



STRONGITHARM CONSULTING LTD.

July 14, 2022

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

RE: 11 Chown Place - Chown Place Masterplan - Updates to Plans

On behalf of the Gorge View Society, we would like to update Mayor and Council on changes to the Chown Place Masterplan. Throughout the Chown Place Masterplan planning process, the Society has made every effort to respectfully balance:

1. the provision of desperately needed affordable housing for families and seniors;
2. incorporating generous open space and amenities and infrastructure available to the Chown Place residents and the neighbourhood; and
3. minimizing neighbourhood impacts.

Being a good neighbour is foundational to the Society's goals and aspirations.

The first phase of new affordable housing units is well under construction with anticipated completion at the end of January 2023 providing 58 new affordable units for families and seniors. The activity associated with the phase-one construction inevitably creates some disruption, despite best efforts to mitigate impacts to neighbours. Some neighbours have expressed concern with future implementation of the Masterplan and in particular, future traffic impacts along Irma Street on the north of the Chown Place property. The original Masterplan submission had Chown Place driveway connected to Irma Street after construction of phase one is completed.

However, both the neighbours and the Society have witnessed more vehicles using the Chown Place driveway and Irma Street as a "short-cut" from Harriet Road to Maddock Ave.

With feedback from neighbours, City staff, including the fire department, and the construction contractor, the Masterplan has been amended, and the parking design adjusted, to remove the need to keep an open one-way connection from Chown Place to Irma Street. Amendments have been made to the Masterplan document, and landscape and civil plans to reflect this change.

In summary, the following initiatives are being implemented:

1. Effective immediately, temporary bollards will be erected to eliminate vehicles from using Irma Street as an exit route;

2. The bollards will also restrict construction related vehicles from using Irma Street as an exit, except for the occasional truck bringing in material and equipment that cannot be rerouted, at which time the construction site superintendent will temporarily remove the bollards and immediately replace them; and,
3. At the end of construction, new flexible or breakaway bollards for emergency access only will be installed, as recommended in recent correspondence from the Assistant Fire Chief.

We believe the above-described actions will significantly mitigate many of the concerns expressed by our neighbours living along Irma Street. The Gorge View Society commits to continue with regular dialogue with all of its neighbours and looks forward to welcoming neighbours to participate in neighbourhood activities and use community-spaces planned for Chown Place as set out in the Masterplan.

Yours truly,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Deane Strongitharm, MCIP, RPP
Strongitharm Consulting Ltd.

cc - Corinne Saad, ED Gorge View Society