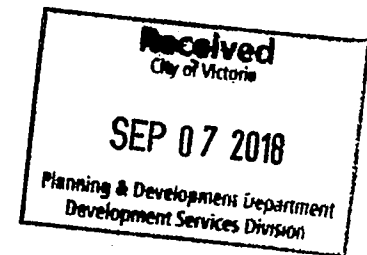


1284C5 Gladstone Ave,
Victoria, B.C.
V8T 1G6
spenceron@hotmail.com

September 7, 2018

Mayor and Council,
City of Victoria
1, Centennial Square
Victoria
via email: ltaylor@victoria.ca



Your Worship and Council
Re: rezoning, 1298 Gladstone Ave

Further to my recent discussion with Leanne Taylor from the Planning Department:

Thanks very much for meeting with us today.

I would like to provide you with the following reasons why it would not be feasible to have a rental housing agreement in perpetuity.

I have owned the building since 1974. I divided the upstairs into ten apartments and have also divided the downstairs into 26 rental units

It is a fully functioning rental building and there is nothing to gain from converting any part of the building into condo units

To convert any part of the building would require a number of changes which would be cost-prohibitive. The building is heritage and the outside cannot be changed or altered.

Any major changes to the inside would trigger a number of seismic regulations which are cost prohibitive. For example, I talked to my engineer about installing a small mezzanine for storage purposed [no one could stand on it because there would be no ceiling height] and the engineer wanted me to jackhammer deeply into the floor and install a sizable footing. Quite simply any seismic changes to the building are very prohibitive.

Also, converting any part of the building into condos would be a capital gains nightmare and would create the problem of having to deal with a group of new owners.

And, on a personal note: I am 76-years-old and not in the best of health and am leaving the building to my daughter and three granddaughters.

At this time, my daughter and her husband and younger daughter are living in one unit and two of my three granddaughters are living in two other units. And the 14-year-old

living with her parents is talking about having her own apartment. Thus, four of the ten residential apartments will be owned and occupied by family. It would make no sense to convert the remaining six apartment units into condos.

I would also note here that on my passing capital gains will be triggered and my family will need to refinance to pay off the government. A rental housing agreement in perpetuity would lower the value of the building and make this difficult.

In closing, I would note that my family has been in Fernwood since 1970 and we have spent considerable sums to fix up the building [\$500,00] etc. and it would be counterproductive for my family to want to create condo units.

I would also like to confirm the following:

The number and size of the parking spaces shown in the application will comply with the intended uses of the building, and will be confirmed in the site specific zoning bylaw

Thank you for your attention to this matter. I look forward to completing the rezoning process which will provide further rental options for the Fernwood area.

Yours truly,

Ron Spence

P.S. I have attached a letter written by the NRG a few years back showing my contribution to the Fernwood community.



Fernwood NRG

October 27, 2010

To whom it may concern:

It is with great pleasure that I write this letter of reference for Ron Spence. Ron is a well-respected community leader and business owner, and as a long-standing resident of Fernwood, Ron has contributed to the neighbourhood in countless ways.

I first met Ron in 2004 when I started the Community Economic Development and Revitalization Committee. At that time Fernwood was in a depressed state with very little commercial activity. During this dark era of the neighbourhood's history, Ron continued to upgrade his building and bring in new tenants who helped to re-establish Fernwood Village. During this time he provided his tenants with considerable help to establish new businesses which in turn helped to stimulate much needed commercial activity in the core of the neighbourhood.

Along with Fernwood NRG's Board and staff, Ron was instrumental in ensuring that the purchase of the Cornerstone Building --and the subsequent revitalization of the neighbourhood-- was a success. He spoke in support of the purchase at our AGM, explaining the value to the community.

More significantly, at that time conventional lenders were not interested in financing the project and we had to turn to private lenders. In an act of generosity Ron loaned Fernwood NRG a significant sum of money to help with the purchase of the building --for which he received no financial gain. Quite simply, without Ron's support, the Cornerstone would not have happened.

A few years later, Ron, once again provided support for our next affordable housing project by providing funds to cover the interest on the carrying charges until our grant funding was released.

Over the years I have witnessed Ron's commitment to the community manifest in many ways. Through grand gestures, like the ones described above, to small acts of kindness that are almost daily occurrences. He is always quick with a compliment on a job well-done and is always looking for ways to make the neighbourhood a better place.

In addition to the support Ron has given Fernwood NRG, Ron has also helped the community in other ways. He was on the Cool Aid board for 14 years, the Belfry Theatre board for three years and the Spring Ridge Early Childcare Centre for two years.

In short, Ron exemplifies community spirit, civic duty and leadership. I write this letter of support fully confident that Ron has the best interests of the neighbourhood in mind with respect to this parking variance application.

In community,

Lenore Rankin
Development Director
Fernwood NRG

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resident powered neighbourhood evolution

