

## H. REPORTS OF COMMITTEES

### H.1 Committee of the Whole

#### H.1.c Report from the April 23, 2020 COTW Meeting

##### H.1.c.b 650 Speed Avenue: Temporary Use Permit with Variances Application No. 00016 (Burnside)

**Moved By** Councillor Alto

**Seconded By** Councillor Loveday

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows:

"That Council authorize the issuance of Temporary Use Permit Application No.00016 for 650 Speed Avenue in accordance with plans submitted to the Sustainable Planning and Community Development department, date stamped April 2, 2020, to permit the additional use of multiple dwelling, subject to the following conditions:

- i. No less than 15 parking spaces shall be provided for residents.
- ii. The planting beds in the front and rear yards shall be cleaned up and reinstated.
- iii. The Temporary Use Permit, if issued, expires two years from the date of this resolution."

**CARRIED UNANIMOUSLY**

**F.1 650 Speed Avenue: Temporary Use Permit with Variances Application No. 00016 (Burnside)**

Committee received a report dated April 9, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Temporary Use Permit with Variances Application No. 00016 for 650 Speed Avenue in order to convert the existing four-storey motel to multiple dwelling to provide approximately 22 rental dwelling units for supportive housing.

**Moved By** Mayor Helps  
**Seconded By** Councillor Alto

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows:  
"That Council authorize the issuance of Temporary Use Permit Application No.00016 for 650 Speed Avenue in accordance with plans submitted to the Sustainable Planning and Community Development department, date stamped April 2, 2020, to permit the additional use of multiple dwelling, subject to the following conditions:
  - i. No less than 15 parking spaces shall be provided for residents.
  - ii. The planting beds in the front and rear yards shall be cleaned up and reinstated.
  - iii. The Temporary Use Permit, if issued, expires two years from the date of this resolution."

*Committee discussed the following:*

- *Current procedure bylaw requirements*
- *Allotted time length of the proposed Temporary Use Permit*
- *Support expressed by the Community Land Use Association Committee*

**Amendment:**

**Moved By** Mayor Helps  
**Seconded By** Councillor Loveday

**That this matter be forwarded to the April 23 Council meeting.**

**CARRIED UNANIMOUSLY**

**On the main motion as amended:**

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.

2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows:  
"That Council authorize the issuance of Temporary Use Permit Application No.00016 for 650 Speed Avenue in accordance with plans submitted to the Sustainable Planning and Community Development department, date stamped April 2, 2020, to permit the additional use of multiple dwelling, subject to the following conditions:
  - i. No less than 15 parking spaces shall be provided for residents.
  - ii. The planting beds in the front and rear yards shall be cleaned up and reinstated.
  - iii. The Temporary Use Permit, if issued, expires two years from the date of this resolution."

That this matter be forwarded to the April 23 Council meeting.

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report For the Meeting of April 23, 2020

---

**To:** Committee of the Whole **Date:** April 9, 2020  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** Temporary Use Permit Application No. 00016 for 650 Speed Avenue

---

### RECOMMENDATION

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows:

"That Council authorize the issuance of Temporary Use Permit Application No.00016 for 650 Speed Avenue in accordance with plans submitted to the Sustainable Planning and Community Development department, date stamped April 2, 2020, to permit the additional use of multiple dwelling, subject to the following conditions:

- i. No less than 15 parking spaces shall be provided for residents.
- ii. The planting beds in the front and rear yards shall be cleaned up and reinstated.
- iii. The Temporary Use Permit, if issued, expires two years from the date of this resolution."

### LEGISLATIVE AUTHORITY

In accordance with section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit Application for the property located at 650 Speed Avenue. The proposal is to convert the existing four-storey motel to multiple dwelling in order to provide



approximately 22 rental dwelling units for supportive housing. The plans associated with this application provide for no visitor parking spaces, whereas Schedule C would normally require that two visitor spaces be provided for this use. Fifteen parking spaces are provided for residents.

The following points were considered in assessing this application:

- the *Official Community Plan* (OCP, 2012) identifies the subject property within the Town Centre Urban Place Designation, which supports multi-unit residential buildings
- expanding the supply of rental housing through regeneration of existing buildings is encouraged in the OCP
- the OCP also supports the re-use and retrofit of existing buildings
- the *Burnside Gorge Neighbourhood Plan* designates the subject property Town Centre, which also supports multi-unit residential buildings
- the applicant (Victoria Cool Aid Society) is proposing to relocate current tenants in the Cedar Grove Supportive Housing program at 210 Gorge Road East to the existing building in order to begin construction of a new affordable housing development which was recently approved by Council in June 2019
- the existing motel has self-contained units, which include full kitchens and bathroom facilities
- the parking variance is supportable given that the subject property is within close proximity to frequent transit service on Douglas Street. The applicant is also providing bicycle parking on site.

