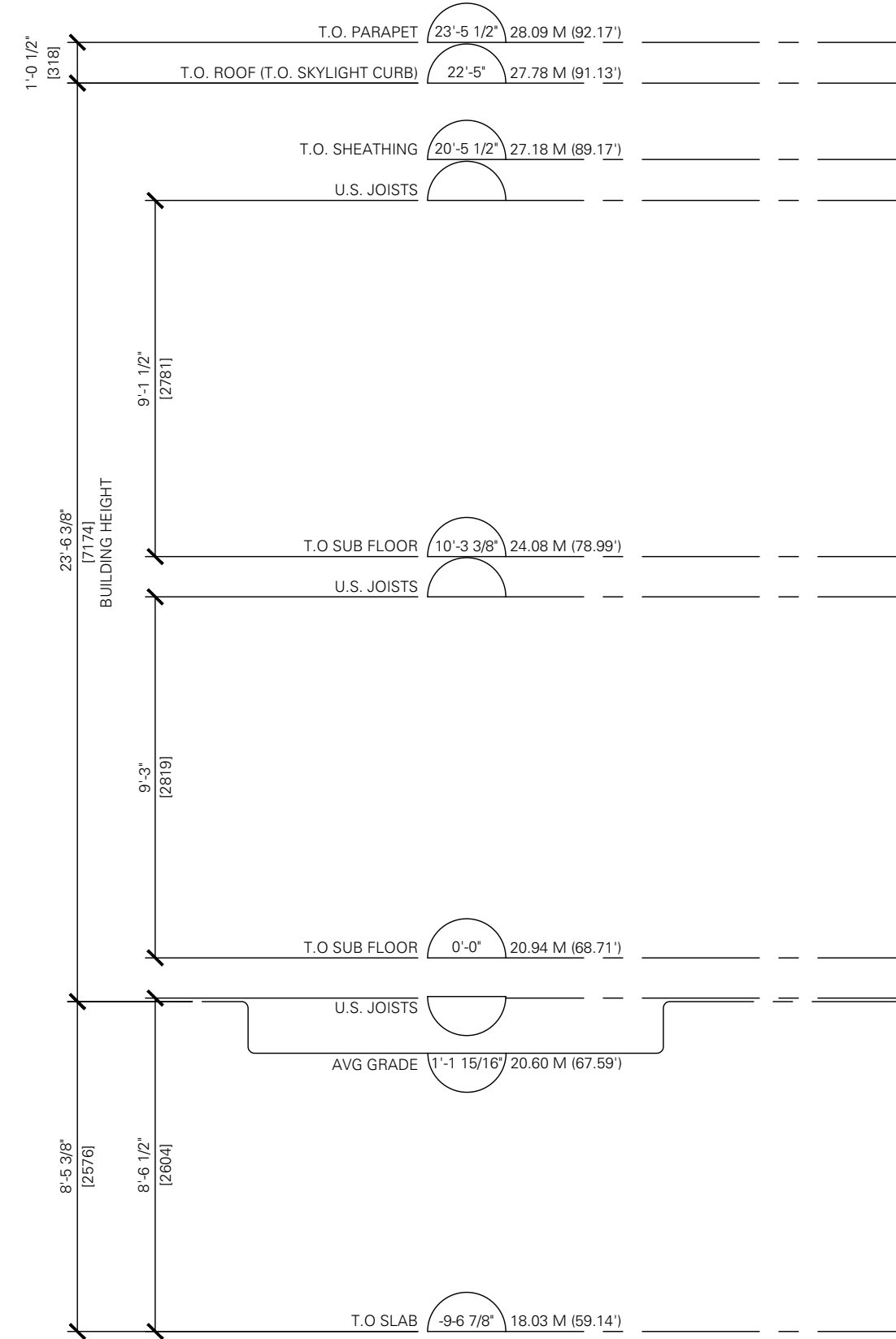
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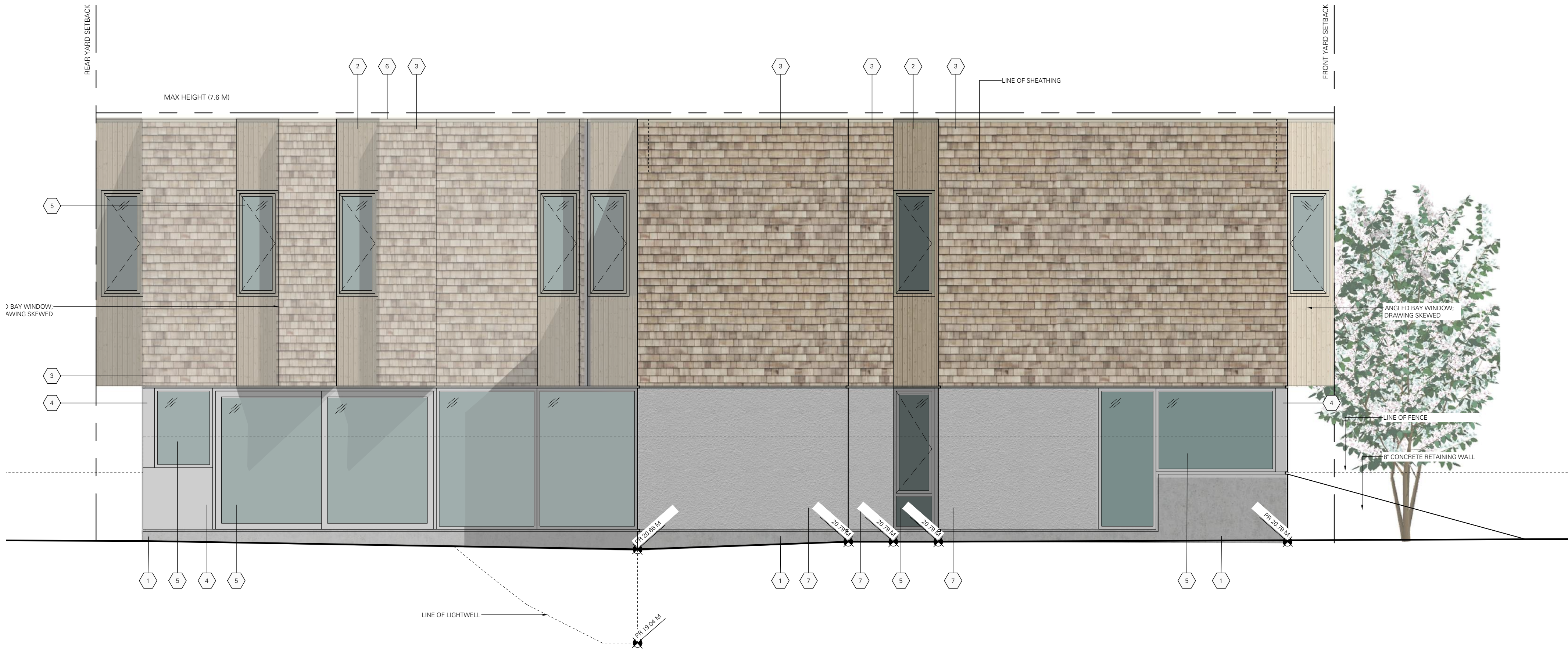
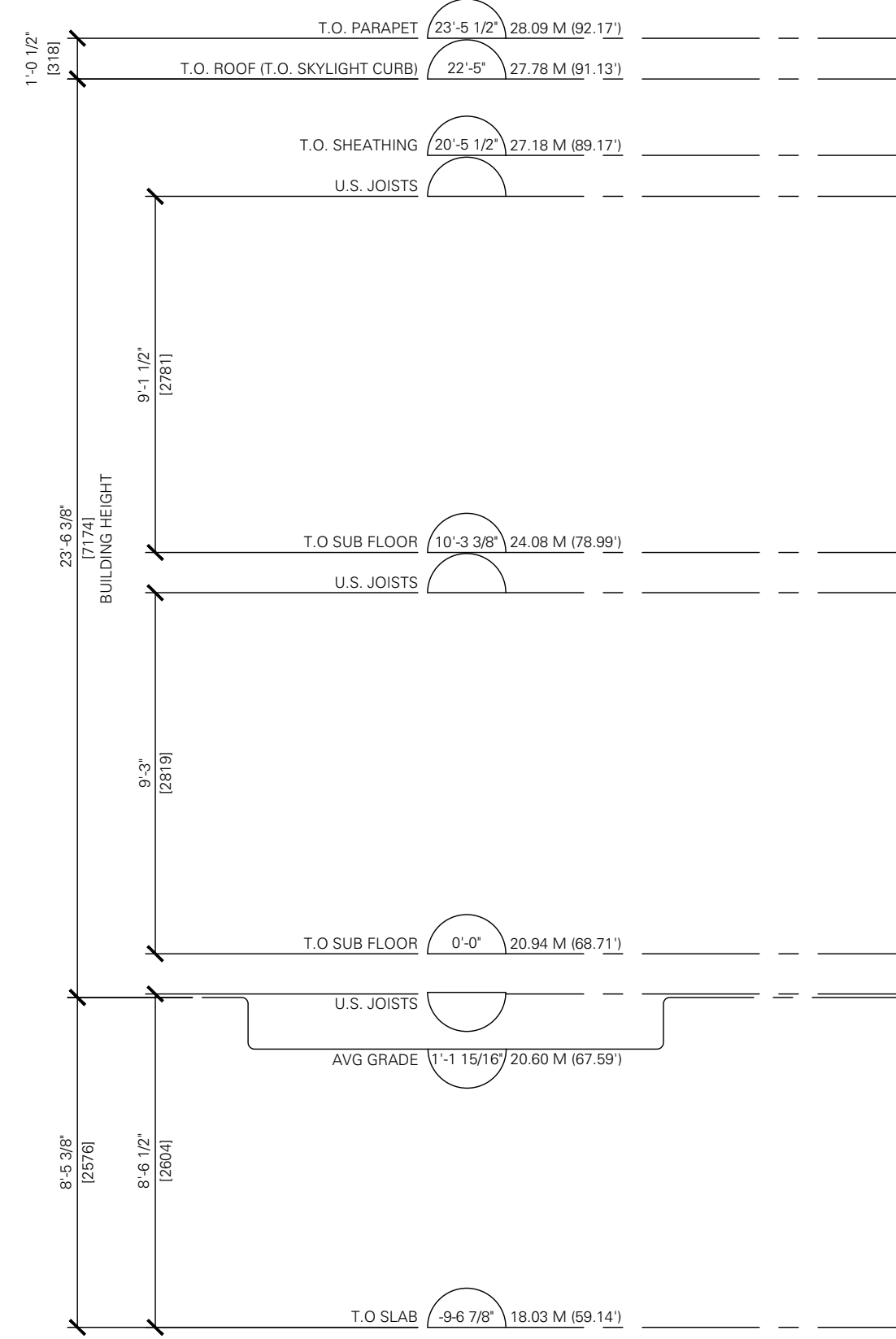
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1628 HOUSE
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VICTORIA, BC

A5.10



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

- MATERIALS**
- 1 EXPOSED CONCRETE
 - 2 STAINED T&G WOOD SIDING
 - 3 CEDAR SHINGLES
 - 4 SMOOTH PANEL
 - 5 ALUMINUM WINDOW, SPEC TBD
 - 6 22 GAUGE METAL FLASHING
 - 7 GREY STUCCO
 - 8 SMOOTH WOOD PANEL
 - 1a EXPOSED BOARD FORM CONCRETE

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SCALE:
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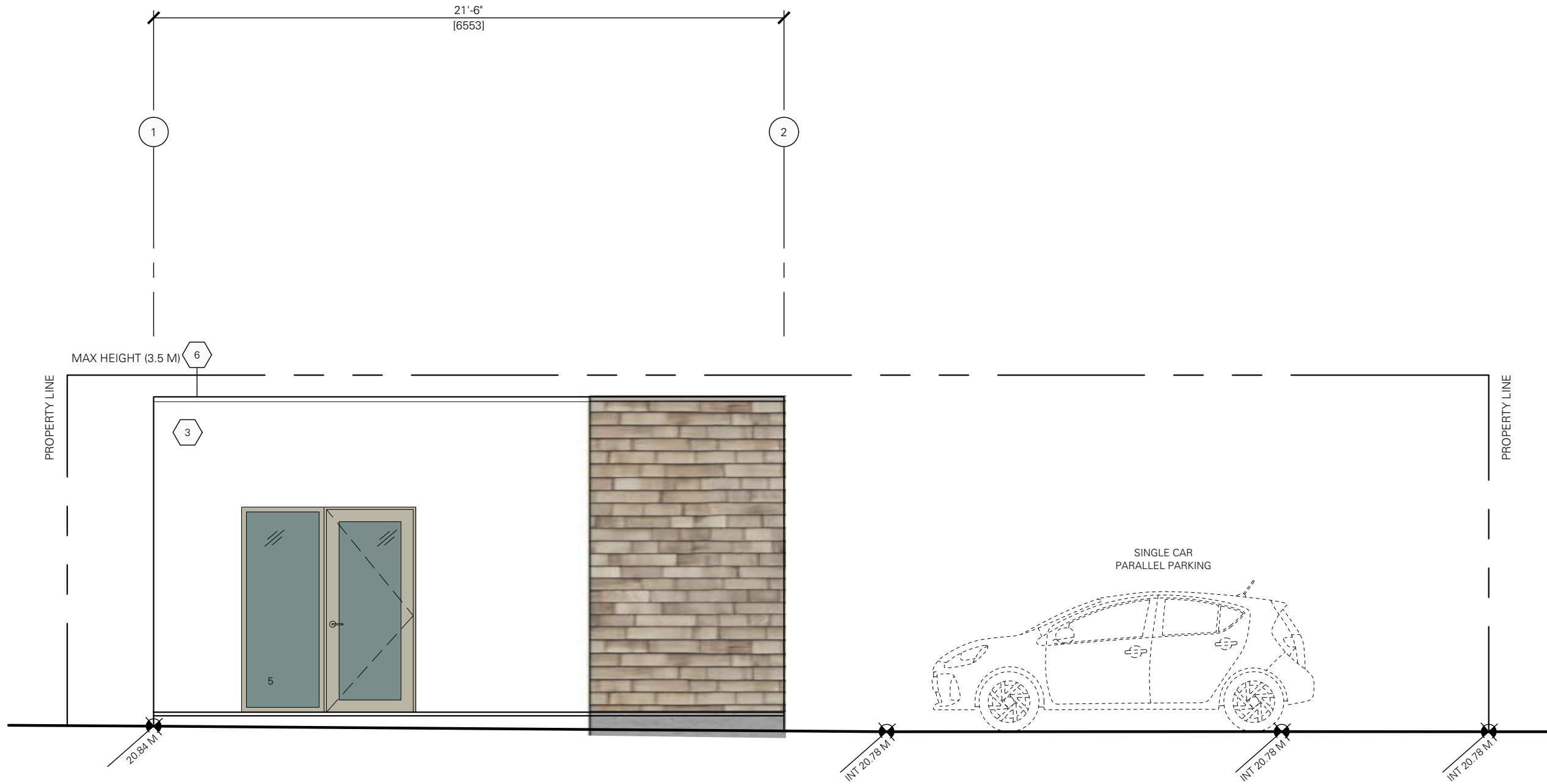
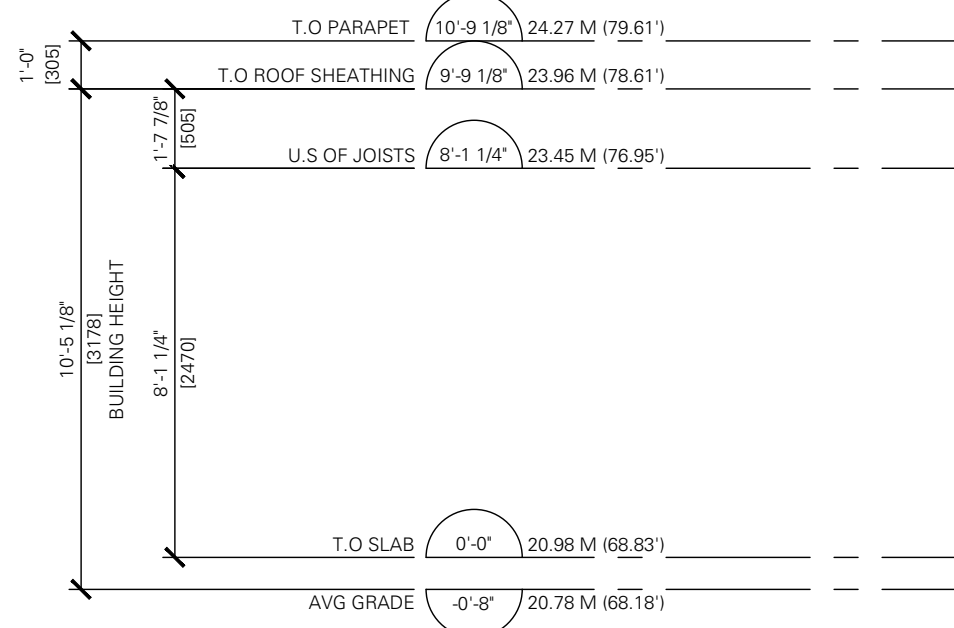
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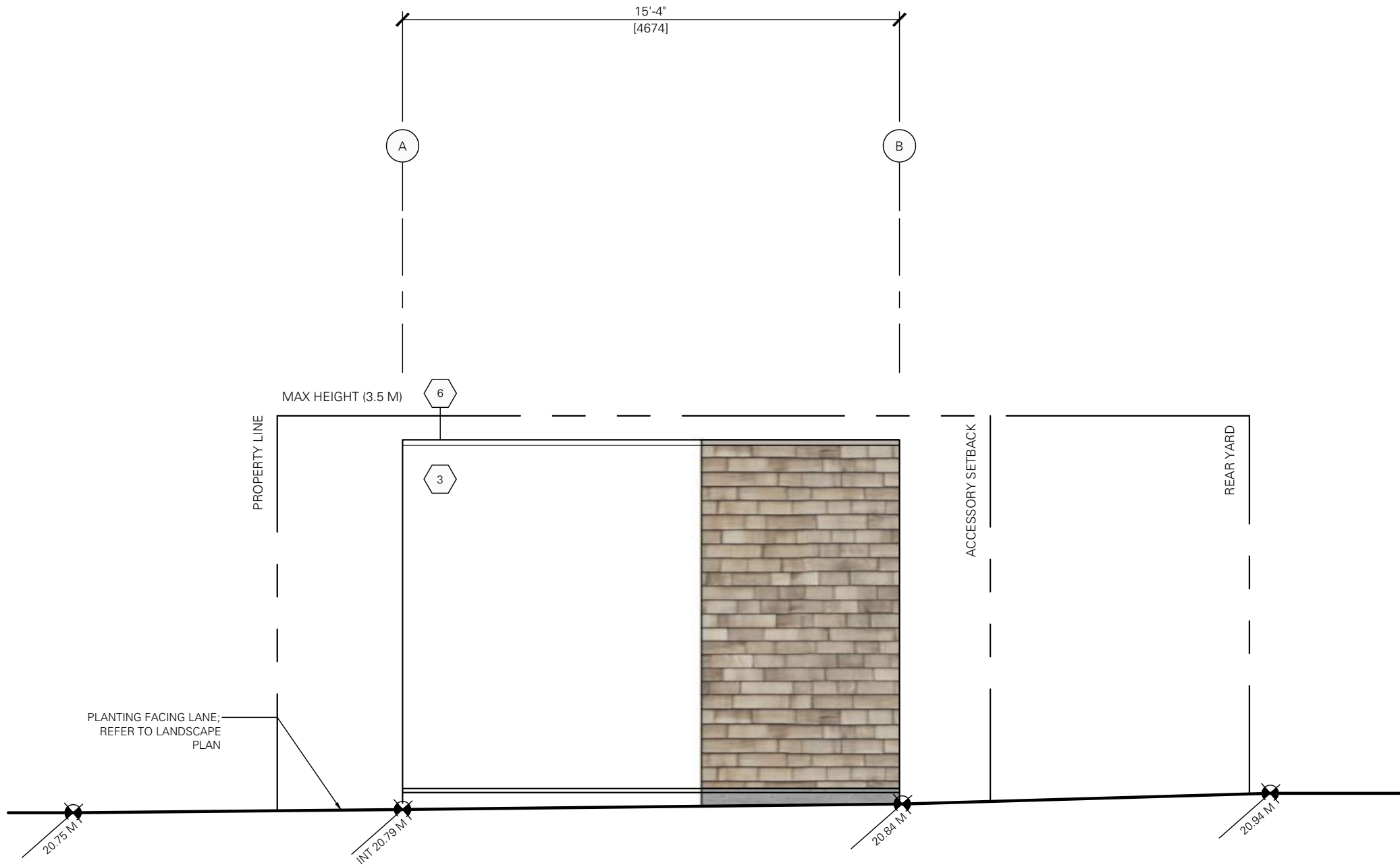
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1628 EDGEWARE ROAD
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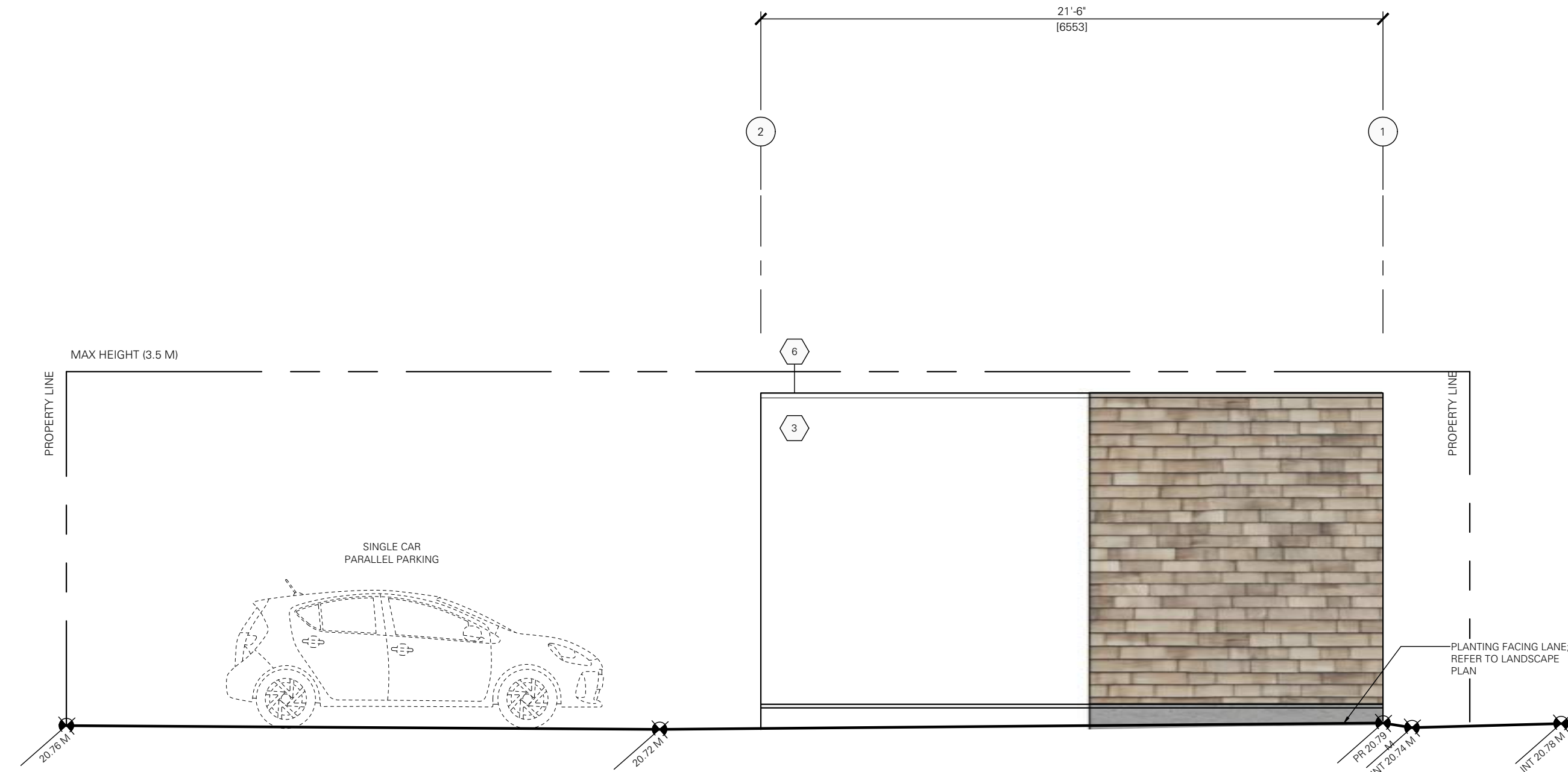
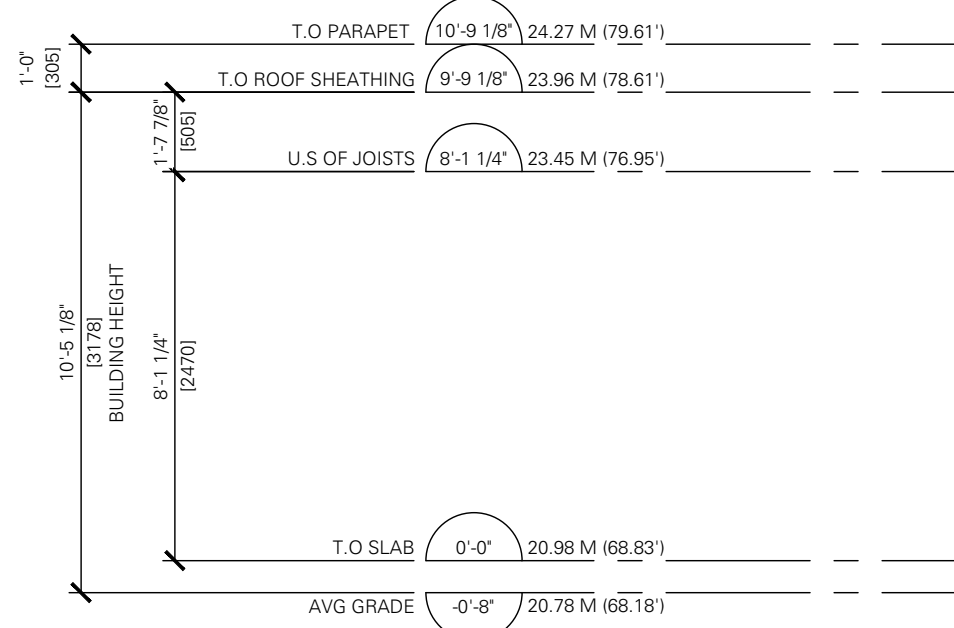
A5.20



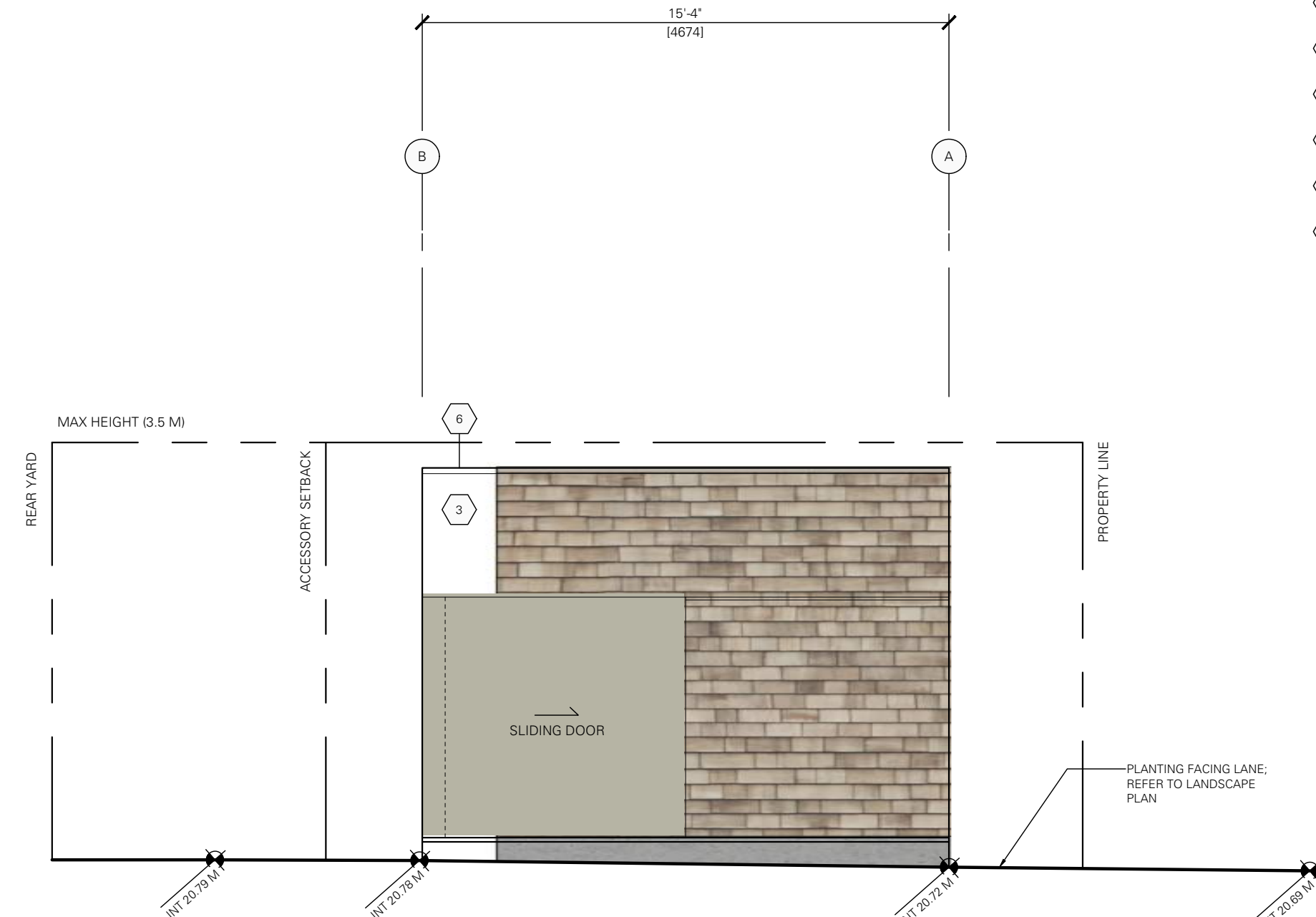
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SCALE: 1/4" = 1'-0"



