

Dear Leanne,

I received notice of this proposal as I own a property nearby.

I fully support the proposed amendments to the OCP Bylaw to support this development.

thank you,

Nelson Collins

110A-105 Gorge Rd East

Hello,

We are writing to the Senior Planner to oppose the change to the OCP as noted in the May 13, 2022 letter we received on this subject. Density is increasing at a heightened rate in the area (e.g. Irma and Gorge E) and will impact traffic and noise levels. It will result in too many people for the infrastructure and over-crowding.

Thank you for your consideration.

Yours truly,

Lisa and Gary Booth

Hi Leanne Taylor, Senior Planner,
Thank you for your letter asking for feedback on proposed plan amendments.

My hope is that with increased density, you will consider using at least one of the vacant lots on Balfour Avenue as parks. There is a lot now used for kiddy playground. I'd like to see more community space, either as some kind of sports field or just visiting type space. Even, could use one for overnight camping. I've seen such a thing on a travel blog for lady hiking in Sweden. She set up tent on vacant field in evening and then waking in morning, the whole field was filled with tents. Why not here.

Stephen
Cell/Text [REDACTED]

Stephen Lentz
[REDACTED]

Dear Leanne,

My name is Gavin MacKay and I own the house at 2991 Qu'Appelle Street.

I appose the concept of buildings at 11 Chown Place being over four stories in height, to make an exception will open the gateway for buildings of greater height, as well as overburdening the existing infrastructure, sewage is my main concern.

Thank you, sincerely, Gavin MacKay

Dear Ms. Taylor,

I'm writing after our phone call of May 29, concerning the proposed developments at 11 Chown Place.

My name is Dragos Olariu and I have been a resident since 2011. When I moved in here I was lead to believe I could live a quiet and peaceful life into old age, after my second heart attack. The original mandate for the property was a low rise, inexpensive place for seniors, with green space and communal garden.

I am a devoted gardener and was a big part of our wonderful garden, sharing my knowledge and socializing with other gardeners. This is now destroyed to make way for the 4 storey 58 unit building currently being constructed.

Since last spring when construction started, this place has become a dust bowl, not only for the cars parked beside it, but for the people too.

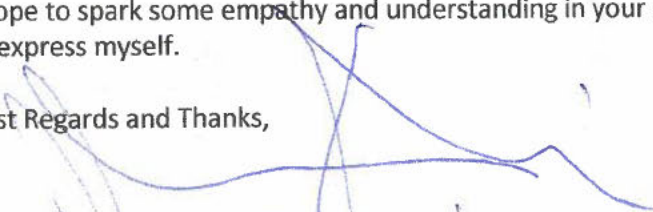

I was psychologically affected by the blasting, because in my youth I had to escape the communist regime in Eastern Europe. When I brought this to the attention of the management, I felt they just ignored me.

Now our space is being more and more restricted. I feel my standard of living is going down more and more and this is just the beginning. What will happen when this building is occupied, bringing in to our retirement community young families with children? We don't even know the consequences of this new population pressure, never mind the proposed addition of several 6, 5, and 4 storey buildings, increasing the population by a factor of sixfold, maybe tenfold????
We haven't even talked about parking yet!

You are playing with many peoples' well being. We don't want to age in a construction zone!

I hope to spark some empathy and understanding in your decision making process, with this opportunity to express myself.

Best Regards and Thanks,


Dragos OLARIU
17 Chown Pl


Hello, even though I voted for a council that I think would be supporting projects like this by-right, I still feel pressured to constantly email and speak and generally harass staff and council into supporting housing during our housing crisis. Not only should 11 Chown Place be quickly upzoned, a majority of our city should so we can avoid these lengthy and contentious spot rezonings. Any lot in the city that can not currently mathematically support projects that could realistically provide affordable units is clearly zoned too low and needs to be increased until we're at a place where every project can afford to add in an affordable unit or two. If that means allowing 6-plex apartments by-right as the minimum zoning in Fairfield, so be it. We're in a crisis, incredibly nebulous concepts like "neighbourhood character" should not even be discussed while people do not have shelter.

I wish you could keep this comment on file and apply it to every single rezoning that comes across city hall, but I know we always keep playing this ridiculous game where every single project requires coordinated pro and anti housing groups trying to bombard the public feedback out of the hopes of swaying the outcome. It's exhausting, and massively favours the entrenched landed wealthy with time on their hands vs the struggling renter, let alone the needs of people who don't even live here yet, local youth who will probably be forced out of the city once they need to form their own households one day. We so rarely think of them, we only listen to the biased concerns of existing residents and massively slant that feedback to the wealthy and retired.

I'm really sick of this. Just upzone and stop talking about it.

-Jarren Butterworth

Ms. Taylor,

I would like to express my support for the rezoning request made by Chown Place (REZ00797). This is a unique property in the Burnside neighbourhood where I have lived for 20 years. Chown Place has a large contiguous land footprint spanning Balfour & Harriet but very low density, so it is well suited to a phased redevelopment as a denser, multi-age residential property with several 3- to 6-storey buildings and much needed affordable rental units.

Your letter dated May 13 suggests that an amendment to the Official Community Plan (OCP) Bylaw is necessary to make the Chown redevelopment possible. If such an amendment would be akin to a variance or rezoning allowance *for this property alone*, I am in support. If such an amendment to the OCP Bylaw would extend the Urban Residential designation to other properties currently considered Traditional Residential, then I am not in support.

Thank you for considering my input.

Claire King

3038 Albany Street, V9A 1R5

(Homeowner since 2002)

Dear Leanne Taylor and City Council members,

I am writing to address my concerns over supporting the change in density for the 11 Chown Pl development to 2:1 ratio in our primarily single family home neighborhood.

Chown Place is currently surrounded entirely by single family homes. I live on the cul de sac on Irma St and share a fence line with Chown Place. Our street is currently quiet and as you would expect on a cul de sac, has little foot traffic. By building over 300 proposed units I am concerned that car/foot traffic, increased noise, lack of privacy and simply the outlook from our home will not fit with our residential urban neighborhood. We now have a 4 story building about 50 yards from our house, which is already a big change and adding approximately 240 additional units feels very inconsistent with the neighborhood.

My partner and I both fully support and see the large need for low income housing but feel like there needs to be balance and current homeowners/residents interests should strongly be taken into consideration. This plan lacks cohesion and sensitivity to current neighbours. I feel that Chown Place has the opportunity to update the aging buildings and add many needed homes for low income seniors and families at the current 3 Story zoning.

Please consider protecting the quality of neighboring residences by keeping the current 1:1 ratio.

Sincerely,

Genevieve Arnold

From: Dale [REDACTED]
Sent: June 2, 2022 9:33 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Fwd: 11 Chown Place

Leanne Taylor, Senior Planner

I would like to register my disapproval of the proposed Official Community Plan amendment for 11 Chown Place. The Plan is to provide 313 new residences but only

provides 154 parking spots and no place for bicycles. With this new amount of people moving into these new units, where do you think they will park their vehicles and

don't say you don't think they will have any vehicles, even if they have visitors they will need parking spots. I live on Irma Street where we have residential parking only

and with the construction being done now it is difficult to find a way out of my driveway onto the street. What will it be like when the new construction happens and

new residents move in. I think it is going to be too large a development for this residential area. Also I did not see anything on the Plan to ensure that the entrance from

Irma Street will remain closed.

Dale Jasper
3091 Irma St

Dear Ms. Chan,

Thank you for your email, questions and sharing your concerns with us. Please see my responses below.

Your email will be shared with Council for their consideration. If you have any additional questions, please do not hesitate to contact me.

Warm regards,

Leanne

Leanne Taylor, MCIP, RPP

Pronouns: she/her

Senior Planner

Sustainable Planning and Community Development

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0561



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: [REDACTED]

Sent: June 8, 2022 11:26 PM

To: Leanne Taylor <ltaylor@victoria.ca>

Cc: Nelson Chan [REDACTED]

Subject: 11 Chown Place Revised Rezoning Application

Hi Leanne,

My name is May Chan and I reside at 3065 Irma Street. I have a few issues, concerns and questions regarding this rezoning application, which I have listed below:

1) **Current Parking Situation** - The number of available parking stalls at Chown Place is a concern. Without taking into account the new 58 unit currently being built, I don't believe there is sufficient parking for the residents or their visitors. The existing site data shows there is 166 units with 79 parking stalls. Based on the parking calculations from **CHOWN PLACE Master Plan v1.102 [COTW Working Submission]** for affordable housing, there are a total of 79 parking stalls, of which 17 are for visitors. I do not believe the parking calculation for **Schedule C** takes into account

both the **affordable seniors housing** as well as the **new resident profile - affordable larger units suitable for households with children**.

Has a survey been done with the residents of Chown Place to confirm that onsite parking is not an issue or was **Schedule C: Zoning Bylaw (No. 80-159)** for affordable housing used, to calculate the number of parking stalls required without talking to any of the residents? A lot of residents are seniors who have care workers that come to the unit to provide care. Visitors that can't find parking in Chown Place will park on Irma Street, which is designated as

residential parking only (not for visitors or residents of Chown Place). **The parking requirements for future phases will be subject to the parking ratios in Schedule C: Off-street Parking. The affordable housing parking ratio in Schedule C would apply, which is based on unit size (0.20 per dwelling unit that is less than 45m²; 0.50 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m²; and 0.75 spaces per dwelling unit that is more than 70).** For comparison, the parking requirement in the current R3-A-SC zone is 0.35 parking spaces per unit.

