

BROADMEAD LEGAL CENTRE

On the Avenue

COLLEEN M. KOVACS
JEFFREY A. REIMER
BARRISTERS AND SOLICITORS

1862 OAK BAY AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8R 1C5

March 7, 2021

CITY OF VICTORIA

Attention: Mayor and Council Members

RE: RE-ZONING APPLICATION FOR 1628 EDGEWARE ROAD

We write to urge Council to grant the Re-zoning Application for the above-noted lands. [REDACTED]

[REDACTED] The donation of the
above-noted lands has been the catalyst to propel this thoughtful planning forward. [REDACTED]

The location of the land is key. It is just outside the perils of the downtown core but accessible to bus routes and favoured local coffee spots. [REDACTED] media to the [REDACTED]

We become true neighbors when we are willing to cross the road for one another. Council has a unique opportunity to act. We call upon Council to seize this opportunity and authorize the rezoning application. [REDACTED]

Respectfully submitted,

BROADMEAD LEGAL CENTRE

Per:

Colleen Kovacs

COLLEEN M. KOVACS
CMK/dpf

Madison Heiser

From: Fred Curvelo [REDACTED]
Sent: Monday, March 8, 2021 7:06 PM
To: Public Hearings
Subject: Proposed Development of 1628 Edgeware Rd.

City of Victoria, Council
Re: Proposed Development of 1628 Edgeware Rd.

My name is Fred Curvelo and the owner of the adjacent property at 1624 Edgeware to the west. I am against this development. What is proposed will affect the whole neighbourhood of single family homes, most being post war low rancher style. The building that is planned for this property is totally out of sync for this well established neighbourhood. In fact right from the start I had mentioned and suggested to the Developer why doesn't the owner leave the existing house as is, sell it and use the proceeds towards a more suitable location for it's purpose, and that would be for an example the vacant lot on Hillside where KFC used to stand.

Having said this, I have some concerns in the proposed building design, and to retain the existing mature shrub hedging and to add to it all around the perimeter of the same species and height, also to retain enough of the existing driveway for 1 vehicle since there is already access from the street.

Fred Curvelo
1624 Edgeware Rd.
Owner, [REDACTED]

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 9, 2021 8:29 AM
To: Public Hearings
Subject: Fw: [REDACTED] project proposal

From: Savannah B [REDACTED]
Sent: March 8, 2021 4:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED] project proposal

Dear City of Victoria Mayor and Council,

[REDACTED] With this day in mind I write to you to submit my support regarding the March 11, 2021 public hearing for 1628 Edgeware Road rezoning application by Aryze Development Ltd, [REDACTED]

[REDACTED]

This two story, modern family styled, building would be an aesthetic addition to the Hillside neighbourhood, [REDACTED]

[REDACTED]

In line with the Camosun College Student Society (CCSS) and Greater Victoria Acting Together (GVAT), I support this rezoning application and urge the City of Victoria to do the same [REDACTED]

Thank you for your time, a [REDACTED]

Regards,

Savannah Barratt (she/ her/ hers)
Director of Sustainability, Camosun College Student Society
[REDACTED]

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 9, 2021 1:21 PM
To: Public Hearings
Subject: Fw: Rezoning Application No. 00726 for G.1 1628 Edgeware Road.

From: [REDACTED]
Sent: March 9, 2021 12:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rezoning Application No. 00726 for G.1 1628 Edgeware Road.

Your Worship, Mayor Helps and Members of Victoria City Council:
I support the Rezoning Application (No. 00726) for 1628 Edgeware Road.
Calvin Jones
1573 Earle Place
Victoria, BC

9 March 2021

Legislative Service
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Dear Sir/ Madam:

Re: 1628 Edgeware Road, rezoning the land
Public hearing, Thursday, 11 March 2021
Disagreement on rezoning the land

I am writing to express my disagreement on the rezoning of the land at 1628 Edgeware Road refer to the reasons below:

1. The rezoning of the land for a [REDACTED] [REDACTED] would bring a negative effect on the public safety of our neighbourhood.
 - [REDACTED] Police coming from time to time is expected, which would seriously break down the peaceful lives of residents in this neighbourhood.
2. Minors in this neighbourhood would also be at high risk of experiencing personal attacks and psychological trauma.
 - As the increasing possibility of harassment from perpetrators appears in this neighbourhood, minors who reside here would be exposed at a risk of personal attacks, intentional or not, when they are playing outdoors in the neighbourhood.
 - The raising possibilities of watching scenes of distress or experiencing violence would have seriously traumatized the mental health of minors living in this community.
3. Referring to the published plan of development, the rezoning of 1628 Edgeware Rd. leads to a reduction of the combined side yard “from 4.5m to 3.04m”, which would have terribly affected the buildings (one of which is my home) on both sides of it as follow:

9 March 2021
Legislative Service
Page 2 (list continued)

- The building of an expanded foundation of 1628 Edgeware Rd. would harm the existing foundations of houses on the two sides and lead to safety hazards to those families living in the affected houses.
 - In addition, the privacy of the families living in the houses beside 1628 Edgeware Rd. would be at risk of harm as well.
4. Regarding the statements above 1, 2, and 3, as the owner of the house (1632 Edgeware Rd.) beside the rezoning land, I strongly believe that the rezoning of 1628 Edgeware Rd. will significantly decrease my property value in the market as well as other properties' value in the neighbourhood.
5. Referring back to the published plan of development, the rezoning of 1628 Edgeware Rd. reduces the required vehicle parking "from 6 stalls to 1 stall". As from the developer (Aryze), the rezoning of the land is aimed to a [REDACTED] [REDACTED] which potentially means the highest number of vehicles at this address would be 7 during a specific time. The plan of development is reducing parking stalls from 6 to 1, so the additional 6 vehicles would have to be long-timed parked in the public parking spaces around the neighbourhood, which unreasonably consumes the public resources as well as hinders other residents from accessing enough public parking stalls.

