



May 3, 2022

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 650 Speed Avenue – TUP Extension

Dear Mayor and Council,

Please accept the attached application for an extension of our Temporary Use Permit at 650 Speed Avenue. The need for this extension is two fold – first our residents need to remain beyond the May 14, 2022 expiry date, and second, we'd like to utilize the building while we rezone to a permanent affordable housing use.

Cool Aid originally purchased the Mayfair Motel at 650 Speed Avenue in order to temporarily house our existing 210 Gorge residents while we redeveloped the 210 Gorge property. Those residents are scheduled to move back to the redeveloped 210 Gorge property this summer leaving the 650 Speed property vacant.

Over the past 6 months we have evaluated different options for the property for when it no longer houses our 210 Gorge residents. These have mainly centered around the disposition of the property to either private or public entities which have expressed interest in the property. However, recent discussions with BC Housing have identified potential funding which would enable us to keep the building, rezone the property, and operate it as affordable housing. We would like to pursue this approach and are currently in preliminary discussion with BC Housing to determine how this can be accomplished.

In the meantime, and for the duration of the rezoning process, there are several potential groups that may benefit from short term leases of units within the building. This will also assist Cool Aid by providing a continued revenue stream from the property to cover ongoing holding costs until rezoned, renovated, and leased as affordable housing. In order to keep this possibility open we'd like to extend the TUP for 2 years or until our rezoning to multi-family is complete.

During the rezoning period we will work on the funding for required site and building upgrades in order to meet any rezoning requirements as well as our own building enhancements to make it suitable, and sustainable, as affordable housing.

Thank you for your consideration of extending our existing Temporary Use Permit.

Yours sincerely,



Steven Hurst, P.Eng.
Director of Real Estate Development
Victoria Cool Aid Society
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