

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

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** October 3, 2018 3:16 PM  
**To:** Public Hearings  
**Subject:** FW: Support for 210 Gorge Road East redevelopment

**From:** Edward Pullman [REDACTED]  
**Sent:** October 3, 2018 3:25 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for 210 Gorge Road East redevelopment

Hello

I'm a resident of the Gorge Tillicum area, 3049 Donald Street, just over the border in Saanich. While not a resident of Victoria I consider myself a neighbour to this development and strongly support it. Burnside Gorge does have concerns about the amount of social housing in the neighbourhood, especially with recent new additions, but this is exactly the type of development that is needed for the neighbourhood: one with a spectrum of housing and rental rates. This increases all types of housing and brings more balance to the neighbourhood.

thank you,

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Edward Pullman



October 2, 2018

Mayor and Council  
1 Centennial Square  
Victoria, BC V8W 1N9

Re: Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 for 210 Gorge Road East

Mayor Helps and Council Members,

As owners of 35 Gorge Road East (Dahli Place) and neighbours to 210 Gorge Road East, Greater Victoria Housing Society (GVHS) fully supports the Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 for 210 Gorge Road East. We would like to recognize Victoria Cool Aid Society as a reputable provider of transitional and supportive housing in the Greater Victoria region, providing homes for those at risk of homelessness.

The issue of the high cost of housing in the Victoria is well documented. The demand for affordable rental housing is projected to grow substantially, particularly in the City of Victoria for low to moderate income households. The contribution of 50 additional units supports the demand for over 365 affordable new housing units a year. Currently only 241 affordable units are planned. This development to replace and increase the number of rental units available to seniors, adults with disabilities and families helps keep step with this growth.

Regards,

A handwritten signature in blue ink, appearing to read "James Munro", is positioned above the printed name.

James Munro  
Acting Ed.

Director of Real Estate Development

Kaye Melliship  
Executive Director  
Greater Victoria Housing Society  
2326 Government Street  
Victoria, BC V8T 5G5

[REDACTED]

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** October 3, 2018 3:15 PM  
**To:** Public Hearings  
**Subject:** FW: 210 Gorge Rd East

**From:** Kathleen Perkin [REDACTED]  
**Sent:** October 3, 2018 11:13 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 210 Gorge Rd East

Dear Mayor and Council Members,

I am a resident of the Burnside Gorge neighbourhood residing at 3111 Harriet Rd. I understand that Cool Aid's request for rezoning at 210 Gorge Road East will be decided on October 4th. **I would like to express my strong support for this project.** 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 it will add affordable rental housing that we urgently need in Victoria.

As a voter, action on affordable housing is my top priority and I appreciate this council's attention to the issue.

thank you,

Kathleen

## Pamela Martin

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**From:** Lynn McColl [REDACTED]  
**Sent:** October 3, 2018 6:48 PM  
**To:** Public Hearings  
**Subject:** 210 Gorge Road re-zoning for Cool Aid Society Housing

Sent from [Mail](#) for Windows 10  
Dear Mayor and Council

The purpose of this communication is to let you know I am angry and frustrated at the number of housing and services that continue to be placed in the Gorge/Burnside.

Obviously, people who deal with addictions, mental health and homelessness, need housing and services.

My frustration is you continue to place them in one area.

These decisions are contributing to a ghetto neighbourhood, something akin to the downtown eastside in Vancouver where the “underbelly” is kept in one area. Each time you do this, you draw more fringe individuals, and they then, draw more fringe individuals.

Stop doing this and pulling down an area that is trying very hard to improve.

Gorge/Burnside has more services and housing for disadvantaged individuals, than any other area. This is a fact, not opinion.

As the owner of a legal four-plex on Harriet Road, I want to see our neighbourhood improve, not become Victoria’s “westside.”

Lynn McColl



October 4<sup>th</sup>, 2018

Victoria Mayor and Council  
[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

**Re: Council Meeting October 4<sup>th</sup> - 210 Gorge Rd Request for Re-zoning from the Victoria Cool Aid Society**

Dear Mayor Helps and Council Members,

My name is Chad Dickie and I am the Chair of the Board of AVI Health & Community Services (formerly AIDS Vancouver Island).

