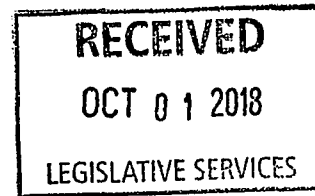


September 15 2017



Deanna Simpson  
302-3008 Washington Ave.  
Victoria BC

To City of Victoria Re: Development Proposal  
210 Gorge Road East

I have owned my condo unit since 2003 on Washington Avenue, would like to bring to your attention that after our September 2017 Annual General Strata Meeting was finished, we had a presentation to redevelop 210 Gorge Road East with the new higher rise building for Cool Aid Society. The presentation was given by the builder, an architect, and a representative from Cool Aid.

A question was presented by an owner, her balcony faces the existing building. She has witnessed lots of incidents with Cool Aid clientele, incidents including inappropriate behavior, scenes and disturbances that should be controlled by the staff. The owner tried calling the front desk to report an incident, but unsuccessful at locating a phone number for the existing building, the number was not listed in telephone book. At her several unsuccessful attempts calling the front desk, she had to call the police instead or 911. I was very disappointed to hear the existing building can't be reached in case of emergency with there clientele. If the existing building can't be controlled and safe, how will a larger building with 50 units and 32 permanent supported housing apartment units with a lot more clientele be controlled and safe? Will this new building contribute to this area getting more disturbances? Due to this matter, I do have strong feelings about this proposal I think it should be refused.

Thank -you,

Deanna Simpson

██████████

OCT. 1. 2018

DEANNA SIMPSON  
302-3008 WASHINGTON AVE  
VICTORIA BC

TO CITY OF VICTORIA: DEVELOPMENT PROPOSAL  
210 GORGE ROAD EAST.

I am SENDING INPUT ON THE PROPOSED CHANGES  
TO 210 GORGE ROAD EAST, VICTORIA BC. I HAVE STRONG  
FEELINGS AGAINST THIS PROPOSAL EXPLAINED IN  
MY LETTER ATTACHED DATED SEPTEMBER 15 2017  
I SENT TO CITY HALL.

AT OUR ANNUAL GENERAL MEETING DATED JULY 26 2018  
THE SECOND PRESENTATION BY COOLAIR WAS GIVEN.  
OWNERS ARE UPSET WITH THIS PROPOSAL AS THE AREA  
IS ALREADY FILLED WITH LOW COST HOUSING AND  
CHALLENGED PEOPLE. AREA IS DECLINING IN VALUE,  
UNSAFE, PARKADE CARS BROKEN INTO, BIKE THEFTS  
AND PARKING ALL READY VERY MINIMAL. THIS  
PROPOSAL DEFINITELY SHOULD NOT TAKE PLACE.

THANK-YOU,

Deanna SIMPSON





1550 Begbie Street  
Victoria, B.C.  
V8R 1K8

Phone: (250) 592-3088  
Fax: (250) 592-0234  
email: [jharris@ssabc.ca](mailto:jharris@ssabc.ca)

Mayor Lisa Helps and Council  
City Hall,  
Victoria BC  
September 28, 2018

Attention: For City Council Meeting Agenda, Thursday, October 4, 2018

Dear Mayor Helps and Council members,

I am writing this letter on behalf of the Sisters of St. Ann to offer our strong support for the Cool Aid Cedar Grove redevelopment project.

As many of you know, housing the homeless and helping those who are poor find affordable and/or supportive housing is at the heart of our values and ministry. For years we have provided volunteer service and financial aid to many organizations and projects in Victoria to assist those in need.

In recent months, due to the selling of one of our houses, we chose to make substantial financial donations to Rosalie's Village and to the Cool Aid Society for the redevelopment of Cedar Grove (210 Gorge Rd. W.).

As we celebrate 160 years of community service in BC and Cool Aid celebrates 50 years of housing service, supporting some of the most marginalized persons in Victoria, we want you to know that we endorse the Cedar Grove project wholeheartedly. From previous experience we are most confident in Cool Aid's ability and competency to bring it to completion for the benefit of all in Victoria. Certainly, over 60 new homes will be a welcome addition to the serious housing crisis in our city. Also, we are very impressed with the "mixed housing" model and the positive effect it will have in the neighborhood.

We greatly appreciate all the amazing work you as Mayor and your Council have already done to create more housing for people in need. Therefore at this last Council Meeting before civic elections we urge you to approve the Cedar Grove project so that Cool Aid can move forward with it.

Thank you so very much.  
Respectfully,

Joyce Harris ssa  
Province Co-leader

September 30, 2018

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

By email to: [publichearings@victoria.ca](mailto:publichearings@victoria.ca)  
CC: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

**Re: Rezoning and Development Permit Application, 210 Gorge Road East**

Mayor Lisa Helps and Council,

I remain vehemently oppose the development proposal that has been put forward regarding the above-noted property.