In conclusion, it is inappropriate to [REDACTED] [REDACTED] in a high-density community. I strongly disagree with this unreasonable application of rezoning the land beside my house, and request a disapproval with this application which brings negative effects to my community.

Yours sincerely,

Donny Deng

Owner of property
1632 Edgeware Road
Victoria, BC V8T 2J8

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 9, 2021 3:46 PM
To: Public Hearings
Subject: [REDACTED]

From: Heather MacAndrew [REDACTED]
Sent: March 9, 2021 3:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: [REDACTED]

Dear Mayor Lisa Helps and Victoria City Councillors,

I am a resident of Victoria (Oak Bay) and am writing to ask you to please approve the re-zoning application submitted to you by Aryze Developments [REDACTED] project (1628 Edgeware Road) at your Council Meeting on March 11, 2021. I feel it is a much needed project and I also believe that the Aryze's intentions are good.

I realize I am late with this letter but I hope you will add it to your file regarding this project.

Thank you,
Heather MacAndrew

March 9, 2021

To: City of Victoria Mayor and Council

Subject: **Public Hearing 1628 Edgeware Road: Rezoning Application and Development Permit with Variances Application**

We live 3 doors west of the property on Edgeware Road. For context, our neighbourhood is relatively quiet, and includes several seniors that can successfully age in place, as well as families, several with children that can safely access school, work, and nearby services.

Over the past year it has been very difficult to have our concerns with this proposal acknowledged or addressed. The neighbourhood has made significant efforts to work with the applicant to ensure there would be a minimum operational framework for the sustainable and safe operation of the facility for the life of the operation. The City has proposed to enter into an agreement with the Owner/ Operator with some of those use restrictions and minimum standards of security and staffing. However, the fact that the proposed agreement can be changed, at any time, without consultation with the neighbours of the property, is very concerning. The restrictions need to be included in the bylaw language for them to have any value.

This project is not temporary emergency housing. It is a permanent change to the use of the property. As such, the residents of this neighbourhood have a vested interest in – not just the near term – but also the long-term use, operations, safety, and sustainability of the facility.

A. Zoning Regulation Bylaw, Amendment bylaw (No. 21-027)

We oppose the zoning regulation.

The following minimum conditions should be included in the bylaw, so these basic criteria are maintained into the future. Changes would require public consultation.

- 1. The zoning as a Rest Home – Class B is permitted only if**
 - a. the building and property are held and occupied by a not for profit organization**
 - b. If the property is transferred to an individual or for-profit entity, the zoning reverts back its original R1-B Zone, single family**

Significant fast tracking and concessions have occurred in the rezoning decision process based on it being owned and operated by a not for profit organization. The favourable terms of this bylaw and the development permit concessions, including:

- relaxed parking requirements,
- permitting a large massed intuitional structure, rather than a residential structure with appropriate design features
- permitting the occupancy of multiple unrelated individuals,

would not likely be granted to an individual or person applying for rezoning to run a business.

To prevent inequity, and opportunity for gain in the rezoning process, the zoning should be required to revert back to single family residential upon transfer of the property to an individual or for-profit entity.

If this criterion is only in a letter of agreement between the current owner and the City, the restriction would be lost on transfer of title.

2. The following are not permitted uses:

- a. Neither the Lands nor the Building is to be used for the purpose of community events or public gatherings.** (for the record this is understood by all parties to also preclude drop-in or distribution services to non-residents of the facility)

3. The Operator must register or be licensed in accordance with the Community Care and Assisted Living Act (CCAL)

In the interest of the ongoing success and safety of residents in the facility, appropriate licencing, in compliance with Provincial Legislation, will provide accountability for the standard of care practices of the facility.

What would be appropriate in an agreement between the City and the Owner is the requirement to have tenancy agreements between the Owner and each resident on expectations and standards of conduct.

B. Development Permit Application – varying the zoning regulation

We oppose the variances proposed in the development permit.

1. Vehicle Parking

The relaxation of parking stall requirements at this property would result in a shortage of parking for residents on the street. While it is assumed that the residents of the facility would never own a car, there could be significant ongoing parking needs associated with a higher density facility including visitors, guests, food drop offs, deliveries and staff. There is generally enough parking on the street in front of each house to accommodate a maximum of 2 vehicles at any one time. As you can see in the photos below, there is not much extra parking available on the street. These were taken on Saturday afternoon - the blue arrow, and the blue “its your neighbourhood” rezoning sign designate the property at 1628 Edgeware Road. Note that the driveway in the photo on the right will be removed in the proposed development.



2. Setbacks

The request for setback variances in the proposal is a direct result of the applicant trying to squeeze a facility with more living space than can fit on a small city lot. The applicant’s plan for 3 full storeys of living space, recreation, commercial kitchen, and storage (and accessory buildings) for 7 unrelated adults is completely oversubscribing a lot that is actually suitable for a single-family residence. Clearly, the property is inadequate for the size of the facility.

The applicant has repeatedly rejected feedback from the community and the City's Design Panel Committee on the design of the facility. Their response has been that they are limited in design because of height restrictions. However, more to the point, the applicant must institute a warehouse styled design to accommodate an oversized structure that does not fit on the property. Again, the property is inadequate for the size of the facility.

As we have suggested before, if they are unable to scale the design, perhaps the society would benefit by selling the property and securing a lot with enough space to serve their needs.

You have heard from various neighbours in previous letters that the design of the facility is not consistent with the character and architecture of even recent builds and renovations. This proposal has been designed in isolation and squeezed on to this site, consuming as much of the lot as it possible can, with no integration with, or consideration of, the community.

As a reminder, 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.

side view (hidden windows)



front view



We do not support either the rezoning or variance applications.

Sincerely,

Jennifer and Greg Snead
1612 Edgeware Road



Standing up for student rights since 1990

bcfs¹⁷

GVAT
Greater Victoria Acting Together

CASA | ACAE
Can Afford A Home? Find it. Afford it. Afford it. A campaign of responsible child real estate.

