

October 22, 2020

To Mayor & Council,

Re: 736 Princess Ave. Re-Zoning and Development Permit Application submitted by Hartwig Industries on behalf of the John Howard Society:

As a Victoria resident and voter I fully support the redevelopment application for 736 Princess Ave. submitted by Gerald Hartwig on behalf of the John Howard Society. Having seen first-hand the positive effects of more residential dwellings in the core, and in particular this area pushing northward towards Bay St. I know this building will be a welcome addition to the neighbourhood.

Having residential units above ground floor commercial will help to bring activity and vibrancy to what is traditionally not a great area due to transient people and crime, especially at night. The John Howard Society in particular is an integral asset to the rehabilitation process by helping to reintegrate people convicted of crimes back into society, and away from the harm of their former life choices.

Furthermore the JHS has a stellar track record with two of their current housing outfits located in the Burnside Gorge neighbourhood. I personally do not foresee any issues with their clients living at this location especially when supported by the services provided, which includes the option to gain new skills working at the proposed ground floor café.

In closing we need more of these types of buildings in the downtown core, and I hope if approved this one serves as a positive example for this type of application.

Thank you,

Erin Glazier
204-535 Fisgard St.
Victoria BC, V8W 1R3

October 24, 2020

To: Victoria City Council
Re: 736 Princess Ave

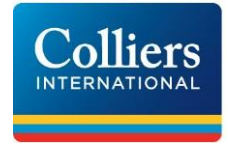
I am writing in support of the proposed development at 736 Princess Avenue, Victoria B.C. The developer, in conjunction with the John Howard Society, has put forward a very thoughtful and beneficial building plan for the neighbourhood and community, on what is currently an empty lot.

The John Howard Society provides stable and supportive places for people facing barriers to grow, learn and live. They have been operating across the county for more than 80 years, and hold a 90% success rate in their programs, 76% success rate in their clients holding long term employment, and a zero percent rate of their clients reoffending. These rates of success are not seen in any other program in the city. The proposed building at 736 Princess Ave will allow them to continue and excel in their work with a purpose built facility, a benefit to so many who depend on and deserve the help. The proposed building will not only be of benefit and enjoyment to those with the Society, but also to those in the neighbourhood as it will host a cafe that will be open to the public and staffed by John Howard clients gaining work experience. The building will be staffed 24/7 and therefore provide security and extra eyes on the street, and the residential aspect will inject vibrancy and life into an area of town that is often dead and under-utilized. The residents in the building will have to adhere to strict rules, such as no tolerance for substances and violence, strict screening of visitors, and will be required to participate in counselling and skill training (mainly in the construction and hospitality industry). This will ensure that those living in the building will not only be stewards for the neighbourhood, but may also be of benefit to local businesses as skilled and reliable employees.

736 Princess Ave is the ideal spot for the third location of the John Howard Society to operate in Victoria. It is close to services and amenities in the downtown core, close to transit and main arteries for transportation, and is in a neighbourhood that is in desperate need of revitalization and increased densification. The proposal calls for eight spaces of off-street parking for staff, as well as ample bicycle parking spaces. The Society is adding the benefit of free bus passes for all staff, clients and residents that will be using the building to further reduce the strain on street parking. The area can most certainly absorb the small amount of increased traffic with these provisions. The building itself will feel and look right in the mainly industrial area, while adding much needed supportive housing in our city. It should be noted that the two other housing developments that the John Howard Society operates in Victoria have amazing relationships with their neighbours, and there have been zero calls to police at both locations for the entirety of their operation. Both facts that should be recognized and rewarded considering the troubles as of late with other unrelated supportive housing initiatives in the city.

I strongly urge Council to allow this proposal to go through with no amendments. The benefit that it will bring to the neighbourhood, as well as to the community, is too valuable to miss out on. The developer is offering a beautiful and functional addition to a neighbourhood that is desperate for new life, and should be applauded for offering this to the community instead of another basic condominium or office.

