

March 23, 2021

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

Subject: Letter of Support for 3080, 3082, and 3090 Washington Ave. Townhome Development

Dear Mayor and Council,

I am writing in support for the proposed townhome development proposed at 3080, 3082 and 3090 Washington Ave.

We are a young family currently living in Sooke. I am a government employee working in Downtown Victoria. We would love to be able to find an affordable family home without the long commute. This development checks many of the boxes that young families desire; three bedrooms, centrally located near cycling routes and at a price point that is hard to find for new product here in Victoria.

Thank you for your consideration and trust you will make a decision here to support families.

Sincerely,

Trevor Paul

6715 Eakin Drive  
Sooke, BC  
V9Z 0V4

Jaye Edelstein  
229 Howe St.  
Victoria, BC V8V 4K7

Letter to Support 3080 Washington Avenue.

Dear Mayor and Council:

I am writing you today in support of the local development at 3080 Washington Avenue in Victoria, BC. Curate Developments has done an outstanding job at providing many positive attributes to their project that benefit both our community and the City of Victoria as a whole.

Some of these key attributes being homes for families, on-site green space, and the doric greenway connection.

Watching a developer shed light and prioritize unit styles toward family homes shows their desire for community growth in our ever-expanding neighbourhood. Having a portion of the development designed to be 4 bedroom townhomes with two-car garages will allow opportunities for families to grow into a home, which is incredibly challenging to find in the city.

With easy access to the doric greenway connection, this development provides a safe, alternative route to the Galloping Goose and Cecilia Park that allows you to avoid the busy roads of Burnside Road West and Gorge Road East.

Along with these positive attributes Curate Developments has been flexible in their project design and made several revisions to better suit our community. After reviewing feedback they've thoughtfully reduced the number of units from 36 to 34 to incorporate the on-site green space and preserve existing trees.

Due to the hard work and constant focus on providing us with a beautiful new development I can't help but support 3080 Washington Avenue. Their unique designs have brought a new excitement to our neighbourhood, with hopes for our community to flourish while providing families with a perfect new space for growth.

Thanks,

Jaye Edelstein

A handwritten signature in black ink, appearing to be 'Jaye Edelstein', with a long horizontal flourish extending to the right.

Nadia Munro  
407-545 Rithet St  
Victoria, BC V8V1E4

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Thanks,  
Nadia Munro



March 24, 2020

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

Subject: Letter of Support for 3080, 3082, and 3090 Washington Ave. Townhome Development

Dear Mayor and Council,

I am writing on behalf of my young family and other young families across the broader Victoria region in full support of the proposed townhome development proposed at 3080, 3082 and 3090 Washington Ave.

My wife and I attended the University of Victoria and were among the few that stayed in the city after graduating, as most of our classmates moved out of Victoria. Many found the city unaffordable relative to the modest wages and sizeable student debt new grads tend to have. My wife and I were lucky to have the support of family who helped us through university, which allowed us to get ahead and establish roots in the real estate market with a one-bedroom condo.

After a couple years, a dog and a desire to start a family, we looked into buying a single-family detached home. We quickly became disheartened. Even with a household income of around 120k, little to no debt and modest proceeds from the sale of our condo, we found single family homes unattainable. We eventually settled on a townhouse in Royal Oak and as years passed, we welcomed both of our children home from the hospital to our townhome.

It's great to see promising real estate developments improve the vitality of the city, especially on the Galloping Goose trail. I previously worked in the Jutland business park for a number of years and can speak to the desirability of the area.

I hope town council considers this letter of support and that other deserving young families can find quality housing located close to parks & the Galloping Goose trail. Growing up here it was important to us to raise our family here. We love this city and hope other young families have the opportunity to grow here and have access to affordable housing like the proposed project at 3080, 3082, and 3090 Washington Ave. Townhome Development.

Sincerely,  
Ross Curry  
4686 Sunnymead Way  
Victoria, BC V8Y 2V5

[REDACTED]

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**From:** Amie Shepherd [REDACTED]  
**Sent:** Thursday, March 25, 2021 11:03 AM  
**To:** Public Hearings  
**Cc:** Amie Hardiman  
**Subject:** 3080, 3082, 3090 Washington st

Hello Council Members,

I have thought hard about how to write this letter without it being emotional because I want it to be heard and taken seriously but emotions is all I have left.

