



VICTORIA NATIVE FRIENDSHIP CENTRE

321 Regina Avenue, Victoria, BC V8Z 1J6 Phone: (250) 384-3211 Fax: (250) 384-1586

June 13, 2018

City of Victoria

Mayor and Council

Re: Letter of Support – Cool Aid’s Project 210 Gorge Rd East

Your Honor Mayor Helps:

We are writing to support Cool Aid’s proposed project at 210 Gorge Road East.

The project presented will put 82 families/singles in clean and affordable rental units. This project is one of vision and works to respond to the housing crisis as well as homeless in Victoria.

Siem Le Lum was a joint project between Victoria Native Friendship Centre and the City of Victoria. This project has offered up 41 rental units to Indigenous families and changed the neighbourhood from one of transient people to families who will enjoy an affordable and safe place to live. Although I did not attend any of the community forums to discuss our now completed rebuild I do recall hearing about concerns with our project as well.

Change is difficult for some and understandable that neighbours are anxious about how it will change the landscape. It is our belief that the project will encourage other housing opportunities and continue to improve the area as a whole. We are proud of the success achieved through our housing program and look forward to welcoming new neighbours to the community.

In Friendship,

Ron Rice,
Executive Director
Victoria Native Friendship Centre

Monica Dhawan

From: BEVERLEY BOWES <[REDACTED]>
Sent: Wednesday, June 13, 2018 4:19 PM
To: Victoria Mayor and Council
Cc: Leanne Taylor; Kathy Stinson
Subject: 210 Gorge Road

Dear Mayor and Council Members,

I am a resident of the Burnside Gorge neighbourhood residing at 535 Manchester Road, and I'm writing to express my support for Cool Aid's proposal to build 82 units of much needed affordable rental housing in our community. I attended a presentation at the Land Use Committee meeting on Monday, June 11th and had the opportunity to see the revised plans for the new building and was very pleased. I feel that a lot of care and attention has been taken to design a building which will be a real asset for the community and strongly believe that we need more affordable rental housing urgently. Thank you, Beverley Bowes

Sent from my iPad

Monica Dhawan

From: Bobbie Moretti <b[REDACTED]>
Sent: Wednesday, June 13, 2018 10:06 PM
To: Victoria Mayor and Council
Cc: Leanne Taylor; Kathy Stinson; Deanna Bhandar
Subject: 210 Gorge Road - Proposed Redevelopment

Dear Mayor and Council Members,

I am a resident of the Burnside Gorge neighbourhood residing at [3089 Albany Street](#). I am writing to express my support for the Victoria Cool Aid Society's proposal to build 82 units of much needed affordable rental housing at [210 Gorge Road](#).

I attended a presentation to the Land Use Committee meeting on Monday, June 11th and had the opportunity to see the revised plans for the new building. I feel the Victoria Cool Aid Society has utilized their expertise gained from many other projects they are involved with and have applied that to the design and for the proposed use of this new building. I feel this proposed development will only improve the existing site and provide much needed affordable housing for our community.

Thank you,
Bobbie Moretti

Sent from my iPad

June 12, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Re: Rezoning Application for 210 Gorge Road East

Dear Mayor and Council:

I am writing on behalf of the Burnside Gorge Community Association (BGCA) in regards to a pending rezoning application for 210 Gorge Road East. It is the feeling of our Board and Land Use Committee that approval of this application as it stands would set an undesirable precedent for the City. We request that council and staff refuse to advance this application until several critical factors are addressed and corrected.

Our primary reasons for opposing the proposal at 210 Gorge Road East are:

1. The six storey proposed building exceeds the Local Area Plan (LAP) which allows four storeys. Higher storeys are allowed when a project provides **exceptional local-serving commercial uses**, a requirement this proposal does not meet.
2. An FSR of 1.9, above the allowed 1.2, and setback easements on three sides of the site.
3. Increasing the number of supported units from 21 to 32 when there is a clear message from community members that they have lost confidence & trust in the operator to avoid or minimize negative impacts to surrounding neighbours. At this time there is also a lack of formal accountability to the neighbourhood (and City) if the project is poorly managed.