2 ACCESSORY BUILDING WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 ACCESSORY BUILDING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 ACCESSORY BUILDING EAST ELEVATION
SCALE: 1/4" = 1'-0"

- MATERIALS
- 1 EXPOSED CONCRETE
 - 2 STAINED T&G WOOD SIDING
 - 3 CEDAR SHINGLES
 - 4 SMOOTH PANEL
 - 5 ALUMINUM WINDOW, SPEC TBD
 - 6 22-GAUGE METAL FLASHING
 - 7 GREY STUCCO
 - 8 SMOOTH WOOD PANEL
 - 1a EXPOSED BOARD FORM CONCRETE

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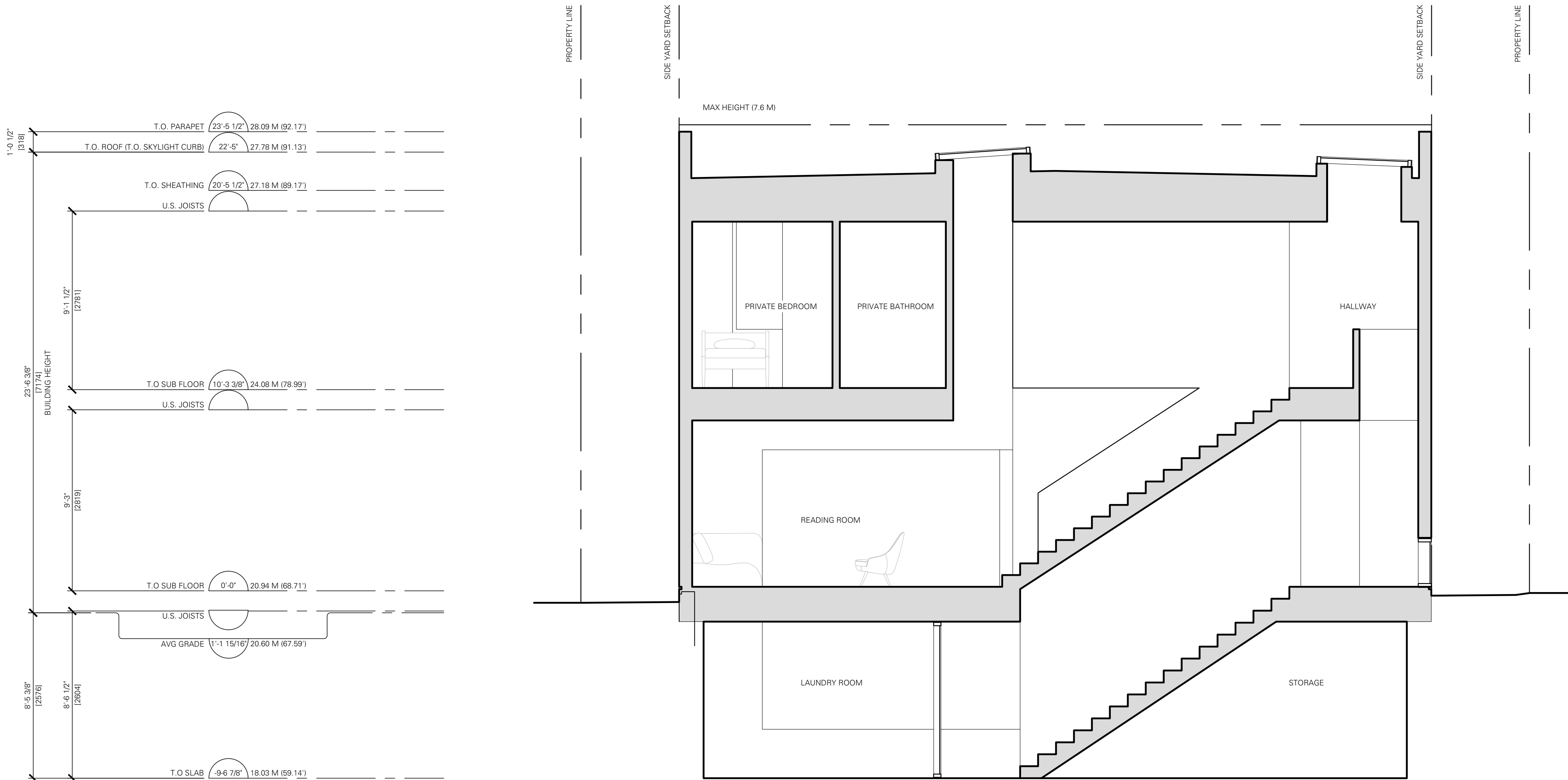
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A5.30



1 SHORT SECTION
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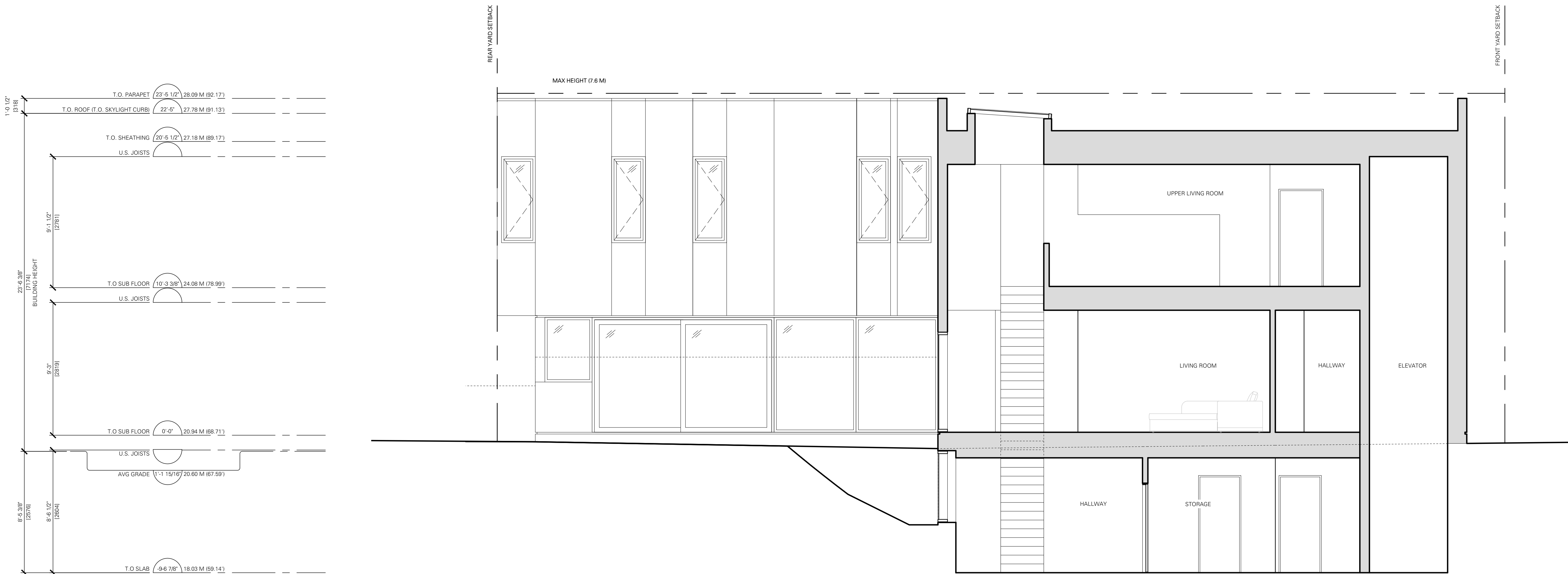
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A6.10

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C	RE-ISSUE FOR REZONING	2020-08-18
D	RE-ISSUE FOR REZONING	2020-09-28
E	RE-ISSUE FOR REZONING	2020-10-19



1 LONG SECTION
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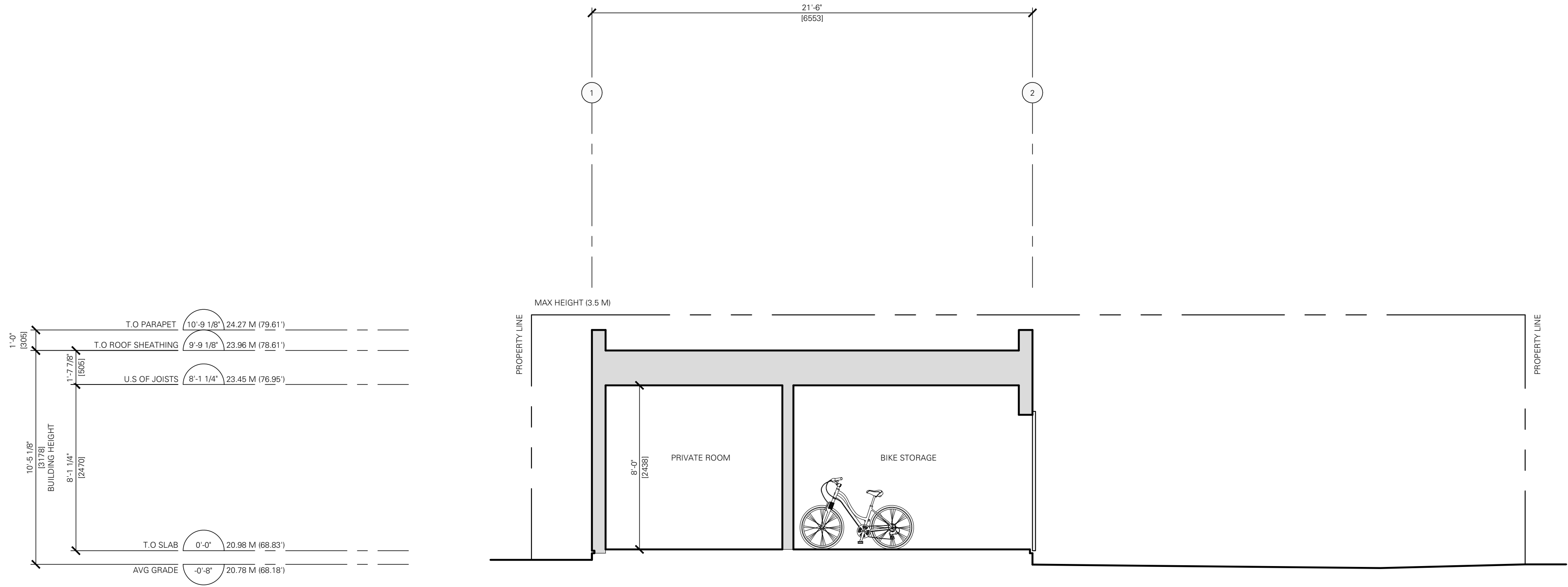
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A6.20



1 ACCESSORY BUILDING SECTION
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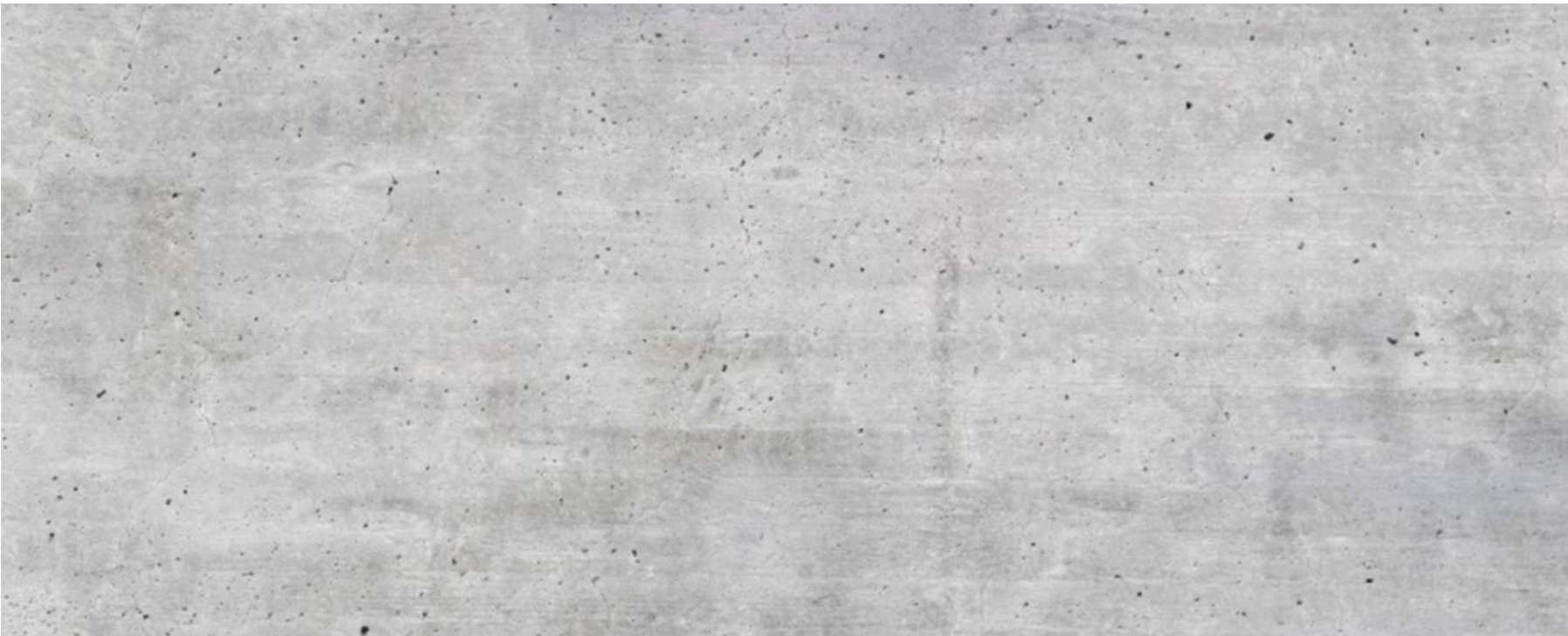
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A6.30

1 EXPOSED CONCRETE



2 STAINED T&G WOOD SIDING



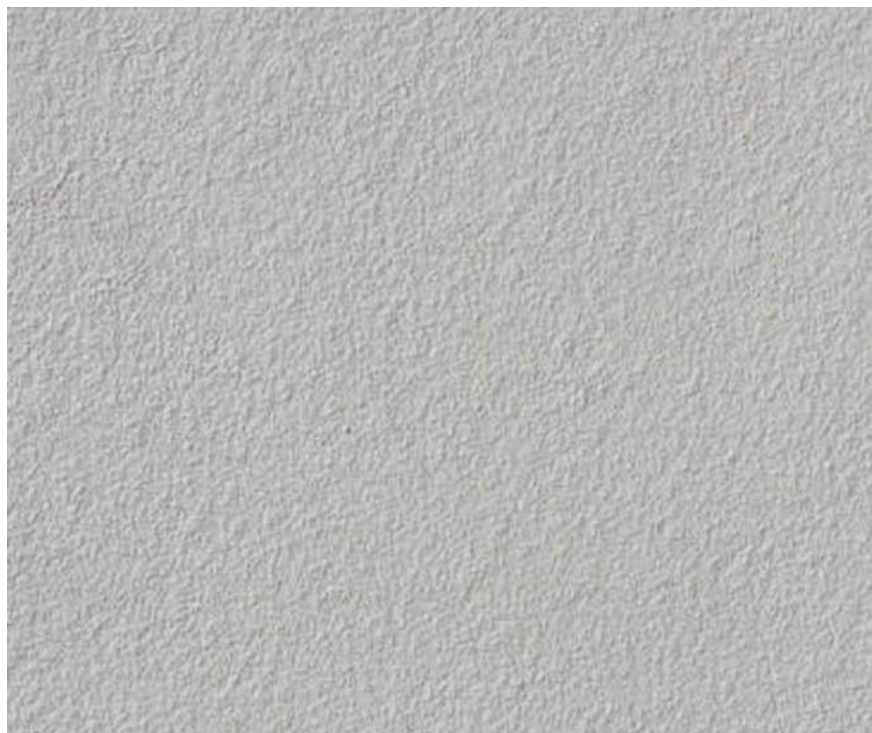
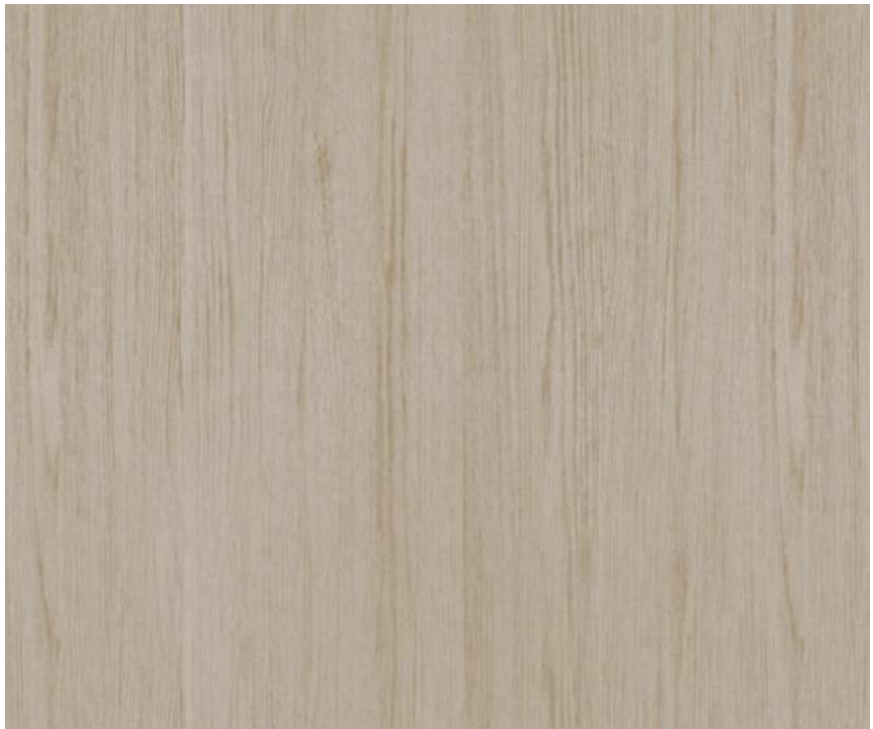
3 STAINED CEDAR SHINGLES



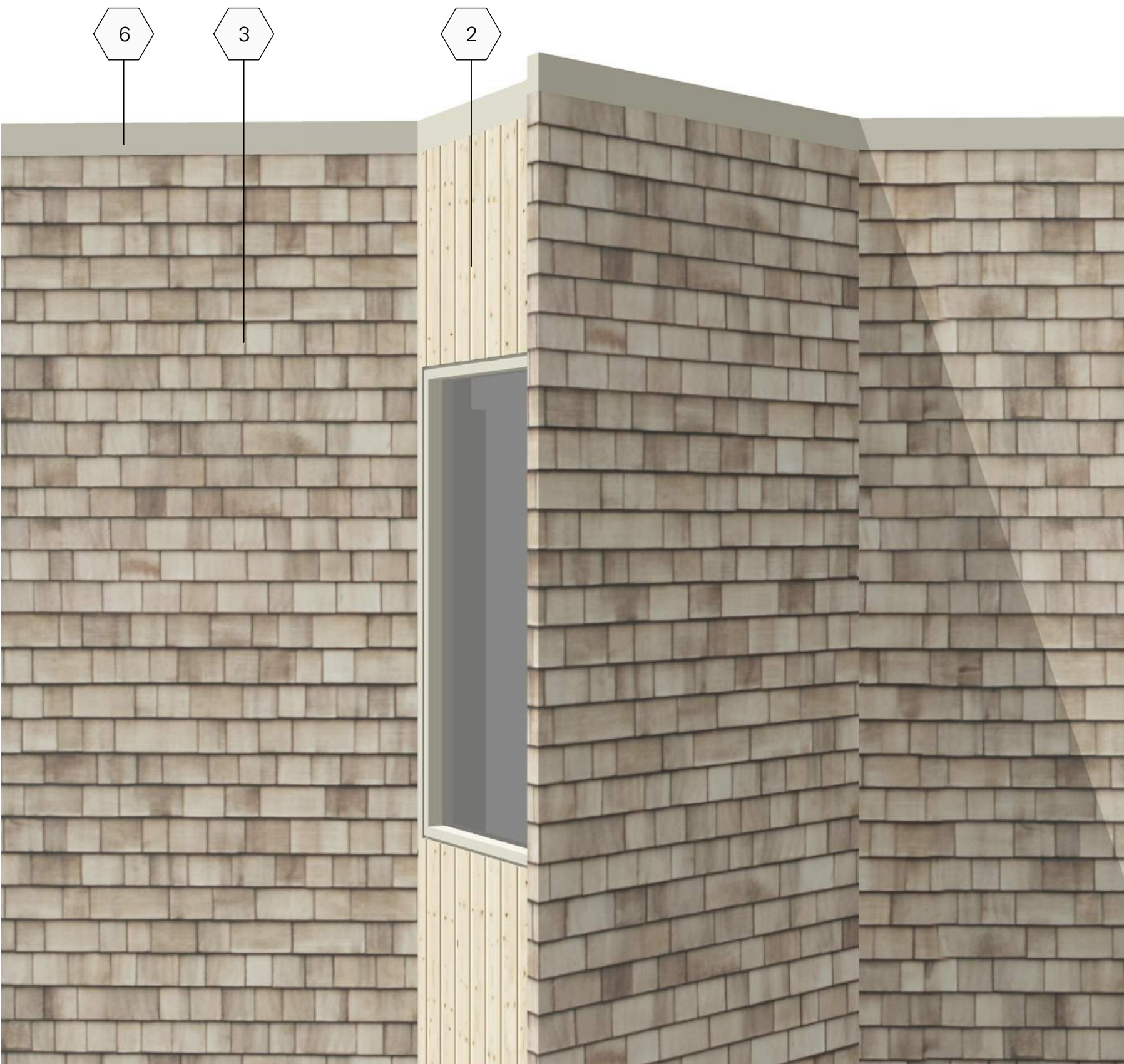
4 5 6 SMOOTH PANEL, FLASHING & ALUMINUM WINDOWS (COLOUR TO MATCH LOCATION)



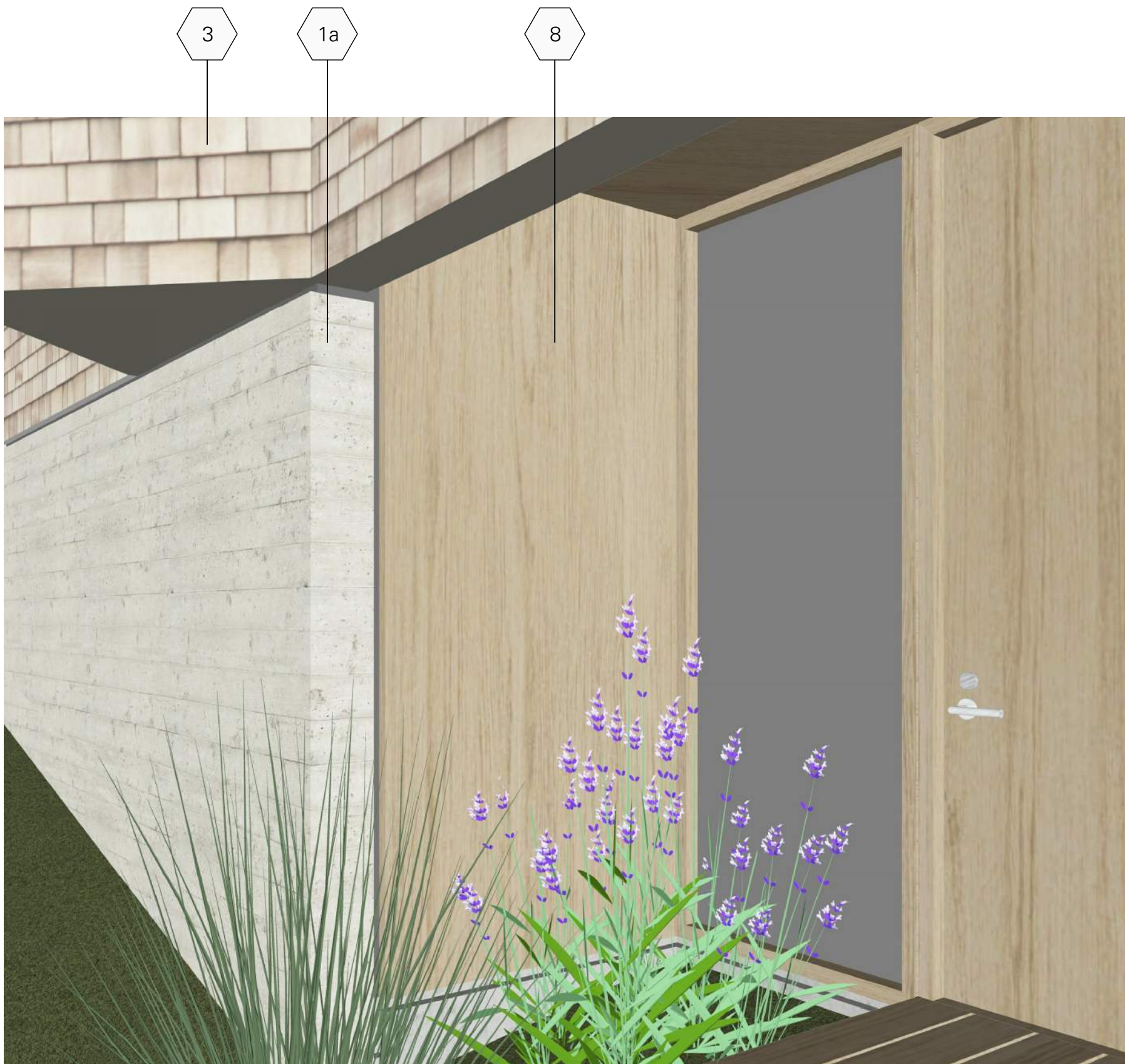
8 SMOOTH WOOD PANEL



1a TEXTURED BOARD FORM CONCRETE



7 GREY STUCCO



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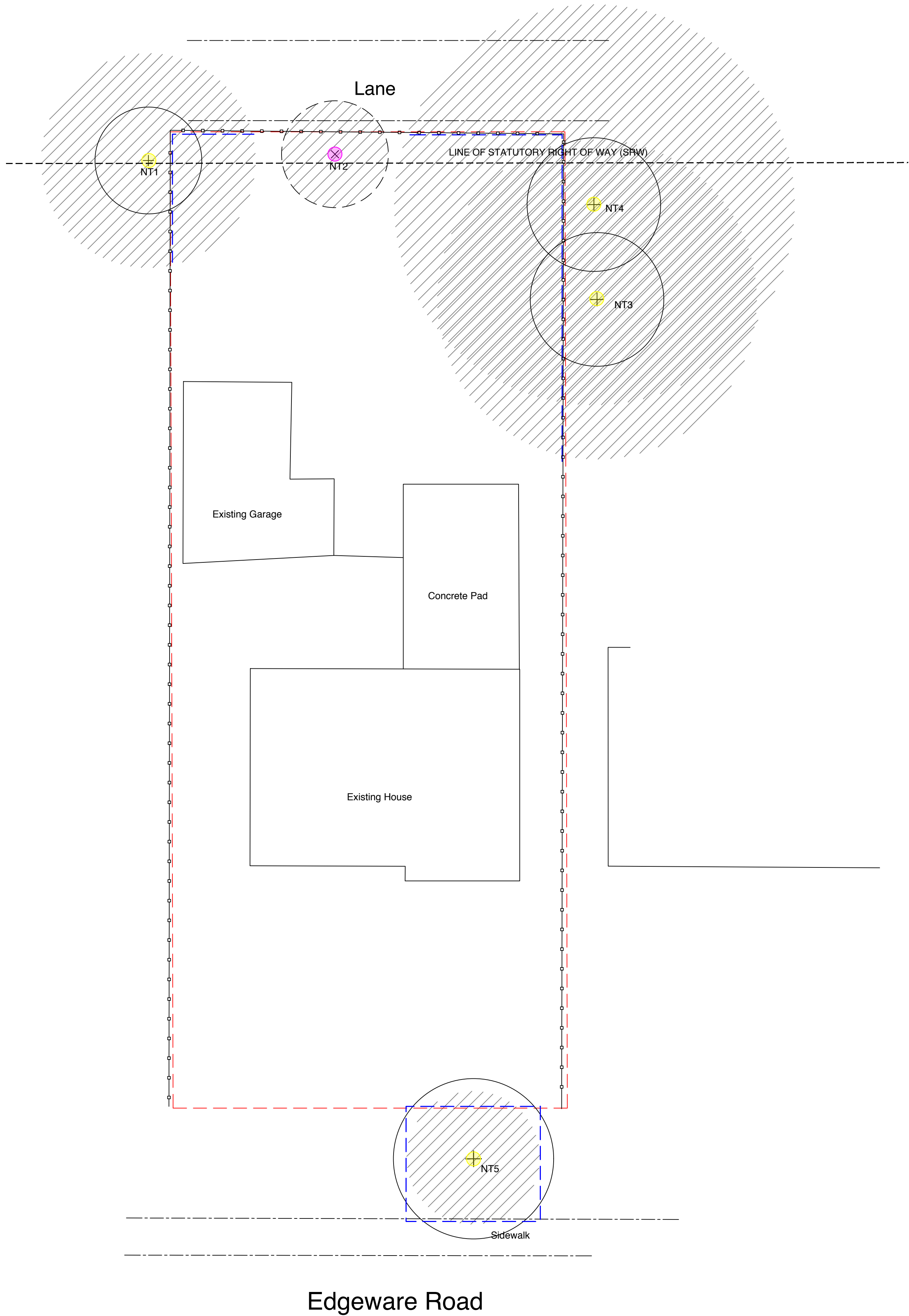
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1628 HOUSE
1628 EDGEWARE ROAD
VICTORIA, BC

