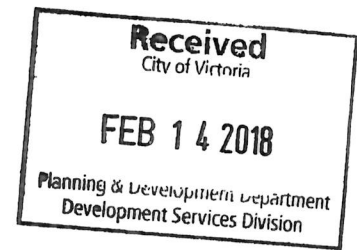


July 22, 2017

Mayor & Council
#1 Centennial Square
Victoria, BC



Dear Mayor and Council:

CALUC Community Meeting Rezoning Re-Application for 210 Gorge Road East

On July 18, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss a proposal to rezone 210 Gorge Road East from T-1 - limited Transient Accommodation to site-specific zoning.

City Spaces and Kathy Stenson with the Victoria Cool Aid Society jointly presented.

The proposal is for redeveloping the site by demolishing an existing building a new building for 50 affordable rental apartments and 32 permanent supportive apartment units. The proposed building is 6 stories, with entrance off Gorge road and revision to a court yard model due to concerns of privacy from windows facing other residents.

The new Burnside Gorge LAP indicates use as Urban Residential. There would be more support if supportive housing was eliminated and building size reduced to maximum 4 stories. Majority of attendees were concerned that the affordable units would eventually be filled with supportive housing clients.

There was no community impact report done on placing this facility in Burnside Gorge. Multiple comments highlighted the problems in the neighbourhood from the concentration of existing supported housing facilities. Multiple comments on the lack of support from agencies in addressing problems occurring outside the existing facilities and affecting neighbouring residents.

A poll was held with 24 opposed and 1 in favour. The opposition was directed to the addition of more SRO and supported housing units to an already overstretched neighbourhood and to the problem with existing areas where Cool Aid facilities are located.



There is strong resistance to any further supportive housing in Burnside Gorge due to the over saturation of these facilities in the neighbourhood.

Respectfully,

Avery Stetski

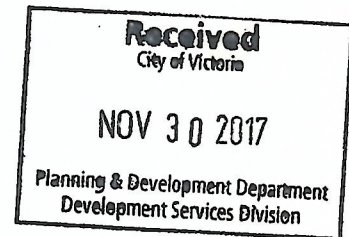
Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department
Kathy Stinson,- Victoria Cool Aid Society

November 30, 2017

Mayor & Council
#1 Centennial Square, Victoria, BC

Dear Mayor and Council:



Burnside Gorge CALUC response to Rezoning Application for 210 Gorge Road East

The Burnside Gorge Land Use Committee (BGLUC) has reviewed the revised plans for this development application dated October 18, 2017.

The revised proposal is for a 6 storey building on a corner lot on Gorge Road East with a minimal portion of the portion fronting Gorge Road dropping to 4 storeys. The developer states that this change was in response to comments in a meeting with the BGLUC. The comments at the BGLUC were that the building exceeded the 4 storey height zoning restriction on the whole lot called for in the new Local Area Plan and the proposed building should be limited to 4 storeys overall.

In addition in the Local Area Plan designates Gorge Road as a priority "All Ages and Abilities network" corridor and as such would seek easements on property along Gorge Road prior to redevelopment of any properties. This proposal does not allow for any practical easement without resulting in the loss of required landscaping and

The BGLUC is satisfied with the revision which addressed the concerns of privacy between the adjacent residential building and the windows of this proposal.

In the view of the BGLUC this proposal in its current form does not meet the land use policy criteria required for the site and would negatively affect the surrounding community. We therefore cannot support this application as it now stands.

Respectfully,

Avery Stetski

Avery Stetski
Land Use Committee Chair Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department