From: Quinn Cunningham, External Executive, Amanda
Garner, Women's Director

To: Mayor Helps and Victoria City Council

cc: Sister Joyce Harris, Board member, [REDACTED]

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

We are writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre, the Hillside Mall and with Camosun College Lansdowne nearby for services, employment and recreation, as well as available public transit.

We understand that [REDACTED] and Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbourhood covenant agreement" with them. [REDACTED]

[REDACTED] We also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

As students, we feel the urgent need for improved housing options in our community, and firmly assert that these options must include all community members. [REDACTED]

[REDACTED] We are also members of Greater Victoria Acting Together (GVAT) and we have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and meets their needs."¹

We believe that this is a very beneficial development for the City of Victoria and addresses critical needs in the community as well as providing much needed housing units.

Sincerely,

Quinn Cunningham,
External Executive, Camosun College Student Society

Amanda Garner,
Women's Director, Camosun College Student Society

Lansdowne: 3100 Foul Bay Rd. Victoria B.C. V8P 5J2
Interurban: 4461 Interurban Rd.

[REDACTED]

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

203 – 9730 Second Street
Sidney, BC, V8L 3C4
March 10, 2021

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

Dear Mayor and Council:

Re: 1628 Edgeware Road

I write in support of the [REDACTED] Zone Change application at 1628 Edgeware Road in the Oaklands Neighbourhood.

Our family has supported [REDACTED] on Caledonia Street for many years [REDACTED]. We are so pleased that the same service [REDACTED].

While we do not live in the Oaklands neighbourhood, we are familiar with it. It is our opinion that the location – close to bus routes and a variety of services – is very convenient [REDACTED]. It is also our opinion that the nature of the services provided; the profile of the proposed residents; and the small number of residents; will not result in any disruption to the neighbours nor negatively affect the nature of this neighbourhood.

Thank you for considering approval of this application.

Respectfully submitted,

Jan L. Kernaghan

Honorable Mayor Helps and Councilors:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am very much in support of the rezoning application by Aryze Development on behalf of the [REDACTED] has a long-proven record in providing [REDACTED]

[REDACTED] If the Covid 19 pandemic has any good side, it is the increase in public awareness of the need for housing plus wrap-around supports for the vulnerable and marginalized members of our human family. The citizens of greater Victoria have responded very generously to the housing needs of the homeless (note the strong support for the Rapid Relief Fund and the Preventing Homelessness Fund of the Victoria Foundation), and the province has acted quickly in purchasing buildings that can be adapted to their needs. The City of Victoria – led by yourselves, our elected local representatives – has engaged in practical and respectful ways with both those needing housing and supports (“nothing about us without us”) and with neighborhood organizations to make the necessary decisions to see that housing first principles can be acted on. This is civil society acting on its truest and most human values.

Aryze Developments has proven itself a significant and creative force in providing environmentally positive and affordable housing styles. The meetings that Aryze [REDACTED] [REDACTED] have had with neighborhood members bodes well for the integration of the proposed development into the neighborhood: both stylistically and –more important— humanly.

As a member of GVAT through Fairfield United Church, I urge you to support this application . The Unity Commons proposal earned your unanimous consent because of its alignment with neighborhood values and the forward thinking Community Plan. This proposal ups the ante in terms of such alignment, and deserves not only your unanimous approval, but your standing ovation.

Thank you for considering the above,

Bruce Lemire-Elmore
515 – 845 Dunsmuir Road
Esquimalt, BC V9A 0A7
March 5, 2021

David King
#108, 2277 - Oak Bay Avenue
Victoria, B.C. V8R 1G6

Sunday, February 28th, 2021

The Mayor and Council
The City of Victoria
1 - Centennial Square
Victoria, B.C. V8W 1P6

Re: 1628 - Edgeware Road (Anawim House, proposed change of zoning)
Public Hearing - March 11th, 2021

Dear Mayor and Council,

I am writing in support of the application to change the zoning at 1628 - Edgeware Road, in the Oaklands neighbourhood.

A Class B Rest Home for seven [REDACTED] residents is being proposed to be situated on this single residence lot. The proposed building will look like a contemporary 2 storey stucco and cedar shingle clad family home. It will be particularly designed, built, and landscaped to provide extra security and privacy. The house will provide accommodation [REDACTED] it will be [REDACTED]

In my view, adequate, safe, reliable housing, especially in the context of community, is the most important public policy challenge facing governments at every level. The difficulties faced by [REDACTED] with financial and other issues are especially tough. [REDACTED] responds to that need in a way that offers good prospects of success to their residents.

In this case, the design/build plan and the support offered to the residents indicates a good fit for Edgeware Street and the Oaklands neighbourhood. I ask your support for the application.

Yours truly,

David King

Susan Layng
403-1508 Coldharbour Road
Victoria, BC V8R 1H5

March 2, 2021

mayorandcouncil@victoria.ca

Dear Mayor Helps and Council Members:

RE: March 11, 2021 Public Hearing for 1628 Edgeware Road

I am writing to you this day to request your support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development which will be presented to council on March 11th. As a resident of Victoria, it is my belief that this very beneficial development for our city addresses unique and critical needs in the community as well as providing much needed housing units. There is a significant need for supportive housing and programming [REDACTED] in poverty [REDACTED]

I feel that the Edgeware Road location is an appropriate location for a [REDACTED] project [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall which located nearby providing services, employment, and recreation. This location is also close to public transit.

It is my understanding that there are other rezoning applications occurring in the area and larger buildings are being built close by, including a new 2 story structure on the abutting property. [REDACTED] Aryze Developers have met with interested neighbours and the Board has formed a "neighbour covenant agreement". As a result, [REDACTED] have agreed to manage the property only as a residential program for the residents and will not be offering services to the broader community at this location.