I first learned about this project a few years ago from a neighbor and ever since it has been an emotional rollercoaster of life. I have tried hard to not let it affect my daily life but my happiness, my relationship and my love for this city, born and raised, have been questioned.

**I am against this project for a few reasons.**

1. **My privacy:** Growing up and being a female I have had lots of unwanted attention from male neighbors who would be able to see in my bedroom window as a child with effort on their behalf. With this occurring to me more than once I have always been aware of my surroundings. When we bought this house it was a corner lot, no immediate neighbors that weren't blocked out by distance or a huge set of trees. I felt comfortable knowing that there was privacy. Also the neighborhood was zoned for single family dwellings and there was no reason to believe that that would change. With this new complex there will be units facing my bedroom, my bathroom and my young daughters room. We will have to be aware for my and my daughters safety and privacy with blinds being drawn at all times. This will cause a lot of stress and we will be living in our home with no light and feeling like prisoners.

2. **The connector:** We are the property located on the corner with the easement for the connector. Yes I have been told a million times that this is a 30 year plan, that by the way, we were never notified of, and that it is what the community apparently wants. I don't understand how in 30 years you have only been able to secure our property and no one else has been willing to sell. Letters have been sent out many times and no one sells. Properties have become available for sale and the city has never purchased them for easement use. You can see how even though we were aware of the easement how it seemed like it would never happen. Still you plan on the connector but you have no access to complete it. We believe that you will never gain access all the way through if we look at the last 30 years. If our property is taken then we will live forever knowing that only part of the path succeeded and that our yard was lost. Also if the neighbors are not selling it should be obvious that it's not what we want.

3. **Rate of crime:** If the connector is built along our property our safety is in jeopardy. We have a growing crime rate of over 200% in our neighborhood and we are concerned. We have been told by the police that the connector will become a direct access route for criminals to steal and escape down to the Goose trail. This concerns us as we are already dealing with so much theft in our neighborhood. I barely sleep, I am always looking out my window at night and I fear that it will only get worse. This will be emotionally hard on us but also financially expensive as we will have to find some form of security for our house.

4. **Washington st:** Poor Washington st, it's a hot mess. So much crime occurring daily, you can barely drive down the street and they can't even get an emergency vehicle down the road. I feel for the residents of Washington and offer them my support through this stressful time for them. This complex will only add more traffic and more congestion. How much more can this street take?

Why not move you ask, as everyone else has. My husband and I bought our forever home. We both work in the service industry and we were lucky enough to buy, that is rare with our peers. We can't afford to sell and move, prices are to high and we would never get another mortgage. The only other option would be to sell and move out of my home town, the town that I love and want to raise my children in.

I believe that you want to keep the locals here, help us stay here and not have to live in fear!

Amie Hardiman  
3095 Carroll st

[REDACTED]

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**From:** Bethany McMullen [REDACTED]  
**Sent:** Wednesday, March 24, 2021 11:14 PM  
**To:** Public Hearings  
**Subject:** 3080, 3082, 3090 Washington Ave

Hello,

My name is Bethany McMullen and I own 3071 Washington Ave, a house directly across the street from the proposed townhouse development at 3080, 3082 and 3090 Washington Ave. I am new to the neighborhood, having moved in in December of 2019.

I am in support of the townhouse development proceeding. Thoughtful densification, like this project, will help bring families and young professionals to the neighborhood by catering to the 'missing middle' demographic. This type of housing is sorely missing in Victoria. I also am in support of the Doric connector being added through Washington, as additional multi use paths help to support a vibrant, walkable neighborhood.

Our neighborhood has disproportionately borne the burden of supportive housing compared to other areas of Victoria and Saanich, and we are feeling the effects. Indeed, with the recent announcement this week of additional supportive housing units to be built in the Tillicum/Gorge neighborhood, it is more important than ever to balance those new developments with additional densification that will bring different demographics into the area - diverse, mixed-income communities are good for everyone.

I understand that there is concern within the neighborhood over the number of units being built as part of the development and also concern over the safety of Doric St Connector. Firstly, I would be fine if the number of units was reduced (more duplexes?) but I would worry that the 'affordability' of the units would decrease and therefore lose the 'missing middle' niche. Secondly, I know that crime is a concern in our neighborhood currently and there is a worry that this path would make other streets easily accessible to those who use the Goose for their nefarious purposes. However, we can't live in fear and turn down amenities - instead we need to push the city to address things like lighting along the path (for example - from the Selkirk Trestle through to Washington Ave goose exit), camera monitoring, and enforcement to ensure our mixed-use trail system is safe and useable.