Thank you,
Megan Frazier



October 22nd, 2020

Re: Rezoning of 736 Princess Ave, Victoria, BC / John Howard Society

Dear Mayor and Council:

We are in favour of the project at 736 Princess Ave for a new home for the John Howard Society. As to our background and involvement on this property for your information, we were approached by John Howard Society over one and a half years ago to act as their Agent to find a new and upgraded facility for their expanding and successful employment and social programs. After extensive searching, we identified 736 Princess Ave. as an idea fit for their administration office and much needed residencies for their clients. As John Howard Society's clients are not permitted cars, the site is ideally located within walking distance to potential employment, and close to major transit routes for both staff and clients. To reduce on-site parking requirements and encourage low carbon footprint practices, John Howard Society provides their staff members and residents transit passes.

After identifying the ideal site, the next challenge was finding a capable and trustworthy development partner to buy the property, hold it , take the property through rezoning, and potentially build the new facility as a "turnkey" development for JHS. This was an integral piece of the puzzle as JHS could not obtain financing for the purchase of the subject lands until after it has been zoned for their use. Having dealt with Hartwig Industries over the decades, and knowing they had undertaken almost an identical project for Pacifica Housing at 827 Fisgard St , as well as working with another not for profit organization, Inter Cultural Association in leasing them 25,000 SF of new office space, they were the idea development partner for JHS.

We also knew that Hartwig Industries owns commercial lands in the immediate area including their head office on the corner of Princess Avenue and Douglas Street. If Hartwig Industries had any concerns of JHS not being a suitable neighbourhood, or not adding to the vibrancy of the neighbourhood, then Hartwig Industries would not have embraced JHS and their dream of building a new facility at 736 Princess Ave. Hartwig Industries has proven to be the trusty worthy partner and proponent in helping JHS, as Hartwig Industries has always had the option of finding alternative uses for the site.

With Hartwig Industries taking on this project, JHS can become the proud owner of a new building to continue to help people in need and become independent contributing citizens. That is why we ask for your support tonight in rezoning 736 Princess Ave for JHS. Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read "Grant Evans".

Grant Evans
Personal Real Estate Corporation | CCIM
Senior Vice President & Managing Broker
Colliers International

Pamela Martin

From: Steven Allaire [REDACTED] >
Sent: October 22, 2020 8:44 AM
To: Public Hearings
Subject: Re: Development Permit Application 736 Princess Avenue to be heard October 22, 2022

To whom it may concern -

I was contacted by the developer of the proposed project and he managed to convince me that I, as a minimum, did not fully understand the project. As a result I will remove my opposition to the project. Since I do not have the time to fully educate myself on the development, I will remain neutral. So I am neither supporting nor opposing the project, and will let those better informed guide the decision.

Regards,

Steven Allaire
Building Owner
717 Princess Avenue
Victoria, BC

> On Oct 18, 2020, at 4:58 PM, Steven Allaire <saallaire@gmail.com> wrote:

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> To whom it may concern;

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> I would like to take this opportunity to voice my opposition to the Development Permit Application at 736 Princess Avenue. This street was not designed for a commercial/residential building of this magnitude with the lack of parking that is being proposed. There is limited available parking on the street at the current moment for the commercial operators doing business there now, with street parking available only on one side of the street. The increased traffic from the new building tenants, employees and customers of the cafe would put an undue stress on this limited parking. The building development is contributing very little parking in its proposal and the number of variances in the Zoning Regulation Bylaw to the parking requirements (in residential parking, commercial parking and even bicycle parking) is substantial. The small size of the building lot for this development is the problem and the number of variances for parking is proof that the building is too big for this type of development.

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> Also, the nature of the commercial operations on the street does lend itself to residential housing of this size and will add to the stress on these businesses. A development permit very similar to this one was rejected a few years ago. From what I can tell this building is virtually identical to the one proposed at that time.