Given the current COVID-19 pandemic, combined with the urgent need for supportive and affordable rental housing in the City, Council may wish to allow this project to advance to the point of final Council consideration by waiving the formal Opportunity for Public Comment while continuing with the practice of allowing for written comments. Other aspects of the process that ensure transparency and notification of the public would be maintained.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to change the use from a motel to multiple dwelling to accommodate approximately 22 supportive housing units for a period of up to two years. The applicant intends to apply for rezoning in the future in order to provide permanent affordable rental housing for low to moderate income individuals by retaining the existing building. Specific details of the current proposal to support a residential use at this location include:

- amenity and office space for residents and support staff on the ground floor
- 22 bicycle parking spaces in an existing carport at the rear of the building.

No visitor parking spaces are provided, while Schedule C would require two spaces. Fifteen parking spaces are provided for the residents.

### **Affordable Housing**

The applicant proposes the creation of 22 new residential units which would increase the overall supply of affordable housing in the area. The fully self-contained units, which include full kitchens and bathroom facilities, would operate as supportive housing for the current tenants in the Cedar Grove Supportive Housing program at 210 Gorge Road East, while this property is being redeveloped into a new affordable and supportive housing project, approved by Council in June 2019.

## **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

## **Active Transportation**

The applicant is proposing 22 bicycle parking spaces within a secure and enclosed carport, which supports active transportation.

## **Public Realm**

No public realm improvements beyond City standard requirements are proposed in association with this Temporary Use Permit Application.

## **Accessibility**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The outdoor common areas are accessible and there is an elevator in the building.

## **Existing Site Development and Development Potential**

The site is presently a motel. Under the current T-1 Zone, Limited Transient Accommodation District, the permitted uses are restricted to single family dwellings and customary accessory uses, transient accommodation, housekeeping apartment buildings, boarding houses and rooming houses.

## **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on April 2, 2020 the application was referred for a 30-day comment period to the Burnside Gorge CALUC. A letter dated April 15, 2020 is attached to this report.

An Opportunity for Public Comment is not a legislative requirement for temporary use permits under the *Local Government Act*. Each municipality in British Columbia has the authority to determine if there should be a public forum associated with the approval of temporary use permits. The City's *Land Use Procedures Bylaw*, states the following with respect to the City's requirements for an Opportunity for Public Comment:

31. Council may provide an opportunity for public comment before passing a resolution to issue:

- a. a development variance permit, other than a permit that varies a bylaw under Section 528 of the *Local Government Act*;
- b. a development permit with variances;
- c. a heritage alteration permit with variances;
- d. a temporary use permit.

Given the current COVID-19 pandemic and the public health order limiting social gatherings and requiring physical distancing, combined with the urgent need for supportive and affordable rental housing in the City, especially at this time, Council may wish to consider waiving the Opportunity for Public Comment for this Temporary Use Permit (TUP) application to allow this



project to advance to the point of final Council consideration. This would facilitate not only the formalization of the 22 units that are the subject of this TUP, but would allow for the construction of 72 new supportive and affordable rental dwelling units at 210 Gorge Road East and the relocation of the residents of the Gorge Road site to Speed Avenue. The applicant notes that the development at 210 Gorge Road East will continue to be delayed if the applicant must wait for an opportunity for public comment to occur for the TUP.

While the staff recommendation includes the necessary language to waive the Opportunity for Public Comment, all other aspects of the process that ensure transparency and notification of the public would be maintained. The *Local Government Act* requires for TUPs that a notice be placed in a newspaper and that mailed notice be provided within the distance specified in the City's bylaws. In this instance notification requirements involve adjacent properties, therefore, consistent with the City's *Land Use Procedures Bylaw*, mailed notice would be sent to owners and occupiers of the subject site and adjacent properties. This notice would still invite recipients to provide written comments on the proposal if they felt inclined. Also in accordance with the City's *Land Use Procedures Bylaw*, a sign would be posted on the property notifying the public of Council's upcoming consideration of the matter along with an invitation to provide written feedback.

