



April 22, 2020

To City of Victoria

RE: Temporary use Permit for 650 Speed Avenue, Victoria, BC

Back in early March 2020, it was brought to our attention that the Victoria Cool Aid Society, has submitted an application for a 2-year temporary use permit for 650 Speed Avenue. The Temporary use permit is to temporarily relocate the residents of 210 Gorge Road, while Victoria Cool Aid Society replaces the existing 21 supportive housing apartments.

As a neighbouring developer, business, owner of a residence we strongly oppose the plans the Victoria Cool Aid Society has for the 650 Speed Avenue property. We support Market Rental affordable housing spectrum, though strongly oppose the non-market affordable housing spectrum that Victoria Cool Aid Society is proposing, as the plans drastically impact the neighbourhood.

This housing would be on the main street of Victoria, beside a large development that is to commence this summer, we have concerns over the safety of the trades, and their tools, with the residents that Victoria Cool Aid Society houses. When we asked if we can have a tour of the current 210 Gorge Road residence, we were turned down, and they had suggested another location to tour. However, the reasons for our tour, would be to see how the people in the current housing live, and get a better feeling of whom is moving in next door to us.

Review of the Official Community Plan for the Mayfair Town Center, this sort of housing does not seem to be listed, and this spectrum of affordable housing can in the long term affect the plan of the area. In conjunction with the Burnside Gorge Community plan, the median income in the area is \$45,827 a year, based on the information we have received from Victoria Cool Aid Society this is not a typical income for the residents they expect to be moving into their building.

The safety and well-being of our residents, homeowners and business owners should be paramount. The changes within Mayfair Mall, do not align with adding a low-income affordable housing next door. According to the City of Victoria's housing Continuum, there are three levels of rental housing, non-market, low end of market rental housing and market rental housing. Developers are being encouraged to build affordable market rental housing, and we are doing so with our new development on Speed Ave, however what the Victoria Cool Aid is proposing is bringing in non-market rental housing which is the complete opposite.



We would ask that further reviews by the City as well as more public consultation take place prior to approving the temporary use permit. It is with our experience in rentals that once tenants move in, it will be extremely hard to get them out, therefore this all needs to take place prior to anyone moving in.

Regards,

A large, stylized handwritten signature in black ink, which appears to be "Edward Gerie". The signature is written over the word "Regards," and extends across the middle of the page.

Edward Gerie
President
Mike Geric Construction Ltd.

