

Heather McIntyre

From: DIANE KARLSON <[REDACTED]>
Sent: August 7, 2019 3:55 PM
To: Victoria Mayor and Council
Subject: Proposed development on Gorge road and Irma Street

100% against this development. It's far too large and will increase population density to the detriment of the community.

Regards
Diane Karlson
2974 Irma Street

Sent from my iPad

Heather McIntyre

From: R Cope [REDACTED]
Sent: August 13, 2019 2:28 PM
To: Victoria Mayor and Council [REDACTED].ca
Subject: Proposed development corner of Gorge Road East and Irma Street

Dear Sirs and/or Mesdames

The proposed development, whilst basically a reasonable proposal, has some serious problems especially related to parking.

There is a cost to developers in providing parking accordingly developers want to provide as little parking as possible to maximize their profits. Insufficient parking problems plague a building long after the developer has disappeared into the sunset. In fact they plague a building throughout its entire life. Accordingly it is far better to avoid them than try to remedy them later on

The building is proposed to have 170 units. Anything less than one parking stall per unit is grossly irresponsible. The simple reality is that people own cars. The argument that some in the building will have no car is spurious as others in the building will have two cars.

No mention appears to have been made for visitor parking. Approximately 15% visitor is the appropriate amount of visitor parking. Accordingly 170 units would need 20 visitor parking units. If only 4 units in the building decided to invite friends on Saturday night their cars would almost fill the visitor parking lot.

It is proposed to have commercial property on the ground level, but no parking is proposed for the customers of these businesses. Street parking in Irma Street is already at capacity and there is no parking at all on Gorge Road East. If there were 20 visitor parking stalls perhaps these could be used by the commercial customers during the day.

I did not see any provision for any secure bicycle storage

Let us consider some realities:

1. Rents in Victoria are so high that few younger people can afford to live by themselves, Accordingly most will have a room mate to share and many of these units will have two cars.

I live in a building almost adjacent to the proposed development. Our building has 140 units and 166 parking stalls. We have NO vacant stalls and a wait list for a parking stalls. Just why the developer would imagine the need for parking is less just a block away from where I live I have no idea.

2. Most people who have bicycles also own cars. How does one carry groceries from Costco on a bicycle? or bring home anything from Home Depot on a bicycle?

3. Victoria's transit system is not easy to use to get to many parts of the city which is why so many people drive their cars to work or just to visit friends

4. On-street parking at the proposed location is already non-existent

In summary the development appears to be approximately 60 parking stalls short of what is reasonably needed.

Another thing to consider is whether a building of 170 units would be easier to manage and control as apposed to two separate buildings of 85 units. Doubtless the developer would find it more profitable for himself building only one building. But long term maintenance, and management should be a consideration as well.

Yours truly

Richard Cope

Heather McIntyre

From: Billy By <[REDACTED]>
Sent: August 21, 2019 2:49 PM
To: Lisa Helps (Mayor); Victoria Mayor and Council; Sarah Potts (Councillor); [REDACTED]
Subject: Say No to: Purposed development on Gorge and Irma from 6 homes to 170 little Apartments

Dear Mayor and Council and Burnside Community Association

I love this little pocket neighbour of three blocks of Irma/Lotus/Harriet where I grew up and still live. Changing the corner on Irma from family friendly homes to densely populated small apartments is just not right.

I think that Irma St is correctly zoned as it is, that is single family homes. And it would be nice to have some businesses on Gorge, with some homes above. But more like 10, not 170 new apartments.

Please say no to this and any plan that will end the charm of our lovely little pocket neighbourhood.

Thank you for reading my concerns.

Billy Youlden

Heather McIntyre

From: cowichan <[REDACTED]>
Sent: August 23, 2019 10:58 AM
To: Victoria Mayor and Council; [REDACTED]
Cc: [REDACTED]; ingebert
Subject: Please say no to high density at 43,45,55 Gorge Road East & 2827, 2829 and 2831 Irma Street

Dear Mayor and Council

I am very opposed to such a radical change to our lovely residential neighbour.

As part of the community plan development, what we heard and presented was a plan to enhance the strong community we have enjoyed for decades in this special Irma/Lotus/Harriet pocket. Our input for the community plan set out potential four to five stories on Gorge, within the context of a section of commercial area on the main floor and a few condos or residential suites above—similar to what is seen in Fernwood, Fairfield and Vic West. Discussions were for a dozen or so suites/townhouses, not 170. Cramming so many suites in such a small place will not add to the residential community ambiance of the area...an ambiance that is over a century old.

I have lived on Lotus Street for almost 30 years, and would sorely hate to lose this historical ambiance of this tightly knit community. For at least thirty years we have had no less than two neighbours events per year— from open house Christmas parties, to potlucks, and Polar Bear Swims, to street garage sales, and more recently closing the street for our annual Halloween party!

Traditionally most residence have lived in this immediate area for decades, often forty to sixty years! Children had been raised, and families continue to enjoy this community. This is a place where people move to live and to make a life for their families. Providing cheap tiny suites will change everything and hurt our tight knit ambiance. Please do not do it!

Thank you and Warm Regards

Daryl Youlden

Warm Regards

Sent from my Android phone. Please excuse my brevity.

Heather McIntyre

From: Helen Welch <[REDACTED]>
Sent: August 25, 2019 3:54 PM
To: Sarah Potts (Councillor); [REDACTED] Victoria Mayor and Council;
[REDACTED]
Cc: [REDACTED]
Subject: Rezoning Application for 43, 45, 55 Gorge Road East and 2827, 2831 Irma Street

August 25, 2019

Attention:
City of Victoria Mayor & Council,
Burnside Gorge Community Association;

Please accept this email stating our absolute opposition to the proposed rezoning Application for 43, 45, 55 Gorge Road East and 2827, 2831 Irma Street. Our area has seen a dramatic increase in population over the last several years and we cannot support another large development. 170 units is way out of scope for our neighbourhood.

We would ask that council reject the rezoning application in its entirety. It is our understanding that City Hall advised the developer to submit a high density application and we again would like to inform council that this is not in the best interest of our neighbourhood.

As long term residents of this area we ask you to advise us of any further advancement of this application, in our opinion it needs to stop immediately.

Helen Welch
Adam Heffelfinger
19 Lotus Street
Victoria BC
V9A 1P3

Heather McIntyre

From: [REDACTED]
Sent: August 26, 2019 1:06 PM
To: Sarah Potts (Councillor); [REDACTED]; Victoria Mayor and Council; lucchair
Subject: We do not want the Purposed development on Gorge and Irma

Dear Mayor and Council

It will be a sad era for our pocket neighbourhood if you permit anything that resembles the proposed development on Gorge and Irma. I have lived in our home on 15 Lotus St for over 29 years. My family was raised, and our roots are well established in our family home. Currently we enjoy a strong residential neighbourhood, and know that it can quickly erode if a dense multi-unit apartment is packed into a tiny space, which is traditionally, and still used and zoned for single family homes. Certainly this area is suitable for a few houses/townhomes with the main floor as commercial space on Gorge Road.

We were part of the Community Development Plan inasmuch as we spent a day walking around this pocket community with city staff where we all expressed our vision for single/duplex homes on Irma and small multi-residential homes, with main-floor commercial to house businesses on Gorge that would enhance the community ambience. Subsequent calls to the city planners during this time of the Community Plan Development assured us that we were all on the same page in terms of vision for our community.

Please do not be the council who facilitates the beginning of the end of the wonderful residential character of our pocket community.

Warm Regards
Cathy Quann
15 Lotus St
Victoria, BC

Heather McIntyre

From: PW [REDACTED]
Sent: August 30, 2019 9:40 AM
To: Victoria Mayor and Council
Cc: Leanne Taylor; Marc Cittone
Subject: Gorge and Irma development

Regarding 43,45, 55 Gorge rd and Irma st rezoning and or development. Aria residents attended a meeting were developers from Kalowna proposed a 170 unit development. We all listened with horror as they informed us Victoria city had given the development a nod .. 99 % of people that could attend reject the proposal. And are shocked at councils push through city planners 170 units in a square box with one exit /entrance / service on narrow one lane Irma street .Irma and Lotus have serous parking and maneuverability issues children play on the sidewalks, pets , home owner activities give no more room for this tiny street to have anything but 6 more homes ... full...no more or there will be a serious risk of accidents. It is clear you do not have our backs. I am fully aware what it takes to develop a good city ..

