



104-550 Goldstream Avenue
Victoria, BC V9B 2W7



June 10, 2020

City of Victoria
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Re: Rezoning and DP Application: 3020 Douglas/584 Burnside Road East

Dear Mayor Helps and Council,

M'akola Housing Society is the operator nearly 1600 affordable rental homes throughout the Province of BC. As a non-profit housing operator and developer of affordable housing, I am writing this letter to support Cool Aid's rezoning application and development permit proposal to develop 154 units of affordable rental and supportive housing in our community. The Crosstown proposal will be a key contributor of social housing units and will meet the needs of a range of tenants including families, seniors and people requiring supports.

Non-profit led developments of this project's scale are unique and have the ability to offer so much more in terms of community benefits and amenities. The inclusion of a daycare program and employment training opportunities will further advance policy priorities of the City of Victoria. By supporting non-profits to lead development projects of this nature, the City will be gaining affordable rental housing and social programs that will be in place in perpetuity.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Albers".

Kevin Albers, CPA, CAFM, CIHM
Chief Executive Officer

cc Deanna Bhandar, Director of Real Estate, Victoria Cool Aid Society
Kathy Stinson, CEO, Victoria Cool Aid Society

June 10, 2018

Scott Benton
Denise Moreau
547 Burnside Road East
Victoria, BC V8T 2X7

City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

By Email

**RE: Zoning Bylaw Amendment No. 1223, No. 20-050; Proposed City of Victoria
Zoning change for 3020 Douglas Street and 584 Burnside Road East**

To: Victoria City Council and Planning Department:

We are writing in response to your invitation to provide comment on the proposed changes to the Zoning Bylaw Amendment No. 1223, No. 20-050 proposed by the City of Victoria for 3020 Douglas Street and 584 Burnside Road East. My partner and I are opposed to this zoning change for multiple reasons.

We own the property at 547 Burnside Road East adjacent and across the street from the proposed new development. We purchased this home on the basis of the zoning and vision for the area to provide rental accommodation; something that is in short supply in our city. Attracting quality, reliable, stable tenants is dependent on many factors including the desirability of a neighbourhood.

Since buying this property we have seen the amount of crime increase substantially: vehicles are broken into regularly, property is vandalized and stolen. Our tenants have endured abuse from transient individuals who roam the streets and alleys looking for an unlocked car or entry into the house. The safety and security of our tenants has been significantly diminished. This did not happen previously. Why has this occurred?

It's primarily because BC Housing and the City of Victoria for the past three years have arbitrarily imposed transient housing in places that are not zoned or planned for in this neighbourhood. This area has had the majority of the city's transient housing introduced into it contrary to the official community plan and the wishes of the people who live there. BC Housing and the City of Victoria have continually usurped due process by introducing non-conforming uses and then making changes to the zoning after the fact. This has happened repeatedly in this

area making a sham of the rezoning decision making process. It's clear the city has already made its decision when it allowed BC Housing to acquire this property ahead of any rezoning process for its intended purpose. Why do we have an official community plan if the city continuously ignores it and a Crown Agency can override it? Why do we have rezoning bylaws when the process is superseded by a Crown Agency and the city behind closed doors?

Specifics on why the proposed zoning change should be not approved:

Contrary to the Official Community Plan This proposal ignores the broad objectives of the Official Community Plan. Why are these changes being contemplated on a one off, adhoc basis with no consideration of the cumulative impact on the economic viability and social well being of the adjacent neighbourhood?

Is the OCP no longer valid or is the City entitled to ignore it at will? This proposed zoning change makes a mockery of the city planning process as did the original change from the Transient Accommodation a year ago. The decisions were made behind closed doors when the property was purchased by BC Housing and has been furthered through this proposed change. This practice has been repeated multiple times this year as more properties have been purchased by BC Housing in this vicinity.