>

> Regards,

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> Steven Allaire
> Building Owner
> 717 Princess Avenue
> Victoria, BC

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Mayor and Council
City Of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor and Council,

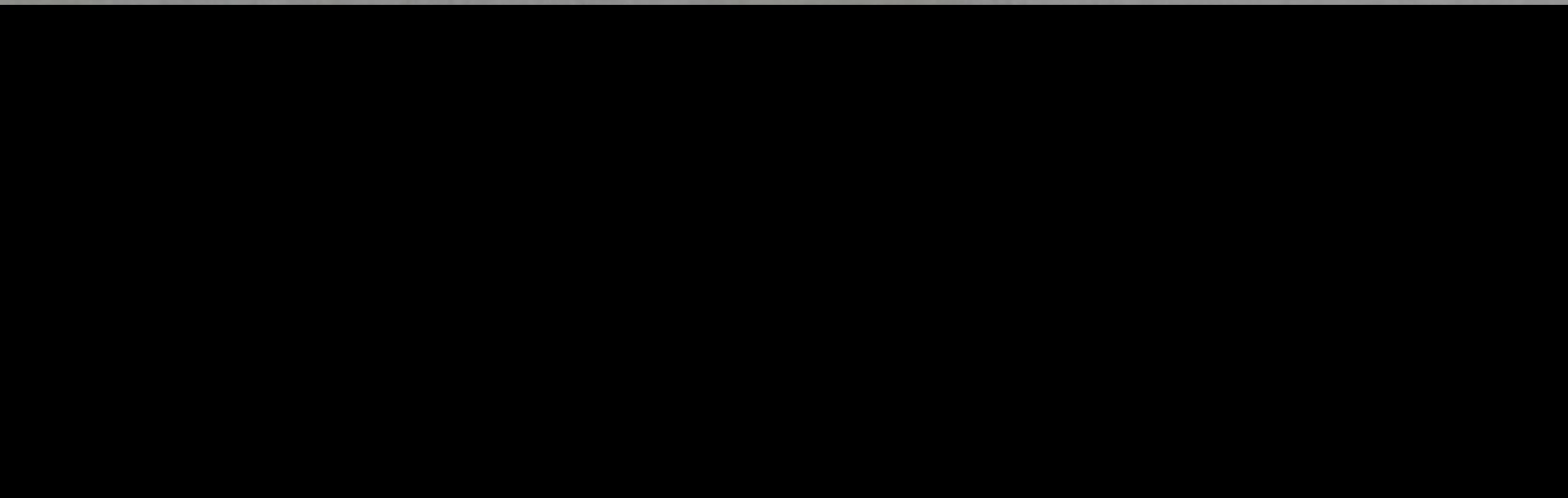
I am writing you because I support the development and Rezoning permit at 736 Princess Ave for the John Howard Society of British Columbia. This is an important project for the neighbourhood and for the broad community. I feel the John Howard society and the development would be a great addition to the neighbourhood.

Sincerely,

Name: Glen Wilson

Business: Target Storage Ltd

Address: 727 Princess Ave.

Email: 



Fettle + Food
1601 Blanshard Street
Victoria, BC
V8W 2J5

To whom it may concern,

As a business owner and resident of Victoria, I support the proposal for the development of a 6 story 28 unit transitional housing and program space for the John Howard Society of BC at 736 Princess Ave.

The John Howard Society runs a wonderful organization by providing the tools and skills for people to become successful in our society.

The building will have staff and security 24/7 as well as residents adhering to strict rules and conditions to be accepted in the housing and programs, this program provides our community with the opportunity to support individuals looking to make a difference in their life.

Sincerely,
Ann Conrod
Owner, Fettle + Food



Innovative Fitness Victoria
1601 Blanshard Street
Victoria, BC
V8W 2J5

To whom it may concern,

As a business manager and resident of Victoria, I support the proposal for the development of a 6 story 28 unit transitional housing and program space for the John Howard Society of BC at 736 Princess Ave.

The John Howard Society runs a wonderful organization by providing the tools and skills for people to become successful in our society. Our business is founded on the principles of building community and facilitating personal reinvention: principles that I believe are mirrored in JHS. I firmly believe that this needed on a larger scale.

The building will have staff and security 24/7 as well as residents adhering to strict rules and conditions to be accepted in the housing and programs, this program provides our community with a an avenue for individuals to better themselves. This, paired with the JHS's rate of success in supporting people in their transition back to society gives me confidence in this being a positive venture for our community and should move forward.

