

June 2,2022

Attn: Leanne Taylor

ltaylor@victoria.ca

Re: 11 Chown Place Revised Rezoning Application

There are two major items of concern for the residents of Irma Street and neighboring streets.

Firstly: The number of parking spaces being made accessible for the residents of Chown Place.

There are 108 living units in Chown Place right now

With 58 more units being built right now

This makes 166 units

The parking right now is 60 spaces for units

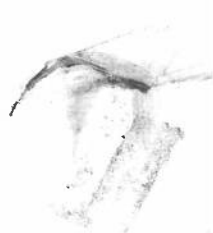
+ 7 spaces for visitors

+ 1 handicapped

68 in total

The new building requires + 22.5 spaces by City SQ.M. code

Giving a total of 80.5 parking spaces



On the submitted plans there are 79 spaces

They allot 17 spaces for visitors

+ 2 spaces for handicapped

+23 spaces for the new building

Totaling 42

That leaves 37 spaces for the existing 108 Units

Where are the possible cars from the 71 units with no available parking spaces going to park?

The 3000 block of Irma Street (right at Chown Place) is "Residential Only"

Maddock between Harriet and Balfour is "Residential Only"

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By City of Victoria description "Residential Only" allows for only residents whose dwellings front onto the designated street. Visitors to those houses are the only exceptions. Again, where is the overflow from Chown Place (due to actual sufficient parking) going to park?

Secondly:

Traffic flow onto the 3000 block of Irma St. will be majorly impacted by traffic "EXITING" Chown Place as marked on the renderings. There is ONE rendering that states there will be a "FIRE GATE" There has been a full fire gate across the end of Irma Street for the last 45 years. There are "No Exit" signs posted at the

corner of Irma St and Maddock which means cars should not be able to enter Chown Place from this section of Irma Street. Chown Place at Harriet Rd. also has a sign "No Exit" which means Chown Place is also a no through street.

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The residents of Irma Street want those bollards to remain in place covering the whole street. Signage saying "Exit only" on the Chown Place side and a sign saying "No Entrance" at the side of the street on the Irma Street side will not deter cars from entering, just as the 'No Exit' sign at the corner of Irma Street and Maddock does not stop cars from coming down the street only to have to turn around.

The bollards are an appropriate solution as pedestrians can walk through them.....bicyclists can ride through them.....and they are wide enough for mobility scooters to drive through them. Fire trucks can remove them when necessary as they do in other parts of the city.

As Chown Place is presenting a concept of green space and promoting fewer cars keeping the bollards as a complete closure would make complete sense.

Kind regards,

Courtney Wiens + Dexter Janke
(3056 Irma St)

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Lacey Geary ; Evan Bongaerts
 
3056 Irma St
Victoria BC
V9A 1S6

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Michael Elkrink

3064 Irma St

A stylized handwritten signature in black ink, appearing to be 'M Elkrink'.

As much as I understand the need for, and support housing developments, it seems that this plan is taking advantage of the relatively small space designated and the surrounding neighbors who have saved their whole lives to buy a home in this area believing it was a peaceful, safe, well established neighborhood. First came the purchase of hotels nearby to house the homeless who wandered through all of the streets closely impacting the safety of residents and their property. Then the plans were to build one six-storey structure and now this has increased to numerous six-storey structures into a space unable to accommodate the occupants and their vehicles. To think that after months of blasting, constant building noise, truck traffic, employee parking consuming every spot on the street, it is going to continue for a very long time, is very disheartening. I'm pretty sure other issues will arise from this condensed development and we will have to live with them because there will be nothing we can do about them.

You ask the neighborhood for feedback but I sometimes think that you ask because it's part of the protocol, but you really don't care what the community thinks and wants. I did try and access a zoom meeting in early discussions but was unable to connect.

Sincerely,

Teresa Kojder

3089 Irma Street

A tax paying, law abiding resident of Victoria

A handwritten signature in blue ink, appearing to read 'T. Kojder', with a long, sweeping horizontal line extending to the left.