- 1) At six stories, the proposed height and number of stories of the building does not conform with anything in the neighbouring areas.
- 2) The number of units for the site is exceedingly high.
- 3) **Parking is a major concern:** Twenty residential parking spaces for a development of some 80 units is not reasonable. Street parking in the surrounding area is at a premium as it is now and allowing for less than one parking stall per unit is absurd. The response that “the people living here are not likely to have a car” does not mean that those living there **won’t** have a car. Is the property going to managed so that parking spots will be allocated on a “first come – first served” basis and any other tenant, potential or existing, who has a vehicle or might become an owner of a vehicle will be denied residency?

**It is imperative that sufficient parking be provided** to meet a minimum of at least one stall per unit.

- 4) **Visitor parking:** Four visitor parking spaces for an 80-unit development is also absurd.
- 5) **Peace and quiet:** Sirens of police or ambulances are frequent in the area now, often attending to an incident / issue at Pacifica Housing’s Waterfront Apartments at the corner of Gorge and Washington. If not sirens, there is often yelling and screaming. Given the nature of the proposed development, I fear that this may become a greater issue.
- 6) **Personal safety:** Syringes are often found on our and adjacent properties, usually along the Washington Avenue site, opposite the Pacifica Housing building. I fear this may become a greater issue.
- 7) **Overloading the area:** Just how many low income /affordable rental housing and supportive housing sites are going to be permitted in this area? Nearby, there are already:
  - Pacifica’s Waterfront apartments at Gorge and Washington, one block east side of 210 Gorge
  - affordable housing just two blocks west of 210 Gorge, at Gorge and Balfour (formerly the Travelers Inn)
  - co-op housing just north of the proposed development, on Carroll Street
  - co-op housing at Harriet and Obed (although that is in Saanich), another two blocks west
  - Rock Bay landing is but a few blocks from the development site
  - the possibility of affordable housing going into the former Tally-Ho Hotel and Ingram Hotel on Douglas Street, just blocks away.

I urge you, **DO NOT APPROVE THE REZONING OR PROPOSED DEVELOPMENT PERMIT** without the above concerns being given due consideration and properly addressed.

Sincerely,

D. Brooke Phemister  
202 – 3010 Washington Avenue  
Victoria, BC, V9A 1P6



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

## Alicia Ferguson

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**From:** Public Hearings  
**To:** Victoria Mayor and Council  
**Subject:** RE: Rezoning of 210 Gorge Road East

-----Original Message-----

From: BEVERLEY BOWES  
Sent: Monday, October 01, 2018 12:32 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Rezoning of 210 Gorge Road East

Dear Mayor and Council

I write in support of rezoning and redevelopment of 210 Gorge Road East. This development will add 61 affordable homes for singles, couples, families and seniors and continue to offer supportive housing. Our neighborhood, the entire city, is in desperate need of affordable housing. This redevelopment will not only add to the stock, but will be a huge improvement to our neighbourhood.

Beverley Bowes  
535 Manchester Road  
Sent from my iPad

## Pamela Martin

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**From:** Lily Chow [REDACTED]  
**Sent:** October 2, 2018 5:05 PM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** The Cedar Grove Development

**Importance:** High

Dear Mayor Lisa Helps and Council for the City of Victoria:

I am not able to attend the public hearing this Thursday evening regarding the Cedar Grove redevelopment due to a conflict with a medical appointment that was scheduled months ago but would like to voice my concerns about this development as follows:

The Burnside Gorge Community Association local land use plan was approved by the City in 2016 and for this site, it calls for residential development to a maximum of 4 stories or 5 if it includes a commercial amenity (e.g. a pharmacy, office, convenience store, day care, etc.). I understand that the plans now are that there will be 6 stories (increase of 61 units to 82) with no commercial amenity and no option to add one later. If this is indeed, the direction the plan is going, then I am concerned and appalled at the disrespect that this plan shows towards the Burnside-Gorge Community Association and their vision for this community. It feels as though this plan is being jammed down our throats. Personally, I would like to see only four stories of housing with no commercial amenity because I'm afraid it will house another marijuana shop.

Another concern is that I understand supportive housing in this plan has increased from 20% to 39% and that these units will be spread out on each of the six floors. Can this even work considering children may be some of the tenants? The Burnside Gorge Community Association's vision is for a family-friendly community and with the current Victoria housing and rental crisis, surely it has crossed your minds that young families will likely occupy some or most of the ten two-bedroom units. Therefore, can you truly say that spreading the supportive housing units over the floors is a safe or sensible idea? Doesn't this make it more difficult for the "around the clock" staff to monitor when these units are over several floors? Sounds like it's a set-up for failure which unfortunately, impacts our comfort and sense of safety. I would like to see the supportive units kept to one floor and that it stays at 20%. Since this project falls under the Regional Housing First Program <https://www.crd.bc.ca/project/regional-housing-first-program>, it calls for projects to have a mix of 20% supportive housing, 31% affordable housing and 49% near market housing in terms of rent levels, a model that has proven to be successful and one that tax-payers like me can stand behind.

