

[REDACTED]

From: Maureen Koch [REDACTED]
Sent: Saturday, July 23, 2022 6:09 PM
To: Public Hearings
Subject: Rezoning Application No. 00797 - 11 Chown Placea

794 Langham Court
Victoria, BC V8V 4J2
July 23rd, 2022

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

I am writing this letter in support of the above item at 11 Chown Place. I am a resident and voter (for 40 years) in the city of Victoria. Housing costs for renters are soaring and the supply is limited. We need more affordable housing. Gorge View Housing has a good track record for responsibly delivering housing services to the community. Thank you for doing your part to enable this new additional subsidized housing to benefit our community

Yours truly

Maureen Koch

[REDACTED]

From: Public Hearings
Subject: RE: Rezoning application No 00797 - 11 Chown Place

From: Maureen Koch [REDACTED]
Sent: July 23, 2022 5:54 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Rezoning application No 00797 - 11 Chown Place

794 Langham Court

Victoria, BC V8V 4J2

July 23rd, 2022

Dear Mayor Helps

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

I am writing this letter in support of the above item at 11 Chown Place. I am a resident and voter (for 40 years) in the city of Victoria. Housing costs for renters are soaring and the supply is limited. We need more affordable housing.

Gorge View Housing has a good track record for responsibly delivering housing services to the community. Thank you for doing your part to enable this new additional subsidized housing to benefit our community

Yours truly

Maureen Koch

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 26, 2022 9:33 AM
To: Public Hearings
Subject: FW: Gorge View Society Master Plan

From: Nancy Stuart [REDACTED]
Sent: July 25, 2022 8:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Gorge View Society Master Plan

July 25, 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 Gorge View Society to build more affordable homes for seniors and families.

Although I am a senior resident of Saanich, all Greater Victoria municipalities have this similar challenge. Finding affordable housing for seniors on fixed income and families who live in fear of being evicted from their older rental buildings, faced with renovations, is a huge challenge. With rental accommodation being in very short supply, I definitely support the Gorge View Society in their proposal.

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

Kind regards,

Nancy Stuart, 4085 San Capri Terr., Saanich

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I acknowledge and respect the Lekwungen peoples on whose traditional territory I live, work and play and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day

From: Hyun Koo Lee [REDACTED]
Sent: Monday, July 25, 2022 4:43 PM
To: Public Hearings
Subject: MY INPUT ON THE PROPOSED CHANGES TO 11 CHOWN PLACE

My name is S.P.A.Rich World who lives in the 86 suite at 11 Chown Place.

Firstly, I appreciate the all efforts, nice plans and good processes of the CITY OF VICTORIA for the citizens specifically for the low-income families, and 'the Housing Voucher Program'.

^^ I love to live on the 11 Chown Place because

1. it has maintained well enough with high standards by the excellent two managers and their team.
2. of appropriate home space and gardens and amenities secure for each family and all residents which are the low-income class.

^^ For me now, the affordable housing means that cheaper price than the current rent even though having less space since my lowest income.

^^ My some experiences to find proper residential 🏠 home before moving in at the 11 Chown Place. Because of heavy noise which couldn't allow me to sleep through every night by other residents, I had to move out of my former place. For two months I had have to visit eight non profit organizations (total ten places) included BC housing. And I had asked help with VIRCS and Quadra Village Community Centre; these two organizations helped me completely. I still thank the workers.

^^ Therefore, I totally support for developing more homes for people especially for low-income families.

Once again, I am really grateful for all public workers serving with right procedures for Victorians.

Best wishes,
S.P.A.RICH WORLD
A resident of the 86 suite on the 11 Chown Place



[REDACTED]

From: Carole Roy [REDACTED]
Sent: Tuesday, July 26, 2022 3:14 PM
To: Marianne Alto (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Stephen Andrew (Councillor); Public Hearings; Lisa Helps (Mayor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor)
Subject: Gorge View Housing Society's application for 11 Chown Place

Please approve Gorge View Housing Society's rezoning application for [11 Chown Place](#) as we need more affordable housing.

C. Roy
Victoria

Madison Heiser

From: Climate Justice Victoria <info@climatejusticevictoria.ca>
Sent: Tuesday, July 26, 2022 7:36 AM
To: Public Hearings; 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); gorgeview@shaw.ca; admin@gvat.ca
Subject: Support for