

Hello Victoria Mayor and Council,

I'm writing to express my full support and enthusiasm for the proposed development at 1628 Edgeware Rd.

As a neighbour to the property and lifetime resident of Victoria I am heartened to see a housing initiative aimed at helping those in our community that need a bit of extra support and would be proud to have such a place on my block.

In the face of the pandemic and the related closures of shelters and housing options, the need for different levels of housing and support are more important than ever.

Please support this opportunity to provide dignity, hope and compassion into the lives of the those who will live in the development.

Thanks kindly for your time and consideration,
Personal resident on Edgeware Road.
information

P.S. Please refuse the inflation of police budgets and, while it is a provincial matter, insist that Minister of Public Safety and Solicitor General Mike Farnworth decriminalize drugs.
Thanks again! :)

From: "luke"
To: Personal information
Sent: Monday, August 10, 2020 12:43:18 PM
Subject: Re: Follow up to community consultation mtg

Hi Personal information

We are working with the [REDACTED] on a response that is in alignment with their program needs.

I'll circle back as soon as I hear from them!

Glad you found the meeting helpful,

Luke

--

Luke Mari, MCIP/RPP
Principal, Development
ARYZE Developments
1839 Fairfield Rd.
Victoria, BC, V8S 1G9

[REDACTED]

Personal
information

On 2020-08-01, 1:11 PM, [REDACTED] wrote:

Hi Luke,

I found last week's community consultation meeting really helpful. I appreciated the society's transparency and openness to considering neighbours' concerns and ideas. I hope that other neighbours found it equally informati[ve].

Further to the discussion about gathering a list of uses that neighbours would like to see restricted, I am forwarding a list. I believe that I have raised these in our previous correspondence but summarize them again below for ease of reference:

- no drop-in/day programs
- no advertising/publishing the location
- no retail/fundraising sales (e.g. Xmas trees) on site
- no external signage
- occupancy limited to 7 residents
- consider no smoking anywhere on the grounds

Thanks again for your efforts to organize the session and I look forward to the society's response.

Regards,
Personal information

Dear Mayor and Council,

I do not support the application to re-develop the property at 1628 Edgeware Road. I understand that several of my neighbours have or will submit a joint letter; while I agree with all of the points raised in that letter, I felt the need to write personally to express the reasons for my position.

Community consultation is incomplete. Engagement has not been meaningful and has been designed to merely tick the boxes. The proponents have actively avoided dialogue with neighbors, obtaining an exemption to the pre-application meeting, sending one letter informing us of the project and holding one "community consultation" meeting. During that meeting, the Chair of the Board invited neighbours to submit a list of concerns for consideration and offered to address them through a variety of means, such as a covenant or memorandum of understanding with neighbors (see attached); no response has been provided. Further, the Chair has now reversed his position, stating that he can only act on direction from the city with respect to the permitted uses of the facility. Please refer the application back to the proponents to complete meaningful community consultations before a decision is made.

Similarly, correspondence with the developer has been unproductive, with neighbours receiving unhelpful responses to questions about even the most factual and neutral of matters (e.g. smoking guidelines). Neighbours still have unanswered questions and are missing key information about the project, despite our best efforts over the past six months.

Other reasons for my position include:

- The design is unattractive, with large, blank concrete walls, and does not blend into the neighborhood. Rather, it is likely to emphasize the large, blank concrete walls of the rear of the shopping centre, rather than the charming, tree-lined street and surrounding houses.
- There is insufficient off-street parking (a single space).
- The zoning does not reflect the use. The society states that it is unable to afford the cost of adequate staffing to provide care for the residents, consistent with the "rest home" designation. "Care" requires the attention and services of another person; it is more than simply "caring about" someone.

Many of the above concerns have equally been raised by city staff and disregarded by the proponents.

While I understand the urgent need for diverse housing forms and am supportive of expanding access to recovery services in our city, the proposed location is NOT

SUITABLE for the project. Other locations within the Oaklands neighborhood (e.g. Hillside Avenue, Shelbourne Street, Richmond Avenue) are more appropriate to a residential care facility, with existing zoning that would offer greater flexibility to expand ancillary uses in the future (e.g. drop-in programs.)

