

December 4, 2019

Her Worship Mayor Lisa Helps and Council
The City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor Helps and Council:

Re: 1301 Hillside – Development

I write on behalf of The Cridge Centre for the Family as the official representative of my organization.

Historically, the corner lot that is now owned by Abstract Developments/nVISION Properties was originally part of the 12.2 acre parcel of land originally owned since 1893 by The Cridge Centre for the Family (formerly the B.C. Protestant Orphans' Home). Over forty years ago, during some lean years after the closing of the orphanage and our metamorphosis into The Cridge Centre, that corner lot was parceled off and sold for program funding.

Through its many iterations of rental equipment store, Payless Gas, Shell Gas, we had hoped to one day re-secure the property back into our ownership. After much effort was invested in this attempt it was not to be.

Our next greatest hope would be that the use and purpose of the property would complement our work and our values.

In evaluating the plans proposed, we find that we can come alongside in support of the proposal for a number of key reasons which I'd like to articulate.

1. Housing is a major need in our city and fits with our desire to see individuals of varying socio-economic status safely housed;
2. This model of housing is inclusive of a partnership with B.C. Housing for affordable home ownership;
3. While this is a home ownership model, it is of such a nature both in design of size of most units and by its partnership with B.C. Housing to attract those interested in smaller space living, with an anticipated ripple effect of freeing up similarly sized more affordable rental housing. This of course would impact many of the individuals we serve if they were able to find more stable and secure rental housing;

4. We have no issues with the six story height of the building, recognizing that the slope of land from the high point on our property and Cook Street will in effect minimize the height impact, especially with the stepped back design of the upper floors. From Hillside Avenue as well against the backdrop of the rise of Cridge land and Cook Street, the building will be perceived to be of lesser height than some of the apartment/condo buildings built on higher ground on high Cook.
5. Having attended many community meetings we are pleased that a car share vehicle on site and transit passes will be provided to attract those who prefer not to use a vehicle. We are well aware of and have the same shared concerns about parking with our local neighbours and have felt that Abstract have taken these apprehensions seriously and have made provisions for mitigation. We feel comfortable enough with these provisions to endorse moving forward;
6. We have always recognized that the OCP calls for highest and best use along the Hillside Avenue corridor and the provision of housing far surpasses the uses that could have evolved there with the site zoning that allowed for an oil change facility or car wash or another service station.

With these factors in mind, and feeling that our concerns have been addressed with transparency, respect and integrity, The Cridge Centre for the Family, the most immediate neighbour of the property in question, endorses the Abstract/nVISION proposal for 1301 Hillside Avenue.

Respectfully,



Shelley Morris, Chief Executive Officer
The Cridge Centre for the Family
1307 Hillside Avenue, Victoria, B.C. V8T 0A2

www.cridge.org

Lucas De Amaral

From: ANDREW LAW [REDACTED]
Sent: December 5, 2019 12:49 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: 1301 Hillside Ave

Good day Mayor and Council,

I am writing to encourage you move this project at the corner of Cook and Hillside to Public Hearing. The developer has worked hard with the neighborhood to help with traffic demands, use of alternate transit to cut down on green house emissions and a focus on cycling. The parking variance should be supported given the site constraints as well. I understand underground parking is allowed and having affordable housing will lessen the parking demand as well. The six story application is appropriate in this location along two major transit routes and book ended by two commercial centers; Quadra Village and Hillside Mall.

Thank you,

Andrew Law
1541 Pearl St
Victoria BC
v8r2y8