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T. Kojder
3089 Irma St.
Victoria BC

JUNE 8,

AS AN ADD ON

I HAVEN'T EVEN MENTIONED THE TRAFFIC
flow...

if there is AN EXIT from Crown PLACE
ONTO IRMA ST. They would drive up
IRMA TO Burnside And sit to try And
MAKE A Right on left turn when there is
finally a long enough break in the traffic
to safely do so. OTHER OPTION is to
turn left on MADDOCK... only to be
confronted with a traffic disaster which
forces you to turn Right And end up at
A light on Burnside WITH NO ADVANCE
left turn good luck trying to make
A left turn with the continual flow of
traffic from UP Town.

Other option Turn Right on MADDOCK
to a dead end which forces you to turn
left or right on BA'FOUR Turning
left puts you BACK to the grid lock
AT Burnside. Turning Right takes
you over THREE SPEED Humps to
a set of lights AT Gorge Rd. And
Backed up traffic AT Rush Hour. With
All the new Builds on The Gorge
this is only going to get WORSE.

Cathy & Gary DeLo

3062 IRMA ST.

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Cathy & Gary DeLo

Cathy & Gary DeLo

3062 IRMA STREET

July 8th, 2022

To City Of Victoria Council,

Re: Approval of Chown Place Masterplan

My name is Julius Cohen, and I am an 88 year old senior, on a fixed income who currently lives at 28 Chown Place.

I have lived at Chown Place for 7 months. I am grateful, safe and comfortable here.

Last year, I lived somewhere else, but was forced to find alternative accommodation when the unit I was living in became slated for renovation and development. My landlord let me know that I would need to find alternate living arrangements and move out. My previous landlord gave me about six months to find a place.

Let me be clear, until you become a senior and experience the pressure, stress and worry that comes with looking for affordable housing in Victoria during a Housing Crisis, you cannot fully comprehend what it is like.

The fear and stress is all consuming, and the thought of eventually having to live in your car clouds every waking thought. My experience looking for alternative housing for myself, was that with every phone call I made in search of housing, I learned of closed waitlists due to sheer volume, zero vacancies, and the realization that prices had practically doubled when compared to what they had previously been. With every day that passed, the fear and stress over the looming deadline to be out, increased. I called many places, reached out to government agencies, and visited non-profit organizations, to no avail.

I only lucked out with housing at Chown Place, because I was on their waitlist from THREE YEARS PAST, prior to moving to the place I was in before Chown Place. If I hadn't already been on that list, there is no doubt in my mind that I would not have found a place to live.

For someone who is able to luck out and somehow find a unit, it is often impossible to take the unit, as the cost to rent is more than a senior on CPP and OAS can afford.

For a senior who has reached my age, the cost problem is not easily solved by going and getting a second job, or trying to find a better paying position, as working is a physically and emotionally taxing endeavour. If you are a senior with mobility issues, forget about it.

Simply put, Victoria needs more affordable housing for seniors. With an aging population, the problem of affordable housing for seniors is only going to worsen unless we act now. Increasing housing stock is the only solution. I fully support the MasterPlan and rezoning that The Gorge View Society has proposed, and I hope that current Council realizes just how dire the situation has become, but also that without more housing created, it will get worse.

Julius Cohen #28 CHOWN PLACE

A handwritten signature in dark ink, appearing to read 'Julius Cohen', written over a light blue horizontal line.

July 13, 2022

Dear Mayor Helps and Victoria Council Members:

I am writing in support of the Gorge View Society Master Plan re-zoning application, which will allow GVS to build more affordable homes for seniors and families on their 5.6 acre property.

Although I am securely housed myself, I know many seniors on fixed income who live in fear of being renovicted or demovicted from their older purpose-rental buildings. My parish, like many other faith groups in Greater Victoria, is sponsoring a refugee family. Finding housing for them has not been an easy task! I hear that the Intercultural Association of Greater Victoria is now putting newly-arrived refugee families in motel rooms – less than ideal housing for newcomers to Canada. A nice young couple living in my building recently moved back in with the husband's parents. The birth of a second child meant they could no longer stay in their two-bedroom condo, and they could not find a bigger home to either rent or own which was within their means.

Affordable homes for seniors and families are desperately needed in Victoria. Please vote to approve this re-zoning application on July 28.