As a member of GVAT (Greater Victoria Acting Together), I am committed to the urgent pursuit of improved housing options within our community. [REDACTED] has operated a [REDACTED] in the city of Victoria since 1991 and have done so with competency, compassion, and integrity. This initiative to create a welcoming and safe environment [REDACTED] would be a wonderful and valuable addition to our city.

Thank you for considering my submission as you make your deliberations.

Yours truly,

Susan Layng

CC: [REDACTED]

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I used to live in this neighbourhood, on nearby Clawthorpe Avenue. I believe its location is very appropriate [REDACTED] with close proximity to the mall, Oaklands Community Centre, Cridge Centre for the Family and frequent running public transit.

There is a critical need for supportive housing and programming [REDACTED] in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues. Many of the supportive housing options in Greater Victoria are co-located with men, which leaves women feeling vulnerable and often leads to their exploitation. Locating supportive housing within normal family neighbourhoods is a healthier and safer choice that supports their recovery from trauma.

I understand that [REDACTED] Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, have agreed to manage the property only as a residential program for the residents, and will not be offering services to the broaden community at this location.

I am a member of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units.

I am personally and professionally familiar with the work done [REDACTED] who operate a residential house [REDACTED] my workplace and the food bank which I coordinate at St John the Divine. They have a twenty-year history of being a good neighbour and very competent housing provider.

Thank you for taking my submission into account in your deliberations.

Sue Ward

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location for a [REDACTED]

[REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for supportive housing and programming for [REDACTED] in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues.

I understand that [REDACTED] Aryze Developers have met with interested neighbours and that the [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, have agreed to manage the property only as a residential program for the residents, and will not be offering services to the broader community at this location.

As a resident of the City of Victoria and a close neighbour to this address, I believe that this is a very beneficial development for our city and addresses critical needs in the community as well as providing much needed housing units. The location is perfect for helping the new residents to adapt.

The ability of [REDACTED] to operate such a house with competency, compassion and integrity as they are doing with their existing site [REDACTED] the past almost 20 years has been proven.

Thank you for taking my submission into account in your deliberations.

Sincerely

Mare Brown

1534 Edgeware Rd.

Victoria, BC

250-686-7707

Support for Anawim House

Mayor and Council

at: mayorandcouncil@victoria.ca

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

The St. John the Divine Social Justice and Action Group is writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. We feel that this is an appropriate location for a supportive housing project [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

We also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for supportive housing and programming [REDACTED] in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues.

I understand that [REDACTED] Aryze Developers have met with interested neighbours [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, there is agreement that the property operate only as a residential program for the residents, and will not be offering services to the broader community at this location.

The Anglican Parish of St. John the Divine is a member of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

Those who have knowledge can comment on the ability [REDACTED] to operate such a house with competency, compassion and integrity as they have done and are doing with their existing site [REDACTED] for the past almost 20 years.

Thank you for taking our submission into account in your deliberations.

Yours sincerely,

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

John Mc Laren, for the St. John's Social Justice and Action Group, representing the downtown Anglican Parish of St. John the Divine

March 3, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

We are writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for March 11.

We are parishioners of Holy Cross Parish, a member association of Greater Victoria Acting Together (GVAT). Holy Cross has a long-standing relationship [REDACTED], which has provided physical, emotional, and spiritual healing for its residents for almost 30 years.

We both worked with the residents and day guests [REDACTED] for 20 years. Through the [REDACTED] we were privileged to work with many people to improve their life skills, education and mental well-being. This resulted in substantial, lasting positive changes in their lives. Many went on to find meaningful employment and an independent life. It literally changed their life, as was expressed by them countless times.

Many [REDACTED] have expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead to a more meaningful life. Other non-profit organizations have also seen the advantages of the [REDACTED] which has operated its house with competency, compassion and integrity over many years.

It is our fervent hope that this re-zoning application will be approved, and that the [REDACTED] will be built without further delay.

Respectfully submitted,
Leonard and Lynne Lavigne
99, 2600 Ferguson Road
Saanichton, B.C.

March 1, 2021

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

RE: [REDACTED] - RE-ZONING APPLICATION FOR 1628 EDGEWARE ROAD
PUBLIC HEARING MARCH 11, 2021

Dear Mayor and Council,

I am writing in support of the [REDACTED] application for re-zoning at the above address.

I am a life-long Victoria citizen – a Victoria homeowner and downtown property and business owner. I am also a parishioner of St. Patrick's Parish, which is a member association of Greater Victoria Acting Together (GVAT). St. Patrick's Parish has a long-standing relationship with [REDACTED] which has provided physical, emotional, and spiritual healing for its residents for almost thirty years. My husband and I have also personally been supporters [REDACTED] [REDACTED] for many years and are grateful for the valuable work they do to respectfully support people with healing and hope. They have quietly produced thousands of heartwarming stories of people's success to climb out of poverty and hopelessness and move to happy healthy independent lives.

Many [REDACTED] have expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead a more meaningful life. Other non-profit organizations have also seen the advantages [REDACTED] which has operated its house with competency, compassion and integrity over many years.

I urge you in the strongest way to please approve this re-zoning application [REDACTED]
[REDACTED] will be built without further delay.

Thank you for your thoughtful consideration.
Respectfully,

Theresa Smith
1225 Chapman Street
Victoria, BC V8V 2T7
[REDACTED]



March 4, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

I am writing in support of the [REDACTED] for re-zoning at the above address.

[REDACTED]

Many [REDACTED] have expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead a more meaningful life.

It is our hope that this re-zoning application will be approved, and that the new [REDACTED] will be approved [REDACTED]

Respectfully submitted,

A handwritten signature in black ink, appearing to read "P. Kroad".

Parm Kroad, Deputy Director

Victoria Women's Transition House Society

#100-3060 Cedar Hill Road, Victoria, BC V8T 3J5

cc to Sister Joyce [REDACTED]

cc to Dan Greco [REDACTED]

Date: March 1, 2021

To: Mayor and Council, City of Victoria

Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor and Council,

We are writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for March 11.