Sincerely,
Liam Chisholm
Manager,
Innovative Fitness Victoria



October 22, 2020

publichearings@victoria.ca
Legislative Services,
#1 Centennial Square,
Victoria, BC V8W 1P6,

Dear Council,

I am writing this letter in support of the planned development for 736 Princess Street, by the John Howard Society. The Elizabeth Fry Society has operated a similar mixed use 4 story building since 1997, in the City of New Westminster. It combines our halfway house, a home shelter, independent living suites, business and office space.

I can attest to the success of the model. We have broad neighborhood acceptance by both our neighbors and the business community. Our operations do not affect business nor our neighbors.

I strongly encourage you to support the model as an innovative practice that can offer and sustain affordable housing units from which individuals can establish themselves and go on as we all do from "starter apartments" in our lives.

It is without reservation that I write this letter and I wish the John Howard Society every success in their development.

Yours truly,

A handwritten signature in black ink, appearing to read "Shawn Bayes".

Shawn Bayes

Fraser McColl
Suite 230 – 730 View Street
Victoria, B.C. V8W 3Y7

October 22. 2020

Dear Mayor, Council & Staff:

RE: PROPOSAL FOR 736 PRINCESS STREET, VICTORIA, B.C.

As a real estate developer and private citizen with a significant stake in what happens in Victoria, I heartily support the proposal for the 6 storey, 28 units of transitional housing and 10,000 square feet of commercial space for 736 Princess Street.

The John Howard Society have a long, demonstrated history of achieving transformative changes in individual's lives. The building will be good for the area and brings much needed job and skills training into the neighbourhood.

We need many more positive proposals like the above to happen in Victoria.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'F' followed by a long horizontal line that ends in a small hook.

Fraser McColl



October 21, 2020

Mayor Lisa Helps and Councillors
1 Centennial Square
Victoria, BC V8W 1P6

mayorandcouncil@victoria.ca

Re: Support for Rezoning Application for 736 Princess Avenue

Dear Mayor Helps and Councillors,

Victoria Cool Aid Society is writing to express our support for the John Howard Society's rezoning application for 736 Princess Avenue.

The John Howard Society is proposing to develop a multi-purpose building that would include a ground floor coffee shop/art gallery that would operate as a social enterprise and provide an opportunity for the Society to implement their employment readiness program and allow local artists to showcase and sell their art. The second and third floors would be comprised of employment training space, a demonstration and teaching kitchen, support services and offices, and the fourth to sixth floors storey would contain 28 affordable dwelling units of supportive transitional housing.

This proposal has number of similarities to Cool Aid's Crosstown project, albeit on a smaller scale. Creating more opportunities in our community to assist individuals who are marginalized to learn new skills and increase their prospects for employment improves not only their quality of life but enhances the quality of life for all. The addition of 28 affordable apartments, secured through a housing agreement will also help to address the housing crisis that continues to be a major challenge in Victoria.

Cool Aid operates a supportive housing program at 710 Queens and looks forward to the opportunities that will be available to our tenants should these new amenities become available.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathy Stinson', is written over a white rectangular background.

Kathy Stinson,
CEO CPA, CMA, CIHCM

cc: Manj Toor, [REDACTED]

#101 – 749 Pandora Avenue, Victoria, BC, V8W 1N9

[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Charitable Tax No. 12820 5069 RR0001

Victoria Cool Aid Society acknowledges the Lekwungen and W̱SÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories we build homes, lives, and community. HÍSW̱ E.

Ferny's Auto Body

2121 Douglas St, Victoria BC

Dear Mayor and Council,

Our company Ferny's Auto Body owns 2 parcels of land on Princess St. and 2 on Pembroke along with leasing one on Douglas St. We are the largest employer in the neighborhood.

We have reviewed the 736 Princess Ave project by the John Howard Society and strongly support it. First of all we support the concept of catching people before they fail and making them successful citizens.

Second of all this is the perfect neighborhood for this project. It will help bring life into the area. It will more people watching and protecting our business from vandalism and break ins. The Building will be staffed 24 hours a day and have added security cameras.