The proposed change is inconsistent with the vision and goals for the OCP Housing Supply in Victoria. The changes were not planned nor considered in the 2016 OCP update nor in the 2012 plan. It does not meet the criteria for the current zoning nor the adjacent residential zoning. It ignores the OCP direction on Housing Diversity which states "Support a range of housing types, forms and tenures **across the city and within neighbourhoods** to meet the needs of residents at different life stages, and to facilitate aging in place. [SEE SECTION 15)". The concentration of transition housing in this vicinity is completely at odds with the OCP and will be compounded if the rezoning application is approved.

Impaired Visual Quality and Increased Crime: Introducing a 6 story and 7 story building into an area that does not have structures of this height will significantly change the visual lines and light transfer on this block. These buildings will shade the residential housing on the opposite side of Burnside Road East for a good part of the morning. In addition, it significantly increases the density of transient housing accommodation in this location. This will result in significant increases in crime in the neighbourhood as has already been experienced in the past two years.

Will BC Housing, the Cool Aid Society or the City of Victoria step in and cover the cost of the losses associated with property crime in the area? Will they provide security to ensure the neighbourhood residents feel safe in their homes? Will they compensate homeowners for the increased expense needed to keep their properties and residents safe?

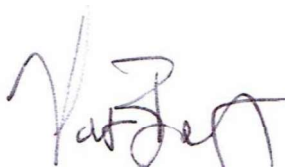
The issues of crime and reduced property values in this area is not speculation. This happened in the 2020 property valuation process where the land value of 547 Burnside Road East was reduced as a result of increased property crime, incident of assault, transient population occupation, property degradation and reduce the desirability for residential use as a family-oriented neighbourhood. See two attachments from Victoria City Police.

Street and Parking and Traffic Congestion: Burnside Road East has significant traffic on it during business hours. The street parking on the west side of Burnside Road East is already full during business hours from office staff and workers in the surrounding area. Traffic and bylaw enforcement is minimal. Residents and their guests on the west side of Burnside Road East can rarely find parking in front of their homes. Increasing the density of transient housing will make this situation impossible.

The two zoning changes in this location will compound an existing problem with densification of transient accommodation in the Gorge, MayFair, Rock Creek vicinity destroying the neighbourhood character and creating localized ghetto conditions. This is contrary to objective 6(g) of the Land Management and Development Broad Objectives. This proposal will change the vision for traditional residential on the west side of Burnside Road East to something much less desirable. It has already started.

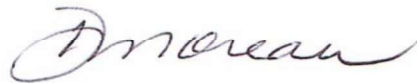
In summary, we are strongly opposed to the zoning change for 3020 Douglas Street and 584 Burnside Road East. We request the City of Victoria to follow the direction of the approved zoning planning and address its housing plan in a comprehensive manner instead of destroying the existing economic viability and neighbourhood characteristics and future envisioned for this area in the approved Official Community Plan.