Burnside Gorge residents and City Staff spent considerable time and resources over the past two years developing an exciting and insightful Local Area Plan (LAP) that had engaged and encouraged our community with specific zoning policies that would result in a vibrant neighbourhood. As stated in the LAP, “the purpose of the Burnside Gorge Neighbourhood Plan is to create a vision for the neighbourhood and provide detailed policy guidance and an implementation strategy”. In the past, our community has had unwanted developments approved with site specific, anomalous zoning based on a high-level OCP. The new LAP was viewed as a positive step forward, moving away from inconsistent zoning practices. Communities throughout Victoria must be assured that zoning policies are enforceable and supported with the new LAPs.

Council’s decision on November 23, 2017 to require Cool Aid’s Tally Ho development to conform to the LAP represented an acknowledgement of the policy guidance set by the local area planning processes. BGCA requests that Council also look to the LAP for guidance with this project as well given the potential neighbourhood impacts are no less significant.

The proponent has asserted that their development and financing plans preceded the formal adoption of the LAP. However, the LAP has been publicly available since March 2016 which seems like adequate time for additional engagement on the part of the proponent to address community concerns about adherence to the LAP, the size of the building, small suite size, and so forth.

BGCA believes the long-term negative repercussions of this development far outweigh the benefits of slightly increasing the stock of low income rental and supportive housing. We request that, at a minimum, Council direct the proponent to bring forward a proposal that better aligns with the Burnside Gorge LAP.

Through our Land Use Committee, our Board continues to actively participate in implementing the long term planning based on the new LAP and look forward to support from council and City staff to achieve our goals of positive growth in Burnside Gorge.

Respectfully,



Avery Stetski
President

cc: Sustainable Planning and Community Development Department

Monica Dhawan

From: Jeff Nelson <[REDACTED]>
Sent: Wednesday, June 13, 2018 8:54 PM
To: Victoria Mayor and Council
Cc: Geoff Young (Councillor); Lisa Helps (Mayor)
Subject: Rezoning No. 00620 and Development Permit Variances No. 00076 - 210 Gorge Rd East - Cedar Grove

Dear Mayor and Council,

I am writing as a concerned Burnside Gorge resident to request that you reject or postpone decisions on these applications for the following reasons:

1. Proposal does not even closely comply with either of T-1 zoning or the Burnside Gorge Local Area Plan. I believe a good precedent was set when the Tally Ho development was required to meet the letter and spirit of the Burnside Gorge Local Area Plan. There is no apparent reason this project should not meet the same requirement.
2. The proponent's reason for height, density and lack of commercial amenity is due to lack of financial viability. I would argue that a smaller building with the right commercial component can just as easily work. The statements around lack of financial viability in the reports to the Committee of the Whole (both dated May 31st, 2018 from Jonathon Tinney) are not supported by any facts. Surplus funds from a smaller building can be used on a different project. More harshly, if it is not financially viable within the Burnside Gorge LAP, then the proponent should move on like any other developer would have to.
3. BC Housing has agreed to a moratorium on further supportive housing in Burnside Gorge. The number of supportive housing units should be capped at the existing 21.
4. The recommendations from Mr. Tinney do not address nor even comment on the potential negative impacts to the neighbourhood safety and livability as a result of increased housing stock of this type. You are aware there is already supportive housing a block away (Pacifica Housing Waterview) and combined with Cedar Grove, already create disturbances (fights and sirens), crime and litter (needles) regularly. There is too much concentration of supportive housing in this neighbourhood.
5. Good neighbour agreements have failed to produce positive change with this operator. While I am hopeful the newly formed Community Advisory Committee will create better outcomes, it remains to be proven and the question of who is actually accountable for the neighbourhood impacts is still being worked out. It is still unclear to me as to which entity has the power to actually fix problems or direct this housing operator to improve if problems get out of hand. Can we not wait for this work to be finished and the impact of the Tally Ho and Super 8 facilities to be fully known before we approve more building?
6. ~62 of the units are 310-350SF and I am concerned that the ratio of supportive to affordable studio units cannot be monitored or enforced. Pardon me for lack of trust.