MATERIAL BOARD



Inventory date: September 24, 2020

Tree Resource Spreadsheet - 1628 Edgware Road

Page 1 of 1

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (diameter in metres)	CRZ (radius in metres)	Relative Tolerance (good, moderate, poor)	Health	Structure	Remarks and Recommendations	Bylaw Protected	Retention Status
NT1	Fig	<i>Ficus spp.</i>	32 (9 + 60% of 9,7,8,7,7)	4.0	4.0	Moderate	Fair	Fair	Annually pruned historically.	Yes	
NT2	Willow leaf Pear	<i>Pyrus salicifolia</i>	12.0	4.0	2.0	Poor	Good	Fair	Next to north fence.	No	
NT3	Cherry	<i>Prunus spp.</i>	48 (18 + 60% of 9,15,11,14)	5.0	6.0	Moderate	Fair	Fair	Tortrix infestation.	Yes	
NT4	Apple	<i>Malus spp.</i>	62 (16 + 60% of 9,15,16,10,10,12,5)	5.0	7.5	Moderate	Fair	Fair	Canker infection. Overhangs back lane.	Yes	
NT5	Red horsechestnut	<i>Aesculus carnea</i>	25.0	6.0	2.5	Good	Fair	Fair	Girdling root.	Yes, municipal	

Prepared by:
Talbot Mackenzie & Associates
ISA Certified and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: tmtreehelp@gmail.com

LEGEND

+

EXISTING TREE TO REMAIN

x

EXISTING TREE TO BE REMOVED

EXTENT OF CRITICAL ROOT ZONE

- SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

SRW

TREE PROTECTION FENCING

- TO OUTSIDE OF DRIPLINE WHERE POSSIBLE (AS SHOWN)
- TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION
- TO MUNICIPAL STANDARD

TREE FOR REMOVAL

PROTECTED TREE TO RETAIN

Biophilia design collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
D'ARCY JONES

PROJECT
House

ADDRESS
1628 Edgware Rd

DESIGNED BY
Bianca Bodley

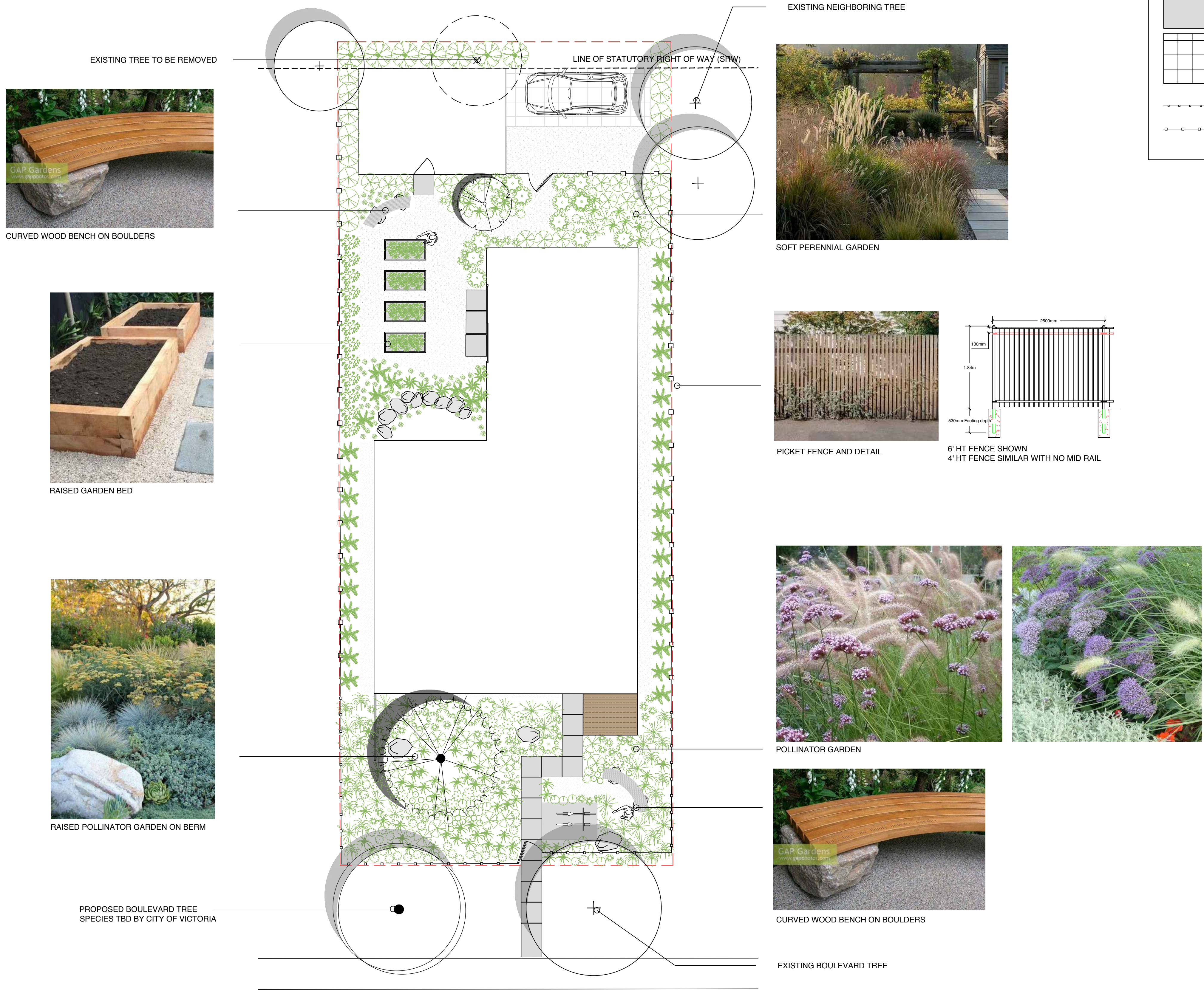
DRAWN BY
KH/EB/KT



Scale: 1:100

L0 Existing Tree Removal
and Retention Plan

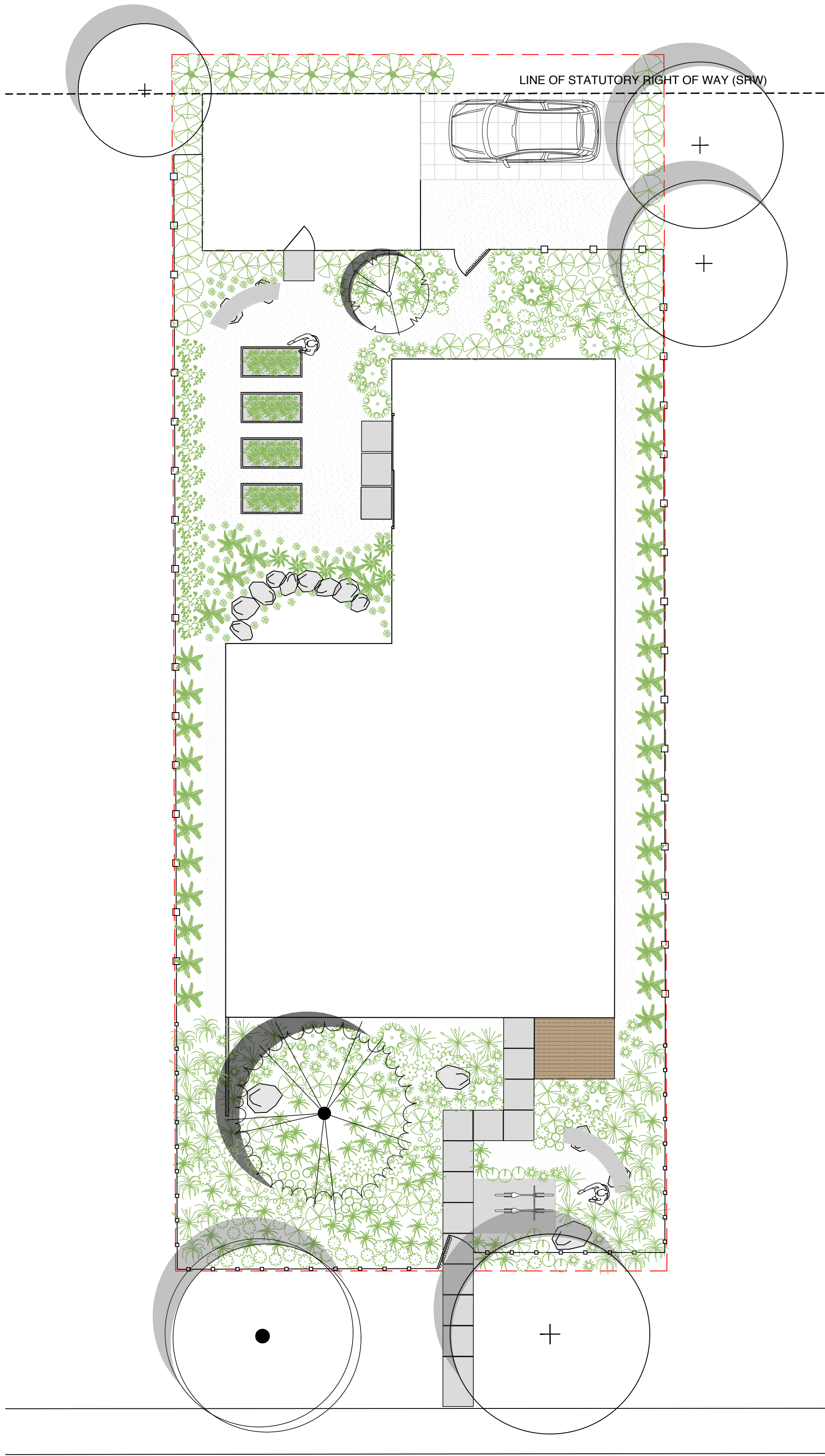
DATE
September 25 , 2020



Scale: 1:100

L1 Landscape Site Plan

DATE
September 25 , 2020



Planting List											
Quantity	Symbol	Latin Name	Common Name	Category	Height at Maturity (m)	Spread at Maturity (m)	Pollinator	Food Bearing	Native	Non-native	Size
1		Acer circinatum	Vine maple	Tree	4m	3m			X		3cm Cal
14		Achillea millefolium	Common yarrow	Perennial	0.6m	0.6m	X		X		1 Gallon
27		Allium cernuum	Nodding onion	Perennial	0.45m	0.25m	X		X		1 Gallon
6		Blechnum spicant	Deer fern	Fern	0.5m	0.6m			X		1 Gallon
71		Cornus canadensis	Creeping dogwood	Groundcover	0.15m	0.2m	X	X	X		4"
1		Cornus nuttallii	Pacific dogwood	Tree	10m	6m	X		X		4cm Cal
72		Deschampsia cespitosa	Tufted hairgrass	Grass	0.9m	0.6m			X		1 Gallon
70		Festuca idahoensis	Idaho fescue	Grass	0.8m	0.3m			X		1 Gallon
23		Helictotrichon sempervirens	Blue oat grass	Grass	1m	1m			X		1 Gallon
8		Lavandula angustifolia	English lavender	Herb	0.9m	0.9m	X			X	1 Gallon
20		Lupinus polyphyllus	Large-leaved lupine	Perennial	1m	0.7m	X		X		1 Gallon
7		Oemleria cerasiformis	Indian plum	Shrub	2m	1.2m	X	X	X		10 Gallon
37		Polystichum munitum	Western sword fern	Fern	1.5m	1.5m			X		1 Gallon
27		Salvia rosmarinus	Rosemary	Herb	0.9m	0.9m	X			X	5 Gallon
69		Salvia officinalis	Common sage	Shrub	0.45	0.4m	X			X	1 Gallon
18		Vaccinium ovatum	Evergreen huckleberry	Shrub	0.5-4.6m	1.5m		X	X		10 Gallon
21		Verbena bonariensis	Purpletop vervain	Perennial	1.5m	0.9m	X			X	1 Gallon
12		Vaccinium 'Northblue', 'Northcountry', 'Polaris', corymbosum 'Jubilee', corymbosum 'Chandler'	Blueberry	Shrub	0.6m	0.9m	X	X	X		2 Gallon
20		Miscanthus sinensis 'Graziella'	Maiden grass	Grass	0.9m	1.5m				X	3 Gallon

PLANTING AREA FOR POLLINATOR, FOOD BEARING, AND NATIVE PLANTS: 132 m2
TOTAL PLANTING AREA: 207 m2
PERCENTAGE OF POLLINATOR, FOOD BEARING, AND NATIVE PLANTS: 64%

Biophilia design collective Ltd.
250.590.1156
Info@biophiliacollective.ca

CLIENT NAME
D'ARCY JONES

PROJECT
House

ADDRESS
1628 Edgeware Rd

DESIGNED BY
Bianca Bodley

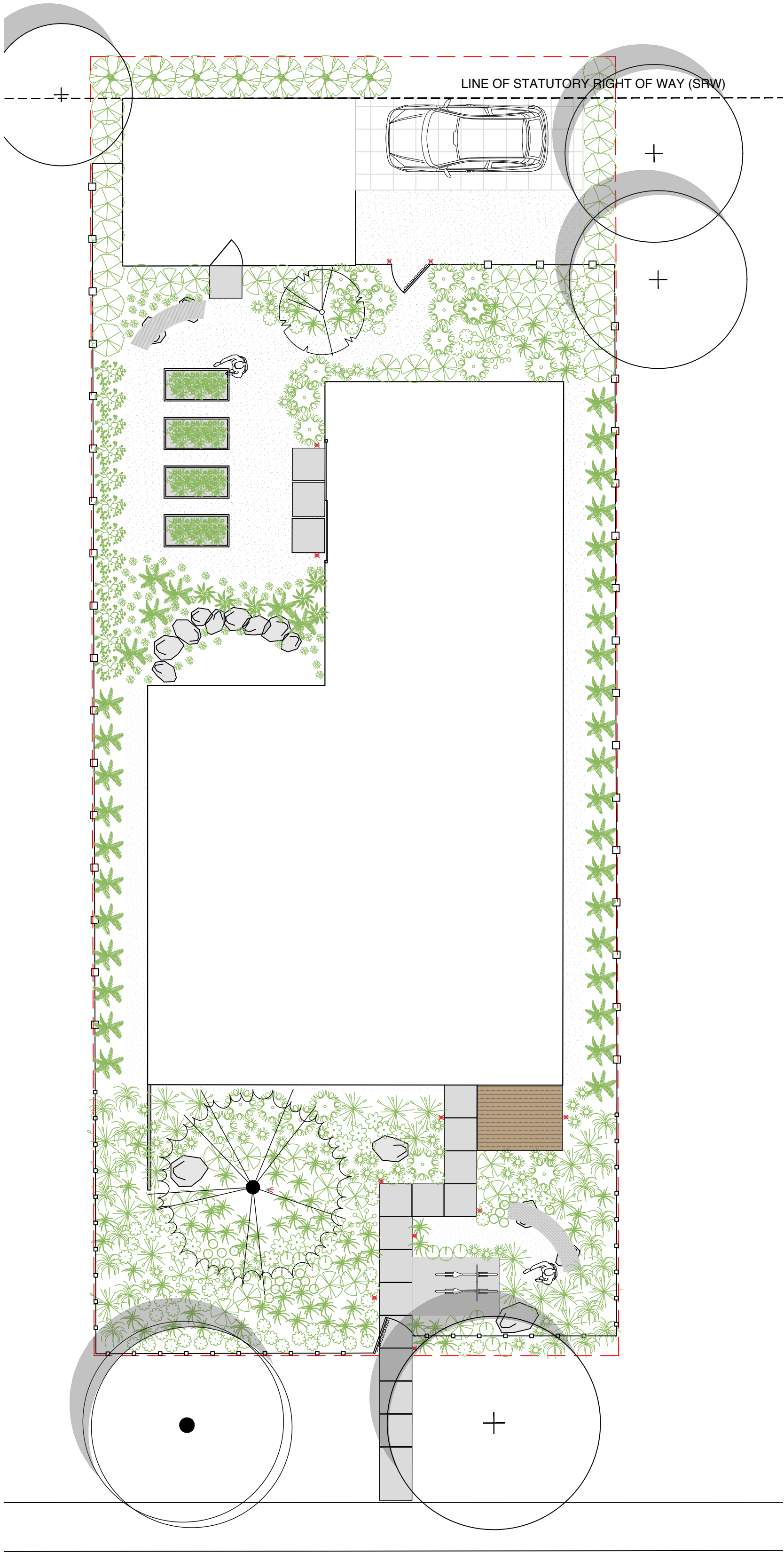
DRAWN BY
KH/EB/KT






Scale: 1:100

L2 Planting Plan

DATE
September 25, 2020




LEGEND


-  PATH LIGHT
-  UP LIGHT
-  DOWN LIGHT



Down Light
12V Louvered Down Rail Deck Light



Path Light
12V LED Right Angle Path Light



Up Light
3000K 500 Lumen 60 Degree Wide Flood Light

CLIENT NAME
D'ARCY JONES

PROJECT
House

ADDRESS
1628 Edgeware Rd

DESIGNED BY
Bianca Bodley

DRAWN BY
KH/EB/KT



Scale: 1:100

L3 Lighting Plan

DATE
September 25, 2020

ARYZE

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

October 19, 2020

DESIGN RATIONALE & PUBLIC ENGAGEMENT

1628 Edgware Road

INTRODUCTION

This proposal is for the new Rest Home – Class B, consisting of seven individual rooms and shared living spaces. The proposed development includes one main house, a small accessory building, and a single parking spot accessed from the back lane. The site is currently zoned R1-B, allowing for single family residential houses. This project's goal is to maintain materiality and scale of the current zone and existing streetscape, creating a contemporary new home that will fit in as a sympathetic and high quality neighbour.

MASSING + DESIGN

The building's form looks like a single family home. Less tall than allowed under the current zoning and with conforming side yard setbacks, the upper storey bay windows are the only element encroaching on the allowed R1-B front and rear setbacks. The design focuses on natural light and ventilation for its residents. Limiting distance requirements for safe fire separation will be met. These angled bay windows rotating around the facade are strategically orientated to provide privacy and security for the guests. The main entry to the home is from Edgware Road with a recessed porch and large welcoming glass sidelight windows. The L-shaped building will require a variance for the total allowable area, but the house's additional area is located in the back and in the basement, to hide it. The massing at the rear of the home is narrower than allowed, to let natural light into a rear private courtyard, and to minimize the impact on flanking neighbours.

MATERIALITY + LANDSCAPE

The first floor of the home will be finished in textured stucco, in keeping with other houses on the street. The top floor is finished with natural-toned cedar shingles, to minimize its massing and add a traditional residential material to the project and the street. Vegetable gardens tended by the guests will be located in the backyard, to highlight the change of the seasons. An earth berm at the front of the house will further downplay the house's front facade, so it appears to be nestled in a sea of wild grasses and shrubs that will bring colour and life to this mid-block site. Out front, a lush low maintenance garden and Japanese-garden style fence will complement the home's architecture.

ENERGY EFFICIENCY / ACCESSIBILITY

The project will meet the most current energy BC Building Code Step Code requirements, and will be accessible for one of the guests.

OPERATIONS / PUBLIC MESSAGING

To increase public awareness about the project and to keep the community informed and involved in the development we have taken the following steps:

1. We met with Oaklands CALUC on July 31, 2019 to explain the project and ask for a community meeting waiver [REDACTED]. On August 1, 2019 we received the waiver from Oaklands CA.
2. We mailed out postcards on February 28, 2020 inviting people to a presentation at Hillside Coffee and Tea on March 14, 2020 but due to COVID restrictions implemented on March 12, we had to cancel this in-person meeting.
3. On March 17, 2020 we sent out a mailer apologizing for the cancellation and provided a very detailed background on the project along with an FAQ sheet.
4. We have continued to correspond with neighbors on an ad hoc basis as required.
5. After the process with the City progressed, we hosted a Community Meeting via Zoom on July 29, 2020. All residences in the 100m+ radius were sent a mailer invite to attend, 8 people joined this event. The Zoom meeting was a 20min presentation followed by over an hour of Q&A.

COVENANT

We are amenable to accomplish the security requirements of the City and believe that it can be achieved through a site specific zone applied to the site. If this however is not possible, understanding the intent and purpose of the security will be important before entering into a legal or housing agreement.

SUMMARY

Drawing on our award-winning skills in designing new houses that architecturally fit into existing streetscapes, this proposal will become an admired asset on Edgware Road. The proposal is dignified and quietly sophisticated for its guests and for the surrounding neighbourhood.

Sincerely,

Luke Mari
Principal, Aryze Developments Inc.

From: [Land Use](#)
To: [Michael Angrove](#)
Cc: [Sarah Murray](#); [Executive Director](#)
Subject: Re: [REDACTED] in Oaklands
Date: August 1, 2019 3:54:30 PM

Sorry I sent my previous email in error...

I was writing to inform you that the OCA and the OCA CALUC is willing to waive the required community meeting for the proposed [REDACTED] in Oaklands. The proponent is committed to working with neighbours on the development of the project [REDACTED].

Please accept this email as a formal waiver of the community meeting for this project.

If you would like additional information about the project please feel free to call me at [REDACTED].

Sincerely,
David Angus
Chair, Oaklands Land Use Committee.

From: Land Use
Sent: August 1, 2019 3:49 PM
To: Michael Angrove <mangrove@victoria.ca>
Subject: [REDACTED] in Oaklands
Hi Mike,

Last night, representatives from the OCA met with Luke Mari to discuss a [REDACTED] [REDACTED] is located at [1628 Edgeware Road](#).

- The zoning wouldn't have to change to accommodate [REDACTED] use, but they would like to apply for a variance to increase the occupancy [REDACTED]. They are not requesting any variance to parking

MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY JUNE 3, 2020

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:00 PM

Present: Sorin Birliga, Pamela Madoff, Jason Niles, Marilyn Palmer, Jessi-Anne Reeves, Carl-Jan Rupp, Karen Sander, Stefan Schulson, Brad Forth, Elizabeth Balderson

Staff Present: Charlotte Wain – Senior Planner, Urban Design
 Rob Bateman – Senior Process Planner
 Alena Hickman – Secretary

2. APPLICATIONS

2.1 Development Permit with Variances Application No. 00138 for 1628 Edgeware Road

The City is considering a Development Permit with Variance Application for a Rest Home (Class B) consisting of seven boarding rooms and shared living space.

Applicant meeting attendees:

LUKE MARI	ARYZE DEVELOPMENT
D'ARCY JONES	D'ARCY JONES ARCHITECTURE

Charlotte Wain provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- street relationship and overall fit with the neighbourhood context
- setbacks and privacy impacts
- site coverage
- any other aspects of the proposal on which the ADP chooses to comment.

D'Arcy Jones provided the Panel with a detailed presentation of the site and context of the proposal. and Bianca Bodley provided the Panel with details of the proposed landscape plan.

Elizabeth Balderson recused herself from this application.

The Panel asked the following questions of clarification:

- Are these rental units?
 - They are specialized rental units [REDACTED]

- Will tenants qualify in a specific way? How do you select who gets a unit?
 - That is done through the [REDACTED] operator.
- [REDACTED]
 - [REDACTED]
- Is there a detail of the picket fence proposed for the frontage?
 - It goes from 6ft to 4ft, it's a modern expression
- Did you consider an accessible roof space on the building?
 - No because the railings would then be adding to the height of the building as well as adding to budget.
- Can you explain the mansard roof idea?
 - It was inspired by a mansard it's not literal. It reads more as the second storey is roof-like.
- Will you bring the East and West side variances into compliance?
 - Yes
- The distance between this project and other residences are quite small, what is the impact on the other residences.
 - Both adjacent houses have two small no dominant bathroom windows on the sides. We also do present them with fencing and hedges.
- Does the indent on the accessible room have to be positioned in its current location or can that be adjusted?
 - The bay works well there with the light that comes in, but it could be tweaked a little bit.
- Why did you select the dogwood tree?
 - That was selected because of it's flowering and it's also a native tree.
- The berries are poisonous, why did you decide on a Yew hedge?
 - Because it's low maintenance and providing a buffer without being massive.
- Is there no anticipation of bicycle parking issues with that variance?
 - Correct, we took direction from our operators based on experiences from our other facilities

Panel members discussed:

- Appreciation for landscape
- Appreciation for the look and details of this project
- Concern about the mansard roof interpretation and creation of shadow line
- Concern about the location of the inverted bay on the frontage
- Prefer the coniferous tree rather than the dogwood
- Concern about the yew hedge as it is a poisonous species
- Thought for seating in the back of the property

Motion:

It was moved by Pamela Madoff, seconded by Brad Forth, that the Development Permit with Variances Application No. 00138 for 1628 Edgeware Road be approved with the following changes:

- Reconsideration of the placement of shingles on the ground floor and consideration to incorporate an element visually linking the building to the garden along the Edgeware Road frontage

- Consideration of the creation of a shadow line between the upper and lower levels
- Reconsideration of the inverted bay on the front façade to improve the functionality of the accessible room
- Reconsider the use of hedge species to be more consistent with the edible garden concept
- Reconsideration of the accessory building and materiality as it relates to the main building and incorporate additional landscape features to soften its appearance.

Carried Unanimously

From: J Snead <[REDACTED]>

Sent: June 14, 2020 9:20 PM

To: Development Services email inquiries <DevelopmentServices@victoria.ca>

Cc: Charlotte Wain <CWain@victoria.ca>; jameszmarshall

<[REDACTED]>; Emily Shaw <[REDACTED]>; Karen Solomon

<[REDACTED]>; robert paterson <[REDACTED]>

Subject: Re: City of Victoria Design Panel Committee Review of Application No. 00138 for 1628 Edgeware Road

To: Members of the Advisory Design Panel, City of Victoria:

Since sending our letter to you earlier today, we met with a few neighbours for a "socially distanced" informal conversation about the status of the proposed development. A few of the neighbours asked to add their name to this letter, so please see the attached updated version of the letter.

We have significant concerns around the proposed design and development that require consideration by advisors and decision makers as the application is reviewed for rezoning and variances.

Thank you for your attention to these matters

Jennifer Snead

June 14, 2020

To: City of Victoria, Advisory Design Panel

Cc: Charlotte Wain, City of Victoria

Cc: Oaklands Community Association

Subject: Development Permit with Variances Application No. 00138 for 1628 Edgeware Road

We are writing to each of you on the City of Victoria Advisory Design Panel to express opposition to the proposed design and our extreme concern for the lack of regard and respect given to the surrounding neighbours of the 1628 Edgeware proposed development through this rezoning process. We were denied early consultation through actions taken by the Oaklands Community Association, in the name of “public interest” on the proposed [REDACTED] on Edgeware Road. The sensitivities [REDACTED] for the future residents of the facility, that were cited as the reason for bypassing the neighbourhood residents in 2019 have turned out to be untrue. It would appear that the characterization of the future use of the facility was constructed to avoid input from the community. It is disheartening to see that the covert communication strategy of the developer may be successful, given this proposal is being processed by the City before residents’ concerns have been addressed.

We understand that this Committee’s purpose is not to approve the use of the property, but to advise on the design. The proposed use of the facility is however inextricably linked to the design, so the two issues cannot be considered in isolation. We will, however, try to focus our concerns in this letter primarily on design aspects.

As this application relates to design, the residents have not been consulted or heard. We were told by the developer what it would look like in early April 2020, months after the applications had been filed with the City.

The design of the facility exhibits no respect or consideration of the existing neighbourhood; not even an attempt to be consistent with the character and architecture of even recent builds and renovations. It appears to have been designed in isolation and dropped on to this site, consuming as much of the lot as it possible can, with no integration with the community.