Since the start of construction of the 58 unit, the **bollards** (see picture below) at the end of Irma Street (by Chown Place) were removed. Prior to the **bollards** was a **fire gate** (see picture below), before it was damage by a resident of Chown Place and replaced with the bollards. What used to be a dead end street, now has 2 way traffic between Irma Street to Harriet Road, via Chown Place and vice versa. Note that Irma Street (between Chown Place and Maddock Avenue), is designated as "**Residential Parking Only**", and has signage indicating this (see bollard picture below). During the week, the front of my house is congested with parked vehicles from the construction workers from Chown Place. Parking on the Irma Street from ~ 7am to 4:30 pm is next to impossible. Visibility while backing out of my driveway is obstructed due to all the parked vehicles. Residential parking zones are in place to ensure that Victoria residents have access to on-street parking on their block.

Picture of what the bollards looked like before they were removed for the construction of the 58 unit building.



Picture of Fire Gate before it was damaged and had to be replaced with bollards



2) **Future Parking Situation and Traffic Flow** - Based on the [2022-04-11 - Updated Master Plan Manual.pdf](#), there will be a total of 313 rental dwelling units. This Master Plan states the following, “A combination of surface and underground parking will be utilized. Underground parking at the higher buildings on site and surface parking for townhouses and the 58 unit building in the middle”. I interpret that to mean that only the 6 floor units will have underground parking and the other units and town houses will be surface parking. The Chown Place Master Parking plan (see screenshot below), uses the **Victoria Schedule C** affordable dwelling units. As I asked above, does the parking calculation take into account both the **affordable senior housing** as well as **the new resident profile - affordable larger units suitable for households with children**? The Master Plan shows a **community centre** which is to be used by residents and the neighbourhood. **The parking requirements for future phases will be subject to the parking ratios in Schedule C: Off-street Parking. The affordable housing parking ratio in Schedule C would apply, which is based on the unit size (0.20 per dwelling unit that is less than 45m²; 0.50 spaces per dwelling unit that is 45m² or more, but equal to or less than 70m²; and 0.75 spaces per dwelling unit that is more than 70).** Has additional visitor parking spots for this community centre been accounted for as well for visitors that plan to visit the **community centre**? **The “community centre” is an amenity space for residents (it would replace an existing indoor common area) and the Gorge View Society intends to make it available to the community for activities as well. The site will have visitor parking; however, when we receive a development permit application for the phase of development that includes the amenity space, we will calculate the parking accordingly based on the use.**

The Master Plan shows that Irma Street will be also be used as an exit only from Chown Place. With this increased traffic, reversing out of my driveway is going to even more challenging. I would like to see the **bollards** returned and Irma Street returned as a no through road again to vehicle traffic. Pedestrians, cyclists and mobility scooters will still be able to pass through. The **bollards** can easily be removed to allow emergency vehicles to pass though. The proposal to add signage on the Chown side as ‘Exit Only’ and signage on the other side as ‘No Entrance’ will not work. When the bollards/fire gate were in place, the signage currently on the Maddock Avenue said ‘No Exit’, but vehicles still went down Irma Street and ended up turning around. People are not going to follow signs are going to do as they please. The only thing that will work to reduce traffic on Irma street is to return it to a no through street again with the use of **bollards**.

Chown Place Master Parking Plan (2022-04-06)											
	45m2 units	0.2 Stalls	45-70m2 Units	0.5 Stalls	70m2 + Units	0.75 Stalls	Total Units	Total Res Stalls	Visitor Stalls 0.1	Total Stalls Req	
DA-1	24	4.80	31	15.50	3	2.25	58	23	6	29	
DA-2	61	12.20	6	3.00	3	2.25	70	17	7	24	
DA-3	60	12.00	6	3.00	2	1.50	68	17	7	24	
DA-4	0	0.00	9	4.50	9	6.75	18	11	2	13	
DA-5	36	7.20	6	3.00	3	2.25	45	12	5	17	
DA-6	36	7.20	6	3.00	3	2.25	45	12	5	17	
DA-7	0	0.00	0	0.00	9	6.75	9	7	1	8	
DA-7	For residents floor area (295m2)								0	0	0
Totals							313			132	

Proposed Parking Supply	
Surface	54
Underground	82
Parking Total	136

Parking calculation for the Center Building uses existing zoning parking ratio:
-0.30 resident stall per unit plus
-0.10 visitor stall per unit

Parking calculation for Phase 1-6 uses City of Victoria Schedule C affordable dwelling units ratio:
-0.20 resident stall per unit less than 45m2
-0.50 resident stall per unit 45m2 - 70m2
-0.75 resident stall per unit more than 70m2
-0.10 visitor stall spaces per unit

3) **Timeline for building the other zones (DA-2 to DA-7)** – Once the 58 unit building for DA-1 is completed, can you please indicate what the planned timeline is for building the other zones of the Master Plan? **The applicant has not applied for a development permit for any future phases of development; and therefore, staff do not know which phase would be next should Council approve the rezoning. I suggest following up with the Gorge View Society.**

Will the zones be built in order from (DA-2 to DA-7) or will multiple zones be built simultaneously? **The timing of each phase is not based on or follow the labelling of the development areas. The “DA” symbols are to inform the creation of a new zone for the site.** Will I be able to enjoy my retirement in peace or will I be hearing construction work the remaining years I have left?



ZONING PLAN CHECK for Proposed 7 Lots												
2022-04-06												
Address												
11 Chown Place												
Legal description												
Lot A Plan 11749												
Current use												
Zoning												
Seniors housing												
R3-GSC												
Proposed use												
Mixed housing												
Zoning Criteria	Existing	New DA-1 (CP)	New DA-2 (SWP)	New DA-3 (NWP)	New DA-4 (NP)	New DA-5 (NEP)	New DA-6 (SEP)	New DA-7 (CC)	New DA-7 (East Th)	New DA-7 (West Th)	Combined	
Number of units	58	76	68	16	45	45	0	4	5	313		
Site area (sq. ft.)	3683.00	2333.00	2249.00	2271.00	3339.00	3501.00			4998.00		22374.60	
Total floor area (sq. ft.)	3683.00	4780.00	4650.00	1500.00	3240.00	3240.00			1280.00		22373.00	
Floor space ratio (max.)	1.00	2.05	2.07	0.66	0.97	0.93			0.26		1.00	
Average grade	29.4	28	28	29	29	29.5		31	31	30		
Height (ft. max.)	12.60	20.50	20.50	9.00	14.00	14.00		9.00	9.00	9.00		
Storeys (max.)	4	6	6	3	4	4		2	3	3		
Basement	337	YES	YES	YES	YES	YES		YES	NO	NO		
Setbacks (ft. min.)												
Front / Closest Street	71.92	6.75	6.75	5.63	12.25	52.83		43.41	32.56	36.66		
North	14.89	3.22	7.62	7.61	9.92	3.47		3.92	3.00	2.32		
East	12.90	2.00	1.60	13.48	12.90	16.64		5.58	55.10	77.22		
South	3.00	9.15	4.73	6.69	8.73	8.19		43.41	21.21	9.01		
West	9.72	6.75	6.75	8.79	14.41	9.94		73.74	27.73	7.85		
Site coverage (%) (max.)	27.18%	37.59%	39.00%	22.67%	26.67%	25.56%			16.13%		26.15%	
Open site space (%) (min.)	35.93%	49.29%	56.43%	48.58%	61.66%	74.04%			83.17%		61.02%	
Parking												
Vehicle parking provided (min.)	20	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C			Refer to Schedule C			
Visitor parking provided (min.)	6	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C			Refer to Schedule C			
Total parking provided (min.)	18	26	20	24	35	13			0		136	
Required resident parking	23	17	17	11	12	12			7		97	
Required visitor parking	6	7	7	2	6	5			1		33	
Total required vehicle parking	29	24	24	13	17	17			8		132	
Parking on/or adjacent site	-11	2	-4	11	18	-4			-8		4	
Required parking calculations (affordable housing)	24 < 45m2 @ 2 plu 31 > 45m2 < 70m2 @ 5 plu 3 > 70m2 @ 75 plu	61 < 45m2 @ 2 plu 6 > 45m2 < 70m2 @ 5 plu 3 > 70m2 @ 75 plu	60 < 45m2 @ 2 plu 6 > 45m2 < 70m2 @ 5 plu 2 > 70m2 @ 75 plu	9 > 45m2 < 70m2 @ 5 plu 9 > 70m2 @ 75 plu	36 < 45m2 @ 2 plu 6 > 45m2 < 70m2 @ 5 plu 3 > 70m2 @ 75 plu	37 < 45m2 @ 2 plu 6 > 45m2 < 70m2 @ 5 plu 3 > 70m2 @ 75 plu	37 < 45m2 @ 2 plu 6 > 45m2 < 70m2 @ 5 plu 3 > 70m2 @ 75 plu					
Short Term Bicycle parking												
Required ST bicycle parking	6	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C			Refer to Schedule C			
Long Term Bicycle parking												
Required LT bicycle parking	68	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C			Refer to Schedule C			
Driveway/parking slope (%) (max.)	N/A	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C			Refer to Schedule C			
Driveway/parking material	asphalt	asphalt	asphalt	asphalt	asphalt	asphalt			asphalt			
Electrical vehicle readiness connections	0	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C	Refer to Schedule C			Refer to Schedule C			

4) **Return Irma Street (between Chown Place and Maddock Avenue) back to Residential Only Parking and enforcement.** The residents on Irma Street have been very accommodating about the parking situation on Irma Street (not having the Residential Only Parking enforced), as we realized the workers needed to park and work on the 58 unit building. We also have put up with all the construction noise, loss of bollards, increased traffic and parking challenges for over a year. There was a light at the end of the tunnel as the 58 unit building was nearing completion this year. However with the rezoning and new master plan, the light at the end of the tunnel suddenly disappeared. The residents of Irma Street were accommodating for the 58 unit building but we will not continue to be so accommodating going forward with the approval of the rezoning application without having the issues/concerns we have raised addressed.