In laymen's terms A wall of buildings on the south side of Gorge rd cuts off sun and impresses a wall from the ocean waterway we all cherish. Tourist hotels along the Gorge in the aria serve a purpose and require the tourist to be in a safe, inviting naibour hood, just interesting neighborhoods. 6 lots are zoned appropriately . 6 unique homes are what is needed . This is the last few affordable lots for development along the Gorge and a mix is called for ..I'll leave you to figure out why . The north side of Gorge rd in the future could accommodate larger buildings . The developer was shocked to hear you ..city council double read an important zoning change at a meeting for a community decision to build a 6 story low income drug apartment at 210 Gorge rd.

Gorge and Irma need 6 unique homes for the aria so the working or anyone wishing to own a home there can. Not just one type of crowd. you seem to steam roll all others. (Your friends are back camping along the Selkirk trestle no police or bylaw people will attend hope you provide better for your 210 Gorge rd as many tourists have talked to me about it)

I am tiered of this council. you have thrown your planers under the bus along with long time residents. Listen to constituents. I look forward to the day I get to write a letter of praise or speak highly about city of Victoria council.

Sincerely

Peter Willis

17 Lotus st

Victoria

Sent from cell

Heather McIntyre

From: DALE READ [REDACTED]
Sent: September 23, 2019 3:35 PM
To: Victoria Mayor and Council
Subject: Proposed New Development Gorge and Irma Streets

Dear Mayor and Council,

(Please read the email below from Cathy Quann, first.)

I was at a community meeting on August 12th at the Burnside Gorge Community Center. At this meeting PC Urban, a development company from Vancouver outlined a proposed development that included 170 rental units with 120 parking stalls and a small commercial unit which they say is in line with the Planning Departments definition of a large urban village (LUV). I believe that the Planning Department is allowing PC Urban to stretch the definition of a L.U.V. in order to achieve the higher density and building height they are seeking. One small coffee shop in the complex does not fulfill the requirement of the Large Urban Village from what I can see in the vague definitions of a L.U.V. on *page 26* of the Burnside Gorge Community Plan.

Item 4.1.4 of the Burnside Gorge Community Plan page 24 states clearly: “ Maintain the character of existing traditional neighbourhood residential areas whilewhere it is appropriate.” It is stated in the email below (second paragraph) that the original Community Development Citizen Planners also agreed to and were led to believe that Item 4.14 was being adhered to. There are huge inconsistencies in the B.G. neighbourhood plan inasmuch that the on one hand it has Item 4.1.4 (p24) which the Citizen Planners relied on and agreed to and then there is 12.2.3 (page 50) which may negate the effect of item 4.1.4. Then on page 51 the addresses on Gorge have become an LUV and the addresses on Irma have become an SUV. The Citizen Planners never anticipated a LUV (see email below) at Gorge Road and Irma Street. How did this OCP, with these discrepancies and loopholes; get published and approved.

The Council approved the change in zoning of those addresses based on input and a report from the City Planner of the day. That person did not accurately reflect the discussions and wishes of the Citizens Committee. Was the City Planner deliberately changing the neighbourhood plan based on what he thought was best land use practices. I believe the Council passed a zoning change based on false information. The council should revisit that decision.

PC Urban had all the usual presentation materials. These materials were glossy and colorful and for the most part were completely inaccurate in the depiction of our neighborhood. It was obvious that the renderings were boiler plate and therefore unreliable for decision making purposes. Their drawings made Irma Street look like it had three lanes. The notice for the meeting sent out by PC Urban was purposely obscure in that they did not include the subject addresses current FSR and said that the current FSR was N/A. When questioned; the presenter said the current FSR was unavailable. I then asked him why I could find that information and provided it to the meeting. He grinned like a child whose was caught out in a lie. The presenter stated that PC Urban was going to manage the complex and *not* sell it. There is no mention of property management on their Web Site. They call themselves developers only. So it is my belief that like all Developers they will sell the building and leave the community to deal with their poor design. He also stated that it is more financially viable for a developer to develop townhouses than rentals. He seemed to suggest

they were being better corporate citizens by developing a lower profit rental units. Of course we all know that the time value of future rents will eventually bring more profit to owners than selling a townhouse outright.

The current zoning of the subject lots are FSR **.8 to 1.0** and the proposed increase is to allow an FSR of **2.37**. That is an increase of almost **300%**. Irma Street was designed to support the current FSR. The street is full of cars at night from the two new apartment complexes on Gorge Road and the five townhouses on Irma Street. Most nights there are cars parked on the yellow curbs. This means that the parking ratio that was used to determine the number of parking stalls for the two apartment buildings and the five townhouses is wrong. It also means the proposed parking ratio that is being proposed for the new 170 unit development is even more wrong.

The fact is, we all have bikes but if we want to go to Costco, we have to drive a car. If we want to go to Coombs for the day we have to have a car. Gorge Road's bike path does not go past Jutland.

Therefore 170 units with 120 parking stalls is not feasible. They stated that the usual ratio of parking stalls to apartments that own cars is .76 (approx.) I wonder where he got the statistic from. I have lived in Victoria for 17 years and everyone I know, even the millennials have a car AND a bike.

Why did the City of Victoria Planners suggest to the Developers that the community would be agreeable a five story 170 unit Monolith with one very small commercial space. Why did the Planning Department tell the Developer that they could add the FSR of Irma to the FSR of Gorge addresses to come up with a blended FSR. It appears that the Citizen Planners agreed to a Small Urban Village (SUV) which has "Village Commercial" on the ground floor with an FSR of 1.5. (See page 111 Burnside Gorge Neighbourhood Plan for definition of SUV). An FSR of 2.5 is possible with bonus amenities provided to the community. There were no concrete suggestions of amenities other than street art which we don't need because the Residential Detached homes in neighborhood provide visual relief from the cement blocks that developers build for rental buildings. Please look at the PC Urban Development on Fort and Quadra for a sample of their style of concrete box with only decorative architectural detail. Another issue, why was the community meeting held in the middle of summer when there was a good possibility that residents would be involved with summer activities and a community meeting would not receive any attention or attendance.

The Council has a duty to maintain all citizen's quality of life in Victoria. Why is this council always willing to disregard the OCPs or play fast and loose with regulations? This meeting ended with a vote where the majority of the owners/residents were against the development (34 against/ 4 in favor).

Allowing PC Urban to build a square, five story, 170 unit rabbit warren in this **last** little community on *the Gorge* would be a crime against Victoria's past and the process of community involvement in the evolution of Victoria.

Kind Regards
Dale L. Read
36 Lotus Street

Sent from [Mail](#) for Windows 10

From: [REDACTED]
[REDACTED] August 26, 2019 2:20 PM

To: [REDACTED]

Subject: We do not want the Purposed development on Gorge and Irma

Dear Mayor and Council

It will be a sad era for our pocket neighbourhood if you permit anything that resembles the proposed development on Gorge and Irma. I have lived in our home on 15 Lotus St for over 29 years. My family was raised, and our roots are well established in our family home. Currently we enjoy a strong residential neighbourhood, and know that it can quickly erode if a dense multi-unit apartment is packed into a tiny space, which is traditionally, and still used and zoned for single family homes. Certainly this area is suitable for a few houses/townhomes with the main floor as commercial space on Gorge Road.

We were part of the Community Development Plan inasmuch as we spent a day walking around this pocket community with city staff where we all expressed our vision for single/duplex homes on Irma and small multi-residential homes, with main-floor commercial to house businesses on Gorge that would enhance the community ambience. Subsequent calls to the city planners during this time of the Community Plan Development assured us that we were all on the same page in terms of vision for our community.

Please do not be the council who facilitates the beginning of the end of the wonderful residential character of our pocket community.

Warm Regards
Cathy Quann
15 Lotus St
Victoria BC

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

From: Charlotte A Brydon [REDACTED]
Sent: May 14, 2020 2:48 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposed development

Re: 43-55 Gorge and 2827-2831 Irma Street

Dear Mayor and Council,

I have been a co-owner of 2981 Harriet since 2008. I applaud the City Planning Department for proposing this project proceed.

We have a huge need for family oriented rental accommodation in our Gorge neighbourhood. The large suites planned in this development are ideal for family accommodation.

Please let me know if I can provide oral support in your upcoming deliberations.

Yours truly,

Charlotte Ann Brydon
[REDACTED]

Sent from my iPad

From: Stewart Vinnels [REDACTED]
Sent: May 14, 2020 8:57 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Dear Mayor and Council,

As the owner of 2979 Harriet Road, just around the corner from Irma Street, I fully support this attractive family oriented rental project. Redevelopment of this corner is long overdue, especially with the change in tone in our neighbourhood. The ground floor retail will be welcomed by all of our neighbours.

This is a good example of Council's leadership in providing opportunities for more rental accomodation.