We are parishioners of Holy Cross Parish, a member association of Greater Victoria Acting Together (GVAT). Holy Cross has a long-standing relationship [REDACTED], which has provided physical, emotional, and spiritual healing for its residents for almost thirty years. For a number of years we have visited [REDACTED] during Christmas to make a financial and food donation [REDACTED]. We are always impressed by the welcoming and loving attitude shown by the residents and the staff [REDACTED].

We had hoped to make our donation to the [REDACTED] two years ago, but at that time despite the excitement of having a property to develop, it seemed the project had stalled. Many [REDACTED] have expressed the urgent need for a safe, supportive place where they can heal from past trauma and develop skills to lead a more meaningful life. Other non-profit organizations have also seen the advantages of [REDACTED] which has operated its house with competency, compassion and integrity over many years.

It is our hope that this re-zoning application will be approved and that the [REDACTED] will be built without further delay. We are planning to provide annual, financial support when it is underway.

Respectfully submitted,

Marilyn and Tom Allen

2183 Highland Rd. Victoria

Lynn Beak
City of Victoria

[REDACTED]

|
|

February 28, 2021-02-28

mayorandcouncil@victoria.ca

Dear Mayor Helps and Council members:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. As a resident of the City of Victoria, I believe that this is a very beneficial development for our city and addresses unique and critical needs in the community as well as providing much needed housing units.

I feel that this is an appropriate location [REDACTED] The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I have gone by to review the site and observe that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property. Therefore this building will not be out of scale for the area, especially as it is developing.

I understand that [REDACTED] and Aryze Developers have met with interested neighbours [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, have agreed to manage the property only as a residential program for the residents, and will not be offering services to the broader community at this location.

I also belong to a member organization of Greater Victoria Acting Together (GVAT) and feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹ This project addresses the specific need for supportive housing

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).

and programming [REDACTED]
[REDACTED]

Thank you for taking my submission into account in your deliberations.

Yours truly

Lynn Beak

Cc: [REDACTED]

March 2nd 2021

mayorandcouncil@victoria.ca

Mayor and Council

City of Victoria

1 Centennial Square

Victoria BC V8W 1P6

Dear Mayor and Council:

As a long-time supporter [REDACTED], I am very hopeful that you will approve the application for a zone change at **1628 Edgeware Road, Victoria**.

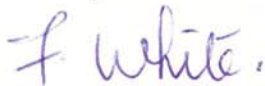
The [REDACTED] has been influential in the lives [REDACTED] [REDACTED] [REDACTED] over that past 30 years. [REDACTED] is supported by dedicated volunteers and local businesses. It has been a welcoming refuge [REDACTED] [REDACTED] who have indicated that what they need is a non-judgemental listener and practical support in order to help them return to a healthy lifestyle.

Now it's the time [REDACTED] in need in this community to have a refuge of their own, where they can find support in this temporary residence. Finding affordable housing for them is well-nigh impossible and work that pays a living wage cannot easily be found. These [REDACTED] need a place where they can feel secure while trying to get on their feet, as this sense of security is vital for their well-being.

A home with space for seven people means that [REDACTED] [REDACTED] to help them through uncertain times.

I respectfully ask that you give serious consideration to this request for re-zoning and approve this application.

Sincerely



Frances White

#36=4300 Stoneywood Lane Victoria BC V8X 5A5

3/1/2021

To: Mayor and Council, City of Victoria
Re: Re-zoning Application for 1628 Edgeware Road

Dear Mayor Lisa Helps and Council,

I am writing in support of the [REDACTED] application for re-zoning at the above address. The public hearing has been scheduled for 11th March, 2021.

First, thank you Mayor and Council for all the efforts you make continually to expose the plight of the poor and address their needs for safe housing and support services. I am confident that this application aligns well with the goals of Council. I am confident [REDACTED] offers time-tested and solid opportunities for people to break out of the grip of poverty with its many destructive and socially marginalizing consequences. The number of these less fortunate among us is alarming; their needs, urgent.

As a retired registered clinical counselor and a retired program coordinator for the Greater Victoria Police Victim Services, I am very familiar with the population served [REDACTED]. I am also a parishioner of Holy Cross Parish, a member associate of Greater Victoria Acting Together (GVAT). Our parish community has actively supported the development and healing work [REDACTED] for over 30 years.

From its inception, [REDACTED] has been a nurturing, daytime drop-in refuge, providing personal services, information and resources to help homeless individuals address their basic needs and restore dignity and self-respect to their lives. [REDACTED] includes a safe, healthy, live-in residence for men ready to work to free themselves from oppressive misfortunes. The family atmosphere significantly supports healing. They are consistently supported by competent, compassionate people of integrity, citizens of Victoria, volunteers and professionals, committed to healing the whole person.

The time at last has [REDACTED] to benefit from this depth of support that [REDACTED] is able to provide. I am confident that this non-profit organization is well-positioned to expand its multi-faceted program to include a residential component that will address the unique needs of underprivileged [REDACTED] needing consistent support to make meaningful life-giving choices to grow personally, acquire and strengthen essential life skills and re-direct the course of their lives. The vision [REDACTED] residence on Edgeware Road includes a commitment to privacy; it will not include a drop in program and will not be a disturbance risk to a neighborhood.

I am confident that the mission and vision [REDACTED] residence is consistent with the city's strategic goals for housing Victoria's most vulnerable citizens. I believe the outcomes of this development will ultimately contribute to the health and safety of all our citizens and our neighborhoods.

I am hopeful and optimistic that our Mayor and Council will choose to grant approval for this re-zoning so that building the [REDACTED] can commence without further delay.
Thank you.