The design is not remotely in keeping with the existing neighbourhood, is not a bungalow style single family residence as described by the architect and developer and encroaches on the privacy of neighbours through variance application. The proposed facility is unsightly, massive, and clearly an institution. It is contrary to the developers claimed desire to have a centre that is inconspicuous and that would blend in for safety considerations. By its design it will be very

conspicuous and out of place and may potentially draw more activity and attention than is in the best interests of a quiet single-family residential neighbourhood.

It should be noted that while our neighbourhood has many long-time residents, it is not stagnant. Several residential improvements have been made on the 1600 block of Edgeware and Oakland over the past 15 years, all staying with the character and style of the neighbourhood. If the developer was interested in enhancing the neighbourhood, rather than just reaping the benefits of the neighbourhood, he would have incorporated more complementary design features.

The density of the proposed facility also calls into question issues such as parking for multiple residents, visitors, and staff, and potential further density expansion on the site.

If this design is approved, it would then set a precedence for future developments in the neighbourhood, thereby contributing to the erosion of single-family residential properties accessible to young families and seniors in Victoria. Will this development make it easy for any resident to expand its property density to run large rooming house businesses, or are there different rules for commercial developers and residents?

Our neighbourhood has a range of families (with and without school aged children) and seniors. As this is a proposed design that is entirely based on the proposed change in use from single family residential housing, I hope you can appreciate that both the obtrusive institutional style, and the manner in which the facility will operate and be managed are linked, and of paramount importance to members of the existing community.

We respectfully request that you, as subject area experts and advisors to the Mayor and City Council, reject the current design proposed for the Development Permit with Variances Application No. 00138 for 1628 Edgeware Road, for all the reasons discussed above.

Please also acknowledge that you have read this letter and advise on any recommendations you may have to the residents of this community on being included in the deliberations.

Thank you,

Jennifer and Greg Snead, 1612 Edgeware Road

James and Julie Marshall, 1637 Oakland Avenue

Emily Shaw, 1618 Edgeware Road

Robert Paterson and Karen Solomon, 1652 Edgeware Road

April 21, 2020

To: Victoria Mayor and City Council

Cc: Charlotte Wain, City of Victoria

Cc: Chris Holt, Oaklands Community Association

cc. Luke Mari, Aryze Developments Inc.

Subject: Proposed development at 1628 Edgeware Road

We are residents of the 1600 Block of Edgeware Road and the south side of the 1600 block of Oaklands Ave. We are writing regarding the proposed development at 1628 Edgeware Road (the proposed [REDACTED]).

Given the conflicting information we have been provided to date by the developer and the City about the nature of the proposed facility, we have serious concerns and questions about this proposed development.

- The sign that was posted on the front lawn of the existing residence during the week of April 14th now indicates that there will be an application for zoning as “Rest home – Class B”. However, according to the city’s own definitions, ***“Rest home - Class B”*** means *“a facility in which food, lodging and care are provided with or without charge to more than two but not more than twenty persons, other than members of the operator’s family, who, on account of age, infirmity or their physical, mental or psychiatric condition, are given personal care, but does not include a facility in which persons are detained as prisoners pursuant to judicial process, or a facility in which persons are treated for alcohol or drug addiction.”* What “infirmity” or “condition” will the residents have and what care will be provided? Will there be staff on site 24/7? How will parking for staff and visitors be accommodated? We are concerned that the proposed zoning as “Rest Home - Class B” does not accurately describe the true nature of the facility. Further, the developer has stated that the proposed facility is “like” [REDACTED] in North Park, which is in a medium density neighbourhood and is zoned as a **hostel**. The facility’s purpose is also at odds with the Official Community Plan, as well as the more dated Oaklands Neighbourhood Plan, which identifies the Oaklands neighbourhood as “traditional family dwellings.”

- The facility has been described by the developer in different ways to different groups. The Oaklands Community Association Land Use Committee was told that it would be a [REDACTED] and would look like a bungalow. The “sensitive” nature of this type of facility has been invoked to avoid community dialogue. However, the architectural plans present a design that stands out significantly from its surroundings, which is certain to attract attention from passersby, together with the easy accessibility from the alley, are factors that would be contrary to the developer’s claims of wanting discretion. Further, the developer has more recently stated that the residents will not be limited to [REDACTED] [REDACTED] and that up to 6 of the potential 7 occupants at any given time may be [REDACTED]. What is the true nature of the facility?
- What assurances do neighbours have that the facility will continue to operate as a seven-room, [REDACTED], without drop-in services? What prevents [REDACTED] from establishing the facility for a particular purpose and then operating it on a different basis? What process would be required if the facility were to expand its services to include day programs and/or drop-ins, as [REDACTED] in North Park does, and what opportunities would neighbours have to be heard? Would this require another rezoning application?
- What due diligence has the City performed regarding the developer’s claims that the development is exempt under the *Community Care and Assisted Living Act* from municipal zoning bylaws? What criteria apply in order to meet such an exemption and how has [REDACTED] fulfilled them? What specific provisions under the Act allow for this proposed facility and what licensing authority would the facility be accountable to if such an exemption actually does exist?
- What analysis has been performed regarding the proposed facility’s likely impact on the neighbourhood? For example, has the Victoria Police Department performed a risk assessment? What plans are in place to mitigate impacts on neighbouring properties and the families who live in them (e.g. light and shade, relaxed setbacks, security)?

We are therefore writing to request that all of our questions be answered and to request that a neighbourhood meeting with the city and the developer be scheduled.

We were not engaged by the Oaklands Community Association before they waived the requirement for a pre-application neighbourhood meeting. We note that municipal approval and community consultation was required for other “public interest” projects such as; complex care facilities (i.e. senior care centres in Oak Bay/Mt. Tolmie), and sewage treatment plants (i.e. the CRD wastewater treatment facility proposals in Saanich/Oak Bay/Esquimalt)

This development, a proposed seven room facility [REDACTED] [REDACTED] would be built in a long-standing family neighbourhood and should not be exempted from established community and municipal zoning processes. We submit that the true nature of the facility (both near and long term) and the impact on our family-oriented community needs to be ascertained and subjected to an objective review. The City and the Oaklands Community Association should not simply accept the assertions of the developer.

Sincerely,

Jennifer and Greg Snead, 1612 Edgeware Road

Philip Snead, 1612 Edgeware Road

Emily Shaw and Peter Fargey, 1618 Edgeware Road

Brian Yan and Rina Huo, 1602 Edgeware Road

Robert Paterson and Karen Solomon, 1652 Edgeware Road

Paul Craven and Lesley Ruzicka, 1635 Oakland Avenue

Debbie Talbot, 1606 Edgeware Road

Fred Curvelo, 1624 Edgeware Road

James and Julie Marshall, 1637 Oakland Avenue

Lars Sturrop, 1619 Oakland Avenue

Hello Victoria Mayor and Council,

I'm writing to express my full support and enthusiasm for the proposed development at 1628 Edgeware Rd.

As a neighbour to the property and lifetime resident of Victoria I am heartened to see a housing initiative aimed at helping those in our community that need a bit of extra support and would be proud to have such a place on my block.

In the face of the pandemic and the related closures of shelters and housing options, the need for different levels of housing and support are more important than ever.

Please support this opportunity to provide dignity, hope and compassion into the lives of the those who will live in the development.

Thanks kindly for your time and consideration,
Personal resident on Edgeware Road.
information

P.S. Please refuse the inflation of police budgets and, while it is a provincial matter, insist that Minister of Public Safety and Solicitor General Mike Farnworth decriminalize drugs.

Thanks again! :)

From: "luke"
To: Personal information
Sent: Monday, August 10, 2020 12:43:18 PM
Subject: Re: Follow up to community consultation mtg

Hi Personal information

We are working with the Anawim board on a response that is in alignment with their program needs.

I'll circle back as soon as I hear from them!

Glad you found the meeting helpful,

Luke

--

Luke Mari, MCIP/RPP
Principal, Development
ARYZE Developments
1839 Fairfield Rd.
Victoria, BC, V8S 1G9



Personal
information

On 2020-08-01, 1:11 PM, wrote:

Hi Luke,

I found last week's community consultation meeting really helpful. I appreciated the society's transparency and openness to considering neighbours' concerns and ideas. I hope that other neighbours found it equally informati[ve].

Further to the discussion about gathering a list of uses that neighbours would like to see restricted, I am forwarding a list. I believe that I have raised these in our previous correspondence but summarize them again below for ease of reference:

- no drop-in/day programs
- no advertising/publishing the location
- no retail/fundraising sales (e.g. Xmas trees) on site
- no external signage
- occupancy limited to 7 residents
- consider no smoking anywhere on the grounds

Thanks again for your efforts to organize the session and I look forward to the society's response.

Regards,
Personal information

Dear Mayor and Council,

I do not support the application to re-develop the property at 1628 Edgeware Road. I understand that several of my neighbours have or will submit a joint letter; while I agree with all of the points raised in that letter, I felt the need to write personally to express the reasons for my position.

Community consultation is incomplete. Engagement has not been meaningful and has been designed to merely tick the boxes. The proponents have actively avoided dialogue with neighbors, obtaining an exemption to the pre-application meeting, sending one letter informing us of the project and holding one "community consultation" meeting. During that meeting, the Chair of the Board invited neighbours to submit a list of concerns for consideration and offered to address them through a variety of means, such as a covenant or memorandum of understanding with neighbors (see attached); no response has been provided. Further, the Chair has now reversed his position, stating that he can only act on direction from the city with respect to the permitted uses of the facility. Please refer the application back to the proponents to complete meaningful community consultations before a decision is made.

Similarly, correspondence with the developer has been unproductive, with neighbours receiving unhelpful responses to questions about even the most factual and neutral of matters (e.g. smoking guidelines). Neighbours still have unanswered questions and are missing key information about the project, despite our best efforts over the past six months.

Other reasons for my position include:

- The design is unattractive, with large, blank concrete walls, and does not blend into the neighborhood. Rather, it is likely to emphasize the large, blank concrete walls of the rear of the shopping centre, rather than the charming, tree-lined street and surrounding houses.
- There is insufficient off-street parking (a single space).
- The zoning does not reflect the use. The society states that it is unable to afford the cost of adequate staffing to provide care for the residents, consistent with the "rest home" designation. "Care" requires the attention and services of another person; it is more than simply "caring about" someone.

Many of the above concerns have equally been raised by city staff and disregarded by the proponents.

While I understand the urgent need for diverse housing forms and am supportive of expanding access to recovery services in our city, the proposed location is NOT

SUITABLE for the project. Other locations within the Oaklands neighborhood (e.g. Hillside Avenue, Shelbourne Street, Richmond Avenue) are more appropriate to a residential care facility, with existing zoning that would offer greater flexibility to expand ancillary uses in the future (e.g. drop-in programs.)

Regards,

Personal information

Personal
information Edgeware Road

November 2, 2020

To: City of Victoria Mayor and Council

Subject: **1628 Edgeware Road: Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138**

Please accept this letter as a summary of issues that are of concern in the Edgeware neighbourhood with regard to the proposed development at 1628 Edgeware Road.

The community zoom meeting held on July 29 was our first dialogue with the society owner/operator and was very helpful in providing context to the overall project, however a number of items were raised with the society owner/operator that have not been addressed.

It is well understood that issues around homelessness and addictions are complex, and the services required are multi-faceted. Merely providing housing without proper supports and protections in place does not make a sustainable program, nor does it give the intended residents a chance for success.

Discretion/ privacy

We are a relatively quiet neighbourhood, with several seniors that successfully age in place, as well families and children that have the ability to safely access school, work and services.

We received verbal acknowledgement from the Chair of the board of the society that, while the residents of the proposed facility desire privacy, the existing neighbourhood residents also require privacy and protection from publicity associated with fundraising or provision of services to a broader extent or expanded client base.

We also asked that as the owner/operator may seek funding support from various levels of government, that they ensure any funding partners are aware of the need for non - disclosure of the facility address or location.

The Chair of the society advised that he would consult with the board regarding neighbours concerns around ongoing concentrated exposure to smoking/ vaping fumes from having 7 adults living on the site. The matter is not yet resolved.

The society owner/ operator needs to ensure that the facility does not consume more street parking than any other property owner in the block.

Staffing/ Security

At the zoom meeting it was indicated that rather than having full time trained staff on site, volunteers would visit the new facility periodically throughout the week. When a neighbour asked who we could contact if there was a problem at the site, the Chair of the society advised that rather than contact the society, we could call the police.

The society owner/operator currently operates another facility that is zoned as a hostel and provides a broad range of services to the homeless and addicted. It is understood that the society has a volunteer board, employ a few non-professional staff and are served by many volunteers.

It is not evident that the society has the capacity to properly manage an additional facility and provide the necessary support and security needed for the vulnerable clientele. Due to the nature of the existing facility, it likely has fewer legal requirements for trained staff and support levels. Please do not amend the proposed zoning from rest home to some other category, in response to the owner/operator's potential inability to provide the appropriate staffing levels.

It is important that the owner/operator has sufficient supports in place for its residents and is accountable for the safe operation of the facility, as is expected for any other rest home operator or landlord.

It is only by committing to adequate staffing levels and ensuring proper supports are in place for residents that the society owner/operator can ensure that the facility:

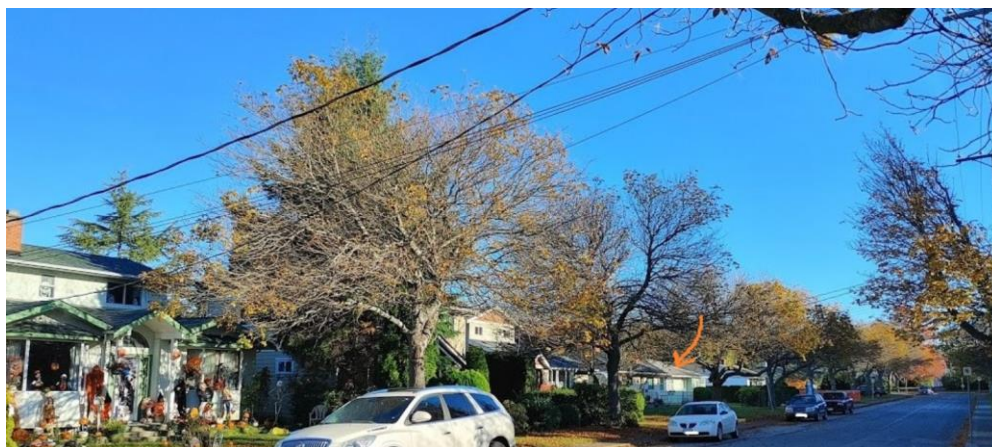
- remains a dry facility for the safety of those persons seeking respite from violence and addictions;
- Only houses up to 7 persons, ensuring that other friends and boyfriends won't also live there, thereby compromising the privacy and safety of other residents of the facility;
- The number of visitors at one time is managed, and it remains a peaceful rest home; and
- Security is in place for the benefit of the residents and the community.

In keeping with other community care facilities, the society should maintain full time (24/7) on site qualified staff and security.

Design

The design of the facility exhibits no respect or consideration of the existing neighbourhood; not even an attempt to be consistent with the character and architecture of even recent builds and renovations. It appears to have been designed in isolation and dropped on to this site, consuming as much of the lot as it possible can, with no integration with the community.

Given the purpose of the project, it is unfortunate that the facility design is so obviously institutional, as it will draw undue attention to the society's vulnerable residents. Below is a photo of the section of the 1600 block of Edgeware Road with the spot that is proposed for this facility marked with an arrow.



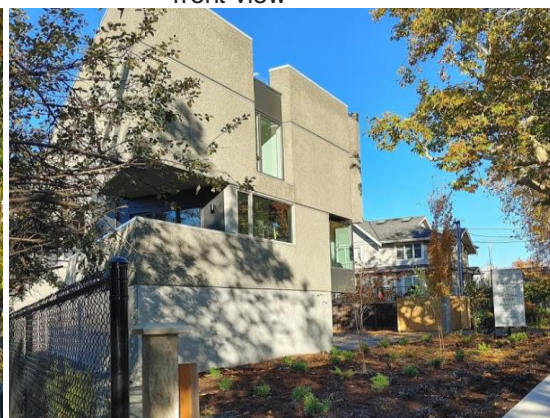
At the zoom meeting, several neighbours raised concerns about the design of the facility, and the architect responded by saying "it's beautiful".

Here are a few recent photos of a complex designed and built by this same team (Aryze/ D'Arcy Jones) on Shelbourne Street, near Pearl Street. The design is very similar to that of the proposed facility at 1628 Edgeware, and we are dismayed at how unsightly it is in person.

side view (hidden windows)



front view



It looks like an old 1970's medical office building and does not enhance any neighbourhood. Perhaps it is functional, but it is an eyesore. The design does not fit in with the character of our street lined with modest single family homes, as pictured on the previous page.

Proposed Conditions/ Covenants

Following is a summary of covenants and restrictions that we request that the City of Victoria attach to the proposed rezoning. This list was provided to the developer and the society owner/operator shortly after the zoom meeting. We have not seen that these items have been addressed yet but ask that our Mayor and Council will give these conditions due consideration.

Stated Objective	Requested Assurances and protection
<p>Maintained as a Dry facility</p> <p>A dry facility benefits the intended residents by protecting them from drugs and associated dangerous behaviours of others that live there</p>	<p>Require that the proponent (and any other subsequent owner) enter a housing agreement to ensure that the dwelling units remain affordable and free from alcohol and drug use – for the safety of the residents that are actually seeking a chance at a life free of addictions and homelessness</p> <p>Full time (24/7) on site staff and security</p>
<p>Personal information</p> <p>We note that the Proponent is very visible in the media for the purposes of fundraising of its current location, and has not operated a facility that was discrete and out of the public eye before</p>	<p>Register legal agreements on title that prohibit any:</p> <ul style="list-style-type: none"> • Identification of the address or street name of the facility in any publications, brochures or media • Advertising of the facility • Fundraising or sales on site • Food or clothing distribution • Drop in services including, showers, meals, classes, counselling or gatherings

Stated Objective cont.	Requested Assurances and protection cont.
<p>through the "Rest home" – designation the society will operate a care facility</p> <p>If the property changes ownership , what would stop an individual or business from capitalizing on a very lucrative business opportunity as a multiple unit rental or dormitory?</p>	<p>to achieve and maintain the zoning of Rest Home Class B</p> <p>Register legal agreements on title that:</p> <ol style="list-style-type: none"> 1. the facility must be a licensed care facility or a registered assisted living facility thereby subject to the CCAL Act, including health inspections, and prescribed standards of care, and 2. the facility would be owned by a non-profit or government agency that is experienced in running a dry facility. <p>If either of these conditions are not met at any time, the zoning reverts back to Single Family Residential Zoning</p> <p>Full time (24/7) on site staff and security</p>

Thank you for your serious consideration of these matters which will improve the likelihood of the proposed facility to be sustainable, accountable, and meet the society's stated objectives, even under a future leadership of the society owner/operator.

In its current form we do not support the rezoning and variance application.

Sincerely,

Personal information

Edgeware Road

Oakland Avenue

Personal information

Edgeware Road

Personal information

Edgeware Road

Edgeware Road

Personal information

Edgeware Road

Oakland Avenue

Personal information

Edgeware Road

1

Rezoning and Development Permit with Variances Application for 1628 Edgeware Road



1

2

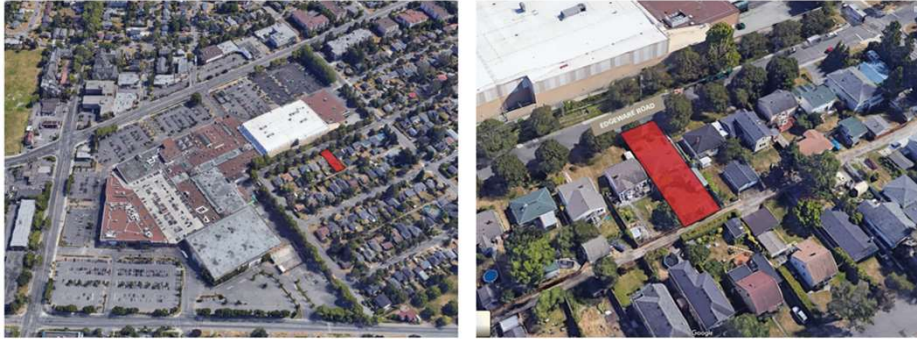
Aerial



2

Aerial View

3



3

Site Context

4



Subject Property



Edgeware Road



Rear Lane



Hillside Mall



4

Policy Context

5



5

Streetscape

6



Max. height
in R1-B Zone
(7.6 m)



6

Front View Artistic Render

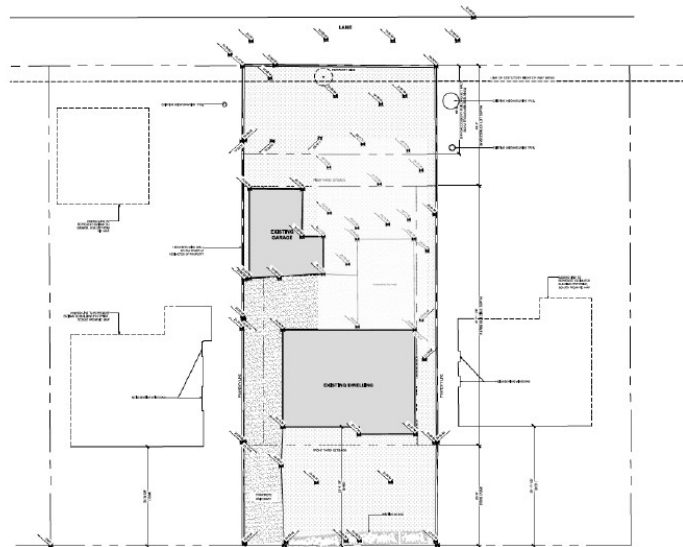
7



7

Existing Site Plan

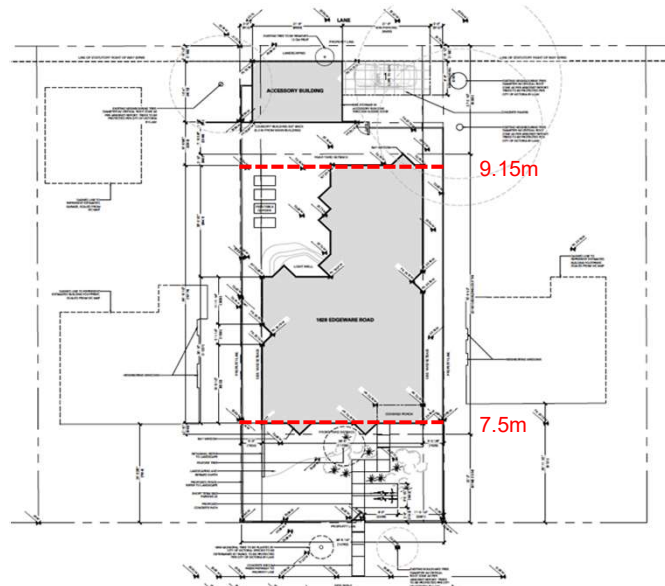
8



8

Proposed Site Plan

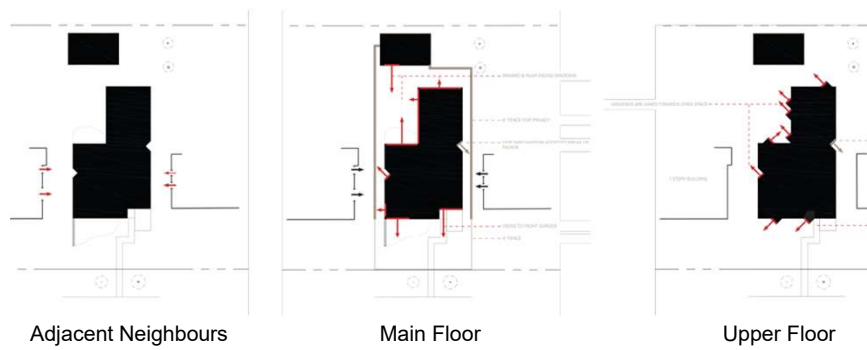
9



9

Window Placement

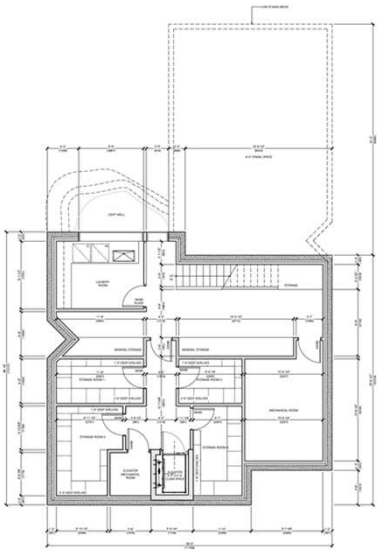
10



10

Basement Plan

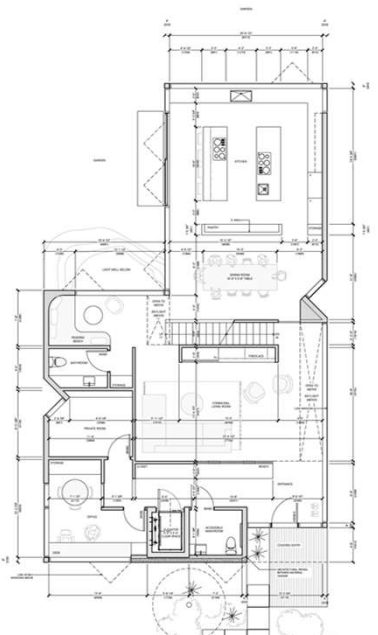
11



11

Main Level Plan

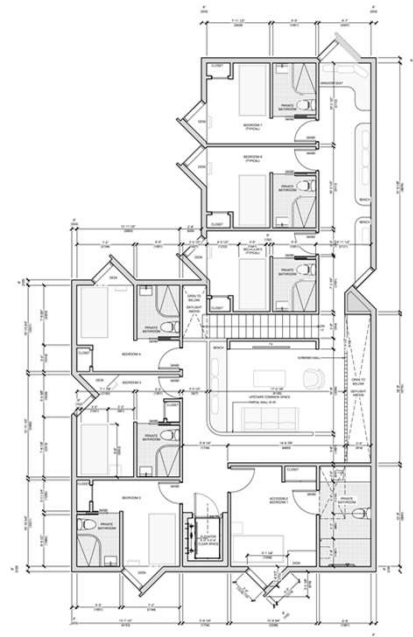
12



12

Upper Level Plan

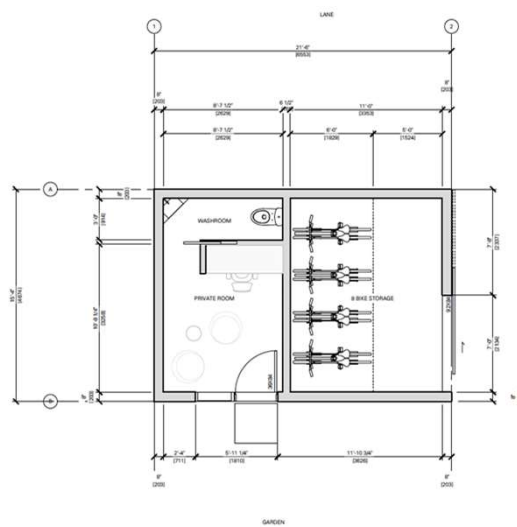
13



13

Accessory Building Plan

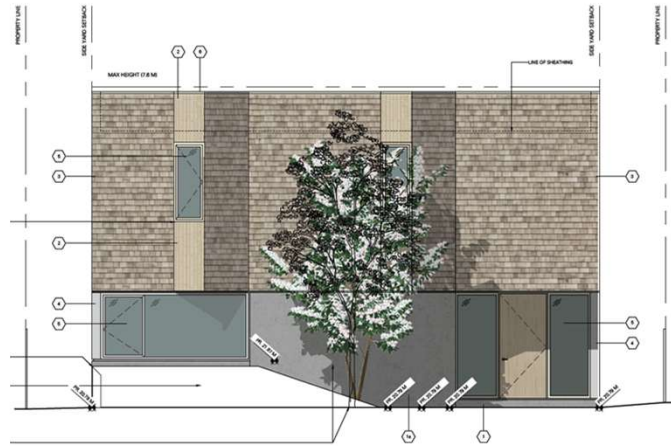
14



14

South Elevation (Front)

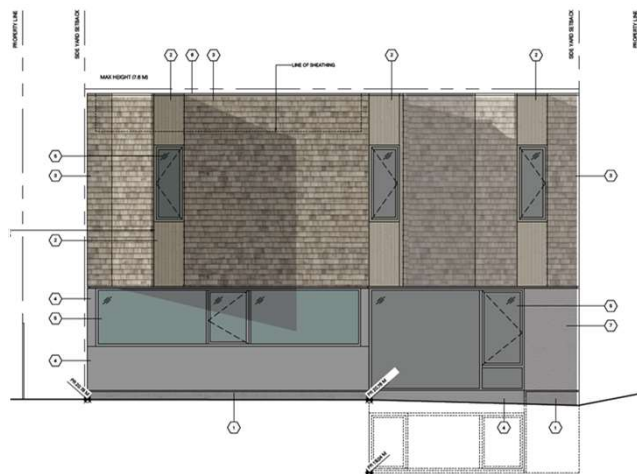
15



15

North Elevation (Rear)

