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**From:** Carol Munro [REDACTED]  
**Sent:** July 23, 2022 11:36 AM  
**To:** Public Hearings  
**Subject:** Public Hearing July 28, 2022 - Rezoning Application No. 00797 and Associated Official Community Plan Amendment for 11 Chown Place

To Whom It May Concern:

As an active member of Broad View United Church, and as an individual interested in any and all ways in which housing affordability in the Greater Victoria community can be addressed, I am writing in support of the above Application and Amendment. We need more societies like Gorge View, and encourage all efforts to provide and manage low-cost housing for eligible residents.

Thank you.

Carol Munro

[REDACTED]

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**From:** Murray Luft [REDACTED]  
**Sent:** July 23, 2022 8:28 PM  
**To:** Public Hearings; Victoria Mayor and Council; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Stephen Andrew (Councillor)  
**Subject:** Chown Place Rezoning

Dear City of Victoria Council Member,

On Monday night, the Housing ART endorsed a Greater Victoria Acting Together (GVAT) letter of support for the rezoning of Chown Place - which is a non-profit seniors' development owned by Gorge View Housing Society. This important rezoning application intends to expand the number of units and also include family housing.

We trust that the rezoning application will be successful. Victoria needs more quality, affordable housing and this project at Chown Place intends to provide this. Therefore, we unconditionally support this application for rezoning and urge you to approve the project at your forthcoming meeting.

Thank you for your attention to this request and best regards,

Murray & Rae Luft  
Victoria, BC V8X 3T9  
[REDACTED]

[REDACTED]

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**From:** Stephen Tyler [REDACTED]  
**Sent:** July 24, 2022 4:47 PM  
**To:** Public Hearings  
**Cc:** Victoria Mayor and Council; Lisa Helps (Mayor); Marianne Alto (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Stephen Andrew (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Sarah Potts (Councillor); Jeremy Loveday (Councillor)  
**Subject:** Public Hearing July 28 - Rezoning Application No. 00797 - 11 Chown Pl

Dear Mayor and Councillors:

**Public Hearing July 28 - Rezoning Application No. 00797 and Associated Official Community Plan Amendment for 11 Chown Place**

We write in support of this item in your July 28 public hearing agenda, as active members of Broad View United Church and Victoria residents concerned about housing affordability in our community. The United Church congregations in Greater Victoria have long been supporters of the Gorge View Society and encourage their worthy efforts to provide and manage low-cost housing for eligible residents.

Some of the existing housing operated by Gorge View is almost 60 years old and the site is under-utilized in the context of today's conditions. But in order to improve the housing and add new facilities, the site must be subdivided and the OCP amended as recommended in this agenda item. The City has imposed reasonable conditions on this amendment and potential redevelopment to ensure that it will only be used for non-profit housing.

As you know, the Victoria region faces a severe housing crisis that is affecting low-income senior citizens and families, leaving them with very few housing choices. Market rents are up over 20% in the past year, and housing supply is severely limited. Meanwhile, income assistance levels have not changed significantly, creating added strain for many households. At this time it is crucial to encourage additional housing options for those in Greater Victoria most affected by this crisis, and there are very few opportunities to do so. Please ensure this opportunity is not squandered.

Thank you for doing your part to enable this new additional subsidized housing to benefit our community.

Sincerely,

Rev Barbara Hansen (ret)  
Stephen Tyler  
1722 Lee Ave  
Victoria, B.C. V8R4W8



Date; July 20,2022

To: City of Victoria Mayor and Council

Dear Mayor Helps and Councillors

**Re: Rezoning Folder REZ00797 - 11 Chown Place**

On behalf of the 25 service providers, community and faith groups and student organizations in this region who are members of Greater Victoria Acting Together (GVAT), we are writing to Victoria's Mayor and Council to support of the Gorge View Housing Society (GVHS) Master Plan re-zoning application, which will allow the GVHS to build more affordable homes for seniors and families on their 5.6 acre property.

We appreciate the urgency to have the rezoning in place to enable the GVHS to participate in federal, provincial and municipal funding opportunities, as they arise. Many of these funding opportunities require that potential projects have their zoning in place – to avoid significant delays in construction timelines.

We are pleased to see that the GVHS plan will protect the important grove of Garry Oak trees on their property as the tree canopy is an important element of Victoria cityscape and provides protection from excessive heat as well as a natural environment for local flora and fauna.

The ability of existing neighbours to access the property via pedestrian pathways is an excellent feature, and the creation of a “social hub” in the new development demonstrates how community input has been taken into account.