I am writing on behalf of our Board and staff to urge you to vote tonight in favor of the proposed re-development of 210 Gorge Rd by the Victoria Cool Aid Society (VCAS). We believe that this redevelopment is desperately needed in our community as it will result in 61 additional affordable and supportive housing units. It will also replace an existing building that is limited in its life and usefulness. Cool Aid has a proven record in developing, delivering and operating housing projects across the Capital Region and is offering a re-development that is not only timely but well-thought out, with consideration for the entire community.

The VCAS has worked diligently over the last year to ensure that the proposed development is in line with the City of Victoria's official community plan and the Burnside-Gorge neighborhood plan. The redevelopment will not only update an existing aging structure but will be a pleasing addition to the neighborhood. This includes not only a beautiful complementary building design but updated landscaping along with garden beds and fruit trees that can be enjoyed by both residents and neighbors.

This proposal is also in line with the City of Victoria's housing strategy which calls for 800 units over a ten-year period to respond to the affordable housing crisis. VCAS has secured funding from different levels of government as well as working to raise funds through private donations.

Our city continues to experience a desperate housing crisis that impacts thousands of people. With this proposal, Cool Aid is working hard to be part of the solution. Again, we would urge you to immediately approve this request, so our city can see the building of 50 affordable rental units and 32 self-contained supported housing units resulting in 61 new units.

Sincerely,

A handwritten signature in grey ink, appearing to read "Chad Dickie", on a light grey rectangular background.

Chad Dickie  
Chair  
AVI Board of Directors

## Pamela Martin

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**From:** kathryn blazecka [REDACTED]  
**Sent:** October 4, 2018 8:47 AM  
**To:** Public Hearings  
**Subject:** rezoning of R-89 Zone

Hello,

I'm honestly not sure why I am writing this letter as it seems this City Council and Mayor rarely listens to the public but nonetheless, here I am hoping that maybe they eventually will.

I have lived at 3010 Washington Avenue for many, many years and while the neighborhood has a bit of a bad rap, it has improved slightly over the years. Having said that, there is still a lot of room for improvement. I live across from a low income housing unit which constantly has ambulances and police at the door, there are drug addicts wandering the streets at all time, garbage all over, people sleeping on the sidewalks, etc. There is another one off Rock Bay where I have been solicited at times for a blow job while walking home from work! Also, the safe injection site is slated to go into this area. Overall, the area seems to be a dumping ground for the City to put people they don't really want to deal with. Now you want to rezone the property right next to our condo block so we will have concerns on both sides of us. Plus the design the architects put forth is quite large and will overpower our 3 story unit.

I think this is a bad idea and I think if it is necessary, another location should be looked at. I know they have to live somewhere but why not Oak Bay? Why not Uplands? Why not Cordova Bay? Too swanky? This neighborhood can only take so much before you turn us into a Downtown Eastside. Lots of working people live there as indicated by how many people I see getting on an off the city buses in the morning and afternoon. We are the ones who are paying your taxes so why don't you ever listen to us? We are the ones paying for the police and the ambulance, not the people that will be living in these residences. We are the ones who take pride in our community, not them.

I would ask Council and the Mayor to seriously consider this rezoning and maybe, for once, think about the hardworking tax payers who live in that community. This rezoning is not a good idea. Full rental/owned units would be a better idea.

Make the right decision for once, please.

KI  
[REDACTED]

**\*\*please do not share my contact information\*\*\***



## **Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** October 4, 2018 10:44 AM  
**To:** Public Hearings  
**Subject:** FW: Support for rezoning

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

From: Kim V [REDACTED]  
Sent: Thursday, October 04, 2018 8:15 AM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Cc: [REDACTED]  
Subject: Support for rezoning

Good morning,

As a resident of the gorge neighbourhood, and a registered nurse, I wholeheartedly support the rezoning of 210 Gorge Road to provide much needed affordable housing. This will support vulnerable members of our community to access safe, stable housing. We would be terribly remiss if we did not support this project.

Thank you.

Kimberley Vaulkhard  
RN BScN MHA  
321 Obed Avenue

## Pamela Martin

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**From:** Public Hearings  
**Subject:** FW: 210 Gorge Road East Rezoning

**From:** David Hutniak  
**Sent:** October-04-18 1:35 PM  
**To:** 'mayorandcouncil@victoria.ca' <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** 210 Gorge Road East Rezoning

Dear Mayor and Council,

My name is David Hutniak and I am the CEO of LandlordBC. LandlordBC is the industry association representing owners and managers of rental housing in BC. Our mandate is to support the provision of safe, secure, sustainable rental homes for British Columbians across the socio-economic spectrum. I am writing you today on behalf of LandlordBC and its 3300 members to urge you to approve the rezoning of 210 Gorge Road East so that the current 21 unit motel on the property, which has reached the end of its functional life and leaves the site significantly under-utilized, will be replaced with an additional 61 units of housing for a total of 82 affordable new homes for the community.