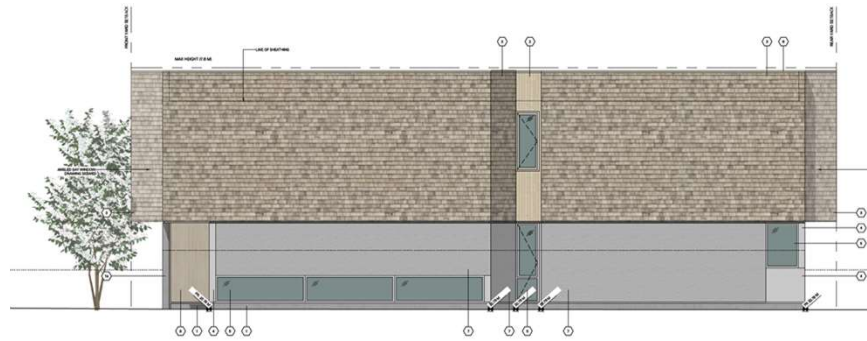
16



16

East Elevation (Side)

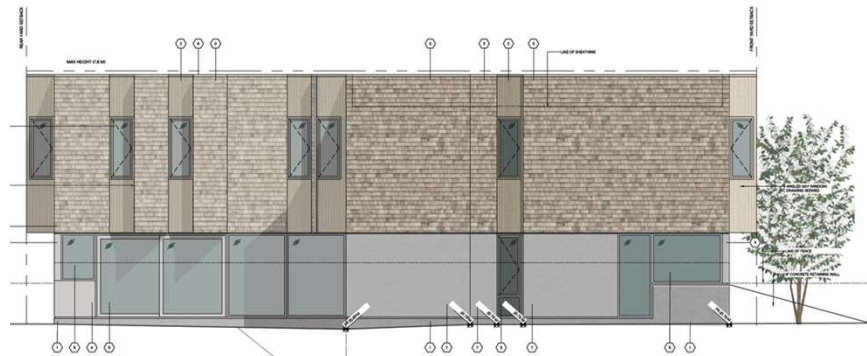
17



17

West Elevation (Side)

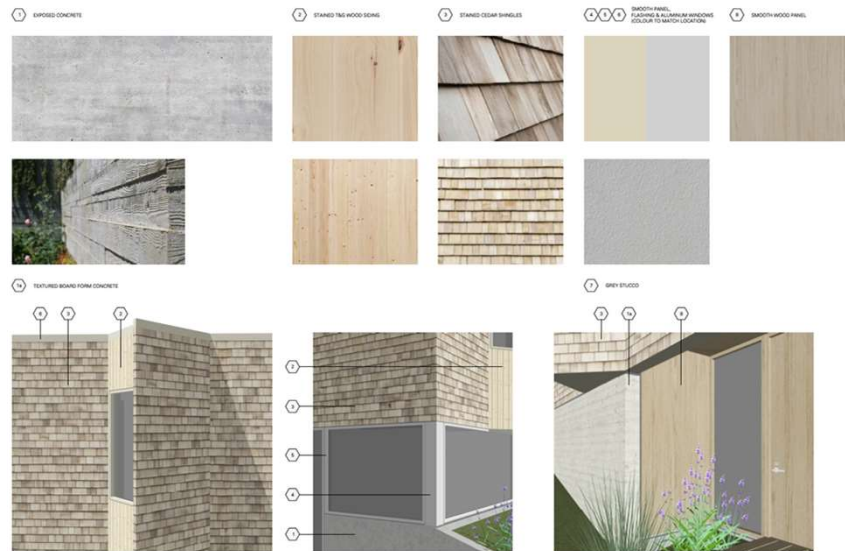
18



18

Material Board

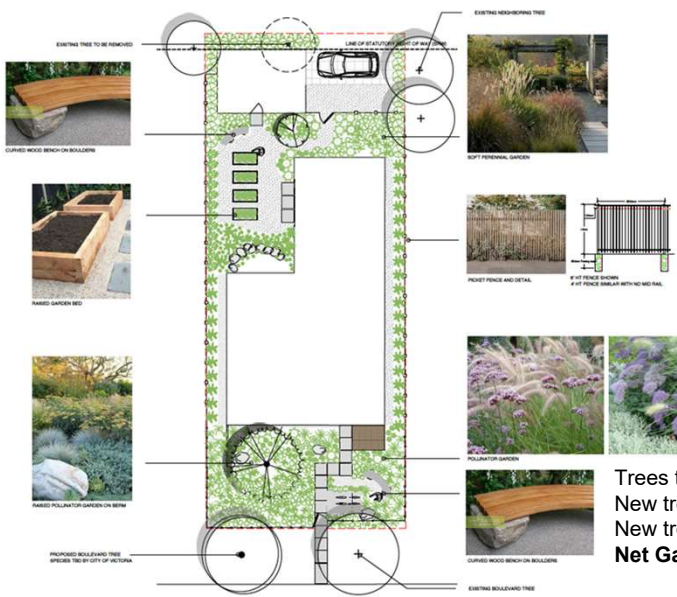
19



19

Landscape Site Plan

20



Trees to be removed on site: 1
New trees proposed on site: 2
New trees proposed off-site: 1
Net Gain: +2

20

Concept

21



Front



Interior



Rear



March 1, 2021

mayorandcouncil@victoria.ca

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC, V8W1P6

RE: 1628 Edgeware Road – [REDACTED] Zone Change – Public Hearing March 11, 2021

Dear Mayor and Council,

I can think of no better cause to support than the [REDACTED] Zone Change application at 1628 Edgeware Road in the Oaklands Neighbourhood.

A Class B Rest Home [REDACTED] is being proposed on this single family lot. [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

We advocate for increasing the supply of 'Housing For Everyone'.

In this case the single family house is specifically designed [REDACTED]
[REDACTED] The plans indicate a good fit design and use for Edgeware Street and Oaklands Neighbourhood. We recommend approval of the application. Thank you.

Respectfully submitted,

Gordon Stuart
4085 San Capri Tce

March 2nd 2021

mayorandcouncil@victoria.ca

Mayor and Council

City of Victoria

1 Centennial Square

Victoria BC V8W 1P6

Dear Mayor and Council:

As a long-time supporter [REDACTED], I am very hopeful that you will approve the application for a zone change at **1628 Edgeware Road, Victoria**.

[REDACTED]

I respectfully ask that you give serious consideration to this request for re-zoning and approve this application.

Sincerely

f white.

Frances White

#36=4300 Stoneywood Lane Victoria BC V8X 5A5

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, February 25, 2021 10:31 AM
To: Public Hearings
Subject: Fw: [REDACTED]

Categories: Madison - In Progress

From: Carol Munro [REDACTED]
Sent: February 25, 2021 9:33 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED]

Dear Mayor Helps and Council:

As someone interested and involved in work to [REDACTED], I am writing in support of the [REDACTED] application for re-zoning on Edgeware Road. I am a member of Broad View United Church, which, as a community, is actively working on [REDACTED] including recognizing the importance of providing affordable community housing [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Thank you for your attention to this.

Sincerely,
Carol Munro

I hope that you will support this project to re-zone the property on

Eileen Campbell
2511 Kilgary Place
Victoria, BC V8N 1J6

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, February 25, 2021 4:01 PM
To: Public Hearings
Subject: Fw: [REDACTED] application for rezoning on Edgeware Road

From: Karen McIvor [REDACTED]
Sent: February 25, 2021 2:11 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED] application for rezoning on Edgeware Road

Dear Mayor and Council: I read with interest of the proposed development for [REDACTED] on Edgeware Road [REDACTED]
[REDACTED] am affiliated with Broad View United
Church, which has been concerned that there are no facilities [REDACTED]
[REDACTED]

At the moment, the Edgeware property would require rezoning in [REDACTED]
[REDACTED] I strongly urge you to vote yes on this proposal. [REDACTED]
[REDACTED]

[REDACTED]

Thank you for your thoughtful consideration of this project.

Karen McIvor
1200 Judge Place
Victoria, BC. V8P2C6

Madison Heiser

From: Victoria Mayor and Council
Sent: Friday, February 26, 2021 2:25 PM
To: Public Hearings
Subject: [REDACTED] Rezoning Application

From: [REDACTED]
Sent: February 26, 2021 12:29 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: [REDACTED] Rezoning Application

I am writing in support of this rezoning. I have heard really good things about [REDACTED]

[REDACTED] The location is also ideal, close to transit, services and shopping.

There is a huge lack of such homes for the demographic [REDACTED]

[REDACTED] never once encountered any drama happening but instead quiet polite people. The neighbors have nothing to fear.

Please vote yes to rezoning to make way for [REDACTED]

Yours truly,

Jane Welton
member of Greater Victoria Acting Together

Madison Heiser

From: Victoria Mayor and Council
Sent: Monday, March 1, 2021 9:13 AM
To: Public Hearings
Subject: Fw: [REDACTED]

From: Ruth Schreier [REDACTED]
Sent: February 27, 2021 4:22 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: [REDACTED]

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for [REDACTED]

I understand that [REDACTED] and Aryze Developers have met with interested neighbours and that [REDACTED]

As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing [REDACTED]

I am a long-time admirer [REDACTED]

Thank you for taking my submission into account in your deliberations.

Ruth Schreier
20 Olympia Ave
Victoria V8V 2N4



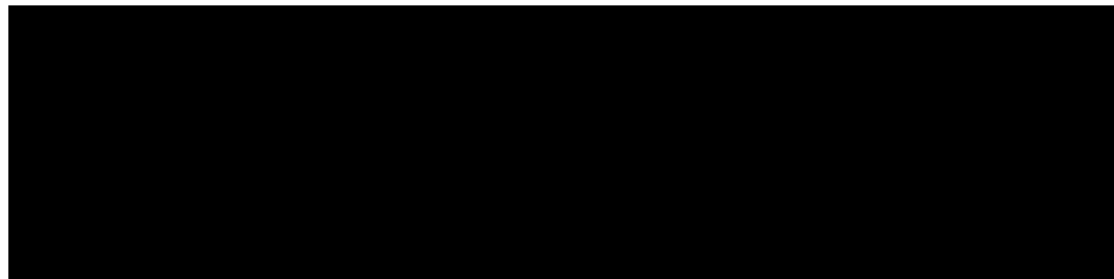
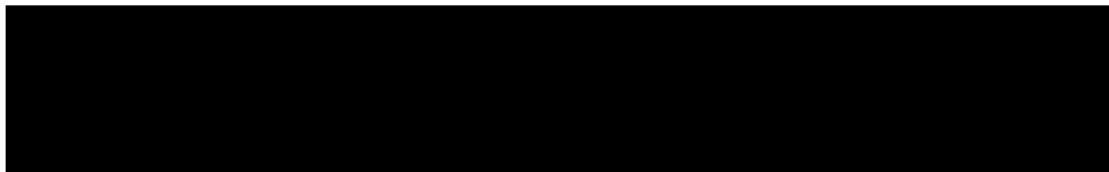
Suite 417 – 645 Fort Street
Victoria, BC V8W 1G2



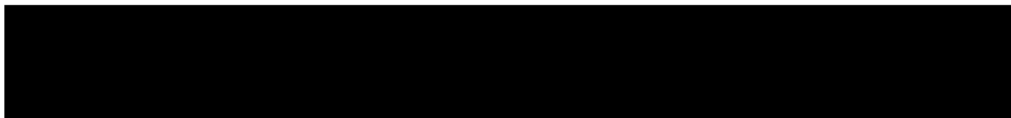
February 27, 2021

Dear Mayor Lisa Helps and Victoria City Councillors,

We are writing this letter to ask you to please approve the re-zoning application submitted to you by Arize Developments (1628 Edgeware



With this plan in mind we ask you to please grant this application for re-zoning



Thank you for all you are doing



Peace and gratitude,

Sister Joyce Harris, ssa

Sister Joyce Harris, ssa
Canonical Co-Leader

Sister Judi Morin, S.S.A.

Sister Judi Morin, ssa
Canonical Co-Leader

Sister Marie Zarowny, ssa

Sister Marie Zarowny, ssa
President and Board Chair

Continuing the Legacy

Madison Heiser

From: Victoria Mayor and Council
Sent: Monday, March 1, 2021 9:09 AM
To: Public Hearings
Subject: [REDACTED]

From: Betsy Clarke [REDACTED]
Sent: February 28, 2021 5:13 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
[REDACTED]

Dear Mayor Lisa Helps and Victoria City Councillors,

I am writing this letter to ask you to please approve the re-zoning application submitted to you by Arize Developments [REDACTED] (1628 Edgeware Road) at your Council Meeting on March 11, 2021.

I am a resident of Esquimalt but very keen to support [REDACTED] [REDACTED] I love that this project [REDACTED] and I ask you to do your part to endorse it.

Thank you very much.
Betsy Clarke

Madison Heiser

From: Victoria Mayor and Council
Sent: Monday, March 1, 2021 9:08 AM
To: Public Hearings
Subject: Fw: 1628 Edgeware Road in Oaklands

From: Dave [REDACTED]
Sent: February 28, 2021 8:52 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1628 Edgeware Road in Oaklands

Dear Mayor and Councillors,

I write regarding the re-zoning proposed for the above-noted property.

I understand that the use proposed is a Class B Rest Home for [REDACTED]
[REDACTED]

I would like to voice my support for this use, [REDACTED]
[REDACTED]

Best regards,
Dave Thompson

Joseph A. Calenda, MCIP, RPP (Rtd.), DTM

c/o 3130 Frechette Street, Victoria, BC, V8P 4N5

Sunday, February 28, 2021

mayorandcouncil@victoria.ca

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC, V8W1P6

RE: [REDACTED] - 1628 Edgeware Road - Public Hearing March 11, 2021

Dear Mayor and Council,

I write in support of the [REDACTED] zone change application at 1628 Edgeware Road in Oaklands.

The use being proposed on this regular sized single family lot is a **Class B Rest Home** for 7 residents. [REDACTED]

[REDACTED] It is a contemporary, two storey, stucco and cedar shingle clad detached house designed and landscaped to provide extra security and privacy. And it will be companion to the [REDACTED] in North Park.

[REDACTED]

And missing middle housing for those median income families for whom securing suitable housing is difficult to nearly impossible depending on their income. Especially in Victoria, which has an affordable housing index of \$130,000 annual GFI.

I have visited the site and reviewed the application with my 'city planner' eyes. The plan proposes a good fit design, environmentally responsible development and use consistent with the OCP and provides affordable housing. Accordingly, I recommend approval of the application. Thank you for your consideration.

Respectfully submitted,



Joseph A. Calenda, MCIP, RPP (Rtd.), DTM
CRSJAC / GVAT / St. Patrick's Knights of Columbus

[REDACTED] Public Hearing Letter – March 2021

Lynn Beak
City of Victoria

[REDACTED]

February 28, 2021-02-28

mayorandcouncil@victoria.ca

Dear Mayor Helps and Council members:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses unique and critical needs in the community as well as [REDACTED]

I feel that this is an appropriate location for [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I have gone by to review the site and observe that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property. Therefore this building will not be out of scale for the area, especially as it is developing.

I understand that [REDACTED] Aryze Developers have met with interested neighbours [REDACTED].

[REDACTED]

[REDACTED]

I also belong to a member organization of Greater Victoria Acting Together (GVAT) [REDACTED]. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹ This project addresses the specific need [REDACTED]

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

[REDACTED]
[REDACTED]
Thank you for taking my submission into account in your deliberations.

Yours truly

Lynn Beak

[REDACTED]

Madison Heiser

From: Victoria Mayor and Council
Sent: Monday, March 1, 2021 9:09 AM
To: Public Hearings
Subject: Fw: Zoning Application for 1638 Edgeware Road

From: [REDACTED]
Sent: February 28, 2021 4:44 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: Re: Zoning Application for 1638 Edgeware Road

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor Helps and Council,

I am writing in support of [REDACTED] re-zoning at the above address. The public hearing has been scheduled for March 11.

While I reside in Saanich, I am writing in support of this initiative because it is important for the health, safety and well-being of residents of South Island. For all of us to enjoy a healthy, safe life the people around us must also be healthy and safe. [REDACTED]

[REDACTED] Many years ago, I lived on Cook Street not far [REDACTED]
[REDACTED] I was always met by friendly faces. A few times I was in to have a cup of tea.

I encourage you, the Mayor and Council, to do everything possible to support the re-zoning of 1628 Edgeware Road so that this [REDACTED]

During a time when we have little control over what is happening in our lives, initiatives like this one give me hope.

Thank you for taking the time to read and consider my letter,

Linda Leone
10-3968 Cedar Hill Road
Victoria, BC
V8N3B8

Madison Heiser

From: Victoria Mayor and Council
Sent: Monday, March 1, 2021 9:11 AM
To: Public Hearings
Subject: Fw: March 11, 2021 public hearing for 1628 Edgeware Road

From: Penny Tennenhouse [REDACTED]
Sent: February 27, 2021 10:36 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Joyce Harris [REDACTED]
Subject: Re: March 11, 2021 public hearing for 1628 Edgeware Road

Address Email to Victoria Mayor and Council: mayorandcouncil@victoria.ca

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for [REDACTED]
[REDACTED]

I understand that [REDACTED] Aryze Developers have met with interested neighbours
[REDACTED]

As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units.
[REDACTED]

Thank you for taking my submission into account in your deliberations.

Sincerely,

Penny Tennenhouse
1303 Carnsew St., Victoria

March 1, 2021

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Lisa Helps and City of Victoria Councillors,

Letter of Support

It is with excitement that I am writing this letter on behalf of the Society of Saint Vincent de Paul of Vancouver Island **in support** of the rezoning application submitted to you by Arize Developments for the [REDACTED] [REDACTED] located at 1628 Edgeware Road, Victoria, BC.

[illegible]

[REDACTED]

We would not hesitate to offer our support to this project and look forward to approval of the application at the March 11th, 2021 Council meeting. If you have any questions please do not hesitate contacting me at [REDACTED] or by email at [REDACTED]

Sincerely,

Angela Hudson

Angela Hudson CIHCM
Executive Director

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 2, 2021 8:59 AM
To: Public Hearings
Subject: Fw:

From: Aideen Lydon [REDACTED]
Sent: March 1, 2021 4:31 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject:

Dear Council members,
I urge you to give the go-ahead for the [REDACTED] I believe that that you are voting on this on Friday the 6th. The sisters of St Ann deserve our support
Yours sincerely,
Aideen Lydon

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 2, 2021 8:37 AM
To: Public Hearings
Subject: Fw: [REDACTED] rezoning -- in favour

From: Alan Rycroft [REDACTED]
Sent: March 1, 2021 5:16 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: [REDACTED] rezoning -- in favour

Dear Mayor and Councillors,

I am writing to add my voice to those supporting the rezoning of a small property close to my old house in Oaklands [REDACTED]
[REDACTED]

[REDACTED]

Thank you for helping add to the critical stock of properties in our community contributing real solutions to the vexing issues of our time by voting in favour of the needed rezoning.

Sincerely,

--

Alan Rycroft
[REDACTED]
Victoria, British Columbia, Canada
[REDACTED]

I acknowledge the Lekwungen and W̱SÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories I live. HÍSW̱KE.

Madison Heiser

From: Victoria Mayor and Council
Sent: Monday, March 1, 2021 12:25 PM
To: Public Hearings
Subject: [REDACTED] application for re-zoning on Edgeware Road

From: Barbara Hansen [REDACTED]
Sent: March 1, 2021 11:56 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED] application for re-zoning on Edgeware Road

Dear Mayor Helps and Councillors

I write in support of the application for re-zoning on Edgeware Road [REDACTED]
[REDACTED]

I write as a member of Broad View United, a congregation that has been and continues to be active in the broader community in support of initiatives that provide opportunities [REDACTED]
[REDACTED]

[REDACTED]

We know the benefits of providing affordable community housing - reducing costs for policing, health support and the list goes on. [REDACTED]
Your support is appreciated.

Sincerely,
Barbara Hansen
Diaconal Minster, UCC (retired)
1722 Lee Avenue

March 1, 2021

RE: [REDACTED]

Dear Mayor Helps and Council,

The Board of Directors and staff of the Society of Friends of St. Ann's Academy (SFSAA) extend their full support for the development of the [REDACTED] project. We request that you carefully consider the benefits of approving the re-zoning application submitted to you by Aryze Developments Inc, at your Council meeting on March 11, 2021.

As advocates for gender and social justice, the SFSAA always support initiatives that address inequalities and inequities that exist within our local community. [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED] We are all aware of Victoria's housing crisis; and believe this project to be a step in the right direction [REDACTED]

With this in mind, we urge you to grant the application for re-zoning as submitted. We thank you for your consideration of this request and all that you do for the City of Victoria.

Sincerely,



Darlene E. Clover & Lynne Milnes
Co-Presidents, Society of Friends of St. Ann's Academy



Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing in support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location [REDACTED]
[REDACTED] The proposed building is a 2-story structure that will fit well into the neighbourhood, looking like a modern large family home. It is close to the Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall. It offers opportunities for employment and recreation, as well as available public transit.

There is a critical need for [REDACTED]
[REDACTED]

[REDACTED] Aryze Developers have met with interested neighbours
[REDACTED]
[REDACTED]

I am a members of Greater Victoria Acting Together (GVAT) and am well aware of the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units.)

[REDACTED]

I strongly hope that you will consider my submission favourably and will vote in favour of this proposal

Sincerely,

hanny pannekoek

copy to [REDACTED]

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location for [REDACTED]

[REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

[REDACTED]
[REDACTED]
[REDACTED]
I understand that [REDACTED] Aryze Developers have met with interested neighbours [REDACTED]

[REDACTED]
[REDACTED]
As a resident of the City of Victoria and a close neighbour to this address, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units. [REDACTED]

[REDACTED]
[REDACTED]
Thank you for taking my submission into account in your deliberations.

Sincerely

Mare Brown

1534 Edgeware Rd.

Victoria, BC
[REDACTED]

3/1/2021

To: Mayor and Council, City of Victoria
Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor Lisa Helps and Council,

I am writing in support of the [REDACTED] re-zoning at the above address. The public hearing has been scheduled for 11th March, 2021.

First, thank you Mayor and Council for all the efforts you make continually [REDACTED]
[REDACTED] I am confident that this application aligns well with the goals of Council. [REDACTED]

As a retired registered clinical counselor and a retired program coordinator for the Greater Victoria Police Victim Services, I am very familiar with [REDACTED] I am also a parishioner of Holy Cross Parish, a member associate of Greater Victoria Acting Together (GVAT). Our parish community has actively supported the development [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED] I believe the outcomes of this development will ultimately contribute to the health and safety of all our citizens and our neighborhoods.

I am hopeful and optimistic that our Mayor and Council will choose to grant approval for this re-zoning so that [REDACTED] can commence without further delay.

Thank you.

Respectfully submitted,
Mary-Anne Tinney
4-1030 Hulford Street
Victoria, BC, V8X 3B6

cc. Sister Joyce Harris, SSA

Date: March 1, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

We are writing in support of the [REDACTED] re-zoning at the above address.

The public hearing has been scheduled for March 11.

We are parishioners of Holy Cross Parish, a member association of Greater Victoria Acting Together (GVAT). [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

It is our hope that this re-zoning application will be approved and that [REDACTED] will be built without further delay. We are planning to provide annual, financial support when it is underway.

Respectfully submitted,

Marilyn and Tom Allen

2183 Highland Rd. Victoria

March 1, 2021

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

RE: [REDACTED] RE-ZONING APPLICATION FOR 1628 EDGEWARE ROAD
PUBLIC HEARING MARCH 11, 2021

Dear Mayor and Council,

I am writing in support of the [REDACTED] application for re-zoning at the above address.

I am a life-long Victoria citizen – a Victoria homeowner and downtown property and business owner. I am also a parishioner of St. Patrick's Parish, which is a member association of Greater Victoria Acting Together (GVAT). St. Patrick's Parish has a long-standing relationship with

[REDACTED]
[REDACTED] My husband and I have also personally been supporters of [REDACTED]
[REDACTED] for many years and are grateful for the valuable work they do to respectfully support people with healing and hope. [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I urge you in the strongest way to please approve this re-zoning application so that [REDACTED]
[REDACTED] without further delay.

Thank you for your thoughtful consideration.
Respectfully,

Theresa Smith
1225 Chapman Street
Victoria, BC V8V 2T7
[REDACTED]

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 2, 2021 2:14 PM
To: Public Hearings
Subject: Fw: [REDACTED] application.

From: Ann & Gordon Reilly [REDACTED]
Sent: March 2, 2021 1:50 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: [REDACTED] application.

Dear Mayor and Council.

Re application for re-zoning 1628 Edgeware Rd.

I am writing in support of the [REDACTED] rezoning of this address. I am a member of St. Patrick's parish in Oak Bay. You must all be aware of the good work done [REDACTED]
[REDACTED] I strongly urge you to re-zone this area [REDACTED] to proceed with development of this project without delay. Respectfully, Gordon Reilly, 203-2045 Carrick St., Victoria, BC, V8R 2M5

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 2, 2021 9:45 AM
To: Public Hearings
Subject: Fw: Public Hearing for 1628 Edgeware Road-March 11

From: Julianne Kasmer [REDACTED]
Sent: March 2, 2021 9:42 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Public Hearing for 1628 Edgeware Road-March 11

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location for [REDACTED]. The planned 2-story structure will fit responsibly into the neighbourhood, and resemble a modern large family home. Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall are all accessible and nearby for services, employment and recreation, as is public transit.

As a resident of the Oaklands Neighbourhood in Victoria, I strongly believe that this is an important development for our city and our neighbourhood, and addresses critical needs in the community as well as providing housing units [REDACTED]

As a minister in the United Church, a member of Greater Victoria Acting Together (GVAT) and a citizen of Victoria [REDACTED]
[REDACTED] I recognize the urgent need for improved housing options in our community,

[REDACTED] GVAT has endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."
[REDACTED] Developers have met with interested neighbours and have formed a "neighbor covenant agreement" with them. As part of this agreement, [REDACTED]

[REDACTED] There are also other rezoning applications in the area and larger buildings are being built close by, including a new 2-story structure on the abutting property.

[REDACTED]

Julianne Kasmer (Rev)

Support for [REDACTED]

Mayor and Council

at: mayorandcouncil@victoria.ca

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

The St. John the Divine Social Justice and Action Group is writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. We feel that this is an appropriate location [REDACTED]

[REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

We also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

[REDACTED]
[REDACTED]
[REDACTED]

I understand that [REDACTED] and Aryze Developers have met with interested neighbours and that the [REDACTED] has formed a "neighbor covenant agreement" with them. [REDACTED]

[REDACTED]
[REDACTED]

The Anglican Parish of St. John the Divine is a member of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

[REDACTED]
[REDACTED]
[REDACTED]

Thank you for taking our submission into account in your deliberations.

Yours sincerely,

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

John Mc Laren, for the St. John's Social Justice and Action Group, representing the downtown Anglican Parish of St. John the Divine

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 2, 2021 12:51 PM
To: Public Hearings
Subject: Fw: [REDACTED] rezoning

From: Peggy Wilmot [REDACTED]
Sent: March 2, 2021 10:43 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED] rezoning

Dear Mayor Helps and Council,

I am writing in support of the rezoning application for 1628 Edgware Road, Victoria, by Aryze Development.

For many years, I have had the privilege of being involved [REDACTED]

[REDACTED]

It is high time that their model be replicated, and I am delighted that they have been able to get to this stage in the process.

The fact that they have already met with neighbours and reached a neighbour covenant agreement speaks to their integrity and desire to be good neighbours.

Thank you for considering the application.

Sincerely,

Peggy Wilmot

Susan Layng
403-1508 Coldharbour Road
Victoria, BC V8R 1H5

March 2, 2021
mayorandcouncil@victoria.ca

Dear Mayor Helps and Council Members:

RE: March 11, 2021 Public Hearing for 1628 Edgeware Road

I am writing to you this day to request your support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development which will be presented to council on March 11th. As a resident of Victoria, it is my belief that this very beneficial development for our city addresses unique and critical needs in the community as well as providing much needed housing units. [REDACTED]

I feel that the Edgeware Road location is an appropriate location [REDACTED]
[REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall which located nearby providing services, employment, and recreation. This location is also close to public transit.

It is my understanding that there are other rezoning applications occurring in the area and larger buildings are being built close by, including a new 2 story structure on the abutting property. [REDACTED]
[REDACTED] and Aryze Developers have met with interested neighbours and the Board has formed a "neighbour covenant agreement". [REDACTED]

As a member of GVAT (Greater Victoria Acting Together), I am committed to the urgent pursuit of improved housing options within our community. [REDACTED]

Thank you for considering my submission as you make your deliberations.