Regards,

Personal information

Personal
information Edgeware Road

November 2, 2020

To: City of Victoria Mayor and Council

Subject: 1628 Edgeware Road: Rezoning Application No. 00726 and Development Permit with Variances Application No. 00138

Please accept this letter as a summary of issues that that are of concern in the Edgeware neighbourhood with regard to the proposed development at 1628 Edgeware Road.

The community zoom meeting held on July 29 was our first dialogue with the society owner/operator and was very helpful in providing context to the overall project, however a number of items were raised with the society owner/operator that have not been addressed.

It is well understood that issues around homelessness and addictions are complex, and the services required are multi-faceted. Merely providing housing without proper supports and protections in place does not make a sustainable program, nor does it give the intended residents a chance for success.

Discretion/ privacy

We are a relatively quiet neighbourhood, with several seniors that successfully age in place, as well families and children that have the ability to safely access school, work and services.

We received verbal acknowledgement from the Chair of the board of the society that, while the residents of the proposed facility desire privacy, the existing neighbourhood residents also require privacy and protection from publicity associated with fundraising or provision of services to a broader extent or expanded client base.

We also asked that as the owner/operator may seek funding support from various levels of government, that they ensure any funding partners are aware of the need for non - disclosure of the facility address or location.

The Chair of the society advised that he would consult with the board regarding neighbours concerns around ongoing concentrated exposure to smoking/ vaping fumes from having 7 adults living on the site. The matter is not yet resolved.

The society owner/ operator needs to ensure that the facility does not consume more street parking than any other property owner in the block.

Staffing/ Security

At the zoom meeting it was indicated that rather than having full time trained staff on site, volunteers would visit the new facility periodically throughout the week. When a neighbour asked who we could contact if there was a problem at the site, the Chair of the society advised that rather that contact the society, we could call the police.

The society owner/operator currently operates another facility that is zoned as a hostel and provides a broad range of services to the homeless and addicted. It is understood that the society has a volunteer board, employ a few non-professional staff and are served by many volunteers.

It is not evident that the society has the capacity to properly manage an additional facility and provide the necessary support and security needed for the vulnerable clientele. Due to the nature of the existing facility, it likely has fewer legal requirements for trained staff and support levels. Please do not amend the proposed zoning from rest home to some other category, in response to the owner/operator's potential inability to provide the appropriate staffing levels.

It is important that the owner/operator has sufficient supports in place for its residents and is accountable for the safe operation of the facility, as is expected for any other rest home operator or landlord.

It is only by committing to adequate staffing levels and ensuring proper supports are in place for residents that the society owner/operator can ensure that the facility:

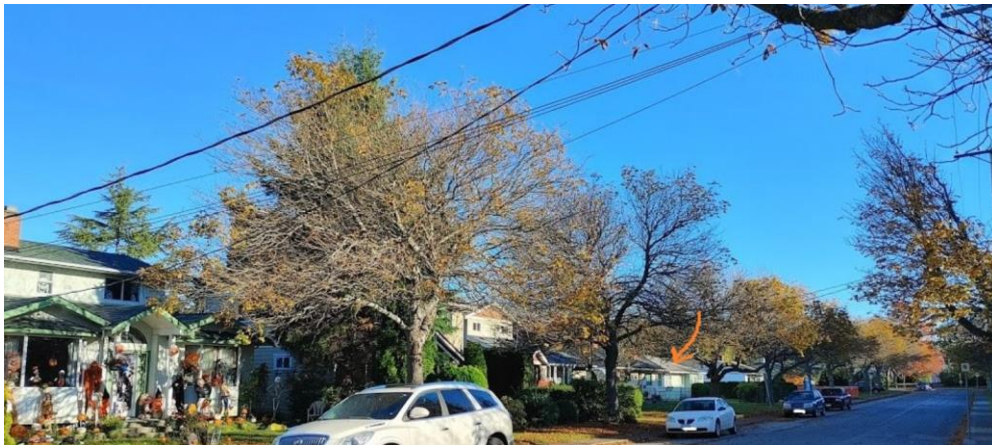
- remains a dry facility for the safety of those persons seeking respite from violence and addictions;
- Only houses up to 7 persons, ensuring that other friends and boyfriends won't also live there, thereby compromising the privacy and safety of other residents of the facility;
- The number of visitors at one time is managed, and it remains a peaceful rest home; and
- Security is in place for the benefit of the residents and the community.