Yours Truly,



Scott Benton

Yours Truly,



Denise Moreau

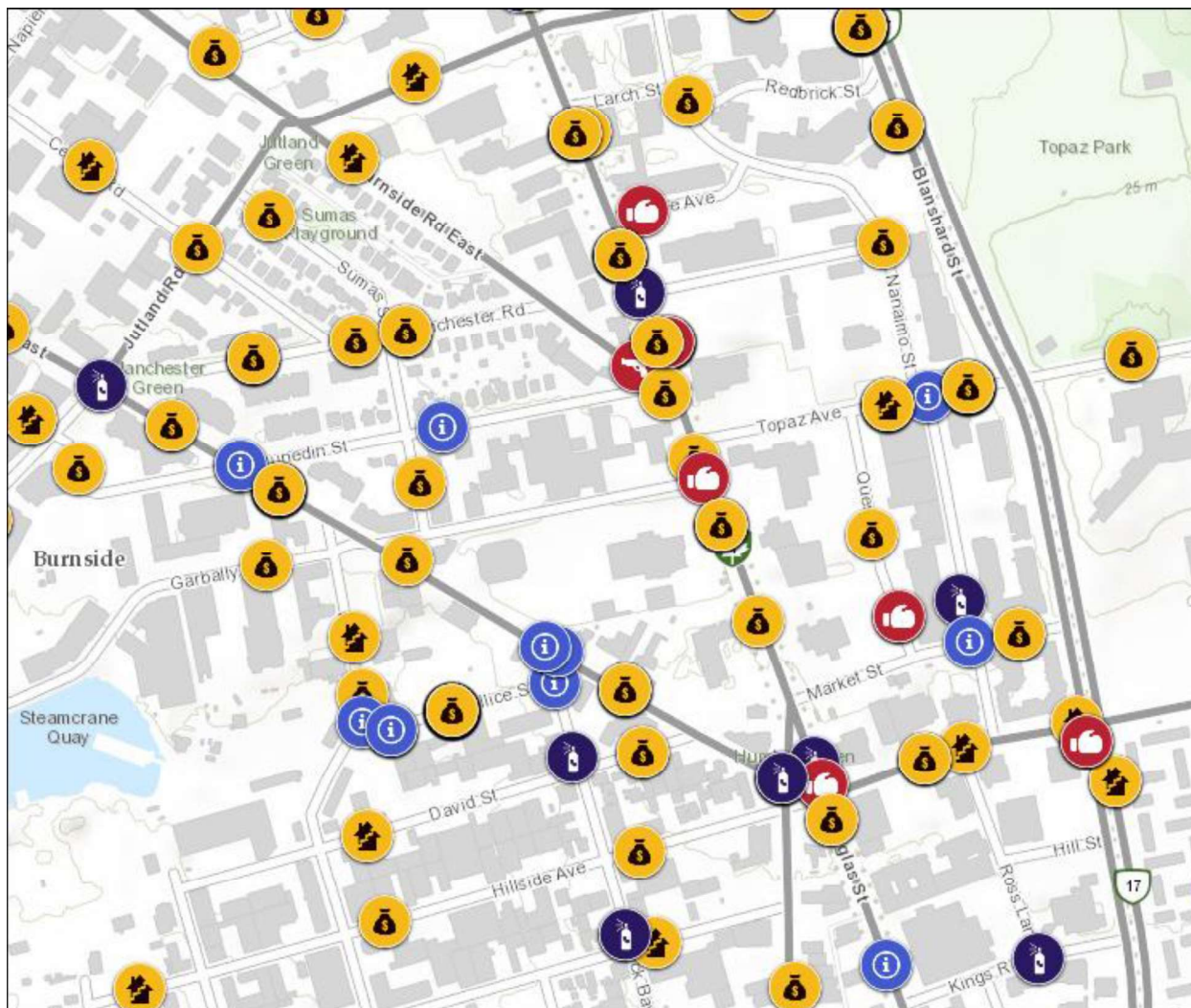
CC: Minister of Municipal Affairs and Housing, Honourable Selina Robinson