Yours truly,

Susan Layng
[REDACTED]

Madison Heiser

From: Victoria Mayor and Council
Sent: Wednesday, March 3, 2021 11:16 AM
To: Public Hearings
Subject: Fw: Re-zoning

From: Gillian Lightbody [REDACTED]
Sent: March 3, 2021 6:05 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re-zoning

Good Morning Mayor and Council,

I understand the [REDACTED] are hoping to get city approval to [REDACTED] on Edgeware Rd. [REDACTED]
[REDACTED] so I sincerely hope you will give this
matter serious consideration.

Sincerely,

Gillian Lightbody

Sent from my iPad

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, March 4, 2021 8:43 AM
To: Public Hearings
Subject: Fw: March 11, 2021 Public hearing for 1628 Edgeware Road

From: Spiritual Care [REDACTED]
Sent: March 3, 2021 7:59 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Julian Daly [REDACTED] 'Harris, Joyce' [REDACTED]
Subject: March 11, 2021 Public hearing for 1628 Edgeware Road

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

We at Our Place Society are writing in support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. We feel that this is an appropriate location [REDACTED]. The planned 2-story structure will fit responsibly into the neighbourhood, and resemble a large, modern family home. The location provides ready access to public transit and other services, employment and recreation, including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall.

Other rezoning applications are being approved in the area and larger buildings are being built close by, including a new 2-story structure next door to the proposed site.

[REDACTED] representatives of [REDACTED], Aryze Developers and interested neighbours have already met and formed a "neighbour covenant agreement".

[REDACTED]

[REDACTED]

Our Place Society is a member of Greater Victoria Acting Together (GVAT), who have endorsed the Canada Mortgage and Housing Corporation goal that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."

Thank you for taking our submission into account in your deliberations.

Julian Daly Chief Executive Officer
919 Pandora Avenue, Victoria, BC V8V 3P4
[REDACTED]



Visit our website at: ourplacesociety.com

Our Place Society acknowledges with respect the Lekwungen-speaking peoples of the Songhees and Esquimalt Nations, as well as the W̱SÁNEĆ Nations, on whose traditional, ancestral and unceded territories we provide programs and services.

Online donations can be made at www.ourplacesociety.com/donate or call [REDACTED] from 8 am – 4pm. ***Thank you for your compassion and concern.***

Madison Heiser

From: Victoria Mayor and Council
Sent: Wednesday, March 3, 2021 11:44 AM
To: Public Hearings
Subject: Fw: Re-zoning [REDACTED]

From: Jeanne Luther [REDACTED]
Sent: March 3, 2021 11:40 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re-zoning [REDACTED]

Dear Mayor Lisa Helps and Victoria City Councillors,

I am writing to ask that you please approve the re-zoning application for the [REDACTED] project at your Council meeting on March 11, 2021.

[REDACTED]

Thank you for all you are doing to [REDACTED]

With sincere gratitude,
Jeanne Luther
4542 Rocky Point Road
Victoria, B.C. V9C 4E4

Madison Heiser

From: Victoria Mayor and Council
Sent: Wednesday, March 3, 2021 11:15 AM
To: Public Hearings
Subject: Fw: Support [REDACTED]

From: Katherine Maas [REDACTED]
Sent: March 2, 2021 7:19 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support [REDACTED]

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location [REDACTED] There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

[REDACTED]

I understand that [REDACTED] Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbor covenant agreement" with them. [REDACTED]

[REDACTED]

Thank you for taking my submission into account in your deliberations.

Sincerely,
Katherine Maas

--

Katherine Maas
110-151 St. Andrews St.
Victoria, BC V8V 2M9
[REDACTED]

It's easy to stand with the crowd, it takes courage to stand alone. — Mahatma Gandhi

March 3, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

We are writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for March 11.

We are parishioners of Holy Cross Parish, a member association of Greater Victoria Acting Together (GVAT). [REDACTED]

[REDACTED].

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

It is our fervent hope that this re-zoning application will be approved, and that [REDACTED] will be built without further delay.

Respectfully submitted,
Leonard and Lynne Lavigne
99, 2600 Ferguson Road
Saanichton, B.C.

Madison Heiser

From: Victoria Mayor and Council
Sent: Wednesday, March 3, 2021 3:48 PM
To: Public Hearings
Subject: [REDACTED]

From: Margie Noonan [REDACTED]
Sent: March 3, 2021 2:19 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED]

March 3, 2021

Dear Victoria Council members,

I am writing today to support, at your Council Meeting on March 11, 2021, the approval of the re-zoning application submitted to you by Arize Developments for [REDACTED] project at 1628 Edgeware Road.

My husband and I moved to Victoria in 2006, [REDACTED]
[REDACTED] We were so delighted to hear of their plans
[REDACTED]

I ask that you support this application [REDACTED]
[REDACTED]

Thank you for your consideration of this request.

Respectfully yours,
Margie Noonan
3942 Morgan St.
Victoria, BC V8X 3Z7

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I used to live in this neighbourhood, on nearby Clawthorpe Avenue. I believe its location is very appropriate [REDACTED] with close proximity to the mall, Oaklands Community Centre, Cridge Centre for the Family and frequent running public transit.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I understand that [REDACTED] and Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbor covenant agreement" with them. [REDACTED]

[REDACTED]
[REDACTED]

I am a member of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units.

I am personally and professionally familiar with the work done by [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Thank you for taking my submission into account in your deliberations.

Sue Ward

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

Madison Heiser

From: Victoria Mayor and Council
Sent: Friday, March 5, 2021 11:00 AM
To: Public Hearings
Subject: [REDACTED]

From: Paul Redchurch [REDACTED]
Sent: March 4, 2021 7:20 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: [REDACTED]

Your worship, Mayor Helps and Members of Victoria City Council:
we would like to offer our show of support for the [REDACTED]
[REDACTED] which is being proposed for 1628 Edgeware Road,
Victoria.

while the proposed site is not in our neighbourhood, neither is
the current [REDACTED] which we have supported [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Yours truly,

Paul and Eileen Redchurch
1580 Monterey Avenue
Victoria BC V8R 5V4
[REDACTED]

March 4, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

I am writing in support of the [REDACTED] re-zoning at the above address.

[REDACTED]

It is our hope that this re-zoning application will be approved, [REDACTED]

[REDACTED]

Respectfully submitted,



Parm Kroad, Deputy Director

[REDACTED]

#100-3060 Cedar Hill Road, Victoria, BC V8T 3J5

cc to Sister Joyce [REDACTED]

cc to Dan Greco [REDACTED]

[REDACTED]

100 – 3060 Cedar Hill Road, Victoria BC V8T 3J5

[REDACTED]

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:31 AM
To: Public Hearings
Subject: Fw: [REDACTED] Public Hearing

From: Outpost [REDACTED]
Sent: March 5, 2021 12:47 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED] Public Hearing

Hello Mayor and Council

Whereas I do not support all proposed development, this project on Edgeware Road I can endorse. We have a vivid debate in the city concerning housing and development philosophy and policy. What is suggested for this site is socially valuable and imperative. I recommend that Council votes to support this application.

Alan Segal
4-118 St. Lawrence Street
Victoria

Honorable Mayor Helps and Councilors:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am very much in support of the rezoning application by Aryze Development [REDACTED]. [REDACTED] has a long-proven record in providing [REDACTED] and has long hoped to be able to provide parallel services [REDACTED]. If the Covid 19 pandemic has any good side, it is the increase in public awareness of the need for housing plus wrap-around supports for the vulnerable and marginalized members of our human family. The citizens of greater Victoria have responded very generously to the housing needs of the homeless (note the strong support for the Rapid Relief Fund and the Preventing Homelessness Fund of the Victoria Foundation), and the province has acted quickly in purchasing buildings that can be adapted to their needs. The City of Victoria – led by yourselves, our elected local representatives – has engaged in practical and respectful ways with both those needing housing and supports (“nothing about us without us”) and with neighborhood organizations to make the necessary decisions to see that housing first principles can be acted on. This is civil society acting on its truest and most human values.

Aryze Developments has proven itself a significant and creative force in providing environmentally positive and affordable housing styles. The meetings that Aryze and the [REDACTED] have had with neighborhood members bodes well for the integration of the proposed development into the neighborhood: both stylistically and –more important— humanly.

As a member of GVAT through Fairfield United Church, I urge you to support this application . The Unity Commons proposal earned your unanimous consent because of its alignment with neighborhood values and the forward thinking Community Plan. This proposal ups the ante in terms of such alignment, and deserves not only your unanimous approval, but your standing ovation.

Thank you for considering the above,

Bruce Lemire-Elmore
515 – 845 Dunsmuir Road
Esquimalt, BC V9A 0A7
March 5, 2021

March 5, 2021

Dear Mayor Helps and Council:

I am writing on behalf of UNITE HERE! Local 40 in support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. This is an appropriate location [REDACTED]

[REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need [REDACTED]
[REDACTED]
[REDACTED]

I understand [REDACTED] Aryze Developers have met with interested neighbours and that the Anawim Board has formed a "neighbor covenant agreement" with them [REDACTED]
[REDACTED]
[REDACTED]

UNITE HERE! Local 40 is a member of Greater Victoria Acting Together (GVAT) and we feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

Thank you for taking my submission into account in your deliberations.

Irmak Bahar

Community Organizer
UNITE HERE! Local 40
[REDACTED]

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:32 AM
To: Public Hearings
Subject: Fw: Letter in Support of Rezoning Application for 1628 Edgeware Road

From: Merle Wall [REDACTED]
Sent: March 5, 2021 12:21 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Letter in Support of Rezoning Application for 1628 Edgeware Road

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for [REDACTED].

I understand that [REDACTED] and Aryze Developers have met with interested neighbours and that the Anawim Board has formed a "neighbor covenant agreement" with them. [REDACTED]

I am a member of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. GVAT has endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."^[1]

As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units.

In the recent past, I have made a charitable contribution [REDACTED]

[REDACTED] am very confident [REDACTED] has the ability to operate [REDACTED] with competency, compassion and integrity.

Thank you for taking into account my support for the rezoning application in your deliberations.

Merle Wall
203 – 379 Tyee Road
Victoria, BC V9A 0B4

^[1] CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:31 AM
To: Public Hearings
Subject: Fw: Support for [REDACTED]

From: Rhianna Nagel - CEL Coordinator [REDACTED]
Sent: March 5, 2021 3:45 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for [REDACTED]

Good afternoon,

I am writing to express my complete support for the rezoning proposal that will enable [REDACTED] to make a positive difference on the housing crisis in Victoria and more importantly to the lives [REDACTED] who desperately need this home.

Thank you,
Rhianna Nagel
[REDACTED]



March 5, 2021

Via email: mayorandcouncil@victoria.ca

Mayor and Council,
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Council,

Re March 11, 2021 public hearing for 1628 Edgeware Road

I am writing in support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. The B.C. Government and Service Employees' Union has over 80,000 members across B.C. in almost every sector of the economy and nearly 17, 000 members in the Greater Victoria Area. We also represent workers [REDACTED] across the province and know first-hand the life changing impact this project will have [REDACTED]

I feel that this is an appropriate location to build [REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. Importantly, there are many services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby which provide services, employment and recreation, as well as connections to public transit.

I understand [REDACTED] and Aryze Developers have met with interested neighbours and [REDACTED] has formed a "neighbour covenant agreement" with them. As a result, there is an agreement in place to manage the property only as a residential program for the residents, and they will not be offering services to the broader community at this location.

The BCGEU is a member of Greater Victoria Acting Together (GVAT) and through our work with other member organizations we are urgently advocating for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).



There is a critical need [REDACTED]
[REDACTED]
[REDACTED] We hope you will support this development proposal and meaningfully
improve the lives [REDACTED]

Thank you for taking this submission into account in your deliberations.

Sincerely,

Stephanie Smith
President

SS/sa/pc
MoveUp

CC: [REDACTED]

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:31 AM
To: Public Hearings
Subject: Fw: [REDACTED]

From: Tricia Roche [REDACTED]
Sent: March 5, 2021 10:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED]

Hello,

I am writing to encourage Mayor and Council to support the new project [REDACTED] on Edgeware.

I live 5 minutes walk from the site and am encouraged [REDACTED] of support in our community. The project is well researched and builds on the experience of [REDACTED]. With the Sisters of St Ann and their reputation and ability to mobilize community support, you will note that the [REDACTED] is a very well looked after property that looks attractive and offers live saving connection and programming. We have often bought our family Christmas Trees [REDACTED] and it is always well organized and meaningful for our family to purchase a tree from an organization that does so much [REDACTED] in our community. This same expertise, spirit and intention is visible in their response to the community identified priority [REDACTED]. I urge you to support the rezoning necessary to make this important resource come to life. I say "Yes in our Backyard" letting you know that many in Oaklands/Hillside would be very happy to see this project go ahead. We have no concerns about how it will be managed and how useful and important it will be in the lives of vulnerable women. Please support this initiative.

Sincerely,
Tricia Roche

Madison Heiser

From: Victoria Mayor and Council
Sent: Friday, March 5, 2021 11:00 AM
To: Public Hearings
Subject: Fw: Letter of support for Re-Zoning Application for 1628 Edgeware Rd.

From: Barb Mckrow [REDACTED]
Sent: March 5, 2021 9:15 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: Letter of support for Re-Zoning Application for 1628 Edgeware Rd.

To: Mayor and Council, City of Victoria

Re:Re-Zoning Application for 1628 Edgeware Rd.

I am writing in support of the [REDACTED] re-zoning at the above address. The public hearing has been scheduled for March 11.

I am a parishioner of Holy Cross Parish and a member of a parish committee associated with GVAT [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
Working in the cafeteria program with special needs youth at Oak Bay High years ago we occasionally found ourselves with an abundance of food [REDACTED] The residents were helpful, kind and appreciative to myself and the students. I felt the camaraderie and sense of community when I walked through the door. Respect and acceptance was present.

[REDACTED]
[REDACTED]
[REDACTED]
Please consider the approval of this re-zoning application. Building a community for all begins with one person at a time.

Respectfully,

Barbara McKrow

Sent from my iPad

Date: March 5, 2021

To: Victoria Mayor and Council

From: Deborah Begoray [REDACTED]
1104-225 Belleville St.
Victoria, BC

Re: Re-zoning Application

I strongly agree with this rezoning application so that [REDACTED]
[REDACTED]
[REDACTED]

(Letter to Council by Sisters of Ste. Anne). I urge
Mayor and Council to approve this application on March 11, 2021.

Madison Heiser

From: Victoria Mayor and Council
Sent: Friday, March 5, 2021 11:00 AM
To: Public Hearings
Subject: Fw: Re-zoning application [REDACTED]

From: Anne Marshall [REDACTED]
Sent: March 5, 2021 7:32 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re-zoning application [REDACTED]

Dear Mayor and Council,

As a resident of Victoria CRD, I write in strong support for the application for re-zoning submitted to you by Arize Developments [REDACTED]
[REDACTED] 1628 Edgeware Road) at your Council Meeting on March 11, 2021.

[REDACTED]

Thank you,
E. Anne Marshall



E. Anne Marshall, PhD
Adjunct Professor Emerita
Educational Psychology & Leadership Studies
University of Victoria
P.O. Box 1700
Victoria, BC V8W 2Y2
[REDACTED]

*I acknowledge with respect the traditional territories of
the Lekwungen-speaking peoples*

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:30 AM
To: Public Hearings
Subject: Fw: letter of support: [REDACTED]

From: Brigitte McKenzie [REDACTED]
Sent: March 6, 2021 10:29 AM
To: Victoria Mayor and Council [REDACTED]
Subject: letter of support: [REDACTED]

To: Mayor and Council

at: mayorandcouncil@victoria.ca

Re: March 11, 2021 public hearing for supportive housing for women @ 1628 Edgeware Road

Dear Mayor Helps and Council:

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location [REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. As a member of the Oaklands neighbourhood for over 15 years I am aware that there is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need in our region [REDACTED]

I understand that [REDACTED] Aryze Developers have met with interested neighbours and that the [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, these parties have agreed to manage the property [REDACTED] and will not be offering services to the broader community at this location. I believe that there is a sincere desire to build positive relations with the surrounding neighbourhood regarding this new housing project.

I am a member of Friends of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."^[1]

As a resident of the Oaklands neighbourhood, and the City of Victoria, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units.

I believe that over these past 20 years [REDACTED] has demonstrated its through its management of [REDACTED] with competency, compassion and integrity.

Thank you for taking my submission into account in your deliberations.

Brigitte McKenzie, Deacon

Member of Friends of GVAT

Co-Chair of Board of GVAT

[REDACTED]

^[1] CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:30 AM
To: Public Hearings
Subject: Fw: Re-zoning application for 1628 Edgeware Rd

From: Mary Nall [REDACTED]
Sent: March 6, 2021 1:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Joyce Harris [REDACTED]
Subject: Re-zoning application for 1628 Edgeware Rd

Dear Mayor Helps and Council,

Re: March 11, 2021 public hearing for 1628 Edgeware Rd

I am writing in support of the zoning application for the proposed [REDACTED] by Aryze Development at 1628 Edgeware Road.

There is a critical need [REDACTED] I feel that 1628 Edgeware is an appropriate location for a [REDACTED] project given that it will fit responsibly into the neighbourhood and have ready access to services in the area. I also understand that [REDACTED] formed a neighbour covenant agreement with interested neighbours, and that the property will be managed only as a residential program with no drop-in services.

On a personal note my son and his young family have been living in close proximity to [REDACTED] for 10 years and have experienced no issues with residents there.

As a member of Holy Cross Church which strongly supports [REDACTED] For [REDACTED] and also as a member of the Mental Health Action Team of GVAT, I believe that this is a very beneficial development for Victoria as it addresses critical needs in the community, as well as providing much needed housing units.

Thank you for taking my submission into account in your deliberations.

Sincerely,

Mary Nall
#8 2566 Penrhyn Street,
Victoria BC
V8N 1G1

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:30 AM
To: Public Hearings
Subject: Fw: Support [REDACTED] near Hillside Mall

From: Mary Stocks [REDACTED]
Sent: March 6, 2021 9:49 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support [REDACTED] near Hillside Mall

Dear Mayor and Council,

I would like to offer my support to the building application [REDACTED] on Edgeware Road.

I think it is a perfect location [REDACTED] close to parks and bus routes and entry level employment opportunities. Such care has been taken to make it blend into the community appearance!

I am a social worker who has lived and worked in Victoria for 25 years. This kind of small-scale [REDACTED]
[REDACTED] and very unlikely to impact neighbors in terms of traffic or noise. My elderly aunt lives a half a kilometre from there and, knowing the sort of folks [REDACTED] I would not question her safety or comfort walking down that street on her way to shopping.

I sincerely hope this project receives your approval,

Mary Stocks
Bethune Avenue
Saanich

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:29 AM
To: Public Hearings
Subject: Fw: Re-zoning application for 1628 Edgeware Road

From: Marcia Thompson [REDACTED]
Sent: March 6, 2021 7:07 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: Re-zoning application for 1628 Edgeware Road

To: Mayor and Council

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

I am writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been set for March 11, 2021.

I am a parishioner of Holy Cross Parish, a member association of Greater Victoria Acting Together(GVAT). Holy Cross has a long-standing relationship

[REDACTED] which has provided physical, emotional and spiritual healing for its residents for almost thirty years.

I have listened to many testimonials given by former [REDACTED] residents who tell the story of how being able to live [REDACTED] and be part of the programs changed their lives.

Many [REDACTED] have expressed the urgent need [REDACTED]
[REDACTED]
[REDACTED] Other non-profit organizations have also seen the advantages [REDACTED] which has operated [REDACTED] with competency , compassion and integrity over many years.

It is my fervent hope that this re-zoning application will be approved, and that [REDACTED] will be built with out further delay

Respectfully submitted

Marcia Thompson
1730 Ash Rd
Victoria, B.C.
V8N-2T6

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:29 AM
To: Public Hearings
Subject: Fw: [REDACTED] (1628 Edgeware Road)

From: Amanda Garner [REDACTED]
Sent: March 8, 2021 7:18 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED] (1628 Edgeware Road)

Good Morning,

I would like to support the re-zoning application for [REDACTED] t 1628 Edgeware Road. I have lived next door to [REDACTED] such as these in the past and have seen nothing but respect for the community and gratitude for being given access to a stable environment. 2021 is the year of re-building and hope, please give your support to this project [REDACTED]

Sincerely,
Amanda Garner
Women's Director
Camosun College Student Society

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:29 AM
To: Public Hearings
Subject: [REDACTED] Re-zoning

From: [REDACTED]
[REDACTED] March 6, 2021 8:56 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: [REDACTED] Re-zoning

To: Mayor and Council, City of Victoria
Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

I am writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for March 11.

I am a parishioner of Holy Cross Parish, a member association of Greater Victoria Acting Together (GVAT). Holy Cross has a long-standing relationship [REDACTED], which has provided physical, emotional, and spiritual healing [REDACTED] almost thirty years.

Many [REDACTED] have expressed the urgent need [REDACTED]

[REDACTED] Other non-profit organizations have also seen the advantages of the [REDACTED], which has operated [REDACTED] with competency, compassion and integrity over many years.

It is my fervent hope that this re-zoning application will be approved, and that [REDACTED] will be built without further delay.

Respectfully submitted,
Catherine Wiese

Sent from my iPhone

From: [REDACTED]
To: [Public Hearings](#)
Subject: 1628 Edgeware Road - Rezoning/Development Permit Application
Date: March 7, 2021 5:15:25 PM

Dear Mayor and Council,

I am writing regarding the rezoning/development permit application for 1628 Edgeware Road. I do not support the application.

I am aware that a housing agreement has been prepared that attempts to somewhat mitigate neighbours' concerns for now. However, the absence of a formal role for neighbours in requests to modify the content of this agreement (e.g. regarding expanded services for non-residents, following the model for how operations at the society's existing facility have evolved) and the limited engagement with neighbours on the application to date provides no confidence that our interests will continue to be accommodated in the future.

It is my firm position that the proposed facility is not appropriately located in a single-family dwelling district and should not proceed.

Sincerely,

Emily Shaw
1618 Edgeware Road

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:29 AM
To: Public Hearings
Subject: Fw: Rezoning application for 1628 Edgeware

From: maryann abbs [REDACTED]
Sent: March 7, 2021 10:04 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: Rezoning application for 1628 Edgeware

Address Email to:
Mayor and Council
at: mayorandcouncil@victoria.ca

Dear Mayor Helps and Council:

March 11 - rezoning application for 1628 Edgeware Road

We live about one block from 1628 Edgeware, sharing the same back lane. We support the rezoning application for 1628 Edgeware Road, Victoria [REDACTED] (represented by Aryze Development). We feel that this is an appropriate location for a [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home (similar in size to our home).

There is frequent transit service to this area, and ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation.

There is a critical need for [REDACTED] and programming [REDACTED] who want to change, to live more meaningful lives and develop skills [REDACTED]

I understand that [REDACTED] Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbor covenant agreement" with them.

We believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units.

Thank you,

*Maryann Abbs and Eric Doherty,
1555 Oakland Avenue, Victoria BC*

Copy to [REDACTED]

Amanda Ferguson

From: Victoria Mayor and Council
Sent: March 8, 2021 10:29 AM
To: Public Hearings
Subject: Fw: Re-zoning Application for 1628 Edgeware Rd.

From: Nancy Stuart [REDACTED]
Sent: March 7, 2021 8:38 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Sr. Joyce Harris [REDACTED]
Subject: Re-zoning Application for 1628 Edgeware Rd.

Date: March 6, 2021
To: Mayor and Council, City of Victoria
Re: Re-zoning Application for 1628 Edgeware Road
Dear Mayor and Council,

We are writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for March 11. We are parishioners of St. Patrick's Parish, which is a member of Greater Victoria Acting Together (GVAT).

We know of the good work [REDACTED]. They help [REDACTED]
[REDACTED] Now we understand that [REDACTED]
[REDACTED] develop skills to lead a more meaningful life. Other non-profit organizations have also seen the advantages of [REDACTED], which has operated its [REDACTED] with competency, compassion and integrity over many years. We are hopeful that this re-zoning application will be approved, and that [REDACTED] will be built in the very near future.

Best Regards,
Nancy and Gord Stuart
members of St. Vincent de Paul Society

Amanda Ferguson

From: Public Hearings
Subject: FW: Support for rezoning request, 1628 Edgeware Road

From: Joel Hefty
Sent: March 8, 2021 8:43 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for rezoning request, 1628 Edgeware Road

Dear Mayor Helps and Council Members:

I write in support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development.

- The proposed use for a supportive housing project [REDACTED] is a worthy undertaking.
- The building's proposed structure will fit well in the neighbourhood.
- The site is near important services including Oaklands and Cedar Hill Community Centres, as well as the Hillside Shopping Centre.
- There are employment opportunities and easy access to public transit.

As you well know, there is a critical need for supportive housing in Victoria. There is also a clear need for programming [REDACTED] who are able and willing to develop the skills to strive toward a better future.

I understand that [REDACTED] and Aryze Developers have met with interested neighbours and that there is clarity between these interested parties that the property will operate only as a residential program for the residents. Services will not be offered to the broader community at this location.

As a volunteer at a downtown food bank, I can say with confidence that the work [REDACTED] has been transformative for many. **The opportunity to use this property in a safe-and-responsible way to extend the work [REDACTED] for the benefit [REDACTED] to a better life should not be missed.**

Thank you for your consideration.

Very truly yours,

JOEL HEFTY

203-200 Douglas Street, Victoria

Amanda Ferguson

From: Stephen Tyler <treasurer@gvat.ca>
Sent: March 8, 2021 10:55 AM
To: Public Hearings
Subject: Rezoning Application - 1628 Edgeware Rd

Dear Mayor and Council,

I write in support of this application by Aryze Development, working in collaboration [REDACTED]
Today is [REDACTED] and certainly an appropriate occasion to strongly endorse [REDACTED]

[REDACTED] There remains a dire shortage [REDACTED]
[REDACTED] and have chosen to commit to the discipline and effort required of this type of housing in order to improve their life situation and develop the skills needed for healthy living. This is exactly the kind of service needed [REDACTED] to become independent and able to contribute to our community again.

I have seen drawings of the proposed development, which appears to me to have been sensitively designed to ensure privacy but also to fit in with a residential community where nearby older homes are already being replaced with larger structures. The neighbourhood includes appropriate nearby services, recreational facilities, transit and retail, offering potential employment opportunities for residents.

I serve as a volunteer Board member of Greater Victoria Acting Together, a coalition of dozens of community organizations, and as an active member of Broad View United Church. GVAT has made housing for all a priority concern, as the city and region face desperate challenges of affordability and of housing the unhoused. Our church community strongly supports the need to provide supportive housing in the community, and members actively volunteer in support of various community agencies working to this end.

As a Victoria city resident, I also happen to live on a quiet residential area where one of the neighbouring houses, no more than 50 m from our door, [REDACTED] I can attest that this facility fits unobtrusively into the neighbourhood, despite the challenges and risks of this demographic. We have never had a problem [REDACTED] and in fact our neighbourhood association has supported the expansion of these services in our area.

This type of housing option is sorely needed in our communities to offer an opportunity to those in need.

Wishing you a meaningful and heartfelt International Women's Day,

Respectfully

Stephen Tyler
Greater Victoria Acting Together

I acknowledge with respect the Lək'wəḡən speaking peoples on whose traditional territory I work and play, represented today by the Songhees and Esquimalt Nations, and their continuing relationship with this land.

--

BROADMEAD LEGAL CENTRE

On the Avenue

COLLEEN M. KOVACS
JEFFREY A. REIMER
BARRISTERS AND SOLICITORS

1862 OAK BAY AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8R 1C5

March 7, 2021

CITY OF VICTORIA

Attention: Mayor and Council Members

RE: RE-ZONING APPLICATION FOR 1628 EDGEWARE ROAD

We write to urge Council to grant the Re-zoning Application for the above-noted lands.

The donation of the above-noted lands has been the catalyst to propel this thoughtful planning forward.

The location of the land is key. It is just outside the perils of the downtown core but accessible to bus routes and favoured local coffee spots. media to the

We become true neighbors when we are willing to cross the road for one another. Council has a unique opportunity to act. We call upon Council to seize this opportunity and authorize the rezoning application.

Respectfully submitted,

BROADMEAD LEGAL CENTRE

Per:

Colleen Kovacs

COLLEEN M. KOVACS
CMK/dpf

Madison Heiser

From: Fred Curvelo [REDACTED]
Sent: Monday, March 8, 2021 7:06 PM
To: Public Hearings
Subject: Proposed Development of 1628 Edgeware Rd.

City of Victoria, Council
Re: Proposed Development of 1628 Edgeware Rd.

My name is Fred Curvelo and the owner of the adjacent property at 1624 Edgeware to the west. I am against this development. What is proposed will affect the whole neighbourhood of single family homes, most being post war low rancher style. The building that is planned for this property is totally out of sync for this well established neighbourhood. In fact right from the start I had mentioned and suggested to the Developer why doesn't the owner leave the existing house as is, sell it and use the proceeds towards a more suitable location for it's purpose, and that would be for an example the vacant lot on Hillside where KFC used to stand.

Having said this, I have some concerns in the proposed building design, and to retain the existing mature shrub hedging and to add to it all around the perimeter of the same species and height, also to retain enough of the existing driveway for 1 vehicle since there is already access from the street.