This rezoning application is a perfect example of how Victoria and communities across BC must leverage opportunities such as this to better utilize the scarce land that we have at our disposal to build badly needed affordable homes. We are witnessing a similar scenario with our existing purpose-built rental housing stock in the community, as so much of it has reached the end of its functional life, risking the health and safety of current residents. We can no longer afford to underutilize these lands as we desperately need more homes as our businesses, economy, and resulting population continue to grow. It is no longer acceptable to ignore this reality.

LandlordBC therefore urges to approve this important rezoning so that we may provide this badly needed additional supply of affordable homes that will serve the community long into the future.

Thank you in advance for your thoughtful and serious consideration.

David Hutniak  
Chief Executive Officer  
LandlordBC - BC's top resource for owners and managers of rental housing  
Phone: [REDACTED]  
Email: [REDACTED]  
Website: [www.landlordbc.ca](http://www.landlordbc.ca)



#areyouregistered Go To [Landlordregistry.ca](http://Landlordregistry.ca)



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## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** October 4, 2018 10:45 AM  
**To:** Public Hearings  
**Subject:** FW:

**From:** Michael Forbes [REDACTED]  
**Sent:** Wednesday, October 03, 2018 6:36 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:**

To Mayor and Council,

As a business owner providing both health and housing solutions within the Burnside Gorge neighbourhood I support the redevelopment proposal for 210 Gorge Road E. as it will provide much needed affordable housing for families, seniors and working people as well as those who are vulnerable.

Kind regards,

Michael Forbes

Forbes Pharmacy

603 Gorge Road East

## **Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** October 4, 2018 10:43 AM  
**To:** Public Hearings  
**Subject:** FW: cedar grove rezoning

**From:** Matthew Valkhard [REDACTED]  
**Sent:** Thursday, October 04, 2018 9:34 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** cedar grove rezoning

Hello,

I am writing to voice my support for the rezoning of 210 Gorge road in efforts to increase affordable housing in our local Gorge neighbourhood.

Adding more affordable housing is visibly needed in the Gorge area and as a Gorge neighbourhood homeowner I am in full support of having our community active in helping provide Victoria increased affordable housing options.

Sincerely,  
Matthew Valkhard  
B.Sc., MDE.  
321 Obed Avenue, Victoria BC

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** October 4, 2018 10:44 AM  
**To:** Public Hearings  
**Subject:** FW: 210 Gorge Road

**From:** Scott Daly [REDACTED]  
**Sent:** Wednesday, October 03, 2018 9:18 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 210 Gorge Road

Re: Rezoning Application No. 00620 and Development Permit with Variances Application No. 00076 for 210 Gorge Road

Dear Mayor and Council,

I am very sad that I will not be able to attend the public hearing scheduled for October 4, 2018 for the rezoning application for 210 Gorge Road to voice my strong support for this proposal.

This project is a much needed piece in making housing more affordable and giving others in need of housing and support a much needed place to live. Having lived within 50 meters of a Cool Aid-run supportive housing facility for 6 years, I have found many of the concerns around safety to be unwarranted. Further, we have never made our city or neighbourhood safer by keeping more people unhoused and struggling for survival.

I would also like to bring to your attention that in the letter by the Burnside Gorge Community Association dated June 12, 2018, the results of the community consultation on this project that had occurred during a CALUC meeting on June 11 was omitted. After the presentation, there were concerns that were raised and, in my judgement, were satisfactorily addressed by the proponents. There were also many that voiced their support and in the customary vote of support afterwards, a majority were in favour. Despite this, the Association Board and CALUC still sent a letter opposing this project.

The primary reason cited for being opposed was the 6 stories proposed. However, with a decades-old 4 story apartment building directly across the street, 6 stories is the gentle density growth that should have been included in the original Burnside Gorge Community Plan for this corridor. Community plans must not remain static and should be adapted to changing realities. We are in a housing crisis and a homelessness crisis. This project is urgently needed and I urge council to approve this rezoning.

Regards,  
Scott Daly  
304 - 606 Speed Ave  
Victoria, BC