

Sustainable Planning & Community Development
1 Centennial Square
Victoria, B.C.
V8W 1P6

December 12, 2017

RE: QUICK FACTS Rezoning Application No. 00591 for 1122 Collinson Street prior to Public Hearing

Honorable Mayor and Council;

Background.

- **Existing** (7) Light House Keeping units and one (1) self-contained apartment to be improved by **converting to** an optimal permitted use of six (6) self- contained one (1) bedroom apartments.
- Vendor was forced to sell and insisted that any buyer of the 6-plex (1116 Collinson) also buys the rooming house. Buyer was not interested in 1122 Collinson due to the rooming house not being financially viable. Buyer bought rooming house based upon advice from staff and appraiser that conversion to an apartment was permissible under Schedule G with only a building permit. At the building permit application stage, months after purchase, buyer was told re-zoning was required.
- Successful re-zoning will enable a financially viable model. The applicant will no longer have to personally subsidize the tenants and can maintain the property for long term rental operation.

Support.

- Building Services approved building permits in June 2017
- Both adjacent houses are apartment rental 6-plexes
- Vendor's Estate Testimonial of sale agreement and deteriorating ability to manage and maintain properties. (Addendum 1)
- Historical comparison of building in time (Addendum 2)

Effect.

- City gains 5 self-contained rental apartment dwellings
- Favored by OCP Section 13
- Building net occupancy increases by 3 persons

- Prolongs functional life of rental building by 40yrs
- Conversion allows building to service its debt. Conventional mortgage is contingent upon successful conversion to apartment. Alleviates current financial hardship.

Tenant Relocation.

- Goal: All tenants are transitioned to suitable housing alternatives through the best combined effort of both the tenants and the applicant.

Support.

- Applicant has been working with private subsidized housing providers since October 2016 to offer exclusive opportunities for better housing at a lesser cost.
- CONFIDENTIAL: Exclusive and Committed Right of Refusal for Kiwanis Manor Housing
- Personalized Transition Terms have included, counselling and application support, moving expenses, furniture ownership, rent free periods.
- Building likely to be vacant by Public Hearing

Effect.

- Most tenants would see a rent decrease of \$10/month by accepting Kiwanis Housing AND gain private self-contained kitchen and bathroom and included utilities.
(Addendum 3)
- Successful Transition Testimonial from grateful ex-tenant (Addendum 4)
- At the advice of Housing Advocates (TAPS) my tenants passed up on 2 vacancy opportunities at Kiwanis in December 2016. Intermediation confused tenants; rather than empower them. I would like to offer to sit on a Market Rental Revitalization Study Focus Group, as my experience in this matter could be helpful in guiding city transition strategies and policies.
- 2 tenants remain as of December 31, 2017

Housing Agreement.

- 10yr Housing Agreement as per recommendation by Staff

Support.

- Staff had written by email in May 2017 that by instruction of Council that our application would qualify for priority processing because we had agreed to enter into a Housing Agreement to ensure the rental nature of the building, already inherent with the application.
- No precedent for longer term Housing Agreement

Condition of Heritage Designation.

- Applicant declines because there is no incentive to do so
- Designation would severely frustrate ability to maintain and manage repairs and maintenance to the needs of tenants
- Designation places 3rd party in control of operating expenses; Commercial Application for repairs is exhaustive.

Support.

- 1122 Collinson St. is not located within a Heritage Conservation Zone
- City of Victoria building services will ensure no exterior changes while preserving the interior character features.
- Designation contradicts approved permits and decades of maintenance-driven changes and improvements to the building by the previous owner (additional windows, siding, etc.)
- No multifamily rental building would voluntarily elect Heritage Designation due to the extensive commercial application process through both Civic Heritage Trust and Board Review Committees for repair approval
- No request from Fairfield Gonzales CALUC

To whom it may concern or Honorable Mayor and council,

Our family home at 1116 Collinson St. and the adjacent rental property at 1122 Collinson St. were sold to Mr. C. Stewart because of a long standing relationship and he was the only person interested in maintaining the rental nature of the buildings as our mother and us were no longer able to manage or maintain either of the properties due to declining health that affected our family. His original intention was to only 1116 Collinson St. We understood that financing our rooming house was a challenge for buyers, but required that both houses be sold together to unburden our family.

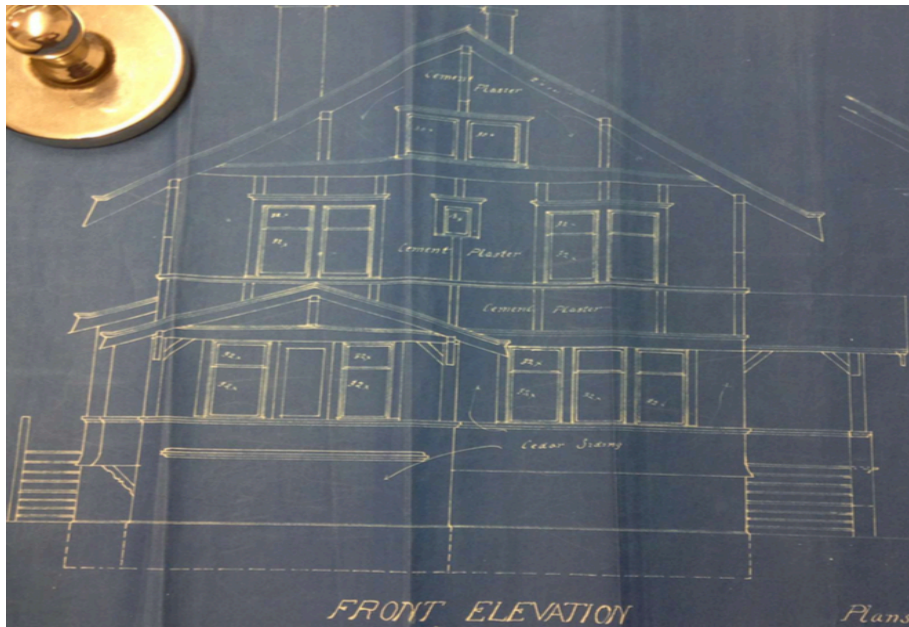
We support the changes required at 1122 Collinson St.

