

Madison Heiser

From: Madison Heiser
Sent: Wednesday, September 23, 2020 8:34 AM
To: Madison Heiser
Subject: FW: Washington Pathway Phasing

From: Sam Ganong [REDACTED]
Sent: September 22, 2020 11:02 AM
To: Leanne Taylor [REDACTED]
Subject: Washington Pathway Phasing

Hi Leanne,

We are good to include the public pathway construction in Phase 1 of the project as opposed to where it is currently proposed in Phase 3.

Regards,

Sam Ganong
[REDACTED]

Curate Developments
841 Fort Street
Victoria, BC V8W1H8

To Mayor, Council and City Staff,

We live at 3106 Washington Ave and this letter regards our concerns with the development proposed for 3080, 3082 and 3090 Washington Ave. We would ultimately like to see these lots developed, but in a way that aligns more closely with Gorge/Burnside Neighbourhood Plan; the plan that we as a community put a lot of thought and energy into creating just a few years ago. Curate Developments has made some changes which we think are positive. These changes include the laneway behind buildings D and E; the park next to 3106 Washington; and changing the orientation of buildings E, H, and J so that they face Washington Ave. That being said, we believe that this revised plan should be the starting point for conversations about making improvements to the design rather than a finished concept to be supported by the Committee of the Whole. To be blunt, Curate's original proposal and lack of amendments after the original community consultation was insulting.

Some of the concerns we have with Curate's proposal are as follows:

The Gorge/Burnside Neighbourhood Plan States:

8.2.1. Encourage heritage conservation and sensitive change in the Cecelia-Sumas area and the Gorge Residential Sub-Area, including consideration of Heritage Conservation Areas and appropriate boundaries.

and

12.5.5. The retention of homes with heritage designation, listed on the Heritage Register, or of heritage merit (see Map 7) is encouraged as a condition of a rezoning which adds density

Two of the homes on Curate's lots are listed as having heritage merit, but there has been no discussion of preserving either. There is no denying that the buildings are in rough shape. However we know that other buildings around Victoria, that were also in disrepair, have been renovated and utilized as part of their respective developments and have even become a highlight. Curates proposal is in the heart of our street which has a number of existing character homes that are maintained and add much needed character to our neighbourhood. In particular we would like to see the house on 3082 Washington used in the redevelopment; possibly to a character conversion. Ourselves and many others in the neighbourhood are concerned about the

possibility of a 3 storey townhouse where the house on 3082 currently sits. Redeveloping the existing house as an up/down duplex would preserve the building, maintain and improve the character on the street, wouldn't be nearly as imposing as the building being proposed, and slightly reduce the density of the project which is also a concern to many.

12.7.2. be a good neighbour to adjacent homes, with massing mitigating impacts on neighbours

The current proposal, not including the corner lots of Washington Ave and Gorge, will almost double the number of residences along the west side of the avenue. An attempt at a density increase of this magnitude fails to 'mitigate the impact on neighbours through appropriate design' (BGNP 12.4). Washington Ave. is not an arterial street. Hence the speed humps the city put in and the meridian that only allows people to turn right onto Burnside from Washington Ave. At one point the city even put barriers across Washington Ave. near Cecilia, to stop the flow of traffic from one end of the street to the other. Washington Ave. is a narrow street with parking on both sides that make it impossible for cars travelling in opposite directions to pass one another without looking for an empty spot on the roadside to pull over and yield to the oncoming car. Including only the properties on Washington that are under construction and those with redevelopment permits, the mid-point of Washington Ave could potentially see 44 new residences in the near future. As much as we hope to see people utilizing the Galloping Goose, we know these projects are going to significantly increase road traffic and on street parking. Also with this many households moving into the development there is an increased likelihood of some of these households having more than one car. The only place for these extra cars to park is on the street, thereby reducing the opportunity for one car to yield to another when travelling along Washington. We are also concerned about the loss of greenspace in this development. Curate has proposed a small strata park at the north corner of the development, but more needs to be done to preserve existing spaces for urban wildlife, particularly migrating birds, bats and owls that frequent the area. For these reasons we would like to see the density reduced to at least 30 units.