Please get this on the way asap!

Kind regards,

Stew Vinnels
[REDACTED]

From: David Vinnels [REDACTED]
Sent: May 19, 2020 2:40 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street development

May 19, 2020

Sent Via Email

RE: 43-55 Gorge Road and 2827-2831 Irma Street development

To: Mayor Helps and Council,

I want to confirm my support for the 43-55 Gorge Road and 2827-2831 Irma Street development.

I have owned 55 Gorge Road East since September 2001 as well as 45 Gorge Road East from February 2002 to January 2016; during which time I lived at 55 Gorge Road East from September 2001 to August of 2009.

In my tenure on the Gorge, we strived to clean up the neighbourhood, build community and make it a safer place to live. This project will do the same, but on a larger scale as well as bring in much needed rentals to the neighbourhood.

In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling.

There are a number of benefits to this proposal:

- High number of family sized units (50%) - I think that these will likely be the first to go if the project is built.
- Great location, only 10 minutes from downtown by bike, transit or car. I certainly enjoyed taking advantage of the location.
- The design of the building fits the context and uses high-quality materials especially for a rental building, not normally seen here.
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity, but of which offer opportunities for the socializing, barbequing and urban agriculture.
- The new retail space that will be created will add new locations to eat and/or shop at – this, I think, will be used by most in the neighbourhood.
- The plaza is a nice addition with outdoor seating and integration with the retail space, creating a new vibrancy to the neighbourhood.
- All the units have a patio or balcony, which is a nice amenity.

I really hope to see this project approved and I think this is a great opportunity for the renting population of Victoria.

Thank you for your time.

David Vinnels
[REDACTED]

From: Aneil Grewal [REDACTED]
Sent: May 20, 2020 7:11 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Aneil Grewal and I am writing you to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I have heard about this proposal in its early stages and have been following its progress online since it was brought to my attention. In my opinion, the project would be great for the community, as this proposal offers 153 new rental suites to a housing market that is struggling.

I would like to highlight that the proposal does offer a great number of benefit such as the high amount of family sized units which will be quick to go once the project is completed. The location is only 10-15 minutes away from downtown via bike or transit which is great. The design of the building seems great and it fits the concept perfectly with the use of high-quality materials especially for a rental property. I also saw that all units will have either a patio or balcony which is a great asset. The building also has a number of amenities that renters would enjoy, such as a large courtyard and rooftop amenity which open up to socializing, BBQing and so on. The new retail space will add new places to eat and shop at, and introduce new jobs to the market and the plaza is a great addition to the neighbourhood. I also saw that PC Urban is looking to add public art which will be aesthetically pleasing.

I really hope this project can get approved, it seems like a wonderful opportunity for the rental market here in Victoria.

Thank you for your time,
Aneil Grewal

From: Brent Irvine [REDACTED]
Sent: May 20, 2020 4:31 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Dear mayor and council,

My name is Brent Irvine, I'm a renter here in Victoria and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street. I am a concrete finisher here and I work at many different job sites in a week, including the proposed areas. I believe this project would be perfect for this community. In my opinion with the struggling housing market, 153 new rental suites would be ideal. I like that this proposal also offers a number of benefits. High number of family sized units (50%) and I think that these will likely be the first to go if the project is built. Great location only 10 minutes from downtown by bike, transit, or car. I really like the design of the building, it fits the context and uses high-quality materials, particularly for a rental building. The building has a number of amenities that would be helpful for renters including an expansive courtyard and expansive rooftop amenity both of which offer opportunities for the socializing, BBQing and urban agriculture. The new retail space that will be created will add new places to dine and to shop. The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood. PC Urban has mentioned they plan to include public art. All the units have a patio or balcony. I really hope to see this project approved, I think it's a great chance for the renting population here in Victoria. Thank you very much for reading, and taking the time. Have a lovely day.

From: Selina, Brandon [REDACTED]
Sent: May 20, 2020 8:13 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road & 2827-2831 Irma Street

Good morning to whom it may concern,

I am writing this email to state my support for this development proposed by PC Urban. Greater Victoria in general is in dire need of more rental stock to alleviate the pressures on rental rates/prices and to increase our overall vacancy rate. The only way to do this is by supporting and building more rental product. I know specifically the Gorge area in the past years has been referred to as the stomping grounds for supportive housing projects and residents in the area were unsupportive of any proposed developments in the area for this market, which all those projects at the end of the day got approved to proceed. I am very pleased to see a market rental project as this adds to the inventory and allows existing renters to move up the pyramid into nicer units and creates that turnover affect. It's nice to see commercial at grade for the community too and larger suites that are family oriented. This is the type of product we need to continue to see more of. If council and mayor do not support more this project it would go against their stance for more rental housing.

This is a beautiful looking project and I hope to see it in the near future.

Thank you,

Brandon Selina

From: Connor Gann [REDACTED]
Sent: May 20, 2020 8:10 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Connor Gann and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling.

I like that this proposal also offers a number of great benefits:

- High number of family sized units (50%) and I think that these will likely be the first to go if the project is built.
- Great location only 10 minutes from downtown – by bike, transit or car
- I really like the design of the building, it fits the context and uses high-quality materials especially for a rental building
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity but of which offer opportunities for the socializing, BBQing and urban agriculture
- The new retail space that will be created will add new places to eat and or shop at
- All the units have a patio or balcony

I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Thanks for your time.

Connor

From: Courtney Hawley [REDACTED]
Sent: May 20, 2020 8:51 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 gorge rd 2827-2831 Irma st

Good day,

I support this development because we definitely need more rental stock.

Thank you,

Courtney Hawley.

From: Dominic Ricciuti [REDACTED]
Sent: May 20, 2020 8:22 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

I am writing to express my support for the above-mentioned project and hope I see this project move forward for the sake of the City. The project delivers much needed mid-market housing options and will act as a catalyst for future improvements in one of the more run-down areas of the city. If you ever hope to ease the strain on the housing market and supply sufficient housing inventory to the mid-market - projects such as this MUST be advanced. Particularly on such a prominent corridor - if anything the single-family dwellings are out of place in this location.

I have lived in Victoria my whole life and love its natural beauty and charm but we can no longer allow the old guard (that doesn't want to share our City with others) to dictate how we will support the lives of all who choose to come here.

PC Urban is a fantastic example of a developer you want to have active in our city, they will improve our neighborhoods with thoughtful design and add value. Displaying your willingness to work with groups such as PC Urban will entice others to come to the city causing there to be more competition among rental product and therefore more affordability for consumers.

Please allow rental projects to advance.

Thank you.

From: Glazier, Erin [REDACTED]
Sent: May 20, 2020 10:47 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for the proposal for 43-55 Gorge Road and 2827-2831 Irma Street

Mayor and Council,

I am writing to support the proposed re-development of single family homes along Gorge Rd.

With the addition of 153 new rental units, a plaza, public art installations and retail I feel this will greatly enhance the neighbourhood, and allow more people to live in the area supported by transit and bike routes.

We are in desperate need of this type of redevelopment in Victoria, and I think the newer rental units to the west are a prime example of how well added density in this neighbourhood is helping to better the area both esthetically and amenity wise. I know two families with young kids who live in those residences, and with 50% of this proposed project being family oriented units, it will allow more of these young families into the neighbourhood without the means to buy a single family home.

Thanks for your time,

Erin
Erin Glazier

[REDACTED]

[REDACTED]

From: John G. Boehme [REDACTED]
Sent: May 20, 2020 9:24 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Gorge Road & Irma Street. John G. Boehme

Dear Mayor & City Council

My name is John G. Boehme and I am writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

My family and I live/work in Vic West across the Gorge and Selkirk Narrows from the proposed project for 25 years. We are active with the community with Gorge Swimfest and the Vicwest community

I am aware of this proposal and the location very well. This area and this project would be a really great addition to the community. The 150 plus new additional rental suites to an already struggling housing market is a plus.

I like that this proposal also offers a number of great benefits:

- Great location only 10 minutes from downtown – by bike, transit or car
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity but of which offer opportunities for the socializing, barbequing and urban agriculture
- The new retail space that will be created will add places to eat and or shop at while also creating an accessible welcoming environment much needed in that area.
- The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood
- As an Art educator and practicing artist I am Very interested in the new Public Art proposed by PC Urban has and would like to know when it is up for proposals of interest.
- All the units have a patio or balcony

I am hopeful that his project will be approved – I think this is a great opportunity for the renting population of Victoria.