5) **Parking for workers** - Going forward, there needs to be provision for onsite parking at Chown Place or have workers bused in from another location where adequate parking available. This needs to be addressed before zones DA-2 to DA-7 are started. There is no parking for the construction workers outside Chown Place as Irma Street, Maddock and Balfour are designated as Residential Only Parking.

6) **Urban Gardens** – I like the idea of having urban garden for growing vegetables or flowers but there is one key thing missing. I do not see any provision for composting or dealing with the garden waste. There needs to be a provision for composting and garden waste for each urban garden. If they are located too far away, then they will most likely not be utilized. Note the garden waste from the existing gardens are not always disposed of in the appropriate manner.

Regards,
May Chan

From: Colin Dunlop [REDACTED]
Sent: June 9, 2022 7:39 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 11 chown place

Ms Leanne Taylor,

I rent a basement suite on Irma street, about 50m from the new developments at Chown Place and have major concerns regarding the [development plans](#) for 11 Chown Place in the Gorge/Burnside area.

First off, the current and future proposed development plans will create an enormous parking shortage in the area which already struggles to provide parking for its current residents and their visitors. The Gorge View Society has gone ahead with a 4 story condo development within 11 Chown Place already with no provisions made for parking and they are now looking to add larger multi-story buildings on-site which will compound the problem exponentially. Not only will this completely take up the few remaining parking spaces in the area but where are the workers on these extended projects to park? Every time I get home from work I cannot find parking anywhere near my place due to nearby worker's vehicles and displaced Chown residents vehicles. It's simply not reasonable to expect people to forgo vehicle ownership, especially this far from the downtown core and certainly not the elderly who are highly unlikely to just hop on a bicycle.

This is a residential area consisting mainly of 2-level single-family dwellings. The introduction of 6 story condos to this area will drastically alter and/or block the skyline for nearby residences, not to mention the invasion of privacy for otherwise private backyards. The [Burnside Gorge Neighbourhood Plan](#) even states in section 12.9.3 concerning Chown PI Policies 'Consider a mix of townhomes, stacked townhomes or low-rise multi-unit buildings up to 3 storeys in height and up to 1.0 FSR to site'. Why are the developers pushing past these recommendations now for multiple 6 story developments that are simply too large for this neighborhood?

Also, this is not a central location that gives seniors, the primary low income tenants for 11 Chown PI, easy access to nearby resources they require nor is it on a bus route to provide them the necessary transportation to get there.

Lastly, the current residents had to endure months of blasting due to all the bedrock at Chown PI. So much so that many of them have put in insurance claims for damage to their residences. This proposed development would require an enormous amount of blasting which will cause even more damage to our homes and an excessive amount of noise and disruptions to a peaceful community.

The recent development project on the corner of Obed and Harriet, kitty-corner from Chown PI, required a higher ratio of parking spots to housing units than this proposal is requiring and as such limited their number of floors to 4. This was also to reduce the impact on the neighborhood. The Chown PI development should be taking a serious look at this as well.

It's agreed that we require more low cost housing in the greater Victoria area however the plans for 11 Chown place neither viably meet these needs nor is it the correct location for this drastically increased housing density amongst a single-family dwelling neighborhood.

I hope the City of Victoria will take these concerns seriously and limit this development to 2-3 stories at the most AND require this development to provide more parking spaces for the current and future tenants. It is simply not an option to say we will give priority to tenants without vehicles as they will acquire them and we must account for their friends, family and visitors.

Thanks for your time,
Colin Dunlop
3089 Irma Street
[REDACTED]

From: Carol Fuggle [REDACTED]
Sent: June 9, 2022 10:57 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Rezoning 00797

Hello Leanne,

I live at 3135 Irma Street and **disagree** with adding any more units as there is already a shortage of parking places in the area and it is busy enough!

Kindly,

Carol Fuggle

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From: jim weir [REDACTED]
Sent: June 9, 2022 3:43 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Rezoning Application 11 Chown Place Folder REZ00797

I am writing in opposition to the request to change the Official Community Plan for 11 Chown Place. Having resided in the neighborhood for 36 years I believe the request would have significant negative impacts to the community surrounding the project. In the time I have lived here I have seen the housing stock shift from exclusively single family housing to a significant portion of houses with secondary suites that has created pressures on traffic and on street parking.

The following outlines a number of my concerns with the requested amendment:

- **Scope** – The request would see the number of units increase from 110 currently occupying the site to 313 if approved. That is a massive increase to the number of residents to what is basically a low density “single family” neighbourhood. Given the Society indicates they were planning on government to subsidize construction there seems to be little financial rationale to over build the site to such an extent. There are already numerous projects either under construction or proposed within the local area that will help with affordable housing, we do not need to overload this one site.
- **Scale** – The request alludes to the impact to neighbours related to sun shadow effect that the 6 floor structures proposed fronting Harriet Road would have to adjacent homeowners on Dec 21st (and one month on either side of this date). What is not mentioned is that the height of the structures will effectively block the view of the sky at all times of the year from inside the homes, not to mention the loss of privacy in the backyards from the upper floors of the two towers. If the Society were to build to currently approved plan limits this would not be as significant an issue.
- **Parking** - The plan calls for 132 parking stalls in total with just over 100 being allocated to the tenants. This is not significantly more than existed before the current construction of the 4 floor tower commenced in the past year. While I support the desire of getting people to utilize other forms of transportation, the reality we have been experiencing in the neighborhood

is that street parking for visitors has disappeared due to residents of Chown Place taking over on street parking due to insufficient onsite parking being provided.

The proposal does not provide any information as to how the proponent will manage the on street parking issue if the project were to be approved. How would the Society manage the issue of say 200 residents requesting a parking spot? There certainly is no capacity in the neighborhood to accept the spillover impact of insufficient parking being provided.

The proposal also does not address the impact on the community in regards the construction of underground parking. With the current building under construction, the neighbourhood had to endure several months of daily blasting to build the first floor of the project with damage done to adjacent houses. The potential for damage to the adjacent properties over the duration of construction will be significant.

- Transportation – linked to the parking issue is that the subject property is located in the middle of a residential area with no close by access to transit or services. The closest bus stops are on either Gorge or Burnside with the closest stores more than a kilometre away on Tillicum Road. While a pleasant summertime stroll, I suspect most of the residents would not be walking down to the store in the winter and carrying a load of groceries back home. Harriet Road has become a major thoroughfare in the area and even adding a controlled access as mentioned in the request will not alter the traffic flow issues with people trying to enter or exit Chown Place against the flow of traffic.

In summary I do not believe this proposal does anything to enhance the quality of the existing neighborhood and even the inclusion of a “community center” would not be viewed as a positive for nearby residents as compared to the loss of sense of community and privacy that would be created by this massive project. I am requesting Council reject this request and ask the Society bring forward a

proposal that fits in with current guidelines for the area and to maintain a liveable community.

Jim Weir
3010 Harriet Road



Sent from [Mail](#) for Windows

From: [REDACTED]
Sent: June 9, 2022 5:22 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: major concerns regarding the development plans for 11 Chown Place

Ms Leanne Taylor,

I'm a homeowner on Harriet Rd where myself and many of the neighbors in this area have major concerns regarding the [development plans](#) for 11 Chown Place in the Gorge/Burnside area.

First off, the current and future proposed development plans will create an enormous parking shortage in the area which already struggles to provide parking for its current residents and their visitors. The Gorge View Society has gone ahead with a 4 story condo development within 11 Chown Place already with no provisions made for parking and they are now looking to add larger multi-story buildings on-site which will compound the problem exponentially. Not only will this completely take up the few remaining parking spaces in the area but where are the workers on these extended projects to park? Currently, my guests cannot find parking anywhere near my place due to nearby worker's vehicles and displaced Chown residents vehicles. It's simply not reasonable to expect people to forgo vehicle ownership, especially this far from the downtown core and certainly not the elderly who are highly unlikely to just hop on a bicycle.

This is a residential area consisting mainly of 2-level single-family dwellings. The introduction of 6 story condos to this area will drastically alter and/or block the skyline for nearby residences, not to mention the invasion of privacy for otherwise private backyards. The [Burnside Gorge Neighbourhood Plan](#) even states in section 12.9.3 concerning Chown PI Policies ' Consider a mix of townhomes, stacked townhomes or low-rise multi-unit buildings up to 3 storeys in height and up to 1.0 FSR to site'. Why are the developers pushing past these recommendations now for multiple 6 story developments that are simply too large for this neighborhood?