Curate has proposed a number of 3 storey buildings for their development. The Gorge/Burnside Neighbourhood Plan states that 3 storeys could be considered on arterial roads. Washington Ave. is not an arterial road. Curate has proposed putting 2 buildings (E and H) bordering 3106

that are 3 stories. As our house is built into the grade of the land and the ones proposed by Curate are not, the buildings proposed by Curate will be close to 20' taller than our roof at the back of our house. The shadow study shows a significant impact to our back porch and yard with regards to how much sun exposure we will have. We understand that the height of buildings E and H may have little impact on our amount of sun in the peak of summer and winter but we will have significantly less sun in the spring and fall. We spend a large part of our life outside in this area for both our physical and mental health. Curate's proposal left as is, will have serious negative repercussions on our daily lives. We also feel that the proposed Building B, fronting Washington Ave. is out of proportion with the rest of the neighbourhood as it is slated to be three storeys tall, is almost at the highest point of land on Washington Ave. and almost 46 feet across. These dimensions being built so close to the road will seem very imposing and out of scope with the rest of the neighbourhood. To mitigate the impact to surrounding neighbours and to the neighbourhood as a whole, some of the buildings in Curate's design should be reduced in height with more consultation with the neighbours and neighbourhood. As mentioned earlier, repurposing the house that currently sits at 3082 Washington would be a huge asset for the community.

There are additional opportunities for development on Washington Ave. that can increase the density of the neighbourhood, it doesn't all have to occur through Curate's development. 3120 is proposing 8 additional units where there is currently only a single family dwelling. 3123, 3127, 313, 3135 Washington Ave. are 4 properties side by side that could be another area on the street for future development. They are on the low side of the street, border Burnside road and Cecelia Ravine Park and its topography would accommodate taller buildings with lower impact to its neighbours.

We are also concerned about the phased progress of the development and the impact of noise on the neighbourhood. We would like more clarification on how long the project can be drawn out for. The current residences of the neighborhood could potentially be listening to construction noise for years if this project is allowed 3 phases. In speaking with other contractors and developers it seems like the phasing of the project has more to do with finances than it has to do with construction logistics. We are wondering if Curate has the financial means and experience to carry out a project of this magnitude in a timely fashion.

In closing, we know that we have struck a somewhat negative tone about this development. We want to be clear that we think the development of these three lots is really important to the future of our small community. It is so important and so vital that it really needs to be thought out with the support of the neighbourhood. We think this development, done right, could reinforce the pride many of us feel about Washington Ave. and placate a growing resentment many of us feel that we are not being heard. Curate is getting closer to that with this revision, but we know there is still lots of work to be done.

All the best,

Todd and Danielle Buchanan

Good afternoon Mayor & Council;

I am a resident of Washington Avenue - I have lived on this street for the past six years, where my husband, 5 year old son and I rent the main floor of a home.

Over the past six years we have seen significant changes in our neighbourhood, such as the building of the new Cecilia Ravine Park and upgrades to the Galloping Goose connector. I have watched with pride as our neighbourhood has slowly become cleaner, and safer.

Of course, no street is without its complexities. Our close proximity to downtown, an ongoing tent city in the Rock Bay industrial park, and the Galloping Goose, as well as the presence of a Pacifica housing complex on the corner of our street means that we have always had a significantly high transient population here. Homelessness, drug paraphernalia and mental health and addiction struggles are plainly visible on a daily basis. This means there are certain accommodations those who live here make on a regular basis. As a minor example, the majority of residents do not leave their recycling anywhere visible, and only put their blue bins out the morning of collection, to deter people from entering our yards.

With the city's decision this summer to house many of the city's unsheltered population in hotels that surround our neighbourhood, the transient issues have intensified. I can no longer let my son walk barefoot in our front yard due to the presence of glass, drug paraphernalia and garbage. I have picked up multiple crack pipes, have witnessed bike theft, and have had to call the police after crossing paths with two people who matched the description of those involved in an assault at our neighbourhood gardens. Cars are broken into regularly. My five year old son witnessed someone overdosing on drugs a few weeks ago.