Respectfully submitted,
Mary-Anne Tinney
4-1030 Hulford Street
Victoria, BC, V8X 3B6

cc. Sister Joyce Harris, SSA

BROADMEAD LEGAL CENTRE

On the Avenue

COLLEEN M. KOVACS
JEFFREY A. REIMER
BARRISTERS AND SOLICITORS

TELEPHONE: (250) 727-9938
FAX: (250) 727-9826

1862 OAK BAY AVENUE
VICTORIA, BRITISH COLUMBIA
CANADA V8R 1C5

March 7, 2021

CITY OF VICTORIA

Attention: Mayor and Council Members

RE: RE-ZONING APPLICATION FOR 1628 EDGEWARE ROAD

We write to urge Council to grant the Re-zoning Application for the above-noted lands. [REDACTED] hopes to build and provide a safe [REDACTED] residents who will be afforded an opportunity to heal from past trauma and addictions, to develop everyday life skills and to live enriched lives. The pressing need for such a sanctuary and this vision have been thoroughly examined and reviewed by the [REDACTED] and its community partners for many years. The donation of the above-noted lands has been the catalyst to propel this thoughtful planning forward. The Board of [REDACTED] has evidenced a legacy of transforming the lives of its residents and guests for the past twenty years. The Board possesses the requisite knowledge and skills to operate the residence. Simply put, [REDACTED] has a proven track record to carry out its intended vision and purpose for this land.

The location of the land is key. It is just outside the perils of the downtown core but accessible to bus routes and favoured local coffee spots. Not a week passes today without reference in the media to the utter lack of supportive, affordable housing for the disadvantaged. Let Council seize this chance. The true measure of our collective character is how we treat the disadvantaged, the homeless, and the poor. We become true neighbors when we are willing to cross the road for one another. Council has a unique opportunity to act. We call upon Council to seize this opportunity and authorize the rezoning application. In so doing, a residence for safe sanctuary will be built and will assuredly provide meaningful hope for its residents.

Respectfully submitted,

BROADMEAD LEGAL CENTRE
Per:

Colleen Kovacs

COLLEEN M. KOVACS
CMK/dpf



Standing up for student rights since 1990

bcfs¹⁷

GVAT
Greater Victoria Acting Together

CASA | ACAE
Canadian Alliance of Student Associations
Alliance canadienne des associations étudiantes

From: Quinn Cunningham, External Executive, Amanda
Garner, Women's Director

To: Mayor Helps and Victoria City Council

cc: Sister Joyce Harris, [REDACTED]

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

We are writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location for a supportive housing project [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre, the Hillside Mall and with Camosun College Lansdowne nearby for services, employment and recreation, as well as available public transit.

We understand [REDACTED] and Aryze Developers have met with interested neighbours and that [REDACTED] has formed a "neighbourhood covenant agreement" with them. As a result, the [REDACTED] has agreed to manage this property exclusively as a residential program and will not be offering services to the broader community at this location. We also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

As students, we feel the urgent need for improved housing options in our community, and firmly assert that these options must include all community members. Housing solutions must also recognize the specific risks faced [REDACTED] experiencing poverty. There is a critical need for supportive housing and programming [REDACTED] living in poverty who want to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues. It is extremely difficult for anyone to address these kinds of changes for themselves without first feeling safe. We are also members of Greater Victoria Acting Together (GVAT) and we have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and meets their needs."¹

We believe that this is a very beneficial development for the City of Victoria and addresses critical needs in the community as well as providing much needed housing units.

Sincerely,

Quinn Cunningham,
External Executive, Camosun College Student Society

Amanda Garner,
Women's Director, Camosun College Student Society

Lansdowne:
Interurban:

3100 Foul Bay Rd. Victoria B.C. V8P 5J2
4461 Interurban Rd.

tel: 250-370-3590 fax: 250-370-3693
tel: 250-370-3868 fax: 250-370-3830

Web: camosunstudent.org
E-mail: ccss@camosun.bc.ca

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](https://www.cmhc.ca/en/affordable-housing).

Subject: Fwd: Here is my personal letter of support
Date: Wednesday, March 3, 2021 at 9:20:59 AM Pacific Standard Time
From: Dan Greco
To: Luke Mari
Attachments: image002.jpg

----- Forwarded message -----

From: **Joyce Harris** <[REDACTED]>
Date: Wed, Mar 3, 2021 at 9:07 AM
Subject: RE: Here is my personal letter of support
To: Julianne Kasmer <[REDACTED]>
CC: Dan Greco <[REDACTED]>

FYI

Joyce

Joyce Harris, ssa

Canonical Co-Leader

[#417-645 Fort Street](#)

[Victoria, BC V8W 1G2](#)

Phone [REDACTED]

Fax [REDACTED]

[REDACTED]



From: Julianne Kasmer [mailto:[REDACTED]]
Sent: Wednesday, March 3, 2021 8:26 AM
To: Joyce Harris <[REDACTED]>
Subject: Here is my personal letter of support

I sent this on the weekend, and forgot to cc you! I am just drafting one for approval by Julian Daly, Our Place CEO.

Dear Mayor Helps and Council:

Re: March 11, 2021 public hearing for 1628 Edgeware Road

I am writing to support the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. I feel that this is an appropriate location for a supportive housing project that will house [REDACTED]. The planned 2-story structure will fit responsibly into the neighbourhood, and resemble a modern large family home. Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall are all accessible and nearby for services, employment and recreation, as is public transit.

There are also other rezoning applications in the area and larger buildings are being built close by, including a new 2-story structure on the abutting property.

There is a critical need for supportive housing and programming [REDACTED] living in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues.

[REDACTED] and Aryze Developers have met with interested neighbours and have formed a "neighbor covenant agreement" with them. As part of this agreement, [REDACTED] will manage the property as a residential-only program for the residents, and will not be offering services to the broader community at this location.

As a minister in the United Church, a member of Greater Victoria Acting Together (GVAT) and a citizen of Victoria who daily works with women who would benefit from this type of housing option, I recognize the urgent need for improved housing options in our community, especially for women. GVAT has endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."