To ensure development applications can continue to move forward during the COVID-19 pandemic, a report that explores alternative ways to advance development applications that include Opportunities for Public Comment is under preparation. However, there are numerous application scenarios to be considered and since this work is intertwined with developing new ways of remote participation in the development application processes, this report will take a bit more time. To facilitate this TUP for supportive housing, staff thought it would be prudent to include a recommendation, specific to this application only. However, if Council would prefer to wait, the alternate motion is structured accordingly.

## **ANALYSIS**

### **Official Community Plan**

The subject property is designated Town Centre in the *Official Community Plan (OCP, 2012)*, which supports multi-unit residential buildings. Expanding the supply of rental housing through regeneration of existing buildings is encouraged in the OCP. The OCP also encourages the re-use and retrofit of buildings. The proposal is consistent with the land use policies and further advances policy objectives in the OCP.

### **Local Area Plans**

The *Burnside Gorge Neighbourhood Plan* designates the subject property Town Centre, which supports multi-unit residential buildings. The proposal is also consistent with the land use policies outlined in the Plan.

### **Regulatory Considerations**

Under *Schedule C: Off-street Parking* in the *Zoning Regulation Bylaw*, the proposal would normally require 17 parking spaces, consisting of 15 residential and two visitor parking spaces. The plans associated with this application provide no visitor parking spaces. The proposal does not meet the criteria for a lower parking ratio in *Schedule C: Off-street Parking* because there is a condition in Schedule C requiring that the applicant enter a Housing Agreement to secure the affordable housing in perpetuity in order to qualify for a lower parking ratio. This condition is not



feasible for a TUP application given the term restrictions that are associated with a TUP. Regardless, a reduction in parking from 17 to 15 parking spaces is supportable given the subject property's close proximity to a frequent transit that is available on Douglas Street and the addition of bicycle parking on site.

## CONCLUSIONS

The proposal to temporarily permit a multiple dwelling in order to change the use from an existing motel to approximately 22 supportive and affordable housing units for a period of up to two years is consistent with the policy objectives outlined in the OCP and *Burnside Gorge Neighbourhood Plan*. A TUP would enable the applicant to temporarily relocate the tenants from 210 Gorge Road (Cedar Grove Supportive Housing Program) to this existing building in order to allow the applicant to begin the construction of a new affordable housing development on Gorge Road. Staff recommend for Council's consideration that the requirement for an Opportunity for Public Comment is waived.

## ALTERNATE MOTION

### OPTION 1

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

1. That Council authorize the issuance of Temporary Use Permit Application No. 00016 for 650 Speed in accordance with plans submitted to the Sustainable Planning and Community Development department, date stamped April 2, 2020, to permit the additional use of multiple dwelling, subject to the following conditions:
  - i. No less than 15 parking spaces shall be provided for residents.
  - ii. The planting beds in the front and rear yards shall be cleaned up and reinstated.
  - iii. The Temporary Use Permit, if issued, expires two years from the date of this resolution.

### OPTION 2

That Council decline Temporary Use Permit Application No. 00016 for the property located at 650 Speed Avenue.

Respectfully submitted,

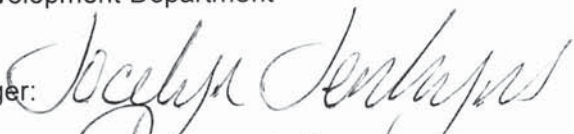
  
Leanne Taylor  
Senior Planner  
Development Services Division



  
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

Date:

  
Apr. 17, 2020



## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment D: Plans dated April 2, 2020
- Attachment C: Applicant's letter dated April 2, 2020
- Attachment E: Letter from the Burnside Gorge CALUC dated April 15, 2020.



