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**From:** Ron Brogden [REDACTED]  
**Sent:** Sunday, April 24, 2022 2:39 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** 1025 Kings Road: Rezoning Application No. 00752 and Development Permit with Variances Application No. 00157  
**Attachments:** original\_concept\_art.jpg

My name is Ron Brogden and I live within 5 blocks of the proposed 1025 Kings Road Project. I regularly spend time in Quadra Village and walk or ride by Ross Terrace and the existing Kings Street building several times a week. As a long time Victoria resident my ties to the area are strong (friends, arts, recreation and commerce).

I would first like to state that I am voicing my support for this project. We need the rental housing desperately and 1025 Kings is an ideal spot for increased density due to the nearby amenities and high availability public transit. Having any deeply discounted rental units is a win at this point.

That support aside, I strongly encourage council to ensure that any promises given by the developer are made binding and not left to future largesse. The developer's previous project Ross Terrace provides a clear example as to why this is imperative for any rezoning approval.

Attached is the initial artist rendering used to represent Ross Terrace during the consultation and approval process which significantly differs from what was actually built. Similarly, promises were made related to public amenities which have yet to materialize in the form promised:

"We built this five-storey building in 11 months during COVID, because we have in-house construction, and we saved \$300,000 in interest on our loan. And instead of pocketing it, we gave it back to the community by proposing to build an amazing park next door," Mr. Mari said.

[REDACTED]

Ross Terrace was also presented as "affordable". Recently a 1 bedroom at Ross Terrace was listed at \$1675. Based on CMHC's affordability calculator even if one had zero expenses it would require a minimum gross yearly income of \$65,000 for this to be considered "affordable".

[REDACTED]

As well, so-called "affordable" Ross Terrace rents have been increasing since the project was initially built. A one bedroom was priced at \$1575 last August. Studios were initially advertised starting at \$980 but as recently as March 2021 a studio was listed for \$1400! There is a danger of enabling profiteering here without binding constraints placed on maximum rental increases.

When the developer refers to units being "income tested" this represents Devon Properties performing credit checks to ensure that prospective renters are affluent enough to afford whatever is charged without falling foul of the 30% affordability definition. It bears no relation to median incomes in the surrounding neighbourhood which are significantly lower than expected cutoff to live at 1025 Kings Road. So far I also have not seen any mention of allowing existing tenants back at reduced rents or specifics on what will be done to reduce the displacement impacts.

In summary, the potential negatives of the project can be greatly limited by ensuring promised deliverables are made binding. With that ask in mind, I guardedly voice my support for this project.

Ron Brogden  
1136 Empress Avenue, Victoria BC  
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[REDACTED]

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**From:** Heidi Sugars [REDACTED]  
**Sent:** Monday, April 25, 2022 2:31 PM  
**To:** Public Hearings  
**Subject:** Please support the development at 1025 Kings

I wish to express my support for the development at 1025 Kings Road. Our city is desperate for affordable housing. Both of my adult children are having to leave the city, despite having good jobs here in Victoria. There are simply no options for them to afford housing even when they earn above the median income!

**Heidi Sugars**  
Victoria, BC