John G. Boehme [REDACTED]

"Yours, as always in perpetual service"

John G. Boehme acknowledges the homeland of the Lkwungen speaking peoples of the (Esquimalt and Songhees), Malahat, Pacheedaht, Scia'new, T'Sou-ke and W̱SÁNEĆ (Pauquachin, Tsartlip, Tsawout, Tseycum) peoples. I acknowledge their welcome and graciousness to work and seek knowledge here.

Huy ch q'u (Thank you),

From: Pannu, Jaideep [REDACTED]
Sent: May 20, 2020 3:01 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Gorge / Irma Approval

Hello Mayor and Council,

My name is Jaideep Pannu and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I heard about this proposal in its early days and have been following its progress online ever since.

In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling.

I like that this proposal also offers a number of great benefits:

- o High number of family sized units (50%) and I think that these will likely be the first to go if the project is built.
- o Great location only 10 minutes from downtown – by bike, transit or car
- o I really like the design of the building, it fits the context and uses high-quality materials especially for a rental building
- o The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity but of which offer opportunities for the socializing, BBQing and urban agriculture
- o The new retail space that will be created will add new places to eat and or shop at
- o The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood
- o PC Urban has mentioned they plan to include public art
- o All the units have a patio or balcony

I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Thanks for your time.

Jaideep Pannu [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: kirpal singh [REDACTED]
Sent: May 20, 2020 11:31 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Kirpal Singh and I'm writing to support the proposal for [43-55 Gorge Road](#) and [2827-2831 Irma Street](#). I heard about this proposal in its early days and have been following its progress online ever since. In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling. I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria. Thanks for your time.

Thank you,
Kirpal Singh

From: Yerex, Kelsey [REDACTED]
Sent: May 20, 2020 11:37 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Kelsey Yerex and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street. In my opinion, this project would be a really great addition to the community as the proposal offers 153 new rental suites to a housing market that is struggling. I like that this proposal also offers a number of great benefits including high number of family sized units (50%) (I think that these will likely be the first to go if the project is built) and The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood. I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Kind regards,

Kelsey Yerex

[REDACTED]

[REDACTED]

From: Marc Foucher [REDACTED]
Sent: May 20, 2020 10:30 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Letter of Support for the redevelopment application of 2827 - 2831 Irma Street

Good morning Mayor and Council,

Please find attached my letter of full support for the rezoning and redevelopment of 2827 - 2831 Irma Street.

Sincerely,

--

Marc Foucher
[REDACTED]

May 20th, 2020

Mayor and Council City of Victoria

1 Centennial Square Victoria, BC

Mayor and Members of Council,

Subject: Redevelopment of 2827 – 2831 Irma Street

I am writing this letter in full support of PC Urban's proposed development at 2827 – 2831 Irma Street. I struggled to find a suitable rental 6 years ago, and from what I can tell, the market has not gotten any easier for renters looking for good quality options.

The City of Victoria is in desperate need of all types of multi-unit housing, which includes rentals. In my opinion this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is clearly struggling.

I really hope this project gets approved as it will be a great addition to the neighbourhood as well as the City of Victoria. Please support this project to help enhance our vibrant city.

Sincerely,



Marc Foucher
[REDACTED]
[REDACTED]

From: Nardi, Natalia [REDACTED]
Sent: May 20, 2020 8:40 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

To Mayor and Council:

I am writing to show my support for the project located at 43-55 Gorge Road and 2827-2831 Irma Street.

I like that this proposal offers a number of great benefits:

- High number of family sized units.
- Great location only 10 minutes from downtown
- The design of the building fits the context for a rental building
- The building has a number of amenities that would be appreciated by renters
- PC Urban has mentioned they plan to include public art
- All the units have a patio or balcony

I hope to see this project approved.

Kind regards,

Natalia Nardi

[REDACTED]

From: Sahota, Prabh [REDACTED]

Sent: May 20, 2020 8:03 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Dear Mayor and Council,

My name is Prabh Sahota and I am writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

When I was a student at UVic, rental was always an issue for me and my friends. We need more development in order to alleviate the issue in Victoria so I support this development.

Regards,
Prabh

Prabh Sahota [REDACTED]

[REDACTED]

From: Scott O [REDACTED]
Sent: May 20, 2020 10:15 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support 43-55 Gorge Road and 2827-2831 Irma Street proposal

Hello Mayor and Council,

My name is Scott Olauson and I'm writing you in support of the proposed 43-55 Gorge Road and 2827-2831 Irma Street development.

I have both lived and worked in the neighbourhood since 2011.

I believe this neighbourhood is the perfect location and would greatly benefit having this development that I have seen renderings of.

It appears well suited, making the most of the space without being overwhelming.

This area needs this to meet the demand for rental housing and the drawings look beautiful.

The plaza and retail space would also be very convenient for the block and I hope to see this project approved.

Thanks for your time,

Scott Olauson

From: Sim Waraich [REDACTED]
Sent: May 20, 2020 10:28 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

I am a real estate professional in Victoria and local to the above proposed site. I often analyze the demand and supply of quality rental and condo buildings within the City of Victoria. I would like to support this project specifically because it adds value to the growing neighborhood in which it resides.

Victoria has seen growing interest in migration to Victoria. It is important to be prepared to house our steadily growing population and this neighborhood is an excellent attraction and can be a point of interest for locals with the attractive retail space and its amenities. This project by PC URBAN would relieve some of our housing pressures with the 153 proposed units and is very close to Downtown.

I hope to this development under construction in the future and contributing positively to our community.

Kind Regards,

Sim Waraich
[REDACTED]

From: Vickie Jackson [REDACTED]

Sent: May 20, 2020 6:11 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Support for 43-55 Gorge Road and 2827-2831 Irma Street development project

Dear Mayor and Council:

I am writing in support of this project to redevelop this property.

Despite losing five single-family houses, I think this is a good use of a high-profile corner. The Gorge street level with commercial space will be an encouragement (I hope) for Island Health to consider selling off the front of the Gorge Road Hospital site for additional commercial development to create a hub in this highly compact residential area.

I would prefer to see the small commercial portion expanded and, as noted in the August 2019 community meeting, anything to make the public welcome on the site would be appreciated. I am told the revised plans include a "plaza" which sounds like the kind of amenity I am thinking of.

I like that this proposal includes suites with more than one bedroom.

The design is appealing, especially the rooftop plans.

Please give this proposal favourable consideration.

Regards,

Vickie Jackson
[REDACTED]

From: Andrew Still [REDACTED]
Sent: May 21, 2020 8:48 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Good Morning,

I am writing this email in support of the above project proposed by PC Urban.

I currently live in Esquimalt and work in commercial real estate. I drive by this location frequently throughout my week and believe that the entire area would benefit from the proposed development. The proposed design seems to fit well with the surrounding neighbourhood.

I hope to see this project approved.

Kind Regards,

Andrew Still

[REDACTED]

From: Dale Hughes [REDACTED]

Sent: May 21, 2020 5:47 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Development Support: 43 -55 Gorge Rd. & 2827 - 2831 Irma St.

Dear Mayor Helps and Council,

I am writing to you to express my support for the proposed rental development project at 43-55 Gorge Rd., and 2827-2831 Irma St.

As a renter, I see this project as a great addition to Victoria's rental stock, which has been underserved for many years. The proposed materials and build standard appear to be high quality, and in a convenient location that many professionals such as myself would love to call home.

As a Victoria resident since 2006, I am excited by the growth in the City and the work your council has done to support development, and I think this project would be a fantastic addition to the Gorge community. I hope to see this project approved when it is presented to the Council.

Thank you for your time.

Dale Hughes

From: Kevin Olauson [REDACTED]
Sent: May 21, 2020 10:35 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council

My name is Kevin Olauson and I'm writing you in support of the proposed 43-55 Gorge Road and 2827-2831 Irma Street development.

I have lived in Victoria my whole life, lived in this neighbourhood since 2015 and I have seen the changes this neighbourhood has gone through. I think this project would be another beneficial change for the area that will also help ease the demand for the rental population. The plaza and retail space would also be very convenient for the block and I hope to see this project approved.

Thanks for your time.
Kevin Olauson

From: Katie Weddell [REDACTED]
Sent: May 21, 2020 10:38 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council

My name is Katie Weddell and I'm writing you in support of the proposed 43-55 Gorge Road and 2827-2831 Irma Street development.

I have lived in this neighborhood since 2018 and strongly believe that this development would be a much needed and positive addition to the neighborhood and surrounding area. It will help to fill a rental void in a prime location ideal for families and commuters. The design is very well suited to the area's atmosphere by incorporating high quality materials and the inclusion of a socialization focused rooftop and courtyard. As well, the retail spaces that would be created will add business opportunity, vibrancy and convenience. In addition, I would like to add that PC Urban's communications have been thorough and appreciated and I would be excited to see this project be approved.