650 Speed Street  
 Temporary Use Permit #00016





650 Speed Street  
 Temporary Use Permit #00016







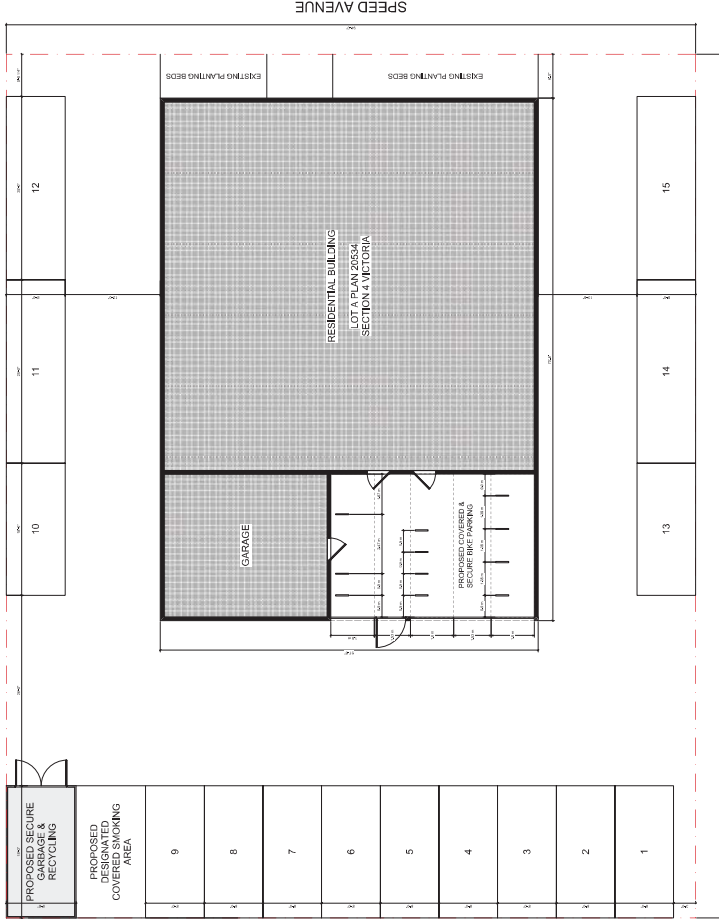
FLOOR LEVEL	PARKING REQUIREMENTS (AS PER CITY OF VICTORIA SCHEDULE C)	
	APARTMENT	OFFICE
GROUND FLOOR	1 apartments less than 45 sqm 1 x 0.7 = 0.7	75.4 sqm / 55 sqm = 1.37
SECOND FLOOR	7 apartments less than 45 sqm 7 x 0.7 = 4.9	-
THIRD FLOOR	7 apartments less than 45 sqm 7 x 0.7 = 4.9	-
FOURTH FLOOR	7 apartments less than 45 sqm 7 x 0.7 = 4.9	-
TOTAL	15.4	1.37

\* A TWO PARKING STALL VARIANCE IS REQUESTED \*

DRAWING LEGEND	
PROPERTY LINES	
COMMERCIAL BUILDING	



EXISTING AREA TO BE LOCATION OF PROPOSED SECURE GARBAGE & RECYCLING ENCLOSURE AND COVERED SMOKING AREA



1 SITE/PARKING PLAN  
A1  
1/8" = 1'-0"

PROJECT:	SPEED AVE TUP
PROJECT ADDRESS:	608 SPEED AVENUE VICTORIA, BC
CLIENT:	VICTORIA COOL AID SOCIETY
ISSUED FOR:	DATE:
REVISION NO.:	DATE:
1	02/04/20
SAC PROJECT NO.:	SPE-4500-20
DRAWN BY:	SL
DATE:	APRIL 2, 2020
SCALE:	AS SHOWN
DRAWING TITLE:	SITE PLAN
DRAWING NUMBER:	A1

**Revisions**  
Received Date:  
**April 2, 2020**







PROJECT:  
**SPEED AVE  
TUP**

PROJECT ADDRESS:  
688 SPEED AVENUE  
VICTORIA, BC

CLIENT:  
**VICTORIA COOL  
AID SOCIETY**



ISSUED FOR: DATE:  
REVISION NO.: DATE:  
1 02/04/20

SAC PROJECT NO.:  
**SPF-6500-20**

DRAWN BY:  
SL

DATE:  
APRIL 2, 2020

SCALE:  
AS SHOWN

DRAWING TITLE:  
**EXISTING  
LEVEL 2-4 FLOOR  
PLANS**

DRAWING NUMBER:

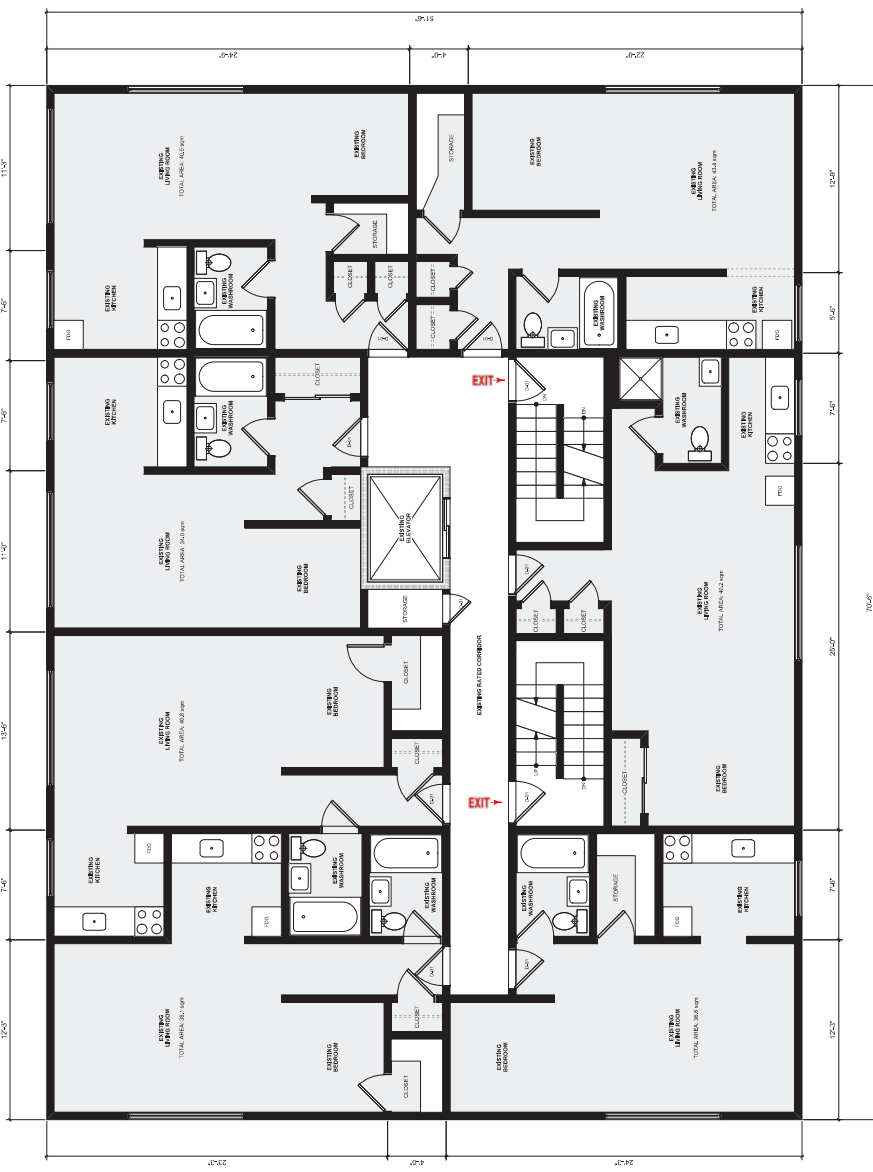
**A4**

PARTITION LEGEND	
EXISTING BASEBUILDING WALLS & PARTITIONS - TO REMAIN	
EXISTING 8" CONCRETE BLOCK WALLS - TO REMAIN	

DRAWING LEGEND	
EXISTING RED EXIT SIGNS	<b>EXIT</b>
EXISTING RESIDENTIAL UNIT	

DOOR LEGEND	
MRK	COMMENT
D-01	ENSURE EXISTING DOORS HAVE A 45 MIN FRR AND ARE EQUIPPED WITH 45 MIN FRR HARDWARE AND CLOSER, AND ARE TO BE REHUNG AND INSTALL NEW LEVER LATCH DOOR HANDLES.

ENSURE ALL FLOORS ARE EQUIPPED WITH EXIT SIGNS AND EMERGENCY LIGHTING



1  
A4  
EXISTING LEVEL 2-4 FLOOR PLANS  
1/4" = 1'-0"



April 2, 2020

Mayor Lisa Helps & Council  
City of Victoria  
1 Centennial Square Victoria BC  
V8W 1P6

**RE: 650 SPEED AVENUE -- Application for Temporary Use Permit**

Dear Mayor Helps & Council:

Victoria Cool Aid Society (Cool Aid) is pleased to submit this application for a Temporary Use Permit approval for the motel located at 650 Speed Avenue. This application proposes using the 22-unit motel known as the Mayfair Motel for the temporary relocation of tenants from our Cedar Grove property located at 210 Gorge Road East while the latter site is redeveloped.

**PROJECT SUMMARY**

The building and lot being considered is currently zoned *T-1 Limited Transient Accommodation* and has operated as an affordable motel since 1961. The motel was originally designed as a small apartment building; all units are self-contained with full kitchens and bathrooms and adequate electrical supply for a permanent residential use. The building has been very well maintained and is highly suitable for the purpose of providing more long-term affordable rental housing stock.