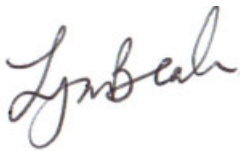
Reviewing the material, we also endorse the GVHS commitment to ensure that no one currently living in the existing seniors' housing will be displaced. As the plans

are for staged developments, current residents can move into the new housing before their old unit is demolished.

Due to crisis in affordable housing for families in our community, we also support the extension of the GVHS mandate and proposal to include townhouses, specifically focused on families.

The tens of thousands of people in our organizations are supporting our focus on non-profit and affordable housing in Greater Victoria. Affordable homes for seniors and families are desperately needed in our community. Please vote to approve this re-zoning application on July 28, 2022.

Best Regards

A handwritten signature in dark ink, appearing to read 'Lynn Beak'. The signature is fluid and cursive, with the first name 'Lynn' being more prominent than the last name 'Beak'.

*Lynn Beak*

*Greater Victoria Acting Together*

*Affordable Housing Team Co-lead*

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** July 25, 2022 1:43 PM  
**To:** Public Hearings  
**Subject:** FW: Rezoning of 11 Chown Place

-----Original Message-----

From: Grace Draper [REDACTED]  
Sent: July 24, 2022 11:03 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>  
Subject: Rezoning of 11 Chown Place

As a resident of the City of Victoria and a member of the United Church of Canada, I whole-heartedly support the rezoning of this property in order to allow the Gorge View Society to eventually replace aging housing and add more family housing to this 5.6 acre site. The Society has been working for two years on a master plan for this site but without the rezoning they will not be able to move forward on this phased redevelopment which will result in 313 units of diverse affordable housing. Increased density will maintain its affordability and taller buildings, which requires an OCP amendment, will permit more green space on the property, including a Garry Oak meadow, garden plots, playgrounds, and wider walkways.

Knowing that building relationships with the neighbourhood is what is most important in any community development project, I am confident that the Gorge View Society will work hard to ensure that no one who currently lives on this site will lose access to affordable housing. As well, the site itself is designed to be accessible by neighbours with pedestrian pathways throughout the site.

Surely this is a win/win proposal!

Please approve this relatively straight forward rezoning request.

Because housing is a human right,

Susan Draper  
#211- 225 Menzies St.  
Victoria, BC  
V8V 2G6

I am writing as a concerned citizen of Canada and friend of Chown Place residents about the proposed increase in density housing.

I have observed that the Burnside Gorge area has experienced incredible densification of social housing in the past 20 years. Old hotels and apartment blocks are turned into housing 'units'. Row after row of these units has become enclaves of crime and chaos. This is no longer the beautiful well planned Victoria, the garden city, jewel of Canadian cities that I know and love.

Now, Chown Place, formerly an enclave of peace and natural beauty with Gary Oaks at the outskirts and long established gardens is torn apart for further densification. Construction is already underway! The original mandate for Chown Place, a place for senior citizens to live in autonomy and safety, is in the process of demolition. Senior citizens who have lived through wars hear the sounds of explosions tearing up the grounds. The proposal to turn the present bungalows into high rise apartments with no balconies, mere units, means the seniors living there now will hear construction noises and have diesel generators fuming through their windows for decades. Many will spend the rest of their years of life in a construction zone. If they survive, what is the reward? A unit, a box to live in where there isn't even a balcony where they can sit outside.

The former garden areas are leveled. The gazebo was promised to be relocated on the grounds giving an area to eat and meet outside. It was sold and removed giving the seniors no safe place to congregate during these pandemic years. Renovations to the airless dank 'community room' weren't even considered in the plans to serve the seniors with a place to meet and socialize.

What happened to the former mandate for Chown Place? Why aren't seniors who have chosen to live their final years there considered in this proposed plan?

From what I can observe, it is not in the plan to provide comfort, autonomy, a patch of lawn or even a balcony for the community of the aged to meet safely and share their lives at Chown Place. Gone are the common areas for strolling in the evening, sitting under the gazebo for a picnic with visiting friends and relatives and many other features which contribute to the health and enjoyment of life at Chown Place for our elderly.

The current plan is driven by greed. It is greed that will use up every square inch of land to produce a revenue earning 'unit'. It is greed that will destroy a senior's final years of peace to gain profit at their expense. It is densification at its worse in a city formerly known for beautifully planned neighborhoods for people to enjoy their lives.

What about our current population of seniors living in Victoria right now? There are many examples of graceful living spaces being built in other communities across Canada. These spaces consider the well-being of their residents very similar to the original plan for residents at Chown Place.

City planners of Victoria have sold out quality of life for its citizens for a quick dollar at their expense with this urban densification plan.

Who among you would want to live in these crammed overcrowded 'units'?