In keeping with other community care facilities, the society should maintain full time (24/7) on site qualified staff and security.

Design

The design of the facility exhibits no respect or consideration of the existing neighbourhood; not even an attempt to be consistent with the character and architecture of even recent builds and renovations. It appears to have been designed in isolation and dropped on to this site, consuming as much of the lot as it possible can, with no integration with the community.

Given the purpose of the project, it is unfortunate that the facility design is so obviously institutional, as it will draw undue attention to the society's vulnerable residents. Below is a photo of the section of the 1600 block of Edgeware Road with the spot that is proposed for this facility marked with an arrow.



At the zoom meeting, several neighbours raised concerns about the design of the facility, and the architect responded by saying "it's beautiful".

Here are a few recent photos of a complex designed and built by this same team (Aryze/ D'Arcy Jones) on Shelbourne Street, near Pearl Street. The design is very similar to that of the proposed facility at 1628 Edgeware, and we are dismayed at how unsightly it is in person.

side view (hidden windows)



front view



It looks like an old 1970's medical office building and does not enhance any neighbourhood. Perhaps it is functional, but it is an eyesore. The design does not fit in with the character of our street lined with modest single family homes, as pictured on the previous page.

Proposed Conditions/ Covenants

Following is a summary of covenants and restrictions that we request that the City of Victoria attach to the proposed rezoning. This list was provided to the developer and the society owner/operator shortly after the zoom meeting. We have not seen that these items have been addressed yet but ask that our Mayor and Council will give these conditions due consideration.

| Stated Objective | Requested Assurances and protection |
|---|---|
| <p>Maintained as a Dry facility</p> <p>A dry facility benefits the intended residents by protecting them from drugs and associated dangerous behaviours of others that live there</p> | <p>Require that the proponent (and any other subsequent owner) enter a housing agreement to ensure that the dwelling units remain affordable and free from alcohol and drug use – for the safety of the residents that are actually seeking a chance at a life free of addictions and homelessness</p> <p>Full time (24/7) on site staff and security</p> |
| <p>Personal information</p> <p>We note that the Proponent is very visible in the media for the purposes of fundraising of its current location, and has not operated a facility that was discrete and out of the public eye before</p> | <p>Register legal agreements on title that prohibit any:</p> <ul style="list-style-type: none"> · Identification of the address or street name of the facility in any publications, brochures or media · Advertising of the facility · Fundraising or sales on site · Food or clothing distribution · Drop in services including, showers, meals, classes, counselling or gatherings |

| Stated Objective cont. | Requested Assurances and protection cont. |
|---|--|
| <p>through the "Rest home" – designation the society will operate a care facility</p> <p>If the property changes ownership , what would stop an individual or business from capitalizing on a very lucrative business opportunity as a multiple unit rental or dormitory?</p> | <p>to achieve and maintain the zoning of Rest Home Class B</p> <p>Register legal agreements on title that:</p> <ol style="list-style-type: none"> 1. the facility must be a licensed care facility or a registered assisted living facility thereby subject to the CCAL Act, including health inspections, and prescribed standards of care, and 2. the facility would be owned by a non-profit or government agency that is experienced in running a dry facility. <p>If either of these conditions are not met at any time, the zoning reverts back to Single Family Residential Zoning</p> <p>Full time (24/7) on site staff and security</p> |

Thank you for your serious consideration of these matters which will improve the likelihood of the proposed facility to be sustainable, accountable, and meet the society’s stated objectives, even under a future leadership of the society owner/operator.

In its current form we do not support the rezoning and variance application.

Sincerely,

Personal information

Edgware Road

Oakland Avenue

Personal information

Edgware Road

Personal information

Edgware Road

Personal information

Edgware Road

Edgware Road

Oakland Avenue

Personal information

Edgware Road