Cool Aid's purchase of the building and immediate use is to allow for the interim relocation of our Cedar Grove Supportive Housing program, and to allow for this use, we are seeking a two-year Temporary Use Permit for the operation of our supportive housing program. When our 210 Gorge redevelopment is complete, the relocated tenants will be welcomed back to their new units at 210 Gorge, and at that time, our long-term plan is to make an application to rezone the property for affordable rental housing, and be able to offer these 22 units as long-term rental housing for low to moderate income individuals.

**GOVERNMENT POLICIES**

The site falls under the Town Centre designation in the Official Community Plan which supports both residential and commercial uses. The Burnside Gorge Local Area Plan also supports a residential use for this property with additional density for an affordable rental use.

**PROJECT BENEFITS AND AMENITIES**

Cool Aid has been actively working on the redevelopment of the Cedar Grove property for over four years now. A critical aspect of the redevelopment has been the need to find a suitable property to relocate the existing tenants to. For over two years, Cool Aid had been actively searching for suitable units to block lease, but the supply was simply not available.

Finding the Mayfair Motel property has enabled us to keep the Cedar Grove community of people together, along with the program's support staff, during the redevelopment phase.

We are also able to move the program to a property which, in many ways, is better suited for a supportive housing program than the current 210 Gorge property has been. The 650 Speed Avenue property has a controlled access entrance, with adequate programming space on the ground level and an elevator for those with mobility issues.

### **IMPACTS**

Cool Aid respects that BC Housing has committed to a moratorium on any additional supportive housing units in the Burnside Gorge neighbourhood, and wish to make it clear that there will be no net increase in supportive housing units in Burnside Gorge as a result of this proposal. We are simply temporarily relocating tenants who have been a part of the Burnside Gorge neighbourhood for many years to a different part of the neighbourhood. As stated, in the long term, we will make an application to the City to rezone the property as rental housing.

Early in the process of acquiring the building, Cool Aid reached out to neighbours on Speed Avenue to make them aware of our plans to apply for a temporary use permit. We have been proactive and transparent in our communications, with the goal of working with immediate neighbours to ensure the successful transition of our supportive housing program to the neighbourhood.

We have heard feedback that the neighbourhood is contending with issues of vehicle break-ins and other challenges and have expressed a concern that the relocation of our supportive housing program could exacerbate this situation. We have been working with the strata council members at nearby buildings and management of local businesses to collaborate on solutions, which will address these concerns around safety and security in the immediate area. We are confident that by building and maintaining a strong relationship with our neighbours, the addition of these permanent rental-housing units will be well accepted.

### **SAFETY AND SECURITY**

With controlled access and location of our support staff on the ground level, we will maintain safety and security for both our tenants and neighbours. The property is already equipped with security cameras for both the interior and exterior. Cool Aid will be reviewing these camera placements and exterior lighting to determine if any upgrades are required.

Cool Aid wrote to Mayor and Council in January expressing our support for VicPD in their request for additional officers so that they have the capacity to adequately respond to neighbourhood concerns such as those raised by members of the Burnside Gorge community. Community resource officers are effective supports for neighborhoods and service providers, and neighborhoods experiencing an increase in reported crimes rightfully expect an increase in police patrols and a more visible and responsive presence in the community.

Cool Aid continues to work with our neighbours and the Burnside Gorge Community Association to mitigate any impacts that our own operations have on the neighbourhood. As well, we continue to work with other service providers and the Community Advisory Council to address neighbourhood issues and reduce to the extent possible the impacts of homelessness on both the individuals experiencing it, and the residents and businesses of Burnside Gorge.



**TRANSPORTATION**

The property's location along the Douglas Corridor is highly accessible for public transit, which is a key transportation choice for our tenants. There are 15 parking spaces available on site and we are requesting a variance for 2 parking spaces. The majority of residents in our supportive housing programs do not own cars. There are 3 tenants in our Cedar Grove housing program who own vehicles. Combined with our staff on-site, we anticipate our need for parking to be 7 spaces total during this temporary use period which is well below the number of parking spaces provided.

**GREEN BUILDING FEATURES**

This temporary use permit would not envision changes to the current building structure.

**CONCLUSION**

We feel very fortunate that we have located an appropriate and suitable housing option for the relocation of our Cedar Grove tenants. We are seeking Council's approval for this Temporary Use Permit so that we may proceed with our redevelopment at 210 Gorge Road E, and create an additional 51 units of affordable housing on that property. With the addition of the Mayfair Motel purchase, we will be achieving an additional 22 units of affordable rental housing stock within the City of Victoria.