Also, this is not a central location that gives seniors, the primary low income tenants for 11 Chown PI, easy access to nearby resources they require nor is it on a bus route to provide them the necessary transportation to get there.

Lastly, the current residents had to endure months of blasting due to all the bedrock at Chown PI. So much so that many of them have put in insurance claims for damage to their residences. This proposed development would require an enormous amount of blasting which will cause even more damage to our homes and an excessive amount of noise and disruptions to a peaceful community.

The recent development project on the corner of Obed and Harriet, kitty-corner from Chown PI, required a higher ratio of parking spots to housing units than this proposal is requiring and as such limited their number of floors to 4. This was also to reduce the impact on the neighborhood. The Chown PI development should be taking a serious look at this as well.

It's agreed that we require more low cost housing in the greater Victoria area however the plans for 11 Chown place neither viably meet these needs nor is it the correct location for this drastically increased housing density amongst a single-family dwelling neighborhood.

I hope the City of Victoria will take these concerns seriously and limit this development to 2-3 stories at

the most AND require this development to provide more parking spaces for the current and future tenants. It is simply not an option to say we will give priority to tenants without vehicles as they will acquire them and we must account for their friends, family and visitors.

Respectfully,

Kirk Mercer (He/Him)

2985 Harriet rd

[REDACTED]

President CUPE 951, University of Victoria
CUPE BC Regional Vice President, Vancouver Island
CUPE BC Universities & Skilled Trades Committee Chair
United Way Greater Victoria Board of Directors
United Way Victoria Labour Committee Chair
Victoria Labour Council, Sergeant-at-Arms
CUPE Vancouver Island District Council, Member-at-Large, Duncan South Cell [REDACTED]

I acknowledge with respect the *Lək̓ʷəŋən* peoples on whose traditional territory the university stands and the *(Songhees and Xwsepsum/Kosapsum [Esquimalt] and WSÁNEĆ (STÁUTW/Tsawout, W̱JOLELP/Tsartlip, BOKÉĆEN/Pauquachin, WSIKEM/Tseycum)* peoples whose historical relationships with the land continue to this day. May we build strong working relationships with all local nations with trust, humility, kindness, respect and continue to walk softly on these ancestral lands.

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From: Mike [REDACTED]
Sent: June 11, 2022 10:19 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Concerns regarding 11 Chown Place Rezoning Application

Ms Leanne Taylor,

I'm a homeowner on Harriet Rd where myself and many of the neighbors in this area have major concerns regarding the [development plans](#) for 11 Chown Place in the Gorge/Burnside area.

First off, the current and future proposed development plans will create an enormous parking shortage in the area which already struggles to provide parking for its current residents and their visitors. The Gorge View Society has gone ahead with a 4 story condo development within 11 Chown Place already with no provisions made for parking and they are now looking to add larger multi-story buildings on-site which will compound the problem exponentially. Not only will this completely take up the few remaining parking spaces in the area but where are the workers on these extended projects to park? Currently, my guests cannot find parking anywhere near my place due to nearby worker's vehicles and displaced Chown residents vehicles. It's simply not reasonable to expect people to forgo vehicle ownership, especially this far from the downtown core and certainly not the elderly who are highly unlikely to just hop on a bicycle.

This is a residential area consisting mainly of 2-level single-family dwellings. The introduction of 6 story condos to this area will drastically alter and/or block the skyline for nearby residences, not to mention the invasion of privacy for otherwise private backyards. The [Burnside Gorge Neighbourhood Plan](#) even states in section 12.9.3 concerning Chown PI Policies ' Consider a mix of townhomes, stacked townhomes or low-rise multi-unit buildings up to 3 storeys in height and up to 1.0 FSR to site'. Why are the developers pushing past these recommendations now for multiple 6 story developments that are simply too large for this neighborhood?

Also, this is not a central location that gives seniors, the primary low income tenants for 11 Chown PI, easy access to nearby resources they require nor is it on a bus route to provide them the necessary transportation to get there.

Lastly, nearby residents, including the Chown residents themselves, have had to endure months of blasting due to all the bedrock at Chown PI. So much so that many of them have put in insurance claims for damage to their residences. Now many of whom are retired, sit at home and listen to hours of hammering and air tools in their otherwise peaceful community. This proposed development would require an enormous amount of blasting and years worth of construction which will cause even more damage to our homes and an excessive amount of noise and disruptions, on all days of the week, which nearby residents should not have to endure.

The recent development project on the corner of Obed and Harriet, kitty-corner from Chown PI, required a higher ratio of parking spots to housing units than this proposal is requiring and as such limited their number of floors to 4. This was also to reduce the impact on the neighborhood. The Chown PI development should be taking a serious look at this and doing something similar if this poorly planned development is to proceed at all.

It's agreed that we require more low cost housing in the greater Victoria area however the plans for 11 Chown place neither viably meet these needs nor is it the correct location for this drastically increased housing density amongst a single-family dwelling neighborhood.

I hope the City of Victoria will take these concerns seriously and limit this development to 2-3 stories at the most while requiring the development to provide more parking spaces for the current and future tenants. It is simply not an option to say we will give priority to tenants without vehicles as they will acquire them and we must account for their friends, family and visitors.

Respectfully,
Mike Cyr
2991 Harriet Rd



June 12, 2022

Dear Ms. Taylor,

Re: Proposed Official Community Plan Amendment for 11 Chown Place

As the owner and resident of 129 Maddock Ave East, the proposed Official Community Plan amendment for 11 Chown Place, directly impacts me. As a resident of the wider Burnside Gorge Community and a homeowner in the area, the proposed changes to the OPC Bylaw greatly concerns me.

Amending the OCP Bylaw and changing 11 Chown Place from Traditional Residential to Urban Residential is a significant change and will drastically change the dynamic of the entire community that surrounds it.

11 Chown Place is smack in the middle of single storey 1950 detached single family houses. Building multiple six-storey and four-storey apartments in the middle of 1950 single-storey family houses is not in line with the wider community which 11 Chown Place is within.

The drastic increase in the number of residents proposed to the development within 11 Chown Place is not supported by the current infrastructure within the community. Prior to the new appartement being built within 11 Chown Place the only entrance and exit to 11 Chown Place was Harriet. The 3000 block of Irma was not accessible due to bollards at the end of Irma. This meant that the only people driving on the 3000 block of Irma were residents and those individuals going to the residents. This is a street that has 11 houses and prior to the new development underway this was a quiet street. Now with the new development and the opening of the bollards the 3000 block of Irma is an extremely busy street and is being used as a rat run for people to access Harriet via 11 Chown Place as well as residents of 11 Chown Place to access Balfour. People are speeding down the 3000 block of Irma, the traffic has increased exponentially, and it is only a matter of time till there is a significant vehicular pedestrian accident. If you increase the population with 11 Chown Place to the level proposed in the new development, this will only be exacerbated.

Residents of the 3000 block of Irma and the surrounding streets would like to see the bollards that separate Irma and 11 Chown Place reinstated. This will reduce the through traffic through Irma as well as 11 Chown Place, while still allowing emergency vehicles access if necessary.

There is already not enough parking within 11 Chown Place, and this already causes tension within the wider community. It is not uncommon for Chown Place residents who do not want to pay the \$50 monthly parking fee Chown Place has as well as their guests to park on either the 3000 block of Irma or on Maddock Ave East between Irma and Harriet and then walk to Chown Place. This greatly impacts residents on both of these streets. While the residents of 3000 Irma can call parking services those individuals living on Maddock Ave East between Irma and Harriet have no assistance in trying to resolve the issue. Chown Place abdicate all responsibility as parking is a city issue, parking services can't help because it isn't a residential only parking block despite Maddock Ave East from Irma to Balfour being residential only parking (why the whole of Maddock Ave E is not residential parking only is a mystery and an issue that needs to be resolved). And the police non-emergency line won't help unless the vehicle is unregistered or causing a hazard. This means that residents of Maddock Ave East have

nowhere to park because residents of Chown Place are parking their car for weeks on end on Maddock Ave East without moving their vehicle causing residents to park their cars dangerously close to the corner or blocking driveways as there is nowhere else to park. Recently a vehicle coming south along Irma collided with a vehicle as it attempted to turn west onto Maddock Ave E. because the car on Maddock Ave E. was parked too close to the corner.

The proposed development and the significant increase in population is going to exacerbate the issue of parking on Irma and Maddock Ave East as the proposal does not have sufficient parking for the existing or new residents in the proposed complex. This means that the wider community that surrounds 11 Chown Place will be negatively impacted by the proposed development as they accommodate the overflow or those unwilling to pay.

Building 6 and 4 storey apartments in the middle of single storey family homes also has a negative impact on the privacy of those individuals living in the homes that surround 11 Chown Place. These single storey- homes go from having privacy to 4-6 Storey Buildings that can now look into the backyards of these houses. The single-family homes have no ability to control who is now able to view their back yards, no knowledge of who or when people are watching them. This is a public safety concern.