Fred Curvelo
1624 Edgeware Rd.
Owner, [REDACTED]

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 9, 2021 8:29 AM
To: Public Hearings
Subject: Fw: [REDACTED] project proposal

From: Savannah B [REDACTED]
Sent: March 8, 2021 4:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED] project proposal

Dear City of Victoria Mayor and Council,

[REDACTED] With this day in mind I write to you to submit my support regarding the March 11, 2021 public hearing for 1628 Edgeware Road rezoning application by Aryze Development Ltd, [REDACTED]

[REDACTED]

This two story, modern family styled, building would be an aesthetic addition to the Hillside neighbourhood, [REDACTED]

[REDACTED]

In line with the Camosun College Student Society (CCSS) and Greater Victoria Acting Together (GVAT), I support this rezoning application and urge the City of Victoria to do the same [REDACTED]

Thank you for your time, a [REDACTED]

Regards,

Savannah Barratt (she/ her/ hers)
Director of Sustainability, Camosun College Student Society
[REDACTED]

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 9, 2021 1:21 PM
To: Public Hearings
Subject: Fw: Rezoning Application No. 00726 for G.1 1628 Edgeware Road.

From: [REDACTED]
Sent: March 9, 2021 12:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rezoning Application No. 00726 for G.1 1628 Edgeware Road.

Your Worship, Mayor Helps and Members of Victoria City Council:
I support the Rezoning Application (No. 00726) for 1628 Edgeware Road.
Calvin Jones
1573 Earle Place
Victoria, BC

9 March 2021

Legislative Service
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Dear Sir/ Madam:

Re: 1628 Edgeware Road, rezoning the land
Public hearing, Thursday, 11 March 2021
Disagreement on rezoning the land

I am writing to express my disagreement on the rezoning of the land at 1628 Edgeware Road refer to the reasons below:

1. The rezoning of the land for a [REDACTED] [REDACTED] would bring a negative effect on the public safety of our neighbourhood.
 - [REDACTED] Police coming from time to time is expected, which would seriously break down the peaceful lives of residents in this neighbourhood.
2. Minors in this neighbourhood would also be at high risk of experiencing personal attacks and psychological trauma.
 - As the increasing possibility of harassment from perpetrators appears in this neighbourhood, minors who reside here would be exposed at a risk of personal attacks, intentional or not, when they are playing outdoors in the neighbourhood.
 - The raising possibilities of watching scenes of distress or experiencing violence would have seriously traumatized the mental health of minors living in this community.
3. Referring to the published plan of development, the rezoning of 1628 Edgeware Rd. leads to a reduction of the combined side yard “from 4.5m to 3.04m”, which would have terribly affected the buildings (one of which is my home) on both sides of it as follow:

9 March 2021
Legislative Service
Page 2 (list continued)

- The building of an expanded foundation of 1628 Edgeware Rd. would harm the existing foundations of houses on the two sides and lead to safety hazards to those families living in the affected houses.
 - In addition, the privacy of the families living in the houses beside 1628 Edgeware Rd. would be at risk of harm as well.
4. Regarding the statements above 1, 2, and 3, as the owner of the house (1632 Edgeware Rd.) beside the rezoning land, I strongly believe that the rezoning of 1628 Edgeware Rd. will significantly decrease my property value in the market as well as other properties' value in the neighbourhood.
5. Referring back to the published plan of development, the rezoning of 1628 Edgeware Rd. reduces the required vehicle parking "from 6 stalls to 1 stall". As from the developer (Aryze), the rezoning of the land is aimed to a [REDACTED] [REDACTED] which potentially means the highest number of vehicles at this address would be 7 during a specific time. The plan of development is reducing parking stalls from 6 to 1, so the additional 6 vehicles would have to be long-timed parked in the public parking spaces around the neighbourhood, which unreasonably consumes the public resources as well as hinders other residents from accessing enough public parking stalls.

In conclusion, it is inappropriate to [REDACTED] [REDACTED] in a high-density community. I strongly disagree with this unreasonable application of rezoning the land beside my house, and request a disapproval with this application which brings negative effects to my community.

Yours sincerely,

Donny Deng

Owner of property
1632 Edgeware Road
Victoria, BC V8T 2J8

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 9, 2021 3:46 PM
To: Public Hearings
Subject: [REDACTED]

From: Heather MacAndrew [REDACTED]
Sent: March 9, 2021 3:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED]

Dear Mayor Lisa Helps and Victoria City Councillors,

I am a resident of Victoria (Oak Bay) and am writing to ask you to please approve the re-zoning application submitted to you by Aryze Developments [REDACTED] project (1628 Edgeware Road) at your Council Meeting on March 11, 2021. I feel it is a much needed project and I also believe that the Aryze's intentions are good.

I realize I am late with this letter but I hope you will add it to your file regarding this project.

Thank you,
Heather MacAndrew

March 9, 2021

To: City of Victoria Mayor and Council

Subject: **Public Hearing 1628 Edgeware Road: Rezoning Application and Development Permit with Variances Application**

We live 3 doors west of the property on Edgeware Road. For context, our neighbourhood is relatively quiet, and includes several seniors that can successfully age in place, as well as families, several with children that can safely access school, work, and nearby services.

Over the past year it has been very difficult to have our concerns with this proposal acknowledged or addressed. The neighbourhood has made significant efforts to work with the applicant to ensure there would be a minimum operational framework for the sustainable and safe operation of the facility for the life of the operation. The City has proposed to enter into an agreement with the Owner/ Operator with some of those use restrictions and minimum standards of security and staffing. However, the fact that the proposed agreement can be changed, at any time, without consultation with the neighbours of the property, is very concerning. The restrictions need to be included in the bylaw language for them to have any value.

This project is not temporary emergency housing. It is a permanent change to the use of the property. As such, the residents of this neighbourhood have a vested interest in – not just the near term – but also the long-term use, operations, safety, and sustainability of the facility.

A. Zoning Regulation Bylaw, Amendment bylaw (No. 21-027)

We oppose the zoning regulation.

The following minimum conditions should be included in the bylaw, so these basic criteria are maintained into the future. Changes would require public consultation.

- 1. The zoning as a Rest Home – Class B is permitted only if**
 - a. the building and property are held and occupied by a not for profit organization**
 - b. If the property is transferred to an individual or for-profit entity, the zoning reverts back its original R1-B Zone, single family**

Significant fast tracking and concessions have occurred in the rezoning decision process based on it being owned and operated by a not for profit organization. The favourable terms of this bylaw and the development permit concessions, including:

- relaxed parking requirements,
- permitting a large massed intuitional structure, rather than a residential structure with appropriate design features
- permitting the occupancy of multiple unrelated individuals,

would not likely be granted to an individual or person applying for rezoning to run a business.

To prevent inequity, and opportunity for gain in the rezoning process, the zoning should be required to revert back to single family residential upon transfer of the property to an individual or for-profit entity.

If this criterion is only in a letter of agreement between the current owner and the City, the restriction would be lost on transfer of title.

2. The following are not permitted uses:

- a. Neither the Lands nor the Building is to be used for the purpose of community events or public gatherings.** (for the record this is understood by all parties to also preclude drop-in or distribution services to non-residents of the facility)

3. The Operator must register or be licensed in accordance with the Community Care and Assisted Living Act (CCAL)

In the interest of the ongoing success and safety of residents in the facility, appropriate licencing, in compliance with Provincial Legislation, will provide accountability for the standard of care practices of the facility.

What would be appropriate in an agreement between the City and the Owner is the requirement to have tenancy agreements between the Owner and each resident on expectations and standards of conduct.

B. Development Permit Application – varying the zoning regulation

We oppose the variances proposed in the development permit.

1. Vehicle Parking

The relaxation of parking stall requirements at this property would result in a shortage of parking for residents on the street. While it is assumed that the residents of the facility would never own a car, there could be significant ongoing parking needs associated with a higher density facility including visitors, guests, food drop offs, deliveries and staff. There is generally enough parking on the street in front of each house to accommodate a maximum of 2 vehicles at any one time. As you can see in the photos below, there is not much extra parking available on the street. These were taken on Saturday afternoon - the blue arrow, and the blue “its your neighbourhood” rezoning sign designate the property at 1628 Edgeware Road. Note that the driveway in the photo on the right will be removed in the proposed development.



2. Setbacks

The request for setback variances in the proposal is a direct result of the applicant trying to squeeze a facility with more living space than can fit on a small city lot. The applicant's plan for 3 full storeys of living space, recreation, commercial kitchen, and storage (and accessory buildings) for 7 unrelated adults is completely oversubscribing a lot that is actually suitable for a single-family residence. Clearly, the property is inadequate for the size of the facility.

The applicant has repeatedly rejected feedback from the community and the City's Design Panel Committee on the design of the facility. Their response has been that they are limited in design because of height restrictions. However, more to the point, the applicant must institute a warehouse styled design to accommodate an oversized structure that does not fit on the property. Again, the property is inadequate for the size of the facility.

As we have suggested before, if they are unable to scale the design, perhaps the society would benefit by selling the property and securing a lot with enough space to serve their needs.

You have heard from various neighbours in previous letters that the design of the facility is not consistent with the character and architecture of even recent builds and renovations. This proposal has been designed in isolation and squeezed on to this site, consuming as much of the lot as it possible can, with no integration with, or consideration of, the community.

As a reminder, here are a few recent photos of a complex designed and built by this same team (Aryze/ D'Arcy Jones) on Shelbourne Street, near Pearl Street. The design is very similar to that of the proposed facility at 1628 Edgeware.

side view (hidden windows)



front view



We do not support either the rezoning or variance applications.

Sincerely,

Jennifer and Greg Snead
1612 Edgeware Road



Standing up for student rights since 1990

bcfs¹⁷



CASA | ACAE
Can Afford A Home? Find it. Afford it. Afford it. A campaign of responsible child real estate.

From: Quinn Cunningham, External Executive, Amanda
Garner, Women's Director

To: Mayor Helps and Victoria City Council

cc: Sister Joyce Harris, Board member, [REDACTED]

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

We are writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre, the Hillside Mall and with Camosun College Lansdowne nearby for services, employment and recreation, as well as available public transit.

We understand that [REDACTED] and Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbourhood covenant agreement" with them. [REDACTED]

[REDACTED] We also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

As students, we feel the urgent need for improved housing options in our community, and firmly assert that these options must include all community members. [REDACTED]

[REDACTED] We are also members of Greater Victoria Acting Together (GVAT) and we have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and meets their needs."¹

We believe that this is a very beneficial development for the City of Victoria and addresses critical needs in the community as well as providing much needed housing units.

Sincerely,

Quinn Cunningham,
External Executive, Camosun College Student Society

Amanda Garner,
Women's Director, Camosun College Student Society

Lansdowne: 3100 Foul Bay Rd. Victoria B.C. V8P 5J2
Interurban: 4461 Interurban Rd.



¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

203 – 9730 Second Street
Sidney, BC, V8L 3C4
March 10, 2021

Mayor & Council
City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6

Dear Mayor and Council:

Re: 1628 Edgeware Road

I write in support of the [REDACTED] Zone Change application at 1628 Edgeware Road in the Oaklands Neighbourhood.

Our family has supported [REDACTED] on Caledonia Street for many years [REDACTED]. We are so pleased that the same service [REDACTED]

While we do not live in the Oaklands neighbourhood, we are familiar with it. It is our opinion that the location – close to bus routes and a variety of services – is very convenient [REDACTED]. It is also our opinion that the nature of the services provided; the profile of the proposed residents; and the small number of residents; will not result in any disruption to the neighbours nor negatively affect the nature of this neighbourhood.

Thank you for considering approval of this application.

Respectfully submitted,

Jan L. Kernaghan

Honorable Mayor Helps and Councilors:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am very much in support of the rezoning application by Aryze Development on behalf of the

[REDACTED] has a long-proven record in providing

[REDACTED]
[REDACTED] If the Covid 19 pandemic has any good side, it is the increase in public awareness of the need for housing plus wrap-around supports for the vulnerable and marginalized members of our human family. The citizens of greater Victoria have responded very generously to the housing needs of the homeless (note the strong support for the Rapid Relief Fund and the Preventing Homelessness Fund of the Victoria Foundation), and the province has acted quickly in purchasing buildings that can be adapted to their needs. The City of Victoria – led by yourselves, our elected local representatives – has engaged in practical and respectful ways with both those needing housing and supports (“nothing about us without us”) and with neighborhood organizations to make the necessary decisions to see that housing first principles can be acted on. This is civil society acting on its truest and most human values.

Aryze Developments has proven itself a significant and creative force in providing environmentally positive and affordable housing styles. The meetings that Aryze [REDACTED] [REDACTED] have had with neighborhood members bodes well for the integration of the proposed development into the neighborhood: both stylistically and –more important— humanly.

As a member of GVAT through Fairfield United Church, I urge you to support this application . The Unity Commons proposal earned your unanimous consent because of its alignment with neighborhood values and the forward thinking Community Plan. This proposal ups the ante in terms of such alignment, and deserves not only your unanimous approval, but your standing ovation.

Thank you for considering the above,

Bruce Lemire-Elmore
515 – 845 Dunsmuir Road
Esquimalt, BC V9A 0A7
March 5, 2021

David King
#108, 2277 - Oak Bay Avenue
Victoria, B.C. V8R 1G6

Sunday, February 28th, 2021

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

Re: 1628 - Edgeware Road (Anawim House, proposed change of zoning)
Public Hearing - March 11th, 2021

Dear Mayor and Council,

I am writing in support of the application to change the zoning at 1628 - Edgeware Road, in the Oaklands neighbourhood.

A Class B Rest Home for seven [REDACTED] residents is being proposed to be situated on this single residence lot. The proposed building will look like a contemporary 2 storey stucco and cedar shingle clad family home. It will be particularly designed, built, and landscaped to provide extra security and privacy. The house will provide accommodation [REDACTED] it will be [REDACTED]
[REDACTED]

In my view, adequate, safe, reliable housing, especially in the context of community, is the most important public policy challenge facing governments at every level. The difficulties faced by [REDACTED] with financial and other issues are especially tough. [REDACTED] responds to that need in a way that offers good prospects of success to their residents.

In this case, the design/build plan and the support offered to the residents indicates a good fit for Edgeware Street and the Oaklands neighbourhood. I ask your support for the application.

Yours truly,


David King

Susan Layng
403-1508 Coldharbour Road
Victoria, BC V8R 1H5

March 2, 2021

mayorandcouncil@victoria.ca

Dear Mayor Helps and Council Members:

RE: March 11, 2021 Public Hearing for 1628 Edgeware Road

I am writing to you this day to request your support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development which will be presented to council on March 11th. As a resident of Victoria, it is my belief that this very beneficial development for our city addresses unique and critical needs in the community as well as providing much needed housing units. There is a significant need for supportive housing and programming [REDACTED] in poverty [REDACTED]

I feel that the Edgeware Road location is an appropriate location for a [REDACTED] project [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall which located nearby providing services, employment, and recreation. This location is also close to public transit.

It is my understanding that there are other rezoning applications occurring in the area and larger buildings are being built close by, including a new 2 story structure on the abutting property. [REDACTED] Aryze Developers have met with interested neighbours and the Board has formed a "neighbour covenant agreement". As a result, [REDACTED] have agreed to manage the property only as a residential program for the residents and will not be offering services to the broader community at this location.

As a member of GVAT (Greater Victoria Acting Together), I am committed to the urgent pursuit of improved housing options within our community. [REDACTED] has operated a [REDACTED] in the city of Victoria since 1991 and have done so with competency, compassion, and integrity. This initiative to create a welcoming and safe environment [REDACTED] would be a wonderful and valuable addition to our city.

Thank you for considering my submission as you make your deliberations.

Yours truly,

Susan Layng

CC: [REDACTED]

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I used to live in this neighbourhood, on nearby Clawthorpe Avenue. I believe its location is very appropriate [REDACTED] with close proximity to the mall, Oaklands Community Centre, Cridge Centre for the Family and frequent running public transit.

There is a critical need for supportive housing and programming [REDACTED] in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues. Many of the supportive housing options in Greater Victoria are co-located with men, which leaves women feeling vulnerable and often leads to their exploitation. Locating supportive housing within normal family neighbourhoods is a healthier and safer choice that supports their recovery from trauma.

I understand that [REDACTED] Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, have agreed to manage the property only as a residential program for the residents, and will not be offering services to the broaden community at this location.

I am a member of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units.

I am personally and professionally familiar with the work done [REDACTED] who operate a residential house [REDACTED] my workplace and the food bank which I coordinate at St John the Divine. They have a twenty-year history of being a good neighbour and very competent housing provider.

Thank you for taking my submission into account in your deliberations.

Sue Ward

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location for a [REDACTED]

[REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for supportive housing and programming for [REDACTED] in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues.

I understand that [REDACTED] Aryze Developers have met with interested neighbours and that the [REDACTED] has formed a “neighbor covenant agreement” with them. As a result, have agreed to manage the property only as a residential program for the residents, and will not be offering services to the broader community at this location.

As a resident of the City of Victoria and a close neighbour to this address, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units. The location is perfect for helping the new residents to adapt.

The ability of [REDACTED] to operate such a house with competency, compassion and integrity as they are doing with their existing site [REDACTED] the past almost 20 years has been proven.

Thank you for taking my submission into account in your deliberations.

Sincerely

Mare Brown

1534 Edgeware Rd.

Victoria, BC

250-686-7707

Support for Anawim House

Mayor and Council

at: mayorandcouncil@victoria.ca

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

The St. John the Divine Social Justice and Action Group is writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. We feel that this is an appropriate location for a supportive housing project [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

We also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for supportive housing and programming [REDACTED] in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues.

I understand that [REDACTED] Aryze Developers have met with interested neighbours [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, there is agreement that the property operate only as a residential program for the residents, and will not be offering services to the broader community at this location.

The Anglican Parish of St. John the Divine is a member of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

Those who have knowledge can comment on the ability [REDACTED] to operate such a house with competency, compassion and integrity as they have done and are doing with their existing site [REDACTED] for the past almost 20 years.

Thank you for taking our submission into account in your deliberations.

Yours sincerely,

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

John Mc Laren, for the St. John's Social Justice and Action Group, representing the downtown Anglican Parish of St. John the Divine

March 3, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

We are writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for March 11.

We are parishioners of Holy Cross Parish, a member association of Greater Victoria Acting Together (GVAT). Holy Cross has a long-standing relationship [REDACTED], which has provided physical, emotional, and spiritual healing for its residents for almost 30 years.

We both worked with the residents and day guests [REDACTED] for 20 years. Through the [REDACTED] we were privileged to work with many people to improve their life skills, education and mental well-being. This resulted in substantial, lasting positive changes in their lives. Many went on to find meaningful employment and an independent life. It literally changed their life, as was expressed by them countless times.

Many [REDACTED] have expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead to a more meaningful life. Other non-profit organizations have also seen the advantages of the [REDACTED] which has operated its house with competency, compassion and integrity over many years.

It is our fervent hope that this re-zoning application will be approved, and that the [REDACTED] will be built without further delay.

Respectfully submitted,
Leonard and Lynne Lavigne
99, 2600 Ferguson Road
Saanichton, B.C.

March 1, 2021

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

RE: [REDACTED] - RE-ZONING APPLICATION FOR 1628 EDGEWARE ROAD
PUBLIC HEARING MARCH 11, 2021

Dear Mayor and Council,

I am writing in support of the [REDACTED] application for re-zoning at the above address.

I am a life-long Victoria citizen – a Victoria homeowner and downtown property and business owner. I am also a parishioner of St. Patrick's Parish, which is a member association of Greater Victoria Acting Together (GVAT). St. Patrick's Parish has a long-standing relationship with [REDACTED] which has provided physical, emotional, and spiritual healing for its residents for almost thirty years. My husband and I have also personally been supporters [REDACTED] [REDACTED] for many years and are grateful for the valuable work they do to respectfully support people with healing and hope. They have quietly produced thousands of heartwarming stories of people's success to climb out of poverty and hopelessness and move to happy healthy independent lives.

Many [REDACTED] have expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead a more meaningful life. Other non-profit organizations have also seen the advantages [REDACTED] which has operated its house with competency, compassion and integrity over many years.

I urge you in the strongest way to please approve this re-zoning application [REDACTED] [REDACTED] will be built without further delay.

Thank you for your thoughtful consideration.
Respectfully,

Theresa Smith
1225 Chapman Street
Victoria, BC V8V 2T7
[REDACTED]

March 4, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

I am writing in support of the [REDACTED] for re-zoning at the above address.

[REDACTED]

Many [REDACTED] have expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead a more meaningful life.

It is our hope that this re-zoning application will be approved, and that the new [REDACTED] will be approved [REDACTED]

Respectfully submitted,



Parm Kroad, Deputy Director
Victoria Women's Transition House Society
#100-3060 Cedar Hill Road, Victoria, BC V8T 3J5

cc to Sister Joyce [REDACTED]

cc to Dan Greco [REDACTED]

Date: March 1, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

We are writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for March 11.

We are parishioners of Holy Cross Parish, a member association of Greater Victoria Acting Together (GVAT). Holy Cross has a long-standing relationship [REDACTED], which has provided physical, emotional, and spiritual healing for its residents for almost thirty years. For a number of years we have visited [REDACTED] during Christmas to make a financial and food donation [REDACTED]. We are always impressed by the welcoming and loving attitude shown by the residents and the staff [REDACTED].

We had hoped to make our donation to the [REDACTED] two years ago, but at that time despite the excitement of having a property to develop, it seemed the project had stalled. Many [REDACTED] have expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead a more meaningful life. Other non-profit organizations have also seen the advantages of [REDACTED] which has operated its house with competency, compassion and integrity over many years.

It is our hope that this re-zoning application will be approved and that the [REDACTED] will be built without further delay. We are planning to provide annual, financial support when it is underway.

Respectfully submitted,
Marilyn and Tom Allen
2183 Highland Rd. Victoria

Lynn Beak
City of Victoria

[REDACTED]

|
|

February 28, 2021-02-28

mayorandcouncil@victoria.ca

Dear Mayor Helps and Council members:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses unique and critical needs in the community as well as providing much needed housing units.

I feel that this is an appropriate location [REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I have gone by to review the site and observe that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property. Therefore this building will not be out of scale for the area, especially as it is developing.

I understand that [REDACTED] and Aryze Developers have met with interested neighbours [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, have agreed to manage the property only as a residential program for the residents, and will not be offering services to the broader community at this location.

I also belong to a member organization of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹ This project addresses the specific need for supportive housing

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

and programming [REDACTED]
[REDACTED]

Thank you for taking my submission into account in your deliberations.

Yours truly

Lynn Beak

Cc: [REDACTED]

March 2nd 2021

mayorandcouncil@victoria.ca

Mayor and Council

City of Victoria

1 Centennial Square

Victoria BC V8W 1P6

Dear Mayor and Council:

As a long-time supporter [REDACTED], I am very hopeful that you will approve the application for a zone change at **1628 Edgeware Road, Victoria**.

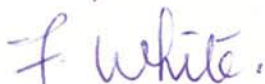
The [REDACTED] has been influential in the lives [REDACTED] [REDACTED] [REDACTED] over that past 30 years. [REDACTED] is supported by dedicated volunteers and local businesses. It has been a welcoming refuge [REDACTED] [REDACTED] who have indicated that what they need is a non-judgemental listener and practical support in order to help them return to a healthy lifestyle.

Now it's the time [REDACTED] in need in this community to have a refuge of their own, where they can find support in this temporary residence. Finding affordable housing for them is well-nigh impossible and work that pays a living wage cannot easily be found. These [REDACTED] need a place where they can feel secure while trying to get on their feet, as this sense of security is vital for their well-being.

A home with space for seven people means that [REDACTED] [REDACTED] to help them through uncertain times.

I respectfully ask that you give serious consideration to this request for re-zoning and approve this application.

Sincerely



Frances White

#36=4300 Stoneywood Lane Victoria BC V8X 5A5

3/1/2021

To: Mayor and Council, City of Victoria
Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor Lisa Helps and Council,

I am writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for 11th March, 2021.

First, thank you Mayor and Council for all the efforts you make continually to expose the plight of the poor and address their needs for safe housing and support services. I am confident that this application aligns well with the goals of Council. I am confident [REDACTED] offers time-tested and solid opportunities for people to break out of the grip of poverty with its many destructive and socially marginalizing consequences. The number of these less fortunate among us is alarming; their needs, urgent.

As a retired registered clinical counselor and a retired program coordinator for the Greater Victoria Police Victim Services, I am very familiar with the population served [REDACTED]. I am also a parishioner of Holy Cross Parish, a member associate of Greater Victoria Acting Together (GVAT). Our parish community has actively supported the development and healing work [REDACTED] for over 30 years.

From its inception, [REDACTED] has been a nurturing, daytime drop-in refuge, providing personal services, information and resources to help homeless individuals address their basic needs and restore dignity and self-respect to their lives. [REDACTED] includes a safe, healthy, live-in residence for men ready to work to free themselves from oppressive misfortunes. The family atmosphere significantly supports healing. They are consistently supported by competent, compassionate people of integrity, citizens of Victoria, volunteers and professionals, committed to healing the whole person.

The time at last has [REDACTED] to benefit from this depth of support that [REDACTED] is able to provide. I am confident that this non-profit organization is well-positioned to expand its multi-faceted program to include a residential component that will address the unique needs of underprivileged [REDACTED] needing consistent support to make meaningful life-giving choices to grow personally, acquire and strengthen essential life skills and re-direct the course of their lives. The vision [REDACTED] residence on Edgeware Road includes a commitment to privacy; it will not include a drop in program and will not be a disturbance risk to a neighborhood.

I am confident that the mission and vision [REDACTED] residence is consistent with the city's strategic goals for housing Victoria's most vulnerable citizens. I believe the outcomes of this development will ultimately contribute to the health and safety of all our citizens and our neighborhoods.

I am hopeful and optimistic that our Mayor and Council will choose to grant approval for this re-zoning so that building the [REDACTED] can commence without further delay.
Thank you.

Respectfully submitted,
Mary-Anne Tinney
4-1030 Hulford Street
Victoria, BC, V8X 3B6

cc. Sister Joyce Harris, SSA

BROADMEAD LEGAL CENTRE

On the Avenue

COLLEEN M. KOVACS
JEFFREY A. REIMER
BARRISTERS AND SOLICITORS

TELEPHONE: (250) 727-9938
FAX: (250) 727-9826

1862 OAK BAY AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8R 1C5

March 7, 2021

CITY OF VICTORIA

Attention: Mayor and Council Members

RE: RE-ZONING APPLICATION FOR 1628 EDGEWARE ROAD

We write to urge Council to grant the Re-zoning Application for the above-noted lands. [REDACTED] hopes to build and provide a safe [REDACTED] residents who will be afforded an opportunity to heal from past trauma and addictions, to develop everyday life skills and to live enriched lives. The pressing need for such a sanctuary and this vision have been thoroughly examined and reviewed by the [REDACTED] and its community partners for many years. The donation of the above-noted lands has been the catalyst to propel this thoughtful planning forward. The Board of [REDACTED] has evidenced a legacy of transforming the lives of its residents and guests for the past twenty years. The Board possesses the requisite knowledge and skills to operate the residence. Simply put, [REDACTED] has a proven track record to carry out its intended vision and purpose for this land.

The location of the land is key. It is just outside the perils of the downtown core but accessible to bus routes and favoured local coffee spots. Not a week passes today without reference in the media to the utter lack of supportive, affordable housing for the disadvantaged. Let Council seize this chance. The true measure of our collective character is how we treat the disadvantaged, the homeless, and the poor. We become true neighbors when we are willing to cross the road for one another. Council has a unique opportunity to act. We call upon Council to seize this opportunity and authorize the rezoning application. In so doing, a residence for safe sanctuary will be built and will assuredly provide meaningful hope for its residents.

Respectfully submitted,

BROADMEAD LEGAL CENTRE
Per:

Colleen Kovacs

COLLEEN M. KOVACS
CMK/dpf



Standing up for student rights since 1990



From: Quinn Cunningham, External Executive, Amanda
Garner, Women's Director

To: Mayor Helps and Victoria City Council

cc: Sister Joyce Harris, [REDACTED]

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

We are writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location for a supportive housing project [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre, the Hillside Mall and with Camosun College Lansdowne nearby for services, employment and recreation, as well as available public transit.

We understand [REDACTED] and Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbourhood covenant agreement" with them. As a result, the [REDACTED] has agreed to manage this property exclusively as a residential program and will not be offering services to the broader community at this location. We also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

As students, we feel the urgent need for improved housing options in our community, and firmly assert that these options must include all community members. Housing solutions must also recognize the specific risks faced [REDACTED] experiencing poverty. There is a critical need for supportive housing and programming [REDACTED] living in poverty who want to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues. It is extremely difficult for anyone to address these kinds of changes for themselves without first feeling safe. We are also members of Greater Victoria Acting Together (GVAT) and we have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and meets their needs."¹

We believe that this is a very beneficial development for the City of Victoria and addresses critical needs in the community as well as providing much needed housing units.