I recognize the immediate need for this housing and that there are presently 21 supportive units at the site. The operator is not willing to sell and relocate. Please consider this from a long term view: This building will last for 65+ years and while we have a housing crisis today, it will be solved in the near to mid-term based on announced intentions and funding. Please, can we not put a building in place that helps today but also fits with the community's long term vision and perhaps different social housing needs down the road?

I would support the project if it conformed strictly to the Burnside Gorge Local Area Plan (4 stories or 5 stories with commercial), had a more reasonable ratio of supportive to affordable housing units (presently 39% as proposed), slightly larger unit sizes, lower FSR and smaller footprint. I would also have greater comfort if there was a mechanism to monitor and enforce the maximum number of supportive type units.

Thank you for your consideration.

Jeff Nelson
141 Gorge Rd E.



Materials referenced from: <https://pub-victoria.escribemeetings.com/Meeting?Id=f471a4fd-d978-40f9-a3ac--bd23d6735d68&Agenda=Merged&lang=English>

Sent from [Mail](#) for Windows 10

Monica Dhawan

From: Kathleen Perkin <[REDACTED]>
Sent: Wednesday, June 13, 2018 7:34 PM
To: Victoria Mayor and Council
Cc: Leanne Taylor; Kathy Stinson; dbhandar@coolaid.org
Subject: 210 Gorge redevelopment

Dear Mayor and Council Members,

I am a resident of the Burnside Gorge neighbourhood residing at 3111 Harriet Rd, and I'm writing to express my support for Cool Aid's proposal to build 82 units of much needed affordable rental housing in our community. I attended a presentation at the Land Use Committee meeting on Monday, June 11th and had the opportunity to see the revised plans for the new building and was very pleased. I feel that a lot of care and attention has been taken to design a building which will be a real asset for the community and strongly believe that we need more affordable rental housing urgently.

Thank you,

Kathleen

Monica Dhawan

From: Scott Daly <[REDACTED]>
Sent: Wednesday, June 13, 2018 5:17 PM
To: Victoria Mayor and Council; Leanne Taylor; Kathy Stinson; Deanna Bhandar
Subject: 210 Gorge Road Proposal

Dear Mayor and Council Members,

As a homeowner in the Burnside Gorge neighbourhood, I would like to express my support for Cool Aid's proposal to build 82 units of much needed affordable rental housing at 210 Gorge Road.

I attended the presentation at the Land Use Committee meeting on Monday, June 11th and was very happy to see the revised plans for the building. I feel that a lot of care and attention has been taken to design a building which will be a real asset for the community, especially as we face such a strong and urgent need for more affordable rental housing.

I urge council to approve this project.

Many thanks,

Scott Daly
304-606 Speed Ave
Victoria, BC

Monica Dhawan

From: Trace Grunerud <[REDACTED]>
Sent: Wednesday, June 13, 2018 8:06 PM
To: Victoria Mayor and Council
Subject: 210 Gorge Road - Redevelopment Support

Dear Mayor and Council Members,

I am a resident of the Burnside Gorge neighbourhood residing at 3030 Carroll St, and I'm writing to express my support for Cool Aid's proposal to build 82 units of much needed affordable rental housing in our community. I have had the opportunity to review the revised plans for the new building and see the development as a tremendous improvement over the existing facility. I feel that a lot of care and attention has been taken to design a building that will cater to the growing population in the area and help provide desperately needed affordable housing.

Cheers,

--

Trace Grunerud, P.Eng.
[REDACTED]

Monica Dhawan

From: jen hope <[REDACTED]>
Sent: Thursday, June 14, 2018 10:36 AM
To: Victoria Mayor and Council; Geoff Young (Councillor); Lisa Helps (Mayor)
Subject: Rezoning No. 00620 and Development Permit Variances No. 00076 - 210Gorge Rd East - Cedar Grove

Dear Mayor and Council,

I am writing as a concerned Burnside Gorge resident to request that you reject or postpone decisions on these applications for the following reasons:

1. Proposal does not even closely comply with either of T-1 zoning or the Burnside Gorge Local Area Plan. I believe a good precedent was set when the Tally Ho development was required to meet the letter and spirit of the Burnside Gorge Local Area Plan. There is no apparent reason this project should not meet the same requirement.
2. The proponent's reason for height, density and lack of commercial amenity is due to lack of financial viability. I would argue that a smaller building with the right commercial component can just as easily work. The statements around lack of financial viability in the reports to the Committee of the Whole (both dated May 31st, 2018 from Jonathon Tinney) are not supported by any facts. Surplus funds from a smaller building can be used on a different project. More harshly, if it is not financially viable within the Burnside Gorge LAP, then the proponent should move on like any other developer would have to.
3. BC Housing has agreed to a moratorium on further supportive housing in Burnside Gorge. The number of supportive housing units should be capped at the existing 21.
4. The recommendations from Mr. Tinney do not address nor even comment on the potential negative impacts to the neighbourhood safety and livability as a result of increased housing stock of this type. You are aware there is already supportive housing a block away (Pacifica Housing Waterview) and combined with Cedar Grove, already create disturbances (fights and sirens), crime and litter (needles) regularly. There is too much concentration of supportive housing in this neighbourhood.
5. Good neighbour agreements have failed to produce positive change with this operator. While I am hopeful the newly formed Community Advisory Committee will create better outcomes, it remains to be proven and the question of who is actually accountable for the neighbourhood impacts is still being worked out. It is still unclear to me as to which entity has the power to actually fix problems or direct this housing operator to improve if problems get out of hand. Can we not wait for this work to be finished and the impact of the Tally Ho and Super 8 facilities to be fully known before we approve more building?
6. ~62 of the units are 310-350SF and I am concerned that the ratio of supportive to affordable studio units cannot be monitored or enforced. Pardon me for lack of trust.

I recognize the immediate need for this housing and that there are presently 21 supportive units at the site. The operator is not willing to sell and relocate. Please consider this from a long term view: This building will last for 65+ years and while we have a housing crisis today, it will be solved in the near to mid-term based on announced intentions and funding. Please, can we not put a building in place that helps today but also fits with the community's long term vision and perhaps different social housing needs down the road?

I would support the project if it conformed strictly to the Burnside Gorge Local Area Plan (4 stories or 5 stories with commercial), had a more reasonable ratio of supportive to affordable housing units (presently 39% as proposed), slightly larger unit sizes, lower FSR and smaller footprint. I would also have greater comfort if there was a mechanism to monitor and enforce the maximum number of supportive type units.

Thank you for your consideration.

Jennifer Hope
141 Gorge Rd E.



Materials referenced from: <https://pub-victoria.escribemeetings.com/Meeting?Id=f471a4fd-d978-40f9-a3ac--bd23d6735d68&Agenda=Merged&lang=English>

July 12, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

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

On June 11, 2018, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting to present a revised proposal to rezone 210 Gorge Road East from T-1 - limited Transient Accommodation to site specific zoning.

Deanna Bhandar with the Victoria Cool Aid Society and Number Ten Architectural Group 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 building exterior finishes have been revised to create a more residential appearance. A large wood soffit overhang has been added to roof to visually stop the height. Positive comments on appearance.

Meeting comments and responses from the proponent as follows:

- The LAP calls for commercial or community amenity on ground floor if building is over 4 floors. A- Commercial use is not viable at this location.
- Why are you proposing a six storey building when the LAP calls for 4 with consideration for 5 with commercial? A- The project needs the rental income to be viable.
- You are 6 spaces short on the parking. A- We have 90 bicycle spaces and will be using 20 Modo memberships.
- Times Colonist stated a clinic was being placed on site. A- That was a mis-statement, there will not be a clinic on site.

- Concern over the number of domestic disputes and altercations at the current facility. A- The existing building's design prevents control access, the new building will have a single monitored and controlled access point.
- As a resident for 14 years I am concerned with the number of shelter bed coming into the neighbourhood, but I'm pleased with this integrated model.
- Attendees were concerned that the affordable units would eventually be filled with supportive housing clients or two residents in the affordable units. A- There are occupancy standards to prevent this.
- Concern over the shadowing of the adjacent townhouses. A- Shadowing study has been done.
- Comments on the lack of support from agencies in addressing problems occurring outside the existing facilities and affecting neighbouring residents.

As this meeting was not advertised to the neighbours by a city mailout the attendance was very low in comparison to the previous community meeting on this proposal. A straw poll was held with 9 in favour, 4 opposed, and 2 abstentions.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

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