Chown Place is a community for seniors within a wider community. The new proposed changes to the bylaw drastically changes both 11 Chown Place as a community and the community that surrounds 11 Chown Place. Not everyone wants to live in high density urban living. Many people want to live in traditional residential housing and that is why they have chosen to live in this area and that's why the community plan identified this area as traditional residential. People want the quite residential environment that currently exists within the community.

The proposed changes to the bylaw are not in line with the wider community which 11 Chown Place is within and rather than trying to make 11 Chown Place an urban residential complex within a traditional residential designation, it would be better to continue to keep 11 Chown Place within the existing bylaw designation and work to improve the relationship of Chown Place with the wider community.

Kind regards

Jacqueline Davies

From: shirley [REDACTED]
Sent: June 12, 2022 12:22 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Fw: Letter to City of Victoria regarding Chown Place

I am a resident of Chown Place,,#35,,,I am in agreement of Mikes letter,,,,,,,,thankyou for Considering the negative Impact,,,this 8 story building will have on our Community,,And Neighbourhood,,,I have been praying for years for the Homeless,,I pray you will have Wisdom on how far to extend our Chown Place property,,,residency.....Shirley Slater

From: Mike [REDACTED]
Sent: June 11, 2022 10:23 AM
To: Shirley [REDACTED]
Subject: Letter to City of Victoria regarding Chown Place

Hi Shirley this is my letter to the City of Victoria opposing the new development plans at Chown Place. If you're able to forward this onto ltaylor@victoria.ca it's one more voice the City hears from that may have an effect on pressuring them into changing these plans.

Thanks,
Mike Cyr
[REDACTED]

Ms Leanne Taylor,

I'm a homeowner on Harriet Rd where myself and many of the neighbors in this area have major concerns regarding the [development plans](#) for 11 Chown Place in the Gorge/Burnside area.

First off, the current and future proposed development plans will create an enormous parking shortage in the area which already struggles to provide parking for its current residents and their visitors. The Gorge View Society has gone ahead with a 4 story condo development within 11 Chown Place already with no provisions made for parking and they are now looking to add larger multi-story buildings on-site which will compound the problem exponentially. Not only will this completely take up the few remaining parking spaces in the area but where are the workers on these extended projects to park? Currently, my guests cannot find parking anywhere near my place due to nearby worker's vehicles and displaced Chown residents vehicles. It's simply not reasonable to expect people to forgo vehicle ownership, especially this far from the downtown core and certainly not the elderly who are highly unlikely to just hop on a bicycle.

This is a residential area consisting mainly of 2-level single-family dwellings. The introduction of 6 story condos to this area will drastically alter and/or block the skyline for nearby residences, not to mention the invasion of privacy for otherwise private backyards. The [Burnside Gorge Neighbourhood Plan](#) even states in section 12.9.3 concerning Chown PI Policies ' Consider a mix of townhomes, stacked townhomes or low-rise multi-unit buildings up to 3 storeys in height and up to 1.0 FSR to site'. Why are

the developers pushing past these recommendations now for multiple 6 story developments that are simply too large for this neighborhood?

Also, this is not a central location that gives seniors, the primary low income tenants for 11 Chown Pl, easy access to nearby resources they require nor is it on a bus route to provide them the necessary transportation to get there.

Lastly, nearby residents, including the Chown residents themselves, have had to endure months of blasting due to all the bedrock at Chown Pl. So much so that many of them have put in insurance claims for damage to their residences. Now many of whom are retired, sit at home and listen to hours of hammering and air tools in their otherwise peaceful community. This proposed development would require an enormous amount of blasting and years worth of construction which will cause even more damage to our homes and an excessive amount of noise and disruptions, on all days of the week, which nearby residents should not have to endure.

The recent development project on the corner of Obed and Harriet, kitty-corner from Chown Pl, required a higher ratio of parking spots to housing units than this proposal is requiring and as such limited their number of floors to 4. This was also to reduce the impact on the neighborhood. The Chown Pl development should be taking a serious look at this and doing something similar if this poorly planned development is to proceed at all.

It's agreed that we require more low cost housing in the greater Victoria area however the plans for 11 Chown place neither viably meet these needs nor is it the correct location for this drastically increased housing density amongst a single-family dwelling neighborhood.

I hope the City of Victoria will take these concerns seriously and limit this development to 2-3 stories at the most while requiring the development to provide more parking spaces for the current and future tenants. It is simply not an option to say we will give priority to tenants without vehicles as they will acquire them and we must account for their friends, family and visitors.

Respectfully,
Mike Cyr
2991 Harriet Rd



From: Leanne Taylor
Sent: June 9, 2022 2:57 PM
To: Bill Tinney [REDACTED]
Subject: RE: 11 Chown Place

Dear Mr. Tinney,

Thank you for the correspondence and sharing your concerns with us. Attached are the responses to your questions. Please let me know if you would like the current letter to be attached to the Council report for Council's consideration.

If you have any other questions, please do not hesitate to contact me.

kindest regards,

Leanne

Leanne Taylor, MCIP, RPP

Pronouns: she/her
Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0561



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: Bill Tinney [REDACTED]
Sent: June 6, 2022 9:18 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 11 Chown Place

Good Morning Leanne,

Please find attached our questions, concerns and feedback regarding the proposed changes for 11 Chown Place in Victoria.

Please advise once a date for the public hearing has been set.
If you need clarification on any of our concerns, please email me at this address.
Please send a reply upon receipt of this email.

Sincerely,
Bill Tinney

Sarah and Bill Tinney
3060 Balfour Ave.
Victoria V9A 1R8



Attention: Leanne Taylor

Senior Planner, City of Victoria

June 3, 2022

Regarding: 11 Chown Place Redevelopment

My wife and I have lived at 3060 Balfour Avenue, adjacent to the north-east corner of 11 Chown Place, for 19 years. We have concerns about the size and position of the proposed additional buildings to be added, mainly in the NE corner of the proposed development.

1. **Height** - Although the NE building is proposed to have a stepped profile, even three floors will result in a loss of our privacy and views and create a walled in effect. Views of the Malahat and evening sunsets will be lost. All of the balcony's on the NE face of the building will be looking directly down into our backyard, sunroom and patio, wiping out our privacy. We ask that the building height not exceed three floors. Although the building is setback from the property line, it will still be looming just on the other side of our fence, even at three floors.
2. **Density** - Although the site was zoned for low-density years ago, we understand times and needs have changed. The increase to six stories will create a high density development with too many units on that property, resulting in increased traffic and certainly create more parking problems than we already have in this area. Once the units increase from retired singles to family suites, it is likely there will be multiple vehicles per unit needing parking.
3. **Disruption** – In the last two years we have endured blasting, hauling and general construction noise most days of the week from multiple developments in the area. This has significantly affected the quality of day-to-day life. I suspect the site is predominately rock, so more blasting will be required over the duration of the dig for each building. When are the proposed additional buildings slated to begin construction and in what order? **The applicant has not applied for a development permit for the next phase of development; and therefore, staff do not know which phase of development would be next should Council approve the rezoning. You may want to follow-up with the Gorge View Society.** What is the likely duration of the project until buildout is completed? **Each phase of development will be dependent on government funding according to Gorge View Society. The Society has indicated to staff that buildout could take decades.**
4. **Blasting Concerns** – With the close proximity of our two buildings (house and garage) to the property line and the likelihood of extensive blasting, we are concerned about damage and what type of assurances and or compensation will be in place prior to blasting? **Gorge View Society would be required to notify immediate neighbours of the blasting that may occur on site. Please reach out to them for more information on potential blasting.**
5. **Trees** – We have a large cedar tree in the back SW corner of our lot with the canopy hanging well over the property line into Chown Place. We are concerned that during construction of the parkade and underground parking ramp that the root system of that tree will be damaged resulting in the death of that tree and the loss of further privacy. Has the project arbourist taken this tree into consideration? **I reviewed the arborist report and it does not appear that the arborist considered this tree at this time. The arborist report would have to be amended to include this tree and its critical root zone at the development permit stage if there is indication that**

it may be impacted by development should Council approve the rezoning. If the diameter size of the tree is greater than 30cm (which I assume it is), the tree is protected under the City's Tree Protection Bylaw.

Sarah and Bill Tinney

3060 Balfour Ave.

Victoria V9A 1R8



From: Jean Oliver [REDACTED]
Sent: June 13, 2022 4:15 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Proposed Plan for 11 Chown Place

Dear Leanne,

While I understand this feedback request could be simply theatre, I want try and convince the city against going above three storeys on Chown Place.

This has been my home for seven years, and I thought I could retire in safety and quiet here.

BC Housing, the Board of Directors at the Gorge View Society, all the players in this project are seriously underestimating the effect on social, emergency, and management resources this high density plan in such a narrow area will have.

An additional block of the old buildings being demolished should be used for gardens, a common green space for gatherings, a place the neighbours in the streets around us would love to walk their dogs through. This would minimize issues these voters and tax payers will have with our growth.

Parking. We need enough to keep cars off the residential streets nearby.

This will also impact our management's job, one that's already stretched beyond available resources..

The negative effect on our residents will increase psychologically as the crowding stress increases. This will increase despair, isolation, and illness, as one poet famously referred to as "living a life of quiet desperation". You can already feel a sense of oppression with the fourth floor being added in the current phase, and all we have to look forward to is endless construction where there once was peaceful, retirement living.