On Behalf of our late Mother's Estate.

Thomas Brooks

Josephanna Laiska

1912 Original Plans for 1122 Collinson St.



1972 (Showing Independent Elevated Driveway)



2016 at Completion of Sale AND 2018 After Proposed Conversion to 6 Self-Contained Rental Dwellings



Dick Horwood

From: cameron [REDACTED]
Sent: Wednesday, October 04, 2017 5:36 PM
To: Dick Horwood
Subject: Fw: bachelor

From: [REDACTED]
Sent: October 28, 2016 4:36 PM
To: [REDACTED]
Subject: bachelor

Hi Cameron,

I have a unit available for December 1st. So, if one of your tenant would be care to move just phone the office ASAP. Or they could go on the wait list that is in progress.

The information on the [REDACTED] Manor is:

- yearly income requirement is \$24, 000.00 per annum or less
- non-smoking person
- no pets
- \$450.00/month with utilities included plus basic digital cable
- WIFI on the ground floor, the second floor and the Bennett Room
- suite is 340 square feet with full bathroom and galley kitchen with fridge and stove
- washer/dryer on the ground floor - \$1.50 per load
- carpet and lino
- window blinds

Sincerely,

[REDACTED]

January 24th, 2017

Hi Cameron,

When Rose Wolsochuk arrived as a tenant at the Manor, she has been very happy and is very thankful to me and you for your reference as a tenant. I am sorry that the additional two suites did not work out for your tenants.

The Kiwanis Manor did not receive any response regarding those two suites.

I will continue to give you priority for future vacancies as they come available.

Sincerely,



Sami Van Gaalen



ROSE WOLOSCHUK
#103-2075 MILTON ST.
VICTORIA, BC, V8R 1N8
OCTOBER 16, 2017.

Dear Cameron Stewart:

I would like to take the time here to express my gratitude to you in regards to my move from your 1123 Collinson Street house.

The transition from a rental room to a bachelor suite here at Milton went well for me and I have no regrets.

You offered anything I wanted from your rental room to take with me. I took a table and chairs, lamp, kitchen items, etc. and I am thankful for them.

When I moved to Victoria 3½ years ago, all I had was one large purple, beaten up suitcase with my worldly possessions.

You also offered to help move me on leaving day with physical help and a truck. I declined because I had a couple of friends help me with that.

Thank you very much Cam!

Sincerely,
Rose Woloschuk

Kilroy

April 19, 2018

Re: Project at 1122 Collinson Street

To Mayor and Council:

I write this letter in support of the proposal to change the rooming house at 1122 Collinson Street from 7 legal housekeeping rooms plus 1 self contained suite, to 6 legal self contained suites. This change is in keeping with the rest of the rental property on the street and should not be impeded.

I speak as the former landlady, now resident, of a former rooming house, who is well acquainted with the problems of running one, and have great sympathy for Cameron Stewart. I finally stopped running mine, gave up \$30,000 a year income, and let the tenants go by attrition, so I could keep my sanity. Running a rooming house these days no longer means contracting with a tenant for services and lodging as it used to; it means working as a mental health nurse. Let's force VIHA to do their job and let Cameron Stewart do his.

Very truly yours,



Joan R. Waller
Owner of 1121 Collinson Street

JRW:jw



PACIFICAHOUSING

Affordable homes. Better lives.

PACIFICA HOUSING ADVISORY ASSOCIATION

826 CORMORANT STREET VICTORIA BC V8W 1R1 |
PHONE 250-356-2555 | FAX 250-356-2552
WWW.PACIFICAHOUSING.CA

February 2, 2018

To Whom It May Concern:

I am writing this letter of support for Cameron Stewart. I can safely say he is a considerate and compassionate landlord who goes beyond the scope of his responsibilities.

My experience has been positive. I have witnessed Cam in his role as a landlord providing support for a tenant who was displaying obvious signs of mental unwellness. Also, out of concern for his tenant not being able to make contact with potential new landlords, Cam gave his tenant a cell phone with time on it for easy access. He has brought his tenant to our Downtown Outreach Office to access service and support in their housing search. Another fact, Cam let his tenant stay in their considerably longer than the date provided by the tenant to end tenancy, for the benefit of his tenant. He was also communicating with the tenant's relative in Ontario out of concern for the tenant's well being.

These are a few examples of support and concern for a tenant's welfare for which Cam has provided as a landlord.

Regards,
Sandie

Sandie Mashon

Housing Outreach Worker and Special Projects Coordinator

Pacifica Housing

826 Cormorant St. Victoria BC V8W 1R1

Cell: [REDACTED] Fax: 250-385-6776

smashon@pacificahousing.ca www.pacificahousing.ca

Proud to be
a certified



living wage
employer