Thank you for your time.
Katie Weddell

From: Fraleigh, Matt [REDACTED]
Sent: May 21, 2020 4:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for 43-55 Gorge Road and 2827-2831 Irma Street

Dear Mayor and Council

My name is Matt Fraleigh and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

In my opinion, this project would be a great addition to the City. The proposal offers 153 new rental suites to a housing stretched to the limit.

The proposal addresses a number of needs within the community.

- A large number of Family sized units: The majority of rental projects are focussed on small units, which are not conducive for many that are in the greatest need of finding a home.
- The new retail space that will be created, will add much needed amenities and services to further develop the Gorge Community with animation and vibrancy.
- I'm a believer in the Developer and their ability to execute on the project. This is a good project for the community and therefor I support its approval.
- Thank You,

Matt

Matt Fraleigh

[REDACTED]

From: Nicole Chan [REDACTED]
Sent: May 21, 2020 10:49 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Nicole and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Thanks.

Nicole C.

From: Patricia Scriver [REDACTED]
Sent: May 21, 2020 8:56 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street Proposal

To the Mayor and city council of Victoria,
I would like to express my thoughts on the project being proposed at Gorge Road and Irma Street. This project will undoubtedly add much needed high-density housing that Victoria so desperately needs. It will also beautify the neighborhood adding a much-needed boost in property value for the entire neighborhood. I also believe it will be a wonderful opportunity for small businesses to grow with the retail space being made available on the street level.
Thank you for your consideration in this matter,
Patricia Scriver.

From: Sania Akoury [REDACTED]
Sent: May 21, 2020 7:55 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: ckaru@pcurban.ca
Subject: 43-55 Gorge Road and 2827-2831 Irma Street Proposal

Hello Mayor and Council,

I'm writing to you today in support of the proposal for 43-55 Gorge Rd E and 2827-2831 Irma st.

This project will be beneficial for the community and surrounding communities.

Sania A.

From: Shauna Sundher [REDACTED]
Sent: May 21, 2020 5:13 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for 43-55 Gorge Road and 2827-2831 Irma Street

To Whom it may concern,

I have lived in the Gorge Tillicum area for 5 years, in a home that my mother lived in 5 years before me. I love the area, it has a lot to offer.

I have always struggled to understand why there are so few new developments in the area, given the proximity to town and major access points, access to amenities, and the fact that there are many run down homes and large lots that would must certainly have a higher and better use.

The Gorge/Burnside area also has seem to become a preferred area for social housing. I am happy to see housing being provided to those who needs it, not just those who can afford it. However, I believe that in order to have safe and inclusive neighborhoods, there needs to be a balance of social **and** market housing.

Gorge Road, in my opinion should have higher density than SFD. The traffic on Gorge Road is commuter traffic, and I don't believe that any density along Gorge will negatively impact traffic any more than density anywhere West of Saanich.

I support the project at 43-55 Gorge Road and 2827-2831 Irma Street. I believe the project will add much needed units to the housing stock, and bring renters who will add to the local economy and demographic.

It would be extremely disappointing for council to not approve an attractive rental project in an area that needs it.

Shauna Sundher
[REDACTED]

From: Sera Akoury [REDACTED]
Sent: May 21, 2020 7:58 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: ckaru@pcurban.ca
Subject: 43-55 Gorge Road and 2827-2831 Irma Street Proposal

Hello Mayor and Council,

I'm writing to you today in support of the proposal for 43-55 Gorge Rd E and 2827-2831 Irma st.

I currently live in the neighborhood and have for approximately 3 years. I heard about the proposal in its early days and have been following the excitement online ever since. In my opinion, this project would be a great addition to our neighborhood and community as it offers 153 new rental suites to our struggling market. I really like how this specific proposal will give more options to families in need of a new space to call home and that it is very central for everyone being only 10 minutes to downtown Victoria no matter your mode of transport- maybe this will help encourage a more green transport.

Thank you for your time.

Sera Akoury

From: Patrick Easton [REDACTED]
Sent: May 22, 2020 7:54 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Hello Mayor and Council,

My name is Patrick Easton and I'm writing in support for the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I believe it is important to provide quality rental stock in areas relatively close to the downtown core, and the scale of this proposal is reasonable for the area. The prospect of larger rental units that could accommodate families leads me to believe this project would serve renters who are sometimes challenged by the existing stock on the market.

I hope to see this project approved. Thank you for your time and consideration. Best,

Patrick

From: sean cowen [REDACTED]
Sent: May 22, 2020 4:13 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support 43-55 Gorge Road and 2827-2831 Irma Street

Hi.

My name is Sean Cowen and I'm writing in for support of local development in gorge tillicum area. I've noticed that that there is not enough quality rentals on the market in this part of town.

Thank you for your time.
Sean Cowen.

From: Shane Rigter [REDACTED]
Sent: May 22, 2020 10:26 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposal Support re: 43-55 Gorge Road and 2827-2831 Irma Street

Good morning Mayor & Council,

Below is a short note regarding my support for the proposal at 43-55 Gorge Road and 2827-2831 Irma Street.

I am a local of Vancouver, and have worked with the developer of this proposal on several projects, of which are some of the nicest we as consultants have had the opportunity to work on. They have an impeccable reputation for tackling challenging Sites and in my professional experience working with them, do not cut corners whatsoever.

In my opinion, this project would be a great addition to Victoria and would provide much needed rental supply given it's 153 suites proposed. I particularly like that this proposal offers:

- A high number of family sized units for the growing population and increasing number of families;
- Prime location in proximity to downtown for easy commuting;
- The building façade is complimentary of the area and knowing PC Urban, it will be constructed of the highest-end materials;
- The rooftop amenity provides ample opportunity for the buildings occupants to socialize and get to know one another;
- The ground floor retail will bring business to the area and provide the community with additional options for eating/shopping.
- All the units have a patio or balcony

I visit Victoria about once a month for business and am becoming quite accustomed to its charm, its people and its sense of community. I believe this addition will only add to these elements and truly hope to see this project approved.

Yours truly,

Shane Rigter [REDACTED]
[REDACTED]

[REDACTED]

From: Justin Tse [REDACTED]
Sent: May 24, 2020 10:19 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

My name is Justin Tse and I'm writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I strongly believe this project would be a really great addition to the community. The proposal offers over 150 rental suites to a housing market that is struggling, while bringing great amenities for that community.

Thanks!

May 14, 2020

To the Mayor and Council of Municipality of Victoria:

Subject: 43-55 Gorge Road and 2827-2831 Irma Street

I support the project on the properties mentioned above. I recently moved to Victoria for employment. I am working full time but currently live in temporary housing due to the shortage of rental housing. The temporary place where I live is right downtown, and I would prefer to be further away from the downtown core and its problems but want to still be close to all the services in metro Victoria.

A few weeks ago, I contacted the people working on this project to ask that my name be put on their list to contact when the units are ready. I want you to know that I support this project as there is a big need for rental housing in Victoria.

I especially like the looks of this building and all of the extra features that the builder is going to include like a balcony so I can get outside whenever possible, the group space for BBQ and relaxing on the rooftop with the other people who live in the building, and the new stores that will be on the main floor so I can visit them and shop there.

I hope that all of you see the value in this new development and ask that you will approve the project as soon as you can. I would really like to have a place to call home soon.

Sincerely,

George Gyuricza

██████████

May 17, 2020

Elisa Linuzzi
473 Marigold Road
Victoria, BC V8Z 4E3

Dear Mayor and Council:

Re: Proposal from PC Urban, WA Architects Ltd. and LADR Landscape Architects regarding the amalgamated properties at 43, 45 and 55 Gorge Rd. East and 2827, 2829, and 2831 Irma St

Please accept this letter as a request that you support and approve the project proposed by PC Urban. The fact that the City of Victoria is seriously challenged for rental properties, and the beautiful developments already created and delivered by PC Urban in many other urban BC areas should be sufficient to show the council that this project proposed by PC Urban et al. must go ahead. We need so much more appropriate, affordable housing such as these rental units that I beg of the council to accept and approve this proposal at the next council hearing.