Thank you for considering my letter.

Respectfully,

Bethany McMullen  
3071 Washington Ave

Attn: Mayor, Council & Planners  
c/o Leanne Taylor

**RE: Application to Amend Official Community Plan (OCP) for 3080, 3082, 3090 Washington Ave**

Good Evening Mayor and Council – My name is Cameron Burton and I am the owner of 3065 Washington Ave.

I am strongly against Curate's development proposal 'as is' and especially their request for rezoning from Traditional Residential to Urban Residential for the following 2 reasons.

Building Heights and the Loss of our Historical neighbourhood feel.

Unlike many of the callers and videos submitted, I do not profit from real estate sales or building development and my house is actually on Washington Ave. It is located directly across the street from the proposed development. My house is one of the 6, over 100-year-old character homes that border the site on the North, East and South sides. All of these houses have been identified by the city to be of historical merit and their stories are told in the City's historical walking tour of our neighbourhood. My family moved to 3065 Washington Ave in 1991 and I have owned my house since 2003. As a member of the Burnside/Gorge community I helped establish a Blockwatch program on Washington Ave, was a member of the Burnside/Gorge safety committee and, like many of my immediate neighbours who are watching this meeting right now, also participated in the creation of our forward-looking local neighbourhood plan which was just adopted in July 2017, not even four years ago.

The Title on the notices we received in the mail from the city states "It's Your Neighbourhood" – and it is with reconciliation and respect in mind when I say I have been a part of this street and neighbourhood for 30 years. Despite all the challenges in our area, my neighbours and my family have helped build it, maintained it and participated in its planning for the future.

The Doric connector has been identified as a priority for the city for many years and our Neighbourhood Plan reflects this. Since we knew the importance of the connector to the city, we went to great lengths to ensure our neighbourhood plan addressed its implementation. This was done in conjunction with another of the city's priorities - the infill of the larger lots on the North Side of Washington Ave - such as the ones we are discussing now. Our adopted neighbourhood plan clearly outlines parameters that would allow these to take place, yet also preserve the feel and historic nature of this part of the street and it does so while maintaining the current Traditional Residential zoning.

Under the OCP and Neighbourhood Plan, the proposal 'as is' is suitable for Urban Residential Zoned lands or Traditional Residential that are located along an arterial road such as Gorge or Burnside. Washington Ave is a quiet, local street and this development, right in the middle of it, does not fit.

While I'm opposed to the development and rezoning 'as is' – like many of my neighbours, I think it's close. Curate was smart to engage Zebra designs who are currently finishing a 4-home, infill development just 3 houses down at 3103 Washington Ave and are planning another 8-house development across the road at 3120 Washington Ave. Zebra's designs have followed our neighborhood plan and thus had their proposals supported by the neighbourhood for doing so. In fact, they currently have one of their 4-bedroom, 4-bathroom houses for sale for \$979,000. Their development is a great example of how to provide both larger, family housing, be profitable and follow



the neighborhood plan. By using townhomes, and even accounting for the Dorric Connector, Curate is able to achieve more density and offer equally sized units at a lower price. This is good news for families. As a Project Management Professional, I understand the economies of scale and I know this can be accomplished under the existing neighbourhood plan and does not require Urban rezoning. We would like to see Curate follow the neighboring developer's examples.

Density and the resulting parking challenges are concerns too, we all remember the young girl killed on our street in the early 90's and the many steps the city took to calm traffic as a result, even completely blocking off the road at Cecilia Ave preventing through traffic. We trust that the protection of pedestrians, cyclists and motorists will be prioritized where all will meet, at the Doric Connector.

Before I go, I will ask the Mayor and Council the following two questions:

What guarantees do we have that, if the zoning is changed, the developer will not update their proposal to seek the even higher density allotted under the Urban Residential Zoning designation?

And, what guarantees do we have that, if the zoning is changed, the developer will not abandon the project and sell the rezoned, and more valuable, lot for profit?

In closing, I would support the development if it remained under Traditional Residential zoning with a height variance being granted for only buildings D & G.

Thank you for your time and listening to our concerns.

Cameron Burton  
Owner – 3065 Washington Ave