Sincerely,

Kathy Stinson  
Chief Executive Officer

cc:  
Deanna Bhandar,  
Director, Real Estate Development

April 15, 2020

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

**Burnside Gorge LUC comment on Temporary Use Permit Application  
for 650 Speed Avenue**

The Burnside Gorge Land Use Committee (BGLUC) has reviewed the application by Victoria CoolAid Society for a 2 year Temporary Use Permit (TUP) for the Mayfair Motel at 650 Speed Avenue.

The applicant has met with the surrounding community and addressed their concerns as outlined in CoolAid's letter of April 2, 2020. The community has expectations that any problems arising from the relocation of the Cedar Grove supportive housing site will be resolved by CoolAid. In addition the BGLUC would look for assurances that at the end of the TUP the motel revert to an affordable housing site and not as supportive nor subsidized housing.

The BGLUC has no objections to this 2 year TUP application with the conditions outlined in CoolAid's April 2, 2020 letter and our comments above.

Respectfully,



Avery Stetski  
Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Deanna Bhandar, Victoria CoolAid Society



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, consisting of several overlapping loops and lines, positioned over the typed name and title.

Edward Gerie  
President  
Mike Geric Construction Ltd.




To City of Victoria

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

As the owner and developer in the neighborhood, we strongly oppose the plans from the Victoria Cool Aid Society for 650 Speed Avenue property. We strongly oppose the non-market affordable housing spectrum that Victoria Cool Aid Society is proposing, as the plans has big impact in neighborhood.

Our concern is the safety of our residents, homeowners especially the kids in the area.

Name:	Address:	Phone:
James Liu	612 Frances Avenue	
Li Wang	618 Frances Avenue	
Lining Jack Tan	606 Frances Avenue	
Sha Peng	605 Speed Avenue	
Xianglin Yang	607 Speed Avenue	
Liming Chen	609 Speed Avenue	
Yi Han	615 Speed Avenue	
Hongbin Sun	629 Speed Avenue	