I vehemently support housing for all, and everyone deserves a place to live. I further applaud the city for doing all that you do to support our unsheltered population - there are a great many people in need and I see and recognize all you are doing.

I do not, however, **support the ghettoization of one neighbourhood** in order to do this. I know there are no simple solutions, but the level of crime, drugs and prostitution (there was a pimp outside our doorstep this week) in my neighbourhood at this point is extremely concerning.

Within the context of these neighbourhood changes, there is a proposed townhouse project by Curate/Love Developments, slated to be reviewed by council in the upcoming weeks, that I am writing to draw your attention to.

As a young family I strongly support urban densification, and in particular that which aims to provide housing for families, such as the one being proposed by Curate/Love. HOWEVER, I urge you to bring this project back to public consultation, for the following reasons.

1. The proposed greenway: YES we need a bike lane connector that allows people to avoid the busy Gorge and Burnside arteries. The current project does not offer a safe solution for the people of this neighbourhood. Given the amount of transients in our neighbourhood, the way this lane is currently being proposed (essentially a 'back alley'), is an invitation for further problems. **Proper lighting, and consideration of putting the lane through the middle, rather than the side of the complex, would help to deter misuse of this bike lane.**

2. The amount of units: Currently, the proposal sits at 34 units (although I believe there is an error in the project proposal, as in one section it says 36 units - **clarity is needed around the exact number of units being proposed**). There are several other townhome units on our street, and the maximum in any of these sits closer to 15. Even with this relatively low number of properties, parking and emergency vehicle access is an issue for our street. Fire trucks simply cannot get through (and believe me, emergency vehicles are on our street a LOT). **The number of units needs to be reduced in order to ensure space on the street is not compromised** If my house was to catch fire, I would expect that my city had taken the precautions to make sure firefighters can get to me. I am **extremely concerned** that this would not be the case if this proposal were to go through as it is currently slated. While I recognize that Curate/Love Developments have tried to plan for this by having garages, the reality is that having this many units (where currently there are only three homes), will necessarily impact on street parking, and therefore on our safety.

In my six years here, I have come to know a great many of my neighbours. I see young families, retired couples, and single mothers. I see hardworking citizens, who pay their taxes, take care of their homes, watch out for each other, and are working to build a healthy community. I am a public sector employee, as is my husband. Our son goes to school in this community. We love our home, and we love this city. We want to be able to continue to live here, to feel safe here, to feel that our child is supported to grow up in safety here. In speaking to my neighbours, many support the idea of densification on our street. But not the way it is being proposed.

Quite simply, **there is too much pressure being laid on our community.** While we cope with the complexities and changes that have resulted from the increased homeless/hotel-sheltered citizens in our neighbourhood, adding another 34 families feels overwhelming.

We need to feel supported by our city. I urge you to **bring the proposed project back to public consultation and insist on revisions to the project that would protect the safety of those living here.** It is in everyone's best interest to do so.

Please do not hesitate to contact me if you have any questions regarding my submission to council.

Thanking you in advance for your consideration,

Camille Traverse
Washington Avenue Resident

Hello Madame Mayor, Council and Staff,

Please see included below my video submission of support for Curate Developments Application for their townhome project on Washington Avenue.

As my video explains I fully support this project as it will bring much needed attainable, missing middle housing to a neighbourhood that could greatly use more of the energy and vibrancy that family friendly projects such as this provide.

I would be happy to help answer any questions about my support for this project or provide any additional information about why these types of missing middle housing options are so greatly needed in our city.

Thanks for your time and consideration of this project.

Cheers,
Kyle Kerr
#6-505 Dalton St,
Victoria, BC
V9A 4B1

Hello. I support the townhouse development on Washington Ave but hope that the Galloping Goose connection that is to be carved through to Carroll St. is placed on the side of the house that is BEST for the residents in that corner Carroll St. house. I despair for the family should the connector be on the side of the house with their deck. They have small children and need some privacy from passers by. PLEASE respect their need of space on the side of the house they prefer to keep private.

Please think of how you would feel should developers be compelled to carve a path right next to your house - near your small children.

Thank you.

P. Jill Holden-Bruce
3054 Carroll St
Victoria BC
V9A 1P9