As a resident of the Oaklands Neighbourhood in Victoria, I strongly believe that this is an important development for our city and addresses critical needs in the community as well as providing housing units [REDACTED] in need, a very under-served segment of our population.

As a long-time friend of [REDACTED] I have every reason to believe that they are the most qualified organization to operate such a house with competency, compassion and integrity as they have done with their existing site [REDACTED] for the past almost 20 years.

Julianne Kasmer (Rev)

March 1, 2021

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

Dear Mayor Lisa Helps and City of Victoria Councillors,

Letter of Support [REDACTED]

It is with excitement that I am writing this letter on behalf of the Society of Saint Vincent de Paul of Vancouver Island **in support** of the rezoning application submitted to you by Arize Developments [REDACTED] located at 1628 Edgeware Road, Victoria, BC.

[REDACTED] has an excellent reputation and has been successfully providing housing and support [REDACTED] in our community since 1991. Now, with the generous support of a Victoria donor and further support from the community, there is the opportunity [REDACTED] Saint Vincent de Paul has worked closely with [REDACTED] for many years and I am confident that they have the capacity and knowledge to successfully operate [REDACTED]

[REDACTED] is witness to the need for various options of temporary housing with supports [REDACTED] to rebuild their lives. This home would help [REDACTED] Victoria living in poverty suffering from all the barriers and consequences of their life experiences a place to heal within a safe and supportive community. [REDACTED] would also be providing supportive programming [REDACTED] to improve their lives and meet their goals.

The caring and compassionate work and commitment that [REDACTED] has provided to Greater Victoria [REDACTED] has, and is, a gift to the community. Having a second location [REDACTED] would help address the lack of support and housing [REDACTED] living in poverty.

We would not hesitate to offer our support to this project and look forward to approval of the application at the March 11th, 2021 Council meeting. If you have any questions please do not hesitate contacting me at 250-818-6250 or by email at ahudson@svdpvictoria.com.

Sincerely,

Angela Hudson

Angela Hudson CIHCM
Executive Director



SISTERS
OF ST. ANN
PACIFIC NORTHWEST

Suite 417 – 645 Fort Street
Victoria, BC V8W 1G2

Tel 250-592-3133
Fax 250-592-0234

February 27, 2021

Dear Mayor Lisa Helps and Victoria City Councillors,

We are writing this letter to ask you to please approve the re-zoning application submitted to you by Arize Developments for [REDACTED] project (1628 Edgeware Road) at your Council Meeting on March 11, 2021.

The Sisters of St. Ann have supported [REDACTED] since it opened in 1991 both by volunteering their services [REDACTED] by financial donations. And now we are very excited to support the Society's efforts to finally be able to open a [REDACTED] following a similar model.

As you know there are many [REDACTED] in Victoria who are living in poverty and suffering from all the various consequences of it who need a temporary home where they can feel safe and receive help to change and rebuild their lives. Now we are in a position to pursue building a residential home for [REDACTED] and provide programs that will assist them to receive compassion and care and acquire the skills necessary to live more meaningful lives away from poverty and the streets.

With this plan in mind we ask you to please grant this application for re-zoning so that [REDACTED] can help make a positive difference to the housing crisis in Victoria and more importantly to the lives [REDACTED] who desperately need this home.

Thank you for all you are doing to address "homes with support" for those in need in Victoria.

Peace and gratitude,

Sister Joyce Harris, SSA

Sister Joyce Harris, ssa
Canonical Co-Leader

Sister Judi Morin, SSA

Sister Judi Morin, ssa
Canonical Co-Leader

Sister Marie Zarowny, SSA

Sister Marie Zarowny, ssa
President and Board Chair

Continuing the Legacy



SISTERS
OF ST. ANN
PACIFIC NORTHWEST

Suite 417 – 645 Fort Street
Victoria, BC V8W 1G2

Tel [REDACTED]
Fax [REDACTED]

February 27, 2021

Dear Mayor Lisa Helps and Victoria City Councillors,

We are writing this letter to ask you to please approve the re-zoning application submitted to you by Arize Developments for the [REDACTED] project (1628 Edgeware Road) at your Council Meeting on March 11, 2021.

The Sisters of St. Ann have supported [REDACTED] since it opened in 1991 both by volunteering their services at the [REDACTED] and by financial donations. And now we are very excited to support the [REDACTED] efforts to finally be able to open a [REDACTED] following a similar model.

As you know there are many [REDACTED] in Victoria who are living in poverty and suffering from all the various consequences of it who need a temporary home where they can feel safe and receive help to change and rebuild their lives. Now we are in a position to pursue building a residential home for [REDACTED] and provide programs that will assist them to receive compassion and care and acquire the skills necessary to live more meaningful lives away from poverty and the streets.

With this plan in mind we ask you to please grant this application for re-zoning so that [REDACTED] can help make a positive difference to the housing crisis in Victoria and more importantly to the lives [REDACTED] who desperately need this home.

Thank you for all you are doing to address “homes with support” for those in need in Victoria.

Peace and gratitude,

Sister Joyce Harris, SSA

Sister Joyce Harris, ssa
Canonical Co-Leader

Sister Judi Morin, SSA

Sister Judi Morin, ssa
Canonical Co-Leader

Sister Marie Zarowny, SSA

Sister Marie Zarowny, ssa
President and Board Chair

Continuing the Legacy



North Park Neighbourhood Association support for [REDACTED] Project in Oaklands
Attention: Mayor and Council
Date: March 5, 2021

Dear Mayor and Council,

The North Park Neighbourhood Association would like to indicate its support of [REDACTED] proposal to replicate its rest home model in the Oaklands neighbourhood. [REDACTED] is a valued member of the North Park community and we have no hesitation in recommending that they expand their services into other neighbourhoods.