The negative repercussions of high density/low-income are well documented. Especially in this plan of a large population in a small area, an independent (low resources on site, unmonitored public areas) residential complex. This is dangerous. You are building a kind of ghetto.

There will be more emergency calls, increases in petty crime, parental and family breakdown spill over, and anti-social behaviour. There will be stress the needs of teens will add to the residence area, and that our managers will have to navigate.

This is not the community I was promised when I agreed to move in here. This is a broken contract I have no resources or voice to fight back with. This is a renoviction. The idea that I should be grateful to have a sanitized box to move into, with no balcony, no light, no garden and increased traffic, distress, and noise is frankly discounting and offensive.

Everything Chown is experiencing now in the form of challenges will be amplified by each floor we add. This will spill out into the residential streets around us, and could potentially create a sense of living near a low income ghetto in the detached housing owners.

But all of this you know already, and still this is being considered. I have no voice, no power, and no future I want to live in here if this goes forward, but nowhere else to go.

Jean Oliver



Facebook: P Jean Oliver Artist and Writer

Studio: The House of All Sorts, Victoria, BC Canada

Gallery: Central Art Studio and Gallery, Victoria, BC Canada

From: Lynn McColl [REDACTED]
Sent: June 13, 2022 12:57 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 11 Chown Place and OCP Requested Amendent

Leanne Taylor, Senior Planner

My husband, Dirk Stewart, and I, own a legal four-plex at 2909 Harriet Road, just down from 11 Chown Place. We have spent over \$150,000 over our ownership to upgrade and maintain this lovely old lady, a character home of about 90 years. Drive by and you will see a beautifully maintained building. I am also a member of the Land Use Committee of Burnside Gorge, but am writing today as a property owner.

We have watched apartment buildings developed on the south side of Gorge Road that are three stories. Unfortunately, the height now obscures our wonderful view of the Olympic mountains.

This area is URBAN RESIDENTIAL. The north side of the Gorge Road is TRADITIONAL RESIDENTIAL. That means single family dwellings, and if townhomes were to be ever built, they would be limited to three stories, as stated to me at a Council meeting several years ago.

I support the 11 Chown Project as it will supply many new lower cost homes for people.

What I do NOT support is changing its designation to URBAN RESIDENTIAL. Harriet Road, north of Gorge Road does not have this designation for a reason and the Neighbourhood Plan does NOT support this change.

"The Neighbourhood Plan helps guide future development by refining the OCP direction for **appropriate density, form and design of new development and adjacent streetscapes**. **OCP is the City's guiding by-law for considering new development, and where conflicts arise, the OCP takes precedence.**"

PAGE 8 BURNSIDE GORGE NEIGHBOURHOOD PLAN

Please also consider that the change requests two buildings at Harriet Road entrance to be SIX stories, three more stories than the apartment buildings on Gorge near Harriet.

If the ground level is not considered a first floor, this means then that six stories is actually seven. Ground plus six.

These would be HUGE buildings right at the street in the middle of houses. There is no good fit here. They are monolithic.

An option if council approves the request, which I hope it does not, is to incorporate these six-seven story buildings in the middle of the property.

I fear the building plan is not changeable at this point of the project. So the developer is really putting pressure on you. That is not fair to the Council, nor all the people who live in homes around 11 Chown. Pocket amendments are also very problematic and encourage future requests for amendments.

Thank you for the opportunity to comment. I hope every member of Council has read my letter and does not do a slam dunk to this inappropriate request.

Best regards,
Lynn McColl

From: Michael Madrone [REDACTED]
Sent: June 13, 2022 2:33 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Rezoning

Regarding Rezoning No. 00797
11 Chown Place

This application should be completely rejected for two reasons:

First, Burnside Gorge has already hosted more than our share of various types of housing. Enough. These proposed units should go in another neighbourhood.

Secondly, the current construction being carried out right now is causing extreme stress to some residents. Blasting, diesel generator running hours on end. The current residents are collateral damage. To subject residents to this kind of stress for the next 20 years is unthinkable.

Ngakpa Jigdal Chopel
66 Chown Place
Victoria, B.C.

From: [REDACTED]
Sent: June 13, 2022 3:47 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Fwd: Chown place comments

Dear Ms. Taylor,

Re: Proposed Official Community Plan Amendment for 11 Chown Place

As an owner and resident of Maddock Ave East, the proposed Official Community Plan amendment for 11 Chown Place, directly impacts me. We have been resident in the Burnside Gorge area since 2018 and as the father of two young children, the proposed changes to the OPC Bylaw greatly concerns me.

Amending the OCP Bylaw and changing 11 Chown Place from Traditional Residential to Urban Residential is a significant change and will drastically change the dynamic of the entire community that surrounds it.

11 Chown Place is adjacent to a neighbourhood of detached single family houses and six-storey and four-storey apartments, while more common along Gorge Road, are not in line with the community which is on the other side.

The move to dramatically increase the number of residents within 11 Chown Place will place additional strain on our infrastructure and recreate harm that has been successfully mitigated.

The 3000 block of Irma which joins Chown place and Maddock Ave E has long been closed off to through traffic by bollards. In combination with the traffic restrictions where Maddock Ave E joins Harriet, these restrictions have forced southbound traffic either onto the traffic calmed roads of Balfour or its parallel streets or onto Harriet. By opening Chown Place to through traffic, even if through traffic is discouraged through signage, this will increase the use of Irma as a route from Burnside Road East to Gorge Road West. This use is already apparent from cars that were forced to turn around by the bollards or the traffic already using this route during construction. Compared to the traffic calming measures on Balfour, Irma will be treated as a race course.

As the population of Chown place is anticipated to increase significantly, even the increased residential population and their visitors will have a significant impact on the traffic using Irma. From the current restricted access, to open road, will change the feel of this quiet street significantly, as it already has during construction. With more young families living on 3000 Irma, the risk to these young families grows.

Residents of the 3000 block of Irma and the surrounding streets would like to see the bollards that separate Irma and 11 Chown Place reinstated. This will reduce the through traffic through Irma as well as 11 Chown Place, while still allowing emergency vehicles access if necessary.

Parking for Chown place residents is already a problem in the local streets. While there is no significant retail nearby, the streets around here are already predominately resident parking only except for Maddock Ave E between Irma and Harriet. The local community already deals with errant parking from

Chown place and increasing the population without providing sufficient additional parking will further exacerbate this problem.

It is not uncommon for Chown Place residents who do not want to pay the \$50 monthly parking fee to park in resident parking on Irma or unrestricted parking on Maddock Ave E or Harriet.

Residential parking is only enforced following a complaint so increasing the number of potential vehicles increases the demand on residents' time to act as parking enforcers. Already this happens on a daily basis with construction traffic and Chown place residents. Each day there are numerous offenders that are not proactively policed. In addition, the city must provide dispatchers and send parking services to issue tickets which is labour intensive, inefficient and does not remedy the situation for residents who encounter artificially congested or unavailable parking when they arrive home. In effect, the inability of Chown place to manage its own parking is being met by the tax dollars that pay for these city services and the time of the nearby residents who have to report it, in order for any enforcement activity to occur. The expansion of Chown place will only make it worse. This situation has created conflict between Chown place residents, construction traffic, and the residents of the houses under the resident parking restrictions resulting in shouted abuse at families and irate people knocking on residents' doors for calling parking services.

The residents living on Maddock Ave East between Irma and Harriet have no assistance in trying to resolve the issue. Chown Place abdicate all responsibility as parking is a city issue and parking is already so closely fought over that cars are parked in front of hydrants or close to corners causing accidents. Vehicles are left for weeks at a time causing congestion and additional hazards for pedestrians and cyclists.

Should the changes to Chown place to increase the number of residents increase, the city should increase their parking enforcement to include proactive patrols and more efficient mechanisms of identifying offenders than relying on residents to report unfamiliar vehicles.

I request that the city require that Chown place develop actual responses to the existing parking and traffic challenges, as well as mitigating the impacts of their actions so as to avoid creating more difficulties for local residents. I further ask that the city consider protecting and promoting the pedestrian and cyclist friendly neighbourhood of 3000 Irma in respect of the young people, families and elderly people that use it.

Oliver Jones

From: Ryan Pasta [REDACTED]
Sent: June 13, 2022 7:44 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Fw: Letter to City of Victoria Concerning 11 Chown Pl Development Plans

Hello Ms Leanne Taylor,

I had a chance to speak with my friend and neighbour, Mike Cyr and completely agree with his concerns regarding the the Chown Pl development plans. I am attaching his letter as reference. It does cause me concern on how we are going about doing this development and might there not be a better way in achieving the result?

Ms Leanne Taylor,

I'm a homeowner on Harriet Rd where myself and many of the neighbors in this area have major concerns regarding the [development plans](#) for 11 Chown Place in the Gorge/Burnside area.

First off, the current and future proposed development plans will create an enormous parking shortage in the area which already struggles to provide parking for its current residents and their visitors. The Gorge View Society has gone ahead with a 4 story condo development within 11 Chown Place already with no provisions made for parking and they are now looking to add larger multi-story buildings on-site which will compound the problem exponentially. Not only will this completely take up the few remaining parking spaces in the area but where are the workers on these extended projects to park? Currently, my guests cannot find parking anywhere near my place due to nearby worker's vehicles and displaced Chown residents vehicles. It's simply not reasonable to expect people to forgo vehicle ownership, especially this far from the downtown core and certainly not the elderly who are highly unlikely to just hop on a bicycle.