Respectfully,

Yvonne Hsieh

401 – 1014 Rockland Avenue

Victoria BC

July 14, 2022

Dear Mayor Helps and Victoria Council Members:

I am writing in support of the Gorge View Society Master Plan re-zoning application, which will allow GVS to build more affordable homes for seniors and families on their 5.6 acre property. While I live in Saanich, I am in Victoria often for shopping, visiting, and entertainment.

Housing continues to be a struggle for so many people living in Victoria. A combination of renovictions, rent hikes when a tenant leaves, and the high cost living, has made renting/living in Victoria unaffordable. A friend of mine living in an apartment near Beacon Hill Park gave notice thinking she was leaving Victoria. Her plans fell through, because she had given notice to the landlord, the only way she could stay in the same apartment building (her apartment had already been let) was to rent another apartment in the same building, the same square footage, but with the increase in rent due to occupancy changes, she is now paying 1,000.00 more per month for the same square footage. Her rent went from 1,400.00 per month to 2,400.00 per month. My friend has a good paying job, she is now afraid that her retirement plans are on hold due to this rent increase.

There is a housing crisis happening in Victoria. If we want Victoria to be a vibrant city, if we want people to work here, if we want fewer unsheltered people on the streets or living in cars, it is imperative there is affordable housing for all. **Vote to approve this re-zoning application on July 28.**

Respectfully,

Linda Leone
10-3968 Cedar Hill Road
Victoria BC

[REDACTED]

From: Ibarra, Carolina [REDACTED]
Sent: Thursday, July 21, 2022 3:34 PM
To: Public Hearings
Cc: Corinne Saad
Subject: Rezoning Application No. 00797 and Associated Official Community Plan Amendment for 11 Chown Place

Mayor and Members of Council,

I wish to express our support for the above-noted rezoning application and associated official community plan amendment.

Approval of this application will allow Gorge View Society to build more affordable homes for seniors and families on their 5.6 acre property. The phased redevelopment will result in affordable housing as well as green space and community amenities.

Approval of this application will assist Gorge View Society in securing the funding needed to move forward with the development of much needed affordable housing in the community. We strongly urge you to vote in favor of this application.

Regards,
Carolina



Carolina Ibarra BA, MSc
Chief Executive Officer
Pacifica Housing
827 Fisgard St | Victoria, BC V8W 1R9
Unceded Coast Salish Territory
[REDACTED]
[REDACTED]

DISCLAIMER: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

Dear Mayor and Councillors,

It is my pleasure to express my support for the proposed development "Chown Place" by the Gorge View Society.

i very much hope that you will agree that this is a development that offers the kind of housing that is seriously needed: it offers affordable housing for low income seniors and will include families in the later phase. It is thoughtfully designed, with connected pathways to create a feeling of connection and community, and it will rehouse the existing residents!

i became a member of GVAT to join others who are deeply concerned about the housing crisis, with many people on the verge of being homeless because of having to pay a much too large percentage of their income to rent. Many people are not able to find a home they can afford and end up living in undesirable situations.

i am sure that you share our vision of a home for everyone and that having a place of one's own is a most basic human need!

I recommend the Gorge View Society for their ongoing commitment to provide much needed affordable rental housing for seniors and families.

Please do your part in making this happen.

Sincerely,

hanny pannekoek
4651 sunnymead way, victoria, bc, V8Y 2Y4

[REDACTED]

From: Johnwill Keating [REDACTED]
Sent: Monday, July 18, 2022 5:10 PM
To: Public Hearings
Subject: Comments for Rezoning No.00797 - 11 Chown Place

Hello,

I live at 2951 Harriet Road near Chown Place. I'm happy with the proposed developments provided there is a plan to make the neighbourhood friendly for pedestrians and cyclists. These are my suggestions:

- It is important to have public pedestrian paths through Chown Place. Harriet should be connected to Balfour, and Irma (south) should be connected to Irma (north).
- We should have a bike lane on Harriet Road which connects the bike lane on Gorge Road to the bike lane on Harriet Road north of Burnside. Many cyclists use this corridor, and there have been a few accidents in the last few years where a cyclist has been injured or killed.
- We may need a crosswalk at Obed which makes it easier for pedestrians to cross Harriet Road.

Thank you,
- Johnwill