---

---

---

Temporary Use Permit  
Application No. 000016  
For  
650 Speed Avenue



3

Subject Site



3

4

Flaman Fitness  
3172 Douglas St

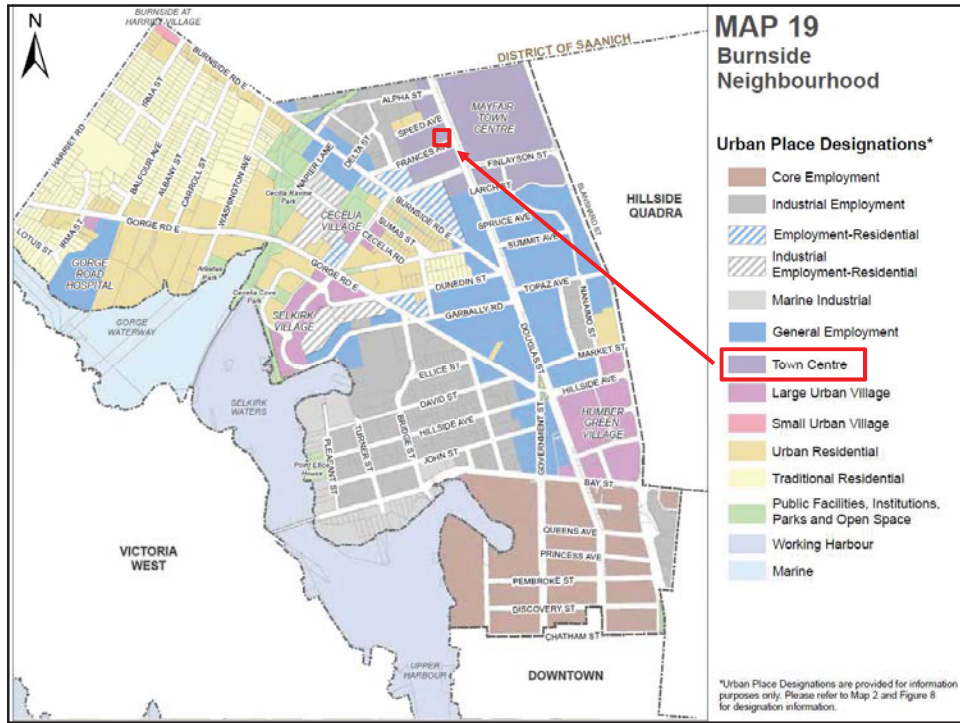


Mayfair Walk  
630 Speed Ave



4

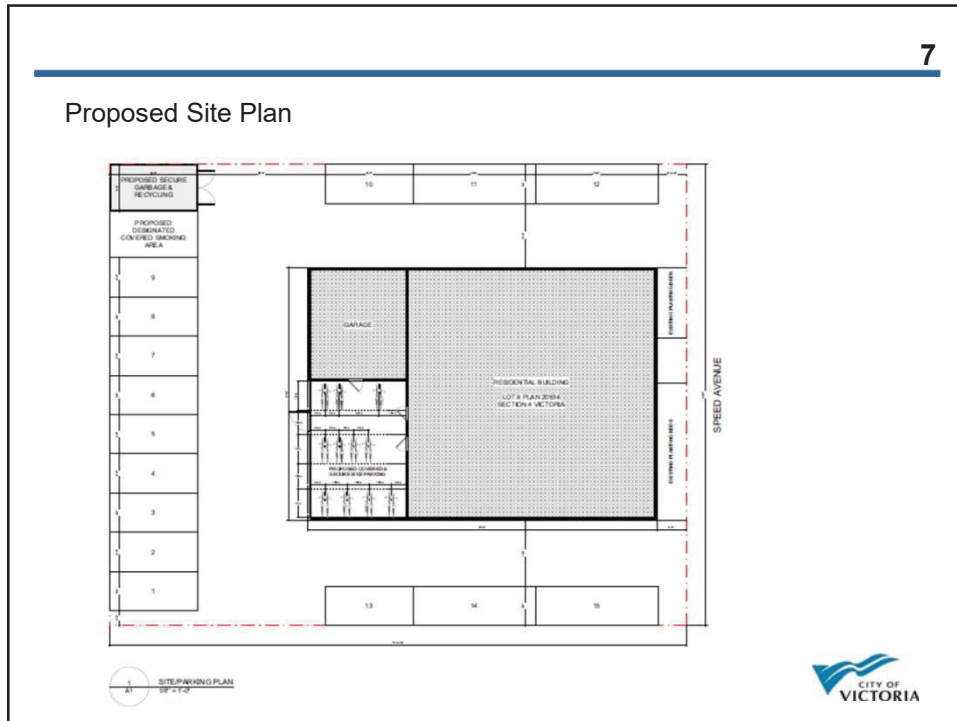




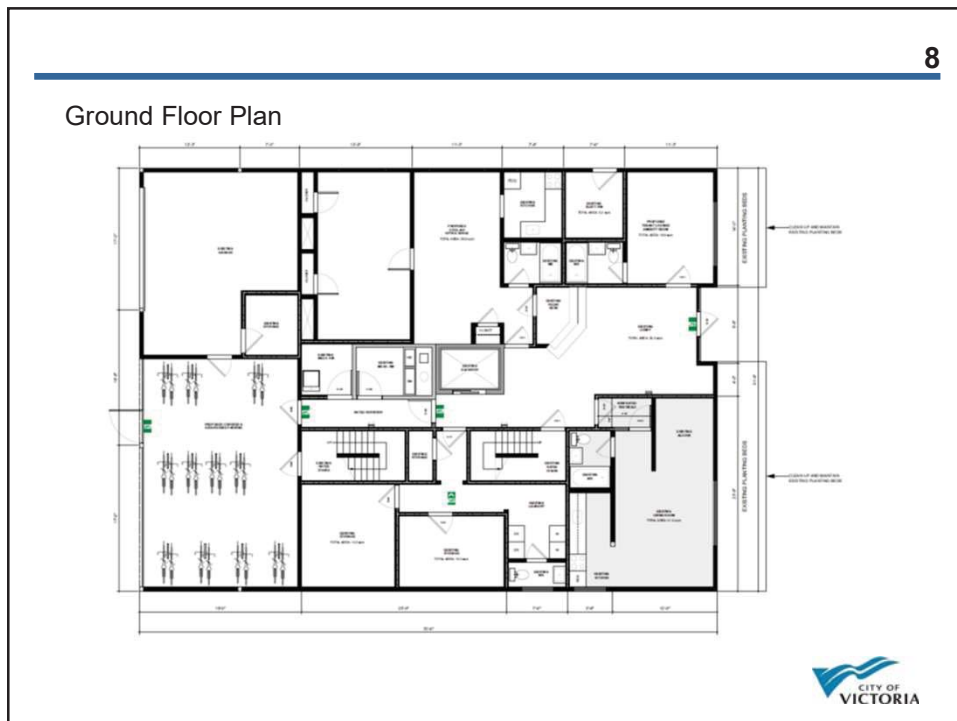
5



6



7



8

Levels 2 – 4 Floorplans