[REDACTED] has been operating in North Park since 1991 and has seamlessly integrated into the community in that time. The organization and its residents have been respectful neighbours, which is achieved in part through the rigorous selection process for residents. This has also led to a high level of success for residents themselves. The NPNA has not received any complaints or negative feedback from neighbouring residents on [REDACTED] operations, and have frequently heard [REDACTED] used as an example by local residents of a successful model for addressing housing and addiction.

Despite having a Rest Home designation, [REDACTED] essentially functions like any other home in the neighbourhood. The landscaping and physical property is kept tidy and welcoming and fits the character of our neighbourhood well. The plans for the property on Edgeware submitted to the City appear to be carefully considered and mimic the single-family character of neighbouring properties. In addition, we understand that the Oaklands location would not offer the drop-in services provided at the North Park location, leaving this property to function no differently than any other house on this street.

We see no significant challenges or drawbacks to having [REDACTED] in the North Park neighbourhood, and fully support their proposal to operate a similar model [REDACTED] in Oaklands.

Thank you for your time,

North Park Neighbourhood Association Board
Sarah Murray, Executive Director, NPNA
Eleni Gibson, Land Use Planning Advisor, NPNA

North Park Neighbourhood Association
Box 661, 185-911 Yates Street
Victoria, BC
V8V 4Y9
www.npna.ca

March 5, 2021

Dear Mayor Helps and Council:

I am writing on behalf of UNITE HERE! Local 40 in support of the rezoning application for 1628 Edgeware Road, Victoria by Aryze Development. This is an appropriate location for a supportive housing project to up to [REDACTED]. The building is being planned as a 2-story structure that will fit responsibly into the neighbourhood, and resemble a modern large family home. There is ready access to services in the area including Oaklands Community Centre, Cedar Hill Community Centre and the Hillside Mall nearby for services, employment and recreation, as well as available public transit.

I also note that other rezoning applications are occurring in the area and larger buildings are being built close by, including the new 2-story structure on the abutting property.

There is a critical need for supportive housing and programming for [REDACTED] living in poverty who want to change, to live more meaningful lives and develop skills to cope with trauma, prior addictions and other issues.

I understand that [REDACTED] and Aryze Developers have met with interested neighbours and that the [REDACTED] has formed a "neighbor covenant agreement" with them. As a result, they have agreed to manage the property only as a residential program for the residents, and will not be offering services to the broader community at this location.

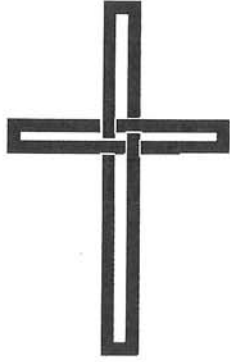
UNITE HERE! Local 40 is a member of Greater Victoria Acting Together (GVAT) and we feel the urgent need for improved housing options in our community. We have endorsed the goal articulated by Canada Mortgage and Housing Corporation that "By 2030, everyone in Canada has a home that they can afford and that meets their needs."¹

Thank you for taking my submission into account in your deliberations.

Irmak Bahar

Community Organizer
UNITE HERE! Local 40
[REDACTED]

¹ CMHC defines a home that people can afford and that meets their needs as (a) costing less than 30% of a household's pre-tax income, (b) being in an adequate state of repair, and (c) having a suitable number of rooms for the people living there. CMHC provides specific details on these three criteria [here](#).



Holy Cross Catholic Parish

4049 Gordon Head Rd.

Victoria, B.C. V8N 3X7

Phone (250) 477-5321 Fax (250) 721-1844

Email: office@holycrossvictoria.org

To Mayor and Council,

I am writing on behalf of Holy Cross and St. Patrick's Catholic Churches in Victoria, in regard to the proposed [REDACTED] rezoning application at 1628 Edgeware Street.

Our Church community was the impetus for this project, providing seed money to [REDACTED] to conduct the initial feasibility studies and the associated costs to get through the rezoning process.

Holy Cross and St. Patrick's parishioners have supported [REDACTED] since its opening in 1991, and its mission of trying to help those who want to help themselves. We believe in [REDACTED] model of trying to connect people emotionally, physically, and spiritually, within a family style atmosphere of continuous love and support.

There are not many facilities dedicated to stabilizing those at risk of homelessness in our city, and in these times, particularly as we face a world post COVID-19, we recognize more than ever the desperate need to provide this type of supportive housing and service, particularly to at risk [REDACTED] in our community.

We believe that this proposal aligns directly with the City of Victoria's strategic goals of supporting affordable housing and enabling prosperity and economic inclusion.

The twinning [REDACTED] residential program [REDACTED] has been a long time in the making, and we are hopeful that the City Council will agree as such.

Our Church community intends to continue to support the build and ongoing operations of [REDACTED] as it attempts to extend its reach in our community. We have every confidence in the [REDACTED] Board of Director's ability to build and operate this facility.

I respectfully ask that the City Council vote in favour of this proposed rezoning project on 1628 Edgeware.

Respectfully,

Fr. William Hann

Pastor at Holy Cross and St. Patrick's Parishes



February 26, 2021

To: Victoria City Council

Subject: Proposed [REDACTED]

We have supported [REDACTED] for several years now because we believe that they operate a [REDACTED] most effectively. This is because they operate like a family home in the neighbourhood. It is not a large complex that houses impoverished people, rather than a small controllable environment with sensible family rules.

There is a need in Victoria for [REDACTED] house using the same "Family Model" as it's guide. Many [REDACTED] want to change to a healthy and purposeful lifestyle but need a safe and controlled home. With encouragement from many, [REDACTED] is striving to open a [REDACTED] house to do the same as they do at their [REDACTED] house.

I encourage and support [REDACTED] in the process of opening a [REDACTED] house and urge council to approve the rezoning required for the [REDACTED] home to soon become a reality that benefits our community. The proposed neighbourhood will not regret having a worthwhile, community minded home that will blend in with the homes on their street.

Sincerely

A handwritten signature in black ink, appearing to read "David J. Wheaton", written over a light blue horizontal line.

David J. Wheaton
Wheaton Chevrolet