I have lived in the Burnside Gorge neighbourhood since I was born 53 years ago. My grandparents and my mother lived at 2969 Albina Street since approximately 1949 and our family still owns that property. My parents then built a house on Interurban Road and have lived there since 1967. I have lived on Albina Street, Wilkinson Road, Dunsterville Street and now Marigold Road over the formative years of my adulthood and have done all of my post-secondary schooling here in Victoria at UVic, Camosun College, and completed other distance programs offered through Real Estate Council of BC and Financial Planning Association of Canada. I have lived my entire life here, worked downtown and in Langford, volunteered throughout the city and have been blessed with being able to purchase a home before the early 1990s. However, none of my five children will be in a position to own their own houses, including condominiums, in this housing market in Victoria, BC. Their main hope of remaining in Victoria, particularly in the areas they grew up in, is to have rental units available to them. Not un-licensed secondary suites, not other peoples' condos who don't allow rentals in their buildings which result in people being evicted regularly, not sub-standard duplexes, not rooms in other people's homes, but a legitimate, self-contained rental unit like the ones I used to rent when I was in my early 20s, the ones along Craigflower Road, Esquimalt Road, Gorge Road - that is the type of home that allows people to build families, live and contribute to a community, and take pride in their neighbourhood.

I have been following the PC Urban development over the past few years and would be thrilled to have an opportunity to live in such a building. The rental aspect of the development is one that appeals to me greatly; we do not see many/any purpose-built rental building as the economics of building rental properties is not profitable. I worked in the property development industry for a number of years, and understand the logistic challenges of developers. For PC Urban to be willing to come into a socio-economically depressed area along the Gorge corridor and offer to create such a brilliant addition to an area that is in sore need should make everyone sit up and listen to what they are offering. I personally

would be happy to rent a unit in such a building, with retail or commercial units and shops on the main floors, community spaces, the amenities proposed to the tenants such as car sharing, and the stability of being able to hold a legitimate rental contract with the building owner, without having to worry that in 6 months the house/basement suite/duplex/triplex will be sold out from under me. The security of rental accommodation is a huge aspect of the difficulties that so many people in the Victoria and lower island face. This building dedicated to rental units will be a godsend for 150 – 160 families in our city. PC Urban has already proven their ability to build in our city, with their partnership with PARC Retirement Living to bring hundreds of units in downtown Victoria. Their track record, their ability and their foresight to assemble all of the properties along Gorge Road and Irma Street make it clear that the proposal is good for the families and people of Victoria in general, but particularly for people like me who have a life-long connection to the Gorge and wish to rent housing when it comes time to retire. Also, young families such as my own children want to stay close to Victoria, not having to move out to the Westshore. They have few options to stay, though. They would be thrilled to be able to rent in a building so close to us, so close to their own workplaces, and so close to the places where they themselves grew up to share with their own children.

I hope the council and Mayor are able to see the vital importance of purpose-build rental accommodation, the value of security of purpose-build rental buildings for the working and retired residents of Victoria, and the opportunity to leave your enduring mark on the fabric of our Victoria, and especially our Burnside Gorge neighbourhood, accommodation footprint.

With thanks for your consideration, and with hope for a fast approval to the project in its current form,

Elisa Linuzzi



May 20, 2020

City of Victoria
1 Centennial Square
Victoria, V8W 1P6

Re: 43-55 Gorge Road East and 2827-2831 Irma Street, Victoria

Dear City of Victoria,

The HousingHub, a newly established division of BC Housing, was created to fulfil a new mandate – to supply housing for the middle-income household. As part of this initiative, the HousingHub seeks to utilize partnerships with the development community and Developers to create projects that serve the needs of the middle-income households in communities across our province. In particular, the HousingHub's Provincial Rental Supply Program aims to increase the supply and range of affordable housing options in the independent range of the Housing Continuum.

In 2019, PC Urban approached the HousingHub to explore the opportunity to develop 43-55 Gorge Road and 2827-2831 Irma Street in Victoria with a partnership. The development would create 153 rental units on the proposed site and would have a positive impact in the community for the supply of rental housing. After initial analyses and review of the opportunity, we found that the development meets the overall program intent, goal, principles, target population and core elements of the HousingHub.

This letter confirms that BC Housing is in support of the development at 43-55 Gorge Road and 2827-2831 Irma Street in Victoria with PC Urban. The development dually accomplishes objectives set by PC Urban and the HousingHub while more importantly, benefiting future residents with the creation of new rental units.

We value this potential partnership and see this as a positive response in alleviating the pressures faced in the neighbourhood with respect to affordable housing and additional supply for middle income households in Victoria.

Yours truly,



Ryan Chiew on behalf of
Raymond Kwong
Provincial Director, HousingHub
BC Housing

Vancouver

1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9420
Toll free in BC: 1-888-330-6707

Victoria

830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

May 21, 2020

Mayor Helps and Council
City of Victoria

Sent via email: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: RE: Gorge & Irma - Rental Proposal – Committee of the Whole

Dear Mayor Helps and Council,

LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing you on behalf of our 3300 members in support of the above-captioned proposal for a secure purpose-built rental housing project providing 153 new homes for the community.

Anyone following the continuing rental housing crisis in BC will be acutely aware of the fact that as a housing typology, secure purpose-built rental housing has been neglected for over three decades and, to this date, remains extremely challenging to build due to high land and construction costs, developers favouring the generally lower risks and greater rewards associated with building condos, and a legislative environment that isn't particularly conducive to the provision of rental housing.

Fortunately, the City of Victoria, under the leadership of your worship and council, and with the strong support of your very capable staff, have created an environment that has been conducive to the building of new purpose-built rental. This is a good thing and the community, and especially renters, are grateful for your vision. But we all know that we must do more. While new units of rental housing have been added, the vacancy rate in Victoria continues to be persistently low. We must therefore continue to pursue opportunities to add new purpose-built rental housing, recognizing that the current situation is exacerbated by the fact that much of the existing stock is at or near the end of its functional life.

New businesses, like the thriving tech sector, continue to set up shop in Victoria, and with them come the high skill, high income workers that they attract. We must be able to house these folks, most of them young singles and young families knowing that a significant majority of these new workers will be renters when they arrive. So, when we have a proponent prepared to assume the risk and build these critically important homes in our community, we must not miss the opportunity, and therefore it is important that you say yes to this project.

Vancouver

1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9420
Toll free in BC: 1-888-330-6707

Victoria

830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

This project as previously noted will provide 153 new homes. It is notable that 50% of the units are family oriented and the balance are 1-bedroom units (ie: no bachelor suites). This suite mix is hugely positive and when combined with the proposed amenity space via a central courtyard and rooftop patio, and 194 bicycle parking spaces (including 2 bike repair stations), this project is perfectly synchronized with your aspirations to add safe and secure rental housing, while at the same time encouraging residents to leverage the city's cycling infrastructure thereby reducing our carbon footprint.

Victoria is a highly desirable place to live and purchasing a home in Victoria is increasingly out of reach for more and more families. We simply do not have enough new secure purpose-built rental housing to provide options for both current and future renters. Renters want the health and safety that comes with these new buildings, and they also want the amenities. This project delivers that, and more.

In closing, I wish to reiterate that LandlordBC strongly supports this project, and we respectfully ask you to approve this application to ensure that this critical rental housing gets built. Thank you.

Sincerely,



David Hutniak
CEO
LandlordBC

Hello Mayor and Council,

My name is Paul Gardner and I'm writing to support the proposal for 43-55 Gorge Rd. and 2827-2831 Irma St. I live in the neighbourhood and have for one year.

I heard about this proposal in its early days and have been following its progress online ever since. In my opinion, this project would be a really great addition to the community. The proposal offers 153 new rental suites to a housing market that is struggling.

I like that this proposal also offers a number of great benefits, including:

- High number of family sized units (50%) and I think that D's will likely be the first to go if the project is built.
- Great location only 10 minutes from downtown – by bike, transit, or car
- I really like the design of this building, as it fits the context and uses high quality materials especially for rental building
- The building has a number of amenities that would be appreciated by renters including an expansive courtyard and expansive rooftop amenity but of which offer opportunities for socializing, barbecuing, and urban agriculture
- The new retail space that will be created will add new places to eat and/or shop at
- The Plaza is a nice addition with new seating, and integration with the new retail space will create a new vibrancy to the neighbourhood
- PC Urban has mentioned they plan to include public art
- All the units have a patio or balcony

In conclusion, I really hope to see this project approved. I think this is a great opportunity for the renting population Victoria.

Thanks for your time.

Sincerely,

Paul Gardner

Dear Mayor and Council,

My name is Vivolyn Ignacio. I'm writing to support the proposal 43-55 Gorge Rd. and 2827-2831 Irma Street. I have lived in the neighbourhood for a year now.

