

Pamela Martin

From: Jonathon Watson [REDACTED] >
Sent: December 1, 2020 7:21 PM
To: Public Hearings
Subject: NOTICE OF PUBLIC HEARING 43, 45, 55 Gorge Rd East and 2827, 2829, 2831 Irma St.

To Whom it may concern,
I'm writing in regards to the notice of public hearing for 43, 45, 55 Gorge Rd East and 2827, 2829, 2831 Irma St.

I support development of the proposed properties; however, there are a few considerations I would like addressed at the public hearing:

1. **Mixed use Commercial/residential:** I was present at the last public hearing for these groups of properties. I was disappointed by the commercial land use component that was being brought forward. In my opinion the community plan for mixed use commercial entails more substance than that of a small coffee shop. Tilicum Rd to Jutland is void of any commercial(convenience store/small grocer) and the community would be enhanced if the mixed use commercial/residential developments don't allow developers to use solely the coffee shop to meet that criteria.
2. **Traffic down Lotus/Irma St:** Lotus and Irma are narrow streets,already burdened by increased traffic from Gorge Rd. Hospital, Increased development on Lotus St. and the existing higher density building bordering. With the prospect of increasing the density of Irma to 153 units and commercial I would like to see a plan to ensure that traffic is directed directly onto Gorge Rd. Addition of traffic calming measures down Lotus St and Irma St(speed bumps or other) Lotus St. has taken abuse from the increased construction traffic, i would like to see the road way upgraded with new asphalt and sidewalks after further construction. Development to integrate plans with future cycling paths down Gorge Rd.
3. **Parking:** Lotus St. and Irma St. Street parking is already fully utilized. 153 new units and commercial space will occupy 7 visitors spaces quite easily The Parking lot at Gorge Rd. Hospital adjacent to the proposed development is never fully occupied, is it possible to supply spaces in that lot for 1hr parking to accommodate the commercial and visitor parking needs.

Recommendation summary:

1. Commercial use to include more than a coffee shop.
2. Create / ensure there is a plan for calming and controlling traffic flow down secondary streets.
3. Integrate future segregated cycling path and promote cycling in development planning
4. Investigate use of underutilized Gorge Rd. Hospital parking to accommodate 1-2hr parking for commercial and visitor parking.

Regards,

Jonathon Watson
[REDACTED]
Lotus St Resident

Pamela Martin

From: Richard Cope <[REDACTED]>
Sent: December 1, 2020 2:32 PM
To: Public Hearings
Subject: Proposed development 43, 45, 55 Gorge Road East and 2827, 2829, 2831 Irma Street

Ladies and Gentlemen

Regarding the proposed development stated above, as best I can gather there will be approximately 153 residential units and an unstated number of commercial ground floor units.

Parking is a constant problem in this area especially as there is no parking on Gorge Road forcing people to plug up the adjoining side streets.

Clearly each residential unit requires one parking stall. Arguments that there will be people without cars are spurious. Yes, some may have no car, but other unit occupants will have two cars. I live in a high rise almost adjoining the proposed development and we have 166 parking stalls for 141 units. We currently have a waiting list for a parking stall

An optimal number of visitor parking stalls is deemed to be 15 % of the units in the building. This translates to 23 stalls. Even at 10 % visitor parking, some 15 stalls would be required. Accordingly the proposal to have only 7 visitor stalls would be grossly irresponsible.

Let us consider that only 4 apartments out of the 153 units might invite 2 friends over on a Saturday night, that translates into 8 cars for the developer's proposed 7 parking stalls.

The developer will try to claim that some residents will have bicycles. Where I live almost next door we have quite a few bicycles, and almost every owner of a bicycle also owns a car.

Another consideration is that with an aging population some residents sooner or later will want to have care givers come in daily. These care givers will most likely come by car, so where will they park?

In addition, on any given day there is likely to be some repair person, phone or cable installer, doing work in the building. Each of these people will come in a vehicle. Where will they park?

As yet no consideration has been given as to where the customers or employees of the commercial units might park. Parking on the street is not an option. The street is already full.

Accordingly the minimum number of parking stalls required is as under:

1 stall per apartment	153 stalls
Visitor parking	20 stalls
Commercial unit parking	7 stalls

The acceptable minimum number of stalls would therefore be 180 stalls.

Developers try to have as few stalls as possible as they cost money. But once the developer has sold off the apartments and disappeared into the sunset then the residents of the high rise and all their surrounding neighbours have to deal with the parking problems created by insufficient stalls for the next 30 years.

I strongly urge that adequate parking be incorporated in this development and certainly NOT the utterly inadequate parking proposed

Yours truly

Richard Cope

105 Gorge Road East
Victoria, BC

Pamela Martin

From: Ron Rice [REDACTED] >
Sent: December 3, 2020 2:05 PM
To: Public Hearings
Subject: New Zone: 43,45,55 Gorge Rd East/2827. 2829, 2831 Irma

Public Hearing re: New Zone: 43,45,55 Gorge Rd East/2827. 2829, 2831 Irma

My name is Ron Rice. I am the Executive Director of the Victoria Native Friendship Centre and we own and operate an affordable housing program at 120 Gorge Rd East.

I am speaking in support of this rezoning.

Southern Vancouver Island and Greater Victoria remains in a housing crisis. Limited supply, increasing rents and housing prices combined with challenges faced by many in our community contribute to individuals and families being under housed, living in over crowded conditions or worse, homeless. The increased density of from six single family homes to approximately 153 rental dwellings is a big win for the neighbourhood and the region. Density improvements like this one send positive ripples in the neighbourhood and community at large. In addition to the increased rental units we introduce new commercial endeavours. Density brings with it consideration to transit improvements. When 153 individuals and families move into these new homes they leave vacancies behind that will be better suited for others. This domino effect creates opportunities for many segments of renters to move up or over and make room for those couch surfing, at risk of or experiencing homelessness. Having this type of housing project within the city limits of Victoria is also a win for those who work or attend school in Victoria and relieves pressure on highways and commuter routes of people needing to get from outlying areas into work.

As an administrator of a major employer in this region I have had qualified professionals turn down employment offers because they can't find affordable or suitable housing options. So this type of project stands to benefit other employers like me as we untangle from a generation in a housing crisis to a community with care and attention on our mind.

All these benefits outweigh the minor concessions in parking and set back variance.

Thank you for creating this opportunity to contribute remotely.

Ron Rice – Wush'q | Executive Director | Victoria Native Friendship Centre | Office: [REDACTED]
ext. [REDACTED] | Fax: [REDACTED] |

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