This is a residential area consisting mainly of 2-level single-family dwellings. The introduction of 6 story condos to this area will drastically alter and/or block the skyline for nearby residences, not to mention the invasion of privacy for otherwise private backyards. The [Burnside Gorge Neighbourhood Plan](#) even states in section 12.9.3 concerning Chown Pl Policies ' Consider a mix of townhomes, stacked townhomes or low-rise multi-unit buildings up to 3 storeys in height and up to 1.0 FSR to site'. Why are the developers pushing past these recommendations now for multiple 6 story developments that are simply too large for this neighborhood?

Also, this is not a central location that gives seniors, the primary low income tenants for 11 Chown Pl, easy access to nearby resources they require nor is it on a bus route to provide them the necessary transportation to get there.

Lastly, the current residents had to endure months of blasting due to all the bedrock at Chown Pl. So much so that many of them have put in insurance claims for damage to their residences. This proposed development would require an enormous amount of blasting which will cause even more damage to our homes and an excessive amount of noise and disruptions to a peaceful community.

The recent development project on the corner of Obed and Harriet, kitty-corner from Chown Pl, required a higher ratio of parking spots to housing units than this proposal is requiring and as such limited their number of floors to 4. This was also to reduce the impact on the neighborhood. The Chown Pl development should be taking a serious look at this as well.

It's agreed that we require more low cost housing in the greater Victoria area however the plans for 11 Chown place neither viably meet these needs nor is it the correct location for this drastically increased housing density amongst a single-family dwelling neighborhood.

I hope the City of Victoria will take these concerns seriously and limit this development to 2-3 stories at the most AND require this development to provide more parking spaces for the current and future tenants. It is simply not an option to say we will give priority to tenants without vehicles as they will acquire them and we must account for their friends, family and visitors.

Thank you,
Ryan Pasta
14 - 3060 Harriet Rd
[REDACTED]

It's Your Neighbourhood

May 13, 2022

The City of Victoria is seeking your input on the proposed Official Community Plan amendment for **11 Chown Place**. The proposal is for a phased residential development consisting of four new multi-unit residential buildings and three blocks of townhouses (including one block of stacked townhouses) ranging in heights from three to six storeys. The proposal is for an overall density of 1:1 floor space ratio (FSR).

The *Official Community Plan* (OCP, 2012) currently identifies the property within the Traditional Residential urban place designation, which supports multi-unit residential buildings of up to three storeys, including attached residential buildings and apartments, on secondary arterial roads (including Harriet Road) and ground-oriented buildings up to two storeys on lesser classified streets, such as a local road (including Irma Street). For this urban place designation, the OCP supports a density of up to 1:1 FSR.

The City is considering an application to amend the OCP Bylaw by changing the urban place designations from Traditional Residential to Urban Residential to facilitate this development. The proposal is consistent with the Urban Residential urban place designation, which supports multi-unit residential buildings up to six storeys and a density of generally up to 2:1 FSR along with the further advancement of other OCP objectives related to housing, parks and open space, urban design and placemaking, food security, community well-being and multi-generational neighbourhoods. It is important to note that this designation would not confer any additional development rights to the property beyond those included in the proposed zoning.

Detailed information on this proposal is available at www.victoria.ca/devtracker. Launch the tracker and search for the property by address (11 Chown Place).

Please provide your questions and feedback on this proposal by end of day, Monday, June 13, 2022 to:

Leanne Taylor, Senior Planner
P: 250.361.0561
E: ltaylor@victoria.ca

All input received will be shared with City Council for their consideration prior to the public hearing. Correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of FOIPPA Act. Your phone number and email will not be disclosed. For more information on the FOIPPA Act please email foi@victoria.ca.

Once a date for the public hearing has been set, notice will be posted at www.victoria.ca/publicnotices.

We look forward to hearing from you.

From: Wendy Anthony [REDACTED]
Sent: June 13, 2022 3:17 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 11 Chown Place Development Proposal input - REZ00797

To Whom This May Concern:

I am writing to provide input to the 11 Chown Place Development Proposal, City of Victoria Rezoning Application folder REZ00797 ... I still oppose this proposal based on a number of factors, including those already mentioned in my first response/opinion to the original proposal, dated 2011-11-14, and which I am attaching.

All of these reasons continue to be my opinion ... this residential neighbourhood is not designed for 6 story buildings - the only regional buildings of this height are on busy industrial corridors, or in the down-town core with other buildings of similar size, this size of building is out of scale, and does NOT belong in a neighbourhood of mostly residential houses - other multiple unit building in the neighbourhood are a max of 3-4 stories, and even the new development proposal across the street in Saanich is not asking for such density ...

Chown / Gorge View Society has not been a responsible landlord or building contractor ... they continue to NOT fix problems in existing buildings, unless they have progressed to such a stage as to become an emergency situation (which then becomes the reason to build new buildings as they are NOT caretaking properly the ones they already operate) ... Chown / Gorge View Society is also NOT enforcing building bylaw

operating hours, even after multiple, almost weekly requests to do so since last summer ... I finally recently contacted the bylaw officer who indeed found the hours of construction contravening the noise bylaw, while also stating that everyone said they did not know - and all this while Chown / Gorge View Society continued to allow this contravention of noise to continue unabated for months and months after multiple requests to address this issue - It should not be up to current senior tenants to wade through this bureaucracy that should be dealt with by the developers at Chown/Gorge View Society, especially after multiple request ...

Chown / Gorge View Society contracted 100+ seniors to live here, and now has gone back on this agreement to encourage affordable (none of the current residents would actually be able to afford these new affordable suites), multi-family housing, ignoring the needs of so many low income seniors they originally invited to live here in a healthy pastoral setting, and who will now live out the rest of our ageing lives in the middle of an ongoing construction zone, with high decibel, hearing-damaging noise levels and no protection for our lungs from the constant dust, and our ageing joints and balance while dealing with all the loose gravel on walk and roadways, and then only to be displaced by buildings they will not be able to afford to live in ... in fact Chown / Gorge View Society applied for multi-family funding and permits before even changing their society records to reflect that they will no longer be serving seniors ... seniors are now even more at risk for becoming

homeless than many other age-groups, and this type of change will only further exaggerate the problem!

I do NOT believe it would be in the best interests of the neighbourhood, nor of any of the 100+ current senior-citizen Chown Place residents to allow for such high density, over-height buildings to be built in this location ... and with the air-borne nature of COVID still a health-issue, multiple-unit buildings MUST have proper ventilation and air cleaning capabilities, compounded even more with large-heights - I'm not even seeing this considered in any of the new design specs (only about energy efficiency, not actually clean air, especially if there is also underground parking with toxic fumes to consider) - more research is suggesting that multiple level buildings may not have healthy air supplies, and actually be conducive to the perpetuation of air-borne illness through the circulation of common air ...

Until Chown / Gorge View Society exhibits more responsibility for the work they currently have in progress, I do not believe the City of Victoria should entertain any further building permits, and especially ones that would require major rezoning ... e.g. The building foundations for the in-current-construction continued to be dug below the ground-water level, even after repeated flooding, and has been pumping out water into the sewer drains 24/7 since last summer - smelling of stale water, creating a mosquito population where none existed before, flooding the sidewalks, sewer drains, and road-ways (including very dangerous, unaddressed icing in the winter, and some of

this same silty water flowing through the taps in my building), and unsafe gravel and roadways continue to not be maintained, sidewalks unfinished, resulting in some seniors here injuring themselves in the unsafe conditions ... the peaceful enjoyment of our rental units has been severely impacted by the lack of action by Chown / Gorge View Society to ensure construction compliance with noise bylaws, as well as the constant dust and diesel fumes ...

I do not believe that Chown / Gorge View Society has shown themselves to be responsible developers in order for City of Victoria to consider such a proposal as has been submitted ... I hope you will take these things into consideration, and refuse to grant the request of Chown / Gorge View Society to rezone in order to develop their mega-sized, over-height project proposal. I do not trust Chown / Gorge View Society to follow-through with what they say, as they have repeatedly proven not to do so, in my experience over the last 8 years of my residency here ... I also fear being displaced, as these projects are now about family housing, and no longer about seniors, in one of the very few independent, low-income seniors residences that were available in the City of Victoria, and will no longer be ... this is a very sad day for healthy low-income seniors!

Thank for your consideration,
Sincerely,
Wendy Anthony
22 Chown Place

(a resident at Chown Place since 2014)

11 Chown Place

Voice your opinion here. Your comments will be provided to the applicant, CALUC, and City.

All fields marked with an asterisk (*) are required.

1. What is your position on this proposal? *

- Support
- Oppose
- Other (please specify)

2. Comments (optional)

Too dense; 6 stories is too high, and will tower over the street level of a residential neighbourhood; parking will be an issue: as a disabled senior I need a parking space wide enough to open car doors, necessary for my independence - new design adds more parking spaces from the original spaces, so that each parking stall will now just be much narrower; construction for 20-50 years will be totally disruptive to current seniors-only residents - e.g. current construction is being allowed to operate 7 days a week, INCLUDING HOLIDAYS i.e. Thanksgiving and Remembrance Day (before 7 am, as well as today, Sunday Nov 14, starting continually hammering metal before 9am), often starting daily well before 7 am, never giving residents a break, even after numerous complaints, thus continually breaking City of Victoria noise bylaws; Gorge View Society didn't follow through on the promised accessible gardens, which are absolutely NOT accessible, as one cannot walk between plots so close together - I don't trust that they will do what they plan! Current buildings were not maintained properly, and fixed only in emergencies, contributing to the deterioration of their lifespan.