Shayne Ramsay, CEO, BC Housing

Suzanne Cole, Burnside Gorge community Association

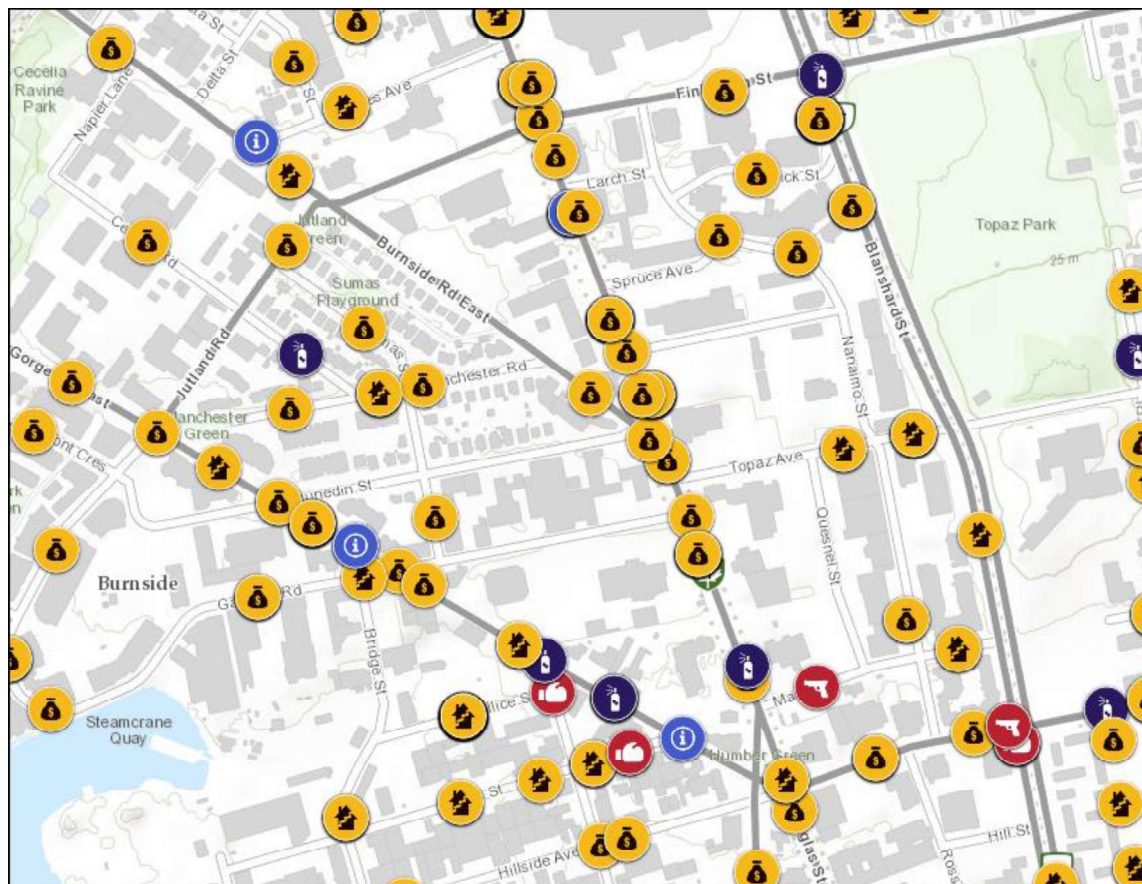
Comments on changes to OCP zoning 3020 Douglas Street and 584 Burnside Road East

Crime Statistics for Burnside Road East Area Feb-May, 2019



Comments on changes to OCP zoning 3020 Douglas Street and 584 Burnside Road East

June – Crime Stats Burnside Road East; June-August 2019



Madison Heiser

From: Public Hearings
Sent: Thursday, June 11, 2020 2:08 PM
To: Public Hearings
Subject: FW: Public input - Crosstown Project at 3020 Douglas Street and 584 Burnside Road

From: Lynn [REDACTED]
Sent: June 11, 2020 12:38 PM
To: Victoria Mayor and Council [REDACTED]
Subject: Public input - Crosstown Project at 3020 Douglas Street and 584 Burnside Road

Dear Mayor and Council,

As a Victoria resident, I am writing to support Cool Aid's proposed Crosstown Project at 3020 Douglas Street and 584 Burnside Road.

This project will include 154 badly-needed affordable rental housing units suitable for working families, seniors and singles, including 54 supportive units, plus other uses including daycare services, office space, and retail space (including a café). It is close to shopping, transit and other services, and near downtown, making it an ideal location for singles and families who want to live and work downtown.

Our city needs additional affordable housing, especially secure reliable rental housing with a compassionate, responsible landlord. Families need to limit stress to their children, especially housing instability, and this project will address that critical need within our community.

Because it is located in a walkable and transit-oriented neighborhood, it supports housing affordability, and helps achieve our community's sustainability goals. This project should be approved due to the many benefits it provides to our community.

best regards
Lynn Beak

Madison Heiser

From: Public Hearings
Sent: Thursday, June 11, 2020 1:59 PM
To: Public Hearings
Subject: Support for Cool Aid's Crosstown Project

From: MERLE WALL [REDACTED]
Sent: June 11, 2020 11:47 AM
To: Victoria Mayor and Council [REDACTED]
Subject: Support for Cool Aid's Crosstown Project

Dear Mayor and Council,

This letter is written in support of the Cool Aid Crosstown Project at 3020 Douglas Street and 584 Burnside Road. The 154 affordable rental housing units are needed for family units including young and older people. 54 of the units are supportive along with daycare services, office and retail space. Being close to shopping, transit, and downtown, minimizes the need for car travel which helps our fragile environment.

Please approve this project which will help us move closer to the CMHC goal of reaching housing for all by 2030. Our city council has moved forward with the recent success in housing many of the vulnerable homeless, and hopefully will continue its' support by making possible the building of affordable housing for a wider range of people such as the working poor, vulnerable seniors, and youth entering the job market. The Cool Aid Crosstown Project should be approved by Victoria's City Council.

Sincerely
Merle Wall
Member of GVAT
203-379 Tyee Road
Victoria, BC, V9A0B4

Sent from my iPad



VICTORIA NATIVE FRIENDSHIP CENTRE

231 Regina Avenue, Victoria, BC V8Z 1J6

June 11, 2020

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

Dear Mayor Helps and Council;

Support Crosstown Project

I am writing on behalf of the Victoria Native Friendship Centre to express our support for the Victoria Cool Aid Society's Crosstown Project. As we all know, affordable and supported housing in Victoria is available at a deficit to the need. Housing on its own does not welcome many people who are marginalized within our community; a wide range of housing and transitional housing, for those needing additional supports is necessary to ensure the process is successful. A regional strategy to house everyone includes projects like this one.

The Crosstown Project has incorporated family housing, while recognizing and meeting the need for childcare. Family units are in high demand, as we know with long waitlists and infrequent vacancies in our housing projects. Additionally, to have daycare within a housing community will no doubt reduce the stress faced by many families and increase the social wellbeing of children. In the proposal we see art being prioritized, an integral part of life and emotional wellbeing. Culinary training programs will bring food to the community, as well as providing potential job opportunities in a city that values and is known for its exceptional food industry. Food, art, family and space to commune, within a supported and affordable structure will provide a foundation for success. This project is far more than simply housing.

We understand all too well the difficulties faced when supported housing is presented in new communities. We faced great opposition when opening Siem Lelem (120 Gorge Road). Since that time, we have been welcomed and recently received complimentary recognition from the neighbourhood. The process can be arduous, but the path from 'not in my backyard' to diversified community neighbour is made shorter by a well structured proposal like the Crosstown Project. Additionally with my home address being in downtown Victoria (556 Herald Street) I am aware of the work being done through Victoria Cool Aid Society.

We are honoured to be supporting this project and wish you the best of luck. Please feel free to be in touch should you have any questions.

Sincerely,

Ron Rice - Wush'q
Executive Director

Madison Heiser

From: Stephen Tyler [REDACTED]
Sent: Thursday, June 11, 2020 12:17 PM
To: Public Hearings
Cc: Victoria Mayor and Council
Subject: June 11 meeting Item E.2 Cool-Aid Crosstown

Dear Councillors,

This letter is to endorse the application from Cool-Aid Society for Rezoning and Development Application with Variance, Item E.2 on today's Public Hearing agenda.

The City of Victoria is desperately short of affordable rental accommodation, particularly in the central areas. The lack of affordable accommodation for a wide range of household types aggravates a host of other social problems that create economic costs and additional community burdens in our city: temporary or long-term homelessness, school truancy, public health and mental health issues. This proposal will provide a modest but badly needed contribution to addressing the affordability deficit in our community, and provide long-lasting benefits and cost savings to taxpayers as a result. It is particularly valuable because it is located close to retail and transit hubs that provide active and public transportation options for residents.

The Cool Aid Society has been a long-standing contributor to our city by providing badly needed housing and support services to individuals and households in need. They know the contours of social need in Victoria and the range of complimentary service organizations who can help. They are well equipped to complete and deliver the proposed development for the benefit of its residents and the entire city.

I strongly urge your approval of this proposal.

With best wishes,

Dr Stephen Tyler
1722 Lee Ave
City of Victoria
V8R4W8