In order for M1 zoning and small businesses to survive the concept of residential above commercial and light Industrial is extremely important and this should set an example for other buildings to come. Yes people can work and live together.

This street has been an example of it with approx. 20 people living on it already.

The idea of a social enterprise coffee shop is really a much needed facility for the area and means we can walk to our coffee and customers who frequent our businesses can get a coffee while they wait.

In closing we would greatly appreciate you vote in favour of the project and to look forward to welcoming the addition to the neighbourhood.

Thank You

Curt Kimber
Owner of Ferny's Auto Body

A handwritten signature in black ink, appearing to read 'Curt Kimber', with a long horizontal flourish extending to the right.

HARTWIG INDUSTRIES

Delivering value one customer at a time.

Mayor and Council

Thank you giving us the opportunity to present tonight.

We noticed there are letters of objection and thought we would address some of the concerns we have read in the letters.

First of all our community engagement was very extensive. Every neighbor was contacted numerous times and provided with information on the project and John Howard Society. We also had a pizza night on August 27th where every neighbor and their employees were invited.

It was organised taking social separation into consideration along with ensuring masks and hand sanitizer were available.

For your information, eight people showed up most being in favour and two were against. One has written a letter.

The six letters written by Sherry Bond, a property owner on another street, primarily deal with the hard to house, as you are aware JHS project is not a 'hard to house' project but comprised of individuals who want to learn and improve themselves. It should also be noted Sherry did not come to our information night and refused to take our calls or meet with us. Steph also went on three occasions to try and meet with her and was turned down each time. Her parking concerns have been addressed and vetted by city staff.

The letter of objection by Steven Allaire, a property owner, has been retracted and he is now neutral on the project.

As for the letter from Greg Underwood, we met with him several times, please note he also signed a letter of support. In the last conversation Steph had with him he stated that he had a record month for his business. His concern has been that he has a '15 minute' loading zone in front of his business. Recently one has also been put across the street.

The two letters from Tommy Upholstery state that he is very concerned. Steph has met with him on numerous occasions and we met again in our office. His concerns were parking. When we explained the Project to him he seemed amiable about the project parking but had a major concern the street would be shut down during construction as he claimed the city had done that on a previous building. This is a very valid concern so I took it up with planning who referred it to Steve Hutchison. He kindly replied promptly and advised us of the following:

Hi Gerald and Leanne,

Thanks for copying me on the email. The unfortunate consequence of redevelopment can be disruption to nearby properties. To help minimize these impacts on the right of way and to the public we have a Street Occupancy permit system which ensures a price is applied for the use of public space and enables us to set conditions such as requirements to maintain safe access on our roadways and sidewalks.

When city crews are working in an area, for instance when providing utility connections to development projects, every effort is made to notify and maintain access for nearby properties. This should help alleviate some of Tommy Upholsteries concerns.

In his letter he also states that fifty high-skilled and semi-skilled jobs could be in jeopardy. Of the fifty jobs he is referring to on the street approximately forty work at either Ferny's Auto Body, Target across the street from Tommy's Upholstery, or our properties. We are all in support of the John Howard Society project.

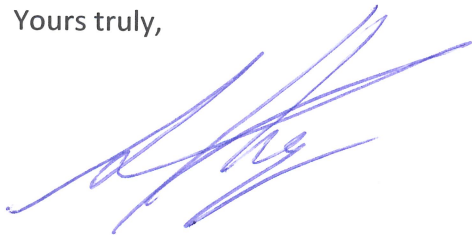
We believe the social enterprise café will be a huge boost for all workers as they can quickly walk over for a coffee at their break or lunch time.

What will happen is all the businesses have had a difficult time finding employees and with JHS society in the neighborhood training new candidates, we will all simply walk across the street and interview candidates who will be eager to start there new life.

We hope we have answered some of the concerns and ask Council to please help people help themselves and invite John Howard Society into our neighborhood.

Thank you so much for your time

Yours truly,

A handwritten signature in blue ink, appearing to read 'Gerald Hartwig', with a stylized, flowing script.

Gerald Hartwig