Since I heard about this proposal last year I have been following its progress online, as I believe it would be a great help to the community – in particular, for renters in the community. First of all, with its location being only 10 minutes from downtown, it would give people easy access to the downtown core for work or recreation. Secondly, the building amenities such as the court yard and rooftop would be appreciated by renters, giving them useful spaces for socializing and barbequing. Additionally, each of the units have a patio or balcony, making these rental units very appealing to renters. Finally, the new retail space that will be created will add new places to eat and shop at, which would be wonderful to see in this area. In fact, the plaza will feature new seating, which combined with the new retail space, will help revitalize the look and feel of this neighbourhood.

Having been a renter myself once, I know how hard it is to find quality rental properties in good neighbourhoods – this would be an amazing opportunity to bring that vision to life for the current, and perhaps even future, renting population of Victoria.

Thank you very much for your time and consideration.

Best regards,

Vivolyn Ignacio

Richard Elliott

From: Ibarra, Carolina [REDACTED]
Sent: May 26, 2020 1:27 PM
To: Victoria Mayor and Council
Subject: Email of Support for Residential Rental Project 43-55 Gorge Road and 2827-2831 Irma Street

Dear Mayor and Council,

I am writing on behalf of Pacifica Housing in support of the proposed PC Urban development on 43-55 Gorge Rd and 2827 Irma St.

Pacifica Housing would be a direct neighbour of the proposed development and have met with PC Urban to discuss and review the project.

The development would bring amenities to the neighborhood through its proposed plaza and retail spaces, as well as add 153 rental homes, which are very much needed in Victoria.

The proposal also provides a positive impact to the streetscape through its design and architecture.

Overall, this development represents a new, secured market rental site close to transit and the amenities of the Burnside Gorge area that is ideally situated for young professionals in our city, bringing fresh vibrancy to the neighborhood.

This is a great opportunity for the renting population of Victoria, and I hope to see it approved.

Regards,



Carolina Ibarra BA, MSc
Chief Executive Officer
Pacifica Housing
827 Fisgard St | Victoria, BC V8W 1R9
Unceded Coast Salish Territory

[REDACTED]
[REDACTED] www.pacificahousing.ca

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From: Peter Willis [REDACTED]
Sent: 13 June 2020 09:59
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Development Gorge and Irma

Hello

Please ensure the development has store front along Gorge rd. (Hub for aria). Bakery ,pool hall, day care

The building is one story to high.. if it were on the north side it would be ok but it will cast to much of a shadow on the south side

Regards,
Peter Willis
Lotus st

Richard Elliott

From: Charles Traynor [REDACTED]
Sent: May 28, 2020 4:27 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: SUPPORT for 43-55 Gorge Road and 2827-2831 Irma Street

Follow Up Flag: Follow up
Flag Status: Completed

To Mayor and Council:

My name is Charles Traynor, and I'm writing to [support the proposal](#) for 43-55 Gorge Road and 2827-2831 Irma Street. I am a long-term resident of this neighbourhood, and live next door to the former Travelodge and across the street from the Cedar Grove Apartments.

With your blatant disregard for previous commitments to put a moratorium on supportive housing in the Burnside Gorge area, I feel that introducing a project that balances the scales even slightly by adding good quality market-rate housing is most welcome.

Unlike city staff, **PC Urban** did engage the community on what we would like to see in a new local development and they have listened and responded to many of our concerns/visions. By purchasing the additional property on Irma they have been able to incorporate more elements from our Neighbourhood Plan (part of the OCP) and show that they have listened.

The Gorge street level retail in this plan provides the city with another opportunity to improve this area by buying up the VIHA parking lot that is seldom used and begin the creation of a compact neighbourhood commercial center (like Cook Village; James Bay Square; Quadra Village, etc) to counteract the drug-use and crime that continues to be imported into this area.

Your approval of this project would go some way toward restoring faith in this council and democracy in general. We look forward to your positive vote and support for our neighbourhood.

Charles Traynor
Chapman Point
137/141/145 Gorge Rd East

Richard Elliott

From: Ashley David [REDACTED]
Sent: May 20, 2020 10:05 AM
To: Victoria Mayor and Council
Subject: 43-55 Gorge Road and 2827-2831 Irma Street

Good Morning,

My name is Ashley David. I am a resident of Victoria and support the development listed in the subject line. I feel that Greater Victoria does need more rental properties as there seems to always be a high demand raising costs in our community. More rentals mean more reasonable rental prices that would allow our community to flourish and not put so much stress on the average person to spend large portions of income on living expenses.

Thank you,



Ashley David
Distribution Center Manager
Coca-Cola Canada Bottling Limited

[REDACTED]
[REDACTED]
#105 – 765 Vanalman Ave Victoria BC V8Z 3B8

Richard Elliott

From: Kristin Tangen Steffins [REDACTED]
Sent: May 20, 2020 3:20 PM
To: Victoria Mayor and Council
Subject: Support for 43-55 Gorge Road and 2827-2831 Irma Street
Attachments: Support for 45-55 Gorge_2827-2831 Irma.pdf

Please find attached a letter of support for the Gorge + Irma project.

Thank you. Kristin

Kristin Tangen Steffins, BSc, PhD

Managing Partner
Banyan Group of Companies Ltd.
Licensed Residential Builder
107-401 Garbally Road, Victoria, BC V8T 5M3
[REDACTED]

www.banyangroup.ca

YOUR PROJECT OUR SOLUTIONS



Banyan Group of Companies Ltd.

107 – 401 Garbally Road

Victoria, BC V8T 5M3

May 20, 2020

Hello Mayor and Council

My name is Kristin Tangen Steffins and I am writing to support the proposal for 43-55 Gorge Road and 2827-2831 Irma Street.

I am a Managing Partner of Banyan Group and we have an office in the Selkirk waterfront not far from the Gorge and Irma project.

I have had a chance to review the Gorge + Irma proposal and believe that it would be a positive addition to the Gorge neighborhood.

As you know we are in dire need of additional rental housing in Victoria. The Gorge neighborhood is central and on major transportation routes which makes an ideal candidate for development of more rental housing.

The Gorge + Irma project offers a large proportion of family suites which are even more rare in Victoria and desperately needed by local families. The bulk of family rental housing is currently outside of Victoria proper which is an added challenge for working parents who work in the city centre.

The building design is attractive and in keeping with the style of higher end buildings of the such as the Selkirk waterfront which is a few blocks away. We would be thrilled to see more high-quality rentals in the neighborhood where we work.

I am pleased to see the generous use of green space for socializing as well as to beautify the neighborhood for the general public.

I also support the addition of new retail space as I am sure will the adjacent neighbors where it will create more walkable options and add vibrancy to the neighbourhood.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristin'.

Kristin Tangen Steffins
Managing Partner

Richard Elliott

From: Jack Campbell [REDACTED]
Sent: May 21, 2020 6:55 PM
To: Victoria Mayor and Council
Subject: Letter of Support for - 43-55 Gorge Road and 2827-2831 Irma Street
Attachments: Letter of Support.pdf

Dear Mayor and Council,

My name is Jack Campbell, I am a student at the University of Victoria and a member of the Prime Minister's Youth Council. First and foremost, from my experience being on a council, I want to start off by saying thank you for your service, I know how much time, reading and listening goes into making difficult decisions.

Today, I am writing to you in support PC Urban's proposed development 43-55 Gorge Road and 2827-2831 Irma Street. When I am trying to make decisions to advise the Prime Minister and his Cabinet, my advice comes from a mix of primary and secondary data. I was not able to find any data online for Victoria, however, I went out and conducted my own mini-research project (pre-covid).

I grew up in West Vancouver, an area where hearing about controversial developments is a regular occurrence. I completely understand that construction is an annoyance. I also understand and feel for the neighbours who feel that this development is going to change the feel of the neighbourhood or affect their view from the backyard.

For the people on council who oppose this development or any other development in Victoria. I want to share with you the findings of my research.

I went to the Mustard Seed Church and sat down with one of the directors, Wendy. (Pre-COVID). If you are familiar with the church, you know that there is a large food bank connected to the church. Initially, I thought that the people relying on the food bank would be exclusively homeless people. She told me that of the roughly 5,000 people who rely on the food bank, only about 10% of the population are homeless. This statistic was surprising to me and when I asked why she thought this was the case, she responded, "for most of the 90% of the non-homeless community, they have to make the decision, rent or food this week." The jobs and wages that Victoria offer do not match up with the extremely high rent prices. Rent is not magically going to come down unless the supply is increased.

Talking with my father who is has been in finance for over 25 years, he would not advise taking out a mortgage or renting a home if the monthly cost is higher than 35% of your post-tax salary. If you go against this advice, your quality of life may be impacted. However, talking with many of my peers at the University of Victoria, many students pay 60%-70% of their income to afford living in Victoria.