3. Your Full Name *

Wendy Anthony

13/255

4. Your Street Address *

22 Chown Place

ATTN: Leanne Taylor, Senior Planner

RE: Rezoning Application - REZ00797

DATE & TIME SUBMITTED: Monday, June 13th - 2:30 p.m.

As you are probably aware, the building under construction was made possible in part with government funding. Presently, Chown Place is subsidized housing for over 55. When the Gorgeview Society first told us of their plans to build a four storey building, we submitted three videos with our concerns. I believe there were also petitions submitted and some individual letters. Council questioned the Gorgeview Society presenters, but it seemed obvious that the proposal for the height variance was a done deal long before it was ever brought to the council meeting.

Moving forward

The new building that has been under construction for the past ten months will be jointly run by BC Housing and the Gorgeview Society. It will now house families as well as 55 and over residents. Originally, we were told there would be six family units, now it is rumoured that has increased to nine family units. Also, we were told that there would be under market priced units as well as subsidized.

We have been shown a 30 year plan for twice as much housing at Chown Place. And now a variance application to build six storeys has been presented to Victoria City Counsel.

Here are my concerns:

FUNDING

My main concern has to do with funding. When the Society applied to BC Housing to fund the four storey they also applied for funding for one of the six storeys that is part of the 30 year plan. They continue to assure us that all these future plans are a long time coming and may not happen for many years. But, if they applied for funding already, it makes me think that it is not that far in the future. In fact, if they would have got the funding, construction would probably have begun right after the four storey was finished.

We have been told that the income from the new building will barely bring in enough to service the loan. The income from the existing units barely cover the existing cost. If government funding is not available and loans are unlikely, where else could the society find funding? Philanthropy is unlikely, so the only other possibility is from developers. With developers involved some or maybe most of the units will be rented at market value. The Gorge View Society has assured us over and over that Chown Place will always provide subsidized housing, but already they are manipulating the cost of units when new tenants move in.

CONSTRUCTION

The reality of how high a six storey building will be is becoming a reality as we see how high the four storey is. If this variance is allowed many houses in the area will be demolished to make room for more six storey buildings.

The construction of the four storey has caused so much disruption to all the residents; weeks of blasting, big equipment noise, parking issues, blocked entrances, constant pounding etc. have caused anxiety to many residents. Underground parking will be required to accommodate parking for residents in a six storey building. Chown Place is built on a rock which required a lot of very disruptive blasting. Imagine blasting a hole deep enough to accommodate underground parking.

While I do not condone the “not in my backyard,” attitude, I think consideration has to be taken to the strength of a community when providing houses. It is not good enough to put up a box that has been divided into a bunch of smaller boxes and call that housing.

The housing problem in Canada and BC has been created because of mismanagement on all levels of government. The provincial government has to take a lot of the blame for the existing problem. Why were restrictions not put on owners and property management that evict people for renovations and then are allowed to raise the rents any amount? The NDP with support from the Greens and with a majority should have been able to get something passed to change this.

City councils have also been slow to act which has helped to create this problem. Affordable housing is what is needed, not more housing that will put more money into the pockets of the developers and property managers.

While I respect the Gorgeview Society’s desire to provide housing to seniors and families, I can’t help feeling that this 30 year plan is way too ambitious and in the end will benefit very few low income people. Also, I can’t help thinking that in the future there may be a need to sell this property to service the enormous debt that the society will incur.

I would like the Victoria City Council to reject this variance proposal. I would like to see the Gorgeview Society rethink their future housing plans.

I suggest construction of row or townhouse units that can accommodate one vehicle per household. And, if possible I suggest that the Gorgeview Society consider moving to a Co-op housing strategy.

**Sincerely,
Wendy L. Wenaus**

Address: 33 Chown Place

Phone: [REDACTED]

Email: [REDACTED]

From: Douglas Laird [REDACTED]
Sent: June 16, 2022 10:09 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Re: REZ00797 Chown Place

Dear Leanne Taylor,

Thank you for reviewing my concerns.

Lately I have not had access to MS Word. Sorry for the inconvenience. Could you please forward my email to council. I'd also work to being there to present my concern in person.

Since I am not familiar with the process, could you please advise if I should do anything further?

My kind thanks Leanne.

Douglas Laird
14 Chown Place

On Monday, June 13, 2022, 09:51:28 a.m. PDT, Leanne Taylor <ltaylor@victoria.ca> wrote:

Dear Mr. Laird,

Thank you for your correspondence and sharing your concerns with us. Would you like your email to be attached to a Council report for Council's consideration?

Kind regards,
Leanne

Leanne Taylor, MCIP, RPP

Pronouns: she/her

Senior Planner

Sustainable Planning and Community Development

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0561



The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: Douglas Laird [REDACTED]
Sent: June 13, 2022 9:41 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: REZ00797 Chown Place

Dear Leanne,

I want to respond to this zoning application but I am not sure if my issue will be relevant to the application. How should I go about this? This computer does not have MS Word so an attachment would have to come later when I can get to another computer.

Here, I'll just write out my complaint and see what you think from there.

I'd like to present my concerns in person, but here is my statement in any case.

REA007997
CHOWN PLACE

My name is Douglas Laird and I have been a resident of Chown Place for 6 or 7 years.

I am with disability. When I moved in my rent was on par with the PWD designation. Since then it has gone up to over \$500. PWD rates are close to \$1,000.

Let me get right to my objection to these quickly changing mandates.

My issue has been raised in planning meetings, and that is for the addition of "a new resident profile- affordable larger units suitable for households with children".

Initially, since I love children and people in general, my issue is the loss of capacity for seniors- who should be grandfathered into all the development plans- that concerns me. The housing demand is extremely high for the desperately impoverished, and now with COVID, we have an increased demand on seniors with long term disabilities who are at higher threat to their economic well being, especially now from something called long COVID.

I've had a syndrome related to long COVID for over twenty years. It's called ME/CFS, and sometimes fibromyalgia. It has been ignored by medicine, in large, so there has been no way to diagnose it and no way to treat it. As far as qualifying for PWD status as a result of economic ruin from it, it is nearly impossible.

Recently there have been two people I know of who have taken advantage of MAiD because it is simpler to die than it is to be part of the rising number of seniors who have become homeless. It is hard enough to lose the capability to gain meaningful work, but to live without the economic capacity to leave the house to shake off depression due to affordability, this choice does not surprise me in the least.

Back to the rezoning issues at hand.

In the new building the family units were snuck in at a low percentage and then, once the foot was in the door, later increased in number. These units are larger so they reduce the capacity for single senior units, lowering the number of units. This puts a disproportionate demand on our designated senior housing capacity for those seniors on a very long waiting list.

This is a mandate that is being pushed on to the management by the Gorge Neighbourhood Association (GNA) and BC Housing (BCH), both agencies run by housed upper class people, a class that supports pushing the homeless out of the area. It is a disproportionate demand targeted within a senior housing project because they don't have any other solution to house the 'missing middle'.

In the Master Plan Manual Introduction, under the redevelopment principles, it states "appropriate non-profit housing providers will be considered to manage aspects of its operations".

This is very vague. Who are these other agencies?

Let's step back and consider the 11 units in the new building designated for 'single parent families'. I've asked our management to consider supportive housing for these units by designating them for shared residents, a senior and a worker such as university students who have the passion, or the need to make such a contribution (and a need for housing), for a role in such social support. If the 'appropriate non-profit housing providers' are agencies who could support this capacity, then I am in support.

However, this is not the intention of the redevelopment principle by the way it reads under item 2, which specifies mixed demographic "including families". Again, there is a loss of housing to the 'missing middle' which is moving away from a model of increased need for senior housing. Furthermore, the need for specific housing for seniors is projected to grow over the next twenty years. To have the units currently under construction is at worst devious as it reduces the capacity of support for seniors in desperate poverty. At best the motive could be worth considering, if it was for increased senior housing supports, that of supportive living design that COULD be managed by another agency.

In summary, to see BC Housing and Gorge Neighbourhood Association move in to a project that is designated to support less fortunate seniors is infuriating. My plea is for

the CRD to push back against this purpose as the burden for single family dwellings should be put onto the 'missing middle' initiative, and not on original grandfathered intentions of supportive housing for seniors.

Other than my stated concern, I am very proud of Gorgeview Society and management for this proposal.

Thank you for your time and considerations.

Douglas Laird

14 Chown Place

From: Jenni Woodcock [REDACTED]
Sent: June 17, 2022 9:26 AM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: 11 Chown Place Revised Rezoning Application

Hi Leanne,

I understand that the deadline for submitting community input about this has passed, however, I still wanted to share my support for the concerns raised by Cathy at 3092 Irma Street.

I do not believe that the Irma Street at Chown Place should be opened to through traffic. I would like the fire gate to remain.

Thank you in advance for adding my name to the list of concerned neighbours.

Jenni Woodcock
3085 Irma Street