Sincerely,

Quinn Cunningham,
External Executive, Camosun College Student Society

Amanda Garner,
Women's Director, Camosun College Student Society

Lansdowne:
Interurban:

3100 Foul Bay Rd. Victoria B.C. V8P 5J2
4461 Interurban Rd.

tel: 250-370-3590 fax: 250-370-3693
tel: 250-370-3868 fax: 250-370-3830

Web: camosunstudent.org
E-mail: ccss@camosun.bc.ca

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

Subject: Fwd: Here is my personal letter of support
Date: Wednesday, March 3, 2021 at 9:20:59 AM Pacific Standard Time
From: Dan Greco
To: Luke Mari
Attachments: image002.jpg

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

From: **Joyce Harris** <[REDACTED]>
Date: Wed, Mar 3, 2021 at 9:07 AM
Subject: RE: Here is my personal letter of support
To: Julianne Kasmer <[REDACTED]>
CC: Dan Greco <[REDACTED]>

FYI

Joyce

Joyce Harris, ssa

Canonical Co-Leader

[#417-645 Fort Street](#)

[Victoria, BC V8W 1G2](#)

Phone [REDACTED]

Fax [REDACTED]

[REDACTED]



From: Julianne Kasmer [mailto: [REDACTED]]
Sent: Wednesday, March 3, 2021 8:26 AM
To: Joyce Harris < [REDACTED]>
Subject: Here is my personal letter of support

I sent this on the weekend, and forgot to cc you! I am just drafting one for approval by Julian Daly, Our Place CEO.

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location for a supportive housing project that will house [REDACTED]. The planned 2-story structure will fit responsibly into the neighbourhood, and resemble a modern large family home. Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall are all accessible and nearby for services, employment and recreation, as is public transit.

There are also other rezoning applications in the area and larger buildings are being built close by, including a new 2-story structure on the abutting property.

There is a critical need for supportive housing and programming [REDACTED] living in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues.

[REDACTED] and Aryze Developers have met with interested neighbours and have formed a "neighbor covenant agreement" with them. As part of this agreement, [REDACTED] will manage the property as a residential-only program for the residents, and will not be offering services to the broader community at this location.

As a minister in the United Church, a member of Greater Victoria Acting Together (GVAT) and a citizen of Victoria who daily works with women who would benefit from this type of housing option, I recognize the urgent need for improved housing options in our community, especially for women. GVAT has endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."

As a resident of the Oaklands Neighbourhood in Victoria, I strongly believe that this is an important development for our city and addresses critical needs in the community as well as providing housing units [REDACTED] in need, a very under-served segment of our population.

As a long-time friend of [REDACTED] I have every reason to believe that they are the most qualified organization to operate such a house with competency, compassion and integrity as they have done with their existing site [REDACTED] for the past almost 20 years.

Julianne Kasmer (Rev)

March 1, 2021

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Lisa Helps and City of Victoria Councillors,

Letter of Support [REDACTED]

It is with excitement that I am writing this letter on behalf of the Society of Saint Vincent de Paul of Vancouver Island **in support** of the rezoning application submitted to you by Arize Developments [REDACTED] located at 1628 Edgeware Road, Victoria, BC.

[REDACTED] has an excellent reputation and has been successfully providing housing and support [REDACTED] in our community since 1991. Now, with the generous support of a Victoria donor and further support from the community, there is the opportunity [REDACTED] Saint Vincent de Paul has worked closely with [REDACTED] for many years and I am confident that they have the capacity and knowledge to successfully operate [REDACTED]

[REDACTED] is witness to the need for various options of temporary housing with supports [REDACTED] to rebuild their lives. This home would help [REDACTED] Victoria living in poverty suffering from all the barriers and consequences of their life experiences a place to heal within a safe and supportive community. [REDACTED] would also be providing supportive programming [REDACTED] to improve their lives and meet their goals.

The caring and compassionate work and commitment that [REDACTED] has provided to Greater Victoria [REDACTED] has, and is, a gift to the community. Having a second location [REDACTED] would help address the lack of support and housing [REDACTED] living in poverty.

We would not hesitate to offer our support to this project and look forward to approval of the application at the March 11th, 2021 Council meeting. If you have any questions please do not hesitate contacting me at 250-818-6250 or by email at ahudson@svdpvictoria.com.

Sincerely,

Angela Hudson

Angela Hudson CIHCM
Executive Director



SISTERS
OF ST. ANN
PACIFIC NORTHWEST

Suite 417 – 645 Fort Street
Victoria, BC V8W 1G2

Tel 250-592-3133
Fax 250-592-0234

February 27, 2021

Dear Mayor Lisa Helps and Victoria City Councillors,

We are writing this letter to ask you to please approve the re-zoning application submitted to you by Arize Developments for [REDACTED] project (1628 Edgeware Road) at your Council Meeting on March 11, 2021.

The Sisters of St. Ann have supported [REDACTED] since it opened in 1991 both by volunteering their services [REDACTED] by financial donations. And now we are very excited to support the Society's efforts to finally be able to open a [REDACTED] following a similar model.

As you know there are many [REDACTED] in Victoria who are living in poverty and suffering from all the various consequences of it who need a temporary home where they can feel safe and receive help to change and rebuild their lives. Now we are in a position to pursue building a residential home for [REDACTED] and provide programs that will assist them to receive compassion and care and acquire the skills necessary to live more meaningful lives away from poverty and the streets.

With this plan in mind we ask you to please grant this application for re-zoning so that [REDACTED] can help make a positive difference to the housing crisis in Victoria and more importantly to the lives [REDACTED] who desperately need this home.

Thank you for all you are doing to address "homes with support" for those in need in Victoria.

Peace and gratitude,

Sister Joyce Harris, SSA

Sister Joyce Harris, ssa
Canonical Co-Leader

Sister Judi Morin, SSA

Sister Judi Morin, ssa
Canonical Co-Leader

Sister Marie Zarowny, SSA

Sister Marie Zarowny, ssa
President and Board Chair

Continuing the Legacy



Suite 417 – 645 Fort Street
Victoria, BC V8W 1G2

Tel [REDACTED]
Fax [REDACTED]

February 27, 2021

Dear Mayor Lisa Helps and Victoria City Councillors,

We are writing this letter to ask you to please approve the re-zoning application submitted to you by Arize Developments for the [REDACTED] project (1628 Edgeware Road) at your Council Meeting on March 11, 2021.

The Sisters of St. Ann have supported [REDACTED] since it opened in 1991 both by volunteering their services at the [REDACTED] and by financial donations. And now we are very excited to support the [REDACTED] efforts to finally be able to open a [REDACTED] following a similar model.

As you know there are many [REDACTED] in Victoria who are living in poverty and suffering from all the various consequences of it who need a temporary home where they can feel safe and receive help to change and rebuild their lives. Now we are in a position to pursue building a residential home for [REDACTED] and provide programs that will assist them to receive compassion and care and acquire the skills necessary to live more meaningful lives away from poverty and the streets.

With this plan in mind we ask you to please grant this application for re-zoning so that [REDACTED] can help make a positive difference to the housing crisis in Victoria and more importantly to the lives [REDACTED] who desperately need this home.

Thank you for all you are doing to address “homes with support” for those in need in Victoria.

Peace and gratitude,

Sister Joyce Harris, SSA

Sister Joyce Harris, ssa
Canonical Co-Leader

Sister Judi Morin, SSA

Sister Judi Morin, ssa
Canonical Co-Leader

Sister Marie Zarowny, ssa

Sister Marie Zarowny, ssa
President and Board Chair

Continuing the Legacy



North Park Neighbourhood Association support for [REDACTED] Project in Oaklands
Attention: Mayor and Council
Date: March 5, 2021

Dear Mayor and Council,

The North Park Neighbourhood Association would like to indicate its support of [REDACTED] proposal to replicate its rest home model in the Oaklands neighbourhood. [REDACTED] is a valued member of the North Park community and we have no hesitation in recommending that they expand their services into other neighbourhoods.

[REDACTED] has been operating in North Park since 1991 and has seamlessly integrated into the community in that time. The organization and its residents have been respectful neighbours, which is achieved in part through the rigorous selection process for residents. This has also led to a high level of success for residents themselves. The NPNA has not received any complaints or negative feedback from neighbouring residents on [REDACTED] operations, and have frequently heard [REDACTED] used as an example by local residents of a successful model for addressing housing and addiction.

Despite having a Rest Home designation, [REDACTED] essentially functions like any other home in the neighbourhood. The landscaping and physical property is kept tidy and welcoming and fits the character of our neighbourhood well. The plans for the property on Edgeware submitted to the City appear to be carefully considered and mimic the single-family character of neighbouring properties. In addition, we understand that the Oaklands location would not offer the drop-in services provided at the North Park location, leaving this property to function no differently than any other house on this street.

We see no significant challenges or drawbacks to having [REDACTED] in the North Park neighbourhood, and fully support their proposal to operate a similar model [REDACTED] in Oaklands.

Thank you for your time,

North Park Neighbourhood Association Board
Sarah Murray, Executive Director, NPNA
Eleni Gibson, Land Use Planning Advisor, NPNA

North Park Neighbourhood Association
Box 661, 185-911 Yates Street
Victoria, BC
V8V 4Y9
www.npna.ca

March 5, 2021

Dear Mayor Helps and Council:

I am writing on behalf of UNITE HERE! Local 40 in support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. This is an appropriate location for a supportive housing project to up to [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for supportive housing and programming for [REDACTED] living in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues.

I understand that [REDACTED] and Aryze Developers have met with interested neighbours and that the [REDACTED] has formed a “neighbor covenant agreement” with them. As a result, they have agreed to manage the property only as a residential program for the residents, and will not be offering services to the broader community at this location.

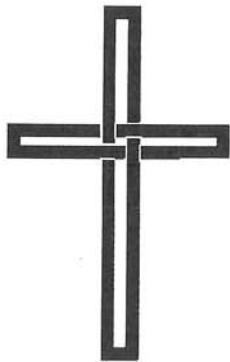
UNITE HERE! Local 40 is a member of Greater Victoria Acting Together (GVAT) and we feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that “By 2030, everyone in Canada has a home that they can afford and that meets their needs.”¹

Thank you for taking my submission into account in your deliberations.

Irmak Bahar

Community Organizer
UNITE HERE! Local 40
[REDACTED]

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household’s pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).



Holy Cross Catholic Parish

4049 Gordon Head Rd.
Victoria, B.C. V8N 3X7
Phone (250) 477-5321 Fax (250) 721-1844
Email: office@holycrossvictoria.org

To Mayor and Council,

I am writing on behalf of Holy Cross and St. Patrick's Catholic Churches in Victoria, in regard to the proposed [REDACTED] rezoning application at 1628 Edgeware Street.

Our Church community was the impetus for this project, providing seed money to [REDACTED] to conduct the initial feasibility studies and the associated costs to get through the rezoning process.

Holy Cross and St. Patrick's parishioners have supported [REDACTED] since its opening in 1991, and its mission of trying to help those who want to help themselves. We believe in [REDACTED] model of trying to connect people emotionally, physically, and spiritually, within a family style atmosphere of continuous love and support.

There are not many facilities dedicated to stabilizing those at risk of homelessness in our city, and in these times, particularly as we face a world post COVID-19, we recognize more than ever the desperate need to provide this type of supportive housing and service, particularly to at risk [REDACTED] in our community.

We believe that this proposal aligns directly with the City of Victoria's strategic goals of supporting affordable housing and enabling prosperity and economic inclusion.

The twinning [REDACTED] residential program [REDACTED] has been a long time in the making, and we are hopeful that the City Council will agree as such.

Our Church community intends to continue to support the build and ongoing operations of [REDACTED] as it attempts to extend its reach in our community. We have every confidence in the [REDACTED] Board of Director's ability to build and operate this facility.

I respectfully ask that the City Council vote in favour of this proposed rezoning project on 1628 Edgeware.

Respectfully,

Fr. William Hann

Pastor at Holy Cross and St. Patrick's Parishes



February 26, 2021

To: Victoria City Council

Subject: Proposed [REDACTED]

We have supported [REDACTED] for several years now because we believe that they operate a [REDACTED] most effectively. This is because they operate like a family home in the neighbourhood. It is not a large complex that houses impoverished people, rather than a small controllable environment with sensible family rules.

There is a need in Victoria for [REDACTED] house using the same "Family Model" as it's guide. Many [REDACTED] want to change to a healthy and purposeful lifestyle but need a safe and controlled home. With encouragement from many, [REDACTED] is striving to open a [REDACTED] house to do the same as they do at their [REDACTED] house.

I encourage and support [REDACTED] in the process of opening a [REDACTED] house and urge council to approve the rezoning required for the [REDACTED] home to soon become a reality that benefits our community. The proposed neighbourhood will not regret having a worthwhile, community minded home that will blend in with the homes on their street.

Sincerely

A handwritten signature in black ink, appearing to read "David J. Wheaton", written over a light blue horizontal line.

David J. Wheaton
Wheaton Chevrolet

March 9,2021

From D.Talbot,
1606 Edgeware Road,
Victoria, V8T 2J8

TO Hon.Mayor & City Council
Re. rezoning proposal for 1628 Edgeware Rd.

Dear Mayor and City Council I am writing this letter in opposition to the rezoning proposal for 1628 Edgeware. I am the second most senior property owner on this block having been here since 1972. I am born and raised in Victoria.

Over the years our block has been through many things.....

- the flooding and evacuation by Zodiac of the block in 1982
- the rebuilding of the Zellers into Target which we participated in the meetings
- a huge fire that wiped out the Edgeware Rd. loading dock
- drug dealers and a drug house
- continual graffiti on the large green electrical box
- criminals being taken down at gun point on my front lawn with my young children watching in the window
- secondary suite parking issues

.....these are just a few of the things that we have endured. Our block is comprised of seniors and families with small children and we are a main route to Camosun College. Lansdowne Middle School and Oaklands Elementary. We realize people need a place to transition but this is not it. I worked in education for more than 25 years and know that these people do come with baggage.

The proposed bldg. looks like an institution. It does not suit our block. We are not homeless or bike riders or mentally ill. Please listen to OUR voices ,we are average law abiding people who pay income tax and property taxes no matter how much these new developments cause them to be raised. We are trying to keep our neighbors and properties safe so our city can grow and prosper and return to what it once was but we can't if you allow these type of developments in our neighborhoods.

Please consider your family neighborhoods carefully we are the ones that know what is best for our properties and residents.

Thank you for listening

Sincerely,



Debra Talbot
1606 Edgeware Road
Victoria, B.C.
V8T 2J8



From: [REDACTED]
To: [Public Hearings](#)
Subject: The proposed development at 1628 Edgeware Road
Date: March 11, 2021 11:53:25 AM

To the city of Victoria council,
We support the need [REDACTED] to have a safe place to live in.

We need and want assurance from the city that the proposed development will keep the neighbourhood as it is: a safe neighbourhood for families, as the home will be serving a varied population [REDACTED] who are in need.

Our concerns are as follows:

- 1) the size of the proposed building:
 - this will increase the footprint of the building by 48 square metres (by our estimate)
 - side set-backs to the neighbouring homes
 - privacy issues for the homes that are located on each side of the proposed building
 - reduced lack of sunlight for the aforementioned homes
 - will this increase the number of residents allowed?
- 2) the proposed changes to parking: Aryze's proposal that there will be only one parking space located on the property site of 1628 Edgeware Road.

The original proposal called for 6 parking spaces:

Many residents on Edgeware Road do not have access to off street parking.

-Our concern is: will this lead to difficulty finding a parking space on Edgeware Road. This especially impacts families with young children, seniors and anyone who has mobility issues.

In closing, the design and size of this building will draw adverse attention to a project that desires anonymity.

Robert Paterson
Karen Solomon
1652 Edgeware Road
Victoria, B.C.
V8T 2J8

Amanda Ferguson

From: Emily Shaw [REDACTED]
Sent: March 11, 2021 1:09 PM
To: Public Hearings
Subject: Re: 1628 Edgeware Road - Rezoning/Development Permit Application
Attachments: 1628 Edgeware_Notice.pdf

I felt compelled to provide a few additional thoughts on this application.

This application has been in the works for over a year, during which the applicant had the opportunity to build trust and gain support from neighbours. The applicant has instead limited consultation and communication with neighbours who have expressed concerns has often been unhelpful. The result is significant distrust.

If this application were approved, as neighbours we would be left to rely on an amorphous "good neighbour agreement" with an applicant who seems uninterested in our concerns and a housing agreement with a city that has pushed the application forward at every decision point. This is wholly inadequate and unsatisfactory.

The notice for tonight's public hearing (attached) declares in large letters across the top of the page, "It's your neighbourhood!" I am aware that seven of 11 households on the block (as the block encompasses the notification area for the project) have made submissions to tonight's public hearing outlining a variety of serious concerns. So I ask that you hear us tonight and do not approve this application.

Regards,
Emily Shaw
1618 Edgeware Road

From: "E" [REDACTED]
To: "publichearings" <publichearings@victoria.ca>
Sent: Sunday, March 7, 2021 5:15:19 PM
Subject: 1628 Edgeware Road - Rezoning/Development Permit Application

Dear Mayor and Council,

I am writing regarding the rezoning/development permit application for 1628 Edgeware Road. I do not support the application.

I am aware that a housing agreement has been prepared that attempts to somewhat mitigate neighbours' concerns for now. However, the absence of a formal role for neighbours in requests to modify the content of this agreement (e.g. regarding expanded services for non-residents, following the model for how operations at [REDACTED] existing facility have evolved) and the limited engagement with neighbours on the application to date provides no confidence that our interests will continue to be accommodated in the future.

It is my firm position that the proposed facility is not appropriately located in a single-family dwelling district and should not proceed.

Sincerely,

Emily Shaw
1618 Edgeware Road

Amanda Ferguson

From: J Snead [REDACTED]
Sent: March 11, 2021 1:48 PM
To: Public Hearings
Subject: 1628 Edgeware Road Public Hearing - additional comments
Attachments: March 9 2021 Letter to Mayor and Council 1628 Edgeware Road - Public Hearing March 11 2021.pdf

Further to our response submitted on March 9, I would like to add the following comments:

For this to be a successful transition from homelessness to a healthier life [REDACTED] there needs to be a framework and appropriate support in place. It should be noted that:

- rehabilitation facilities operated by VIHA tend to have curfews, a no guest policy, and a zero tolerance for drugs or alcohol.
- transition houses for women fleeing violence, are extremely vigilant about ensuring safety for the residents and not disclosing the location.

The development at 1628 Edgeware proposes to serve some of each of these needs but has NONE of the appropriate rules in place to actually help and protect the residents of the facility.

I do not doubt that [REDACTED] has the very best of intentions. However, without a robust structure these housing developments can sometimes get out of their control. We all know that that homelessness comes with a myriad of complex medical and social issues and it is imperative that this organization has the capacity to provide the appropriate support. Consider for example if some [REDACTED] in the house are working really hard to start fresh and embark on a new life and others are really struggling; all [REDACTED] are vulnerable to unhealthy influences. Allowing visitors to the facility without restriction could put [REDACTED] at serious risk. Yes, having appropriate staffing and security will protect our property interests but it will also set this place up for ongoing success for [REDACTED] that get to live there.

The neighbourhood has been firm that we do not want the facility to operate drop-in services for the homeless of Victoria. We feel that the increased transient traffic in the neighborhood would be incongruent with a small family residential area, and compromise safety considerations. [REDACTED] other facility is in a medium density commercial neighborhood which is more suited to the services offered.

Some minimal security and staffing level requirements and restrictions on community events and drop-in services are expected to be outlined in an agreement between the City and the Society. Unfortunately, this is more of a handshake arrangement with the City, rather than the commitment we need from [REDACTED]. The fact these can be changed at any time without neighbourhood consultation reflects a lack of regard for the impact on the neighbours.

Again, this is not a temporary or emergency housing proposal. It is a permanent rezoning application. Careful consideration needs to be made to ensure parameters are in place to provide for the ongoing safety and health of the residents of the facility.

I ask you to oppose the rezoning bylaw and variance applications for 1628 Edgeware and instruct the applicant to take the neighbours concerns and the protection of their future tenants seriously.

Jennifer Snead

1612 Edgeware Road

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

From: J Snead [REDACTED]
Date: Tue, Mar 9, 2021 at 8:26 PM
Subject: 1628 Edgeware Road Public Hearing
To: <publichearings@victoria.ca>

In response to the City of Victoria's request for input on the proposed changes to 1628 Edgware Road, we submit the attached letter.

thanks you

Jennifer Snead
1612 Edgeware Road

Date: March 10, 2021

To: Mayor and Council, City of Victoria
Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

I am writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for March 11.

I would like to acknowledge that [REDACTED] has provided physical, emotional, and spiritual healing for its residents for almost thirty years. [REDACTED] is an integral part of our recovery centered system of care [REDACTED] for over 20 years to achieve stability and wellness in their lives. Currently [REDACTED] while the drop in program supports all people who need it.

Many [REDACTED] expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead a more meaningful life. Our Island Health teams have seen the advantages of the [REDACTED] and see it as one important piece of a supportive system that needs to grow. My hope is that the success and importance of this service is fully considered and that this re-zoning application will be approved and we have the opportunity to expand the reach of this import service.

Respectfully submitted,



Kelly Reid
Director of Mental Health and Addictions Services
Island Health

mayorandcouncil@victoria.ca
cc to Sister Joyce [REDACTED]

NO. 21-027

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-50 Zone, Edgeware Road Rest Home District, and to rezone land known as 1628 Edgeware Road from the R1-B Zone, Single Family Dwelling District to the R1-50 Zone, Edgeware Road Rest Home District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1250)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – DETACHED DWELLING ZONES by adding the following words:

“1.151 R1-50 Edgeware Road Rest Home District”

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.150 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1628 Edgeware Road, legally described as PID: 005-613-949, Lot 6, Sections 29 and 30, Victoria District, Plan 7956, and shown hatched on the attached map, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-50 Zone, Edgeware Road Rest Home District.

READ A FIRST TIME the 25 day of February 2021

READ A SECOND TIME the 25 day of February 2021

Public hearing held on the day of 2021

READ A THIRD TIME the day of 2021

ADOPTED on the day of 2021

CITY CLERK

MAYOR

PART 1.151 – R1-50 ZONE, EDGEWARE ROAD REST HOME DISTRICT

1.151.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

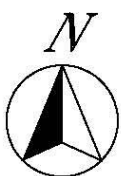
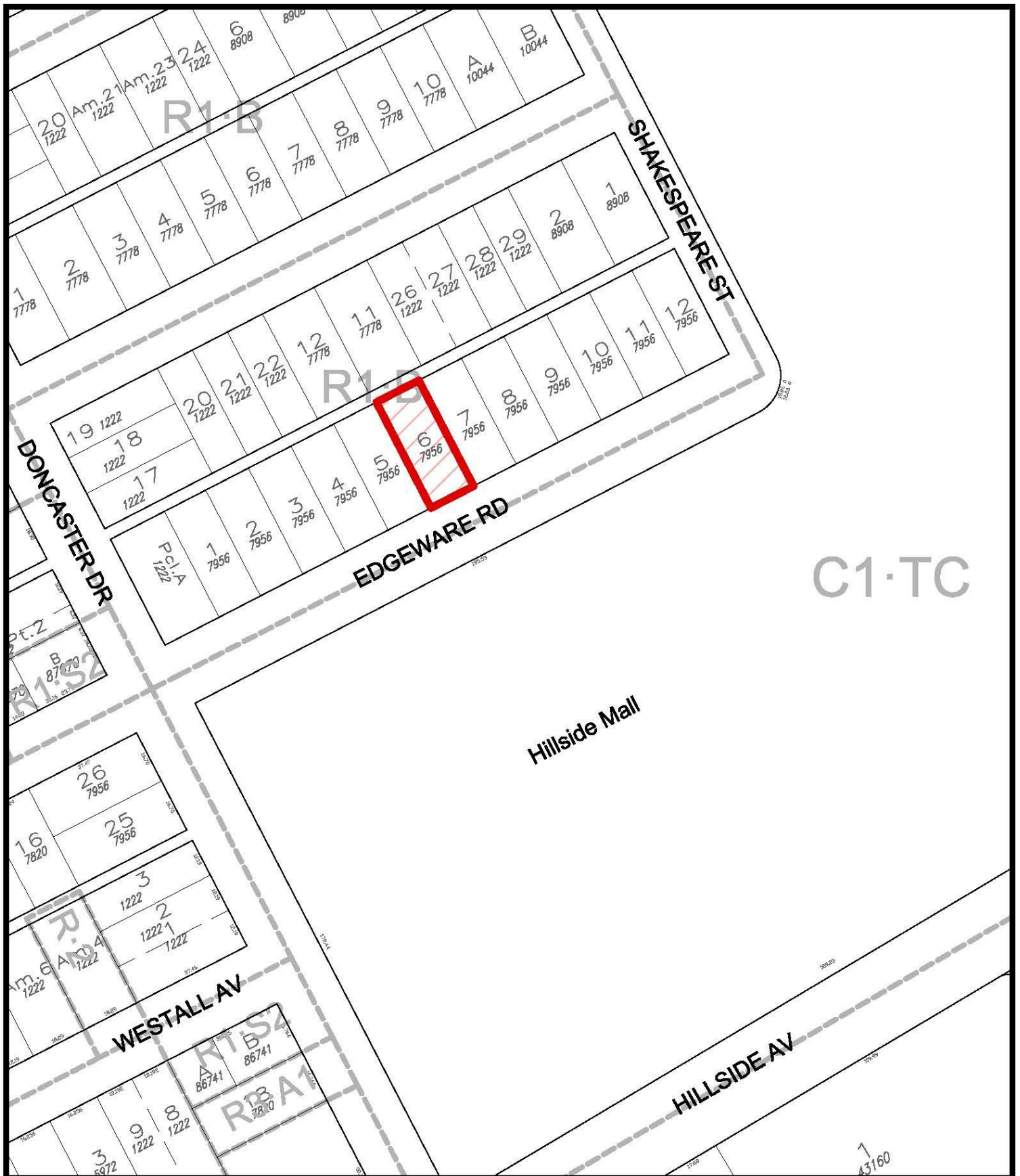
- a. Uses permitted in the R1-B Zone, Single Family Dwelling District
- b. Rest Home – Class B
- c. Accessory Buildings subject to the regulations in Schedule “F”, except as provided in this part.

1.151.2 Restrictions on Use – Accessory Building

Notwithstanding section 6(a)(iii) of Schedule “F”, an accessory building in this Zone may have up to two plumbing fixtures that require drainage.

1.151.3 General

Except as provided in this Part, the regulations applicable in the R1-B Zone, Single Family Dwelling District, apply in this Zone.



1628 Edgeware Rd
Rezoning No.00726



COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD MARCH 4, 2021

For the Council meeting of March 11, 2021, the Committee recommends the following:

I.1 Council Member Motion: Support for Laid-off Hotel and Tourism Industry Workers

THEREFORE, BE IT RESOLVED THAT the City of City of Victoria affirms that people should not lose their livelihoods due to the pandemic; and
THAT the City of Victoria write to the Ministers of Labour and Tourism expressing our support for the right for laid off workers to return to their jobs when the pandemic eases; and
THAT this letter be forwarded to all BC municipalities asking to write their support; and
THAT the City of Victoria writes to the Association of Vancouver Island and Coastal Communities.

E.1 Victoria Police Department - Quarter 4 Update

That the report be received for information.

G.1 Regional Rent Bank Pilot Program

1. That Council receive the Greater Victoria Rent Bank Pilot Program report for information.
2. That Council direct staff to:
 - a. Provide a progress report on the Greater Victoria Rent Bank Pilot Program as part of the next Victoria Housing Strategy Annual Review;
 - b. Report back on an as-needed basis if rent bank funding requests arise; and
 - c. Report back near completion of the pilot program in 2022 to report on program effectiveness and to determine if City support is needed for longer-term sustainability of the program.

G.2 Citizen's Assembly Process - Next Steps

That Council approve the recommendations as provided in Option 1 of this report:

1. Approve the estimated costs associated with the Citizens' Assembly and reaffirm the commitment of \$250,000.
2. Direct staff to present the estimated costs to the Provincial Government and seek provincial funding to accommodate at least 1/3 of the associated costs of a Citizens' Assembly.
3. Upon funding approval initiate the procurement process to seek a consultant for the Citizen's Assembly Process upon funding approval from the Ministry of Municipal Affairs.
4. Upon funding approval initiate the procurement process for consultant services for the Technical Analysis upon funding approval from the Ministry of Municipal Affairs.
5. Request staff to work with the consultant to develop a term of reference for an Oversight Committee on the Citizens' Assembly.
6. Approve the in-person participation concept of a Citizens' Assembly.
7. Reduce the number of participants on the Citizens' Assembly to the 'Best Practice' number of 48.
8. Remove or reduce any options for honorarium or per diems from the approved Terms of Reference for the Citizens' Assembly should that be necessary for cost reduction to the overall budget not to exceed \$750,000.

9. That Council accept the remaining changes to sections 3.5, 6, 7.1, 7.2.3, 7.5 and 8.2.1 the Terms of Reference identified in this report to align with Saanich Council's approvals

That Council flag for the District of Saanich and the consultant that people of all genders should be represented and that the Terms of Reference should be amended before the lottery process:

1. to include people who are Transgender, Non-Binary or Two-Spirit.
2. that the composition of the citizens assembly reflect the composition of the census population with respect to ethno-cultural diversity.