As someone who votes and had roughly 70 other young people living in Victoria ask for advice when deciding who to vote for during the last federal election. I will be looking at who is working towards increasing the supply of housing and who isn't.

To the neighbours and elderly people who oppose this development and future developments. Please ask yourselves, is the view in my backyard more important than the people relying on food stamps. Also ask yourself, do I want my children and grandchildren to be able to live close to me.

Thank you.

4258 Shelbourne Street

All views I share are my own and I do not speak on behalf of other members of the Prime Minister's Youth Council or the Prime Minister.

Richard Elliott

From: Madsen Canitz [REDACTED]
Sent: May 21, 2020 5:43 PM
To: Victoria Mayor and Council
Subject: 43-55 Gorge Road and 2827-2831 Irma Street
Attachments: Gorge + Irma Package.pdf

I support this development because we need more rental stock and better access to public seating and affordable rental units in Victoria.

The plaza is a nice addition with new seating and integration with the new retail space will create a new vibrancy to the neighbourhood. I really hope to see this project approved – I think this is a great opportunity for the renting population of Victoria.

Thanks for your time.

Madsen

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SERVICES AND MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL SERVICES AND MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT.

NORTH ARROW



OWNERS/CLIENT:



GENERAL NOTES:

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2023
2	ISSUED FOR PERMIT	2023
3	ISSUED FOR PERMIT	2023
4	ISSUED FOR PERMIT	2023
5	ISSUED FOR PERMIT	2023
6	ISSUED FOR PERMIT	2023
7	ISSUED FOR PERMIT	2023
8	ISSUED FOR PERMIT	2023
9	ISSUED FOR PERMIT	2023
10	ISSUED FOR PERMIT	2023



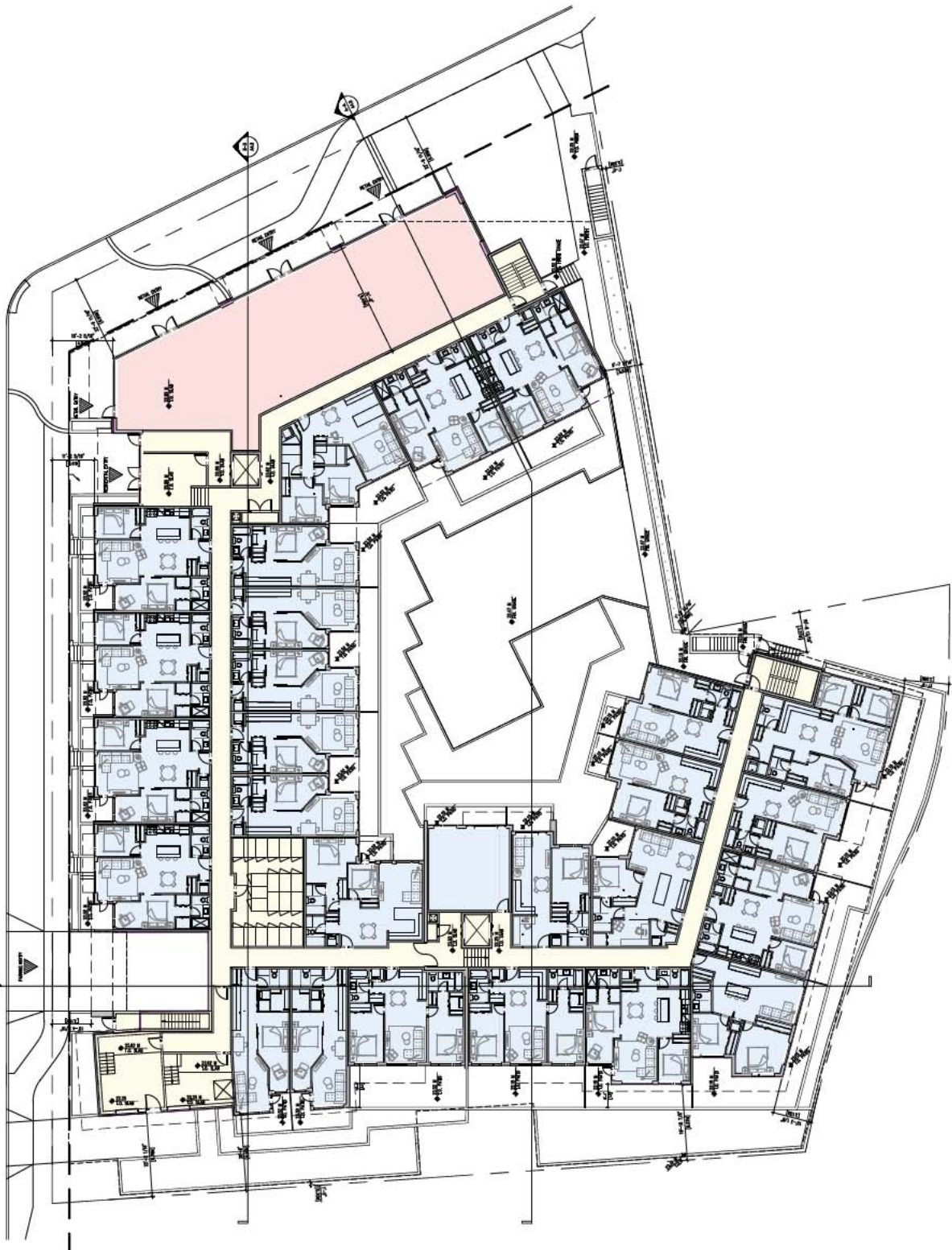
100-301 - 1444 - 1444 Street West, Suite 100, 224
 800-461-8228 | info@wma.ca | wma.ca

PROJECT NAME:
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:
 45 46 S. GORGE ROAD, 2ND FLOOR, 2ND FLOOR
 8000 STREET, VICTORIA, BRITISH COLUMBIA

DRAWING TITLE:
LEVEL 1 FLOOR PLAN

PROJECT NO: 10039 DRAWN BY: CC
 SCALE: 1:100 REVISION: AS
 DATE: 2023



1. LEVEL 1 FLOOR PLAN





Richard Elliott

From: Rowan Damant [REDACTED]
Sent: May 21, 2020 10:02 PM
To: Victoria Mayor and Council
Subject: Letter of support for Gorge + Irma Rental Building
Attachments: Letter of Support for Gorge + Irma Development.pdf

Dear Mayor and Council,

Please find attached my letter of support for the Gorge + Irma Rental Building.

Thank you for your consideration of my thoughts.

Sincerely,

Rowan Damant

May 21, 2020

Mayor & Council – City of Victoria
Centennial Square
Victoria, BC V8W 1P6

Submitted by email: mayorandcouncil@victoria.ca

Dear Mayor and Council

Subject: Letter of support for Gorge + Irma Rental Building

I am writing to you today to voice my support for the proposed development of 43-55 Gorge Road and 2827-2831 Irma Street. I know that this development will create value for the people of Victoria through increased density and the project's proximity to downtown.

Victoria is a wonderful place to live, but, unfortunately, it is also an inaccessible place to live. Victoria is a great city that many people want to live in and, subsequently, demand for housing is through the roof; it follows that rent is too. There simply isn't enough housing to go around. As a lifelong Victoria resident and UVic student in the beginning stages of my career, I worry about whether or not I will be able to afford to live in the city I grew up in. I know that many other students and young people who love living in Victoria share my worries. I also know that many understand that densification as a major part of the solution to this issue, which is something that projects like this one bring.

In addition to the increased density, I support this project due to its proximity to downtown. The site is only 10 minutes to downtown, where many of its tenants will undoubtedly work, via bicycle or bus, so fewer tenants will need a car for their daily commute. As a result, the increased traffic caused by a growing population will be minimal. This project provides necessary densification in the right location.

I thank council for their consideration of my thoughts and ask that they support this project in full.

Sincerely,

Rowan Damant

215 Beechwood Avenue
Victoria, BC V8S 3W6

Richard Elliott

From: Harry White [REDACTED]
Sent: May 27, 2020 12:11 PM
To: Victoria Mayor and Council
Cc: David Vinnels Property Mgmt; [REDACTED]
Subject: Support letter - 43-55 Gorge Rd / 2827-2831 Irma St

Hello Mayor and Council,

My name is Harry White and I am a home owner near Selkirk Village. I am writing in support of the proposal for 43-55 Gorge Rd and 2827-2831 Irma St.

In my opinion

higher density neighbourhoods close to downtown encourage less car usage.

T

his project would be a really great addition to the community, offering new housing units and retail only 10 minutes from downtown - by bike, transit.

Thanks for your time.

Harry