Finally, I am tired that the Gorge Burnside neighbourhood is being treated like a dumping ground for supportive housing and shelter units. Our community has 77% of Victoria's shelter units and 36% of its supportive housing: <https://www.timescolonist.com/news/local/mixed-use-gorge-road-affordable-housing-project-going-to-public-hearing-1.23336728> and it is time that some of the other communities did their fair share to help alleviate the supportive housing/shelter shortage. We pay our taxes like everyone else and deserve an environment and community that is balanced, safe, and family friendly.

I hope that you will take these comments to heart and do the right thing for this community.  
Sincerely,

Lily Chow  
141 Gorge Road East  
Victoria, BC

(Please do not publish my email address.)

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** October 2, 2018 3:19 PM  
**To:** Public Hearings  
**Subject:** FW: Public Hearing 210 Gorge Rd. E

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**From:** SpinDr [REDACTED]  
**Sent:** Tuesday, October 02, 2018 3:15 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Public Hearing 210 Gorge Rd. E

Hello, I would like to register my opposition to the following rezoning request:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1167) No. 18-095: To rezone the land known as 210 Gorge Road from the T-1 Zone, Limited Transient Accommodation District, to the R-89 Zone, Gorge Road Multiple Dwelling District, to permit a multi-unit residential building.

New Zone: R-89 Zone, Gorge Road Multiple Dwelling District

Legal description: PID: 000-947-130, Lot 5, Section 10, Victoria District, Plan 389

Existing Zone: T-1 Zone, Limited Transient Accommodation District

My name is Paul Lackhoff and I own unit 401 at 141 Gorge Rd E. I am opposed to this because I believe our community has done more than its fair share to accommodate supportive housing - with 77% of Victoria's shelter units and 36% of its supportive housing. Other neighborhoods are not doing their fair share and why would they with new proposals seeming to focus on Burnside Gorge.

These supportive housing developments are changing the neighborhood and not for the better I'm afraid. The proportion of families is decreasing.

In addition, the Burnside Gorge local land use plan was approved by the City in 2016 and for this site it calls for residential development to a maximum of 4 stories or 5 if it includes a commercial amenity (e.g. a pharmacy, office, convenience store, day care, etc). This proposal shows we are getting 6 stories (increase of 61 units to 82) with no commercial amenity and no option to add one later.

I hope council will think of the impact on an established neighborhood and reconsider this proposal. It is not good for Burnside Gorge.

Sincerely,

Paul Lackhoff  
401 – 141 Gorge Rd. E

## Pamela Martin

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**From:** Susanna Crofton [REDACTED]  
**Sent:** October 2, 2018 10:38 AM  
**To:** Public Hearings  
**Cc:** Victoria Mayor and Council  
**Subject:** Opposition to expansion of supportive housing in Burnside Gorge. 210 Gorge Road

Good morning,

I must voice my serious concerns regarding the proposed re-development of the property at 210 Gorge Road.

While I am in favour of supportive housing, this project is not following the terms of the approval granted in 2016 which specifies residential development to a maximum of 4 stories, or 5 if it includes a commercial amenity. What is now proposed is 6 stories with NO commercial amenity. WHAT? Where is the compromise here? Consultation? What about a coffee shop/bakery...anything to join the community together?? Something to encourage our support? It feels as though you are leaving something rotten on our doorstep, ringing the bell and racing off around the corner.

This is not a balanced development proposal, it is an uninformed bandaid to the growing number of homeless and mentally ill adults on the streets. You are not asking the question to the local residents who are expected to absorb this influx, **what is it like to live here?**

I'll tell you:

It is not safe to walk anymore at dusk, especially over the unlit trestle bridge or the galloping goose trail east. Police presence along Gorge Road, barriers across the street, ambulances, increases in theft, discarded needles, open prostitution. **This is our new normal.**

**We can and should bear our proportional responsibility to house and support those in need. This new proposal however, goes beyond our share, without compromise or adding anything in return.**

Susanna Crofton  
102- 300 Waterfront Crescent  
[REDACTED]  
[REDACTED]

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## Pamela Martin

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**From:** Jeff Nelson [REDACTED]  
**Sent:** October 3, 2018 8:28 AM  
**To:** Public Hearings  
**Cc:** Victoria Mayor and Council  
**Subject:** 210 Gorge Rd E, Cedar Grove Redevelopment

Hello,

I am firmly AGAINST the new R-89 zone because:

1. It does not conform to the Burnside Gorge Neighbourhood plan due to its 6 story height and lack of a commercial amenity.
2. The proponent "Cool Aid" has a poor track record in terms of preventing and managing neighbourhood disruption. They have made no effort to bring a smaller design that fits within the neighbourhood plan. They are not a good neighbour.
3. Our neighbourhood already supports enough supportive housing. The project proposes to increase that number. I am sick of the early morning sirens for emergency call response and I don't think this project is going to help.

I would be in favour of some type of affordable housing on this site provided the size of the building conformed to the neighbourhood plan/vision and the landlord ensured the tenant mix would have at least a neutral impact on the neighbourhood. Seniors housing would also be fine but really what we need here are more young families including working poor ones. We need more businesses. A small grocery store or pharmacy would work on this location.

Jeff Nelson  
301-141 Gorge Road  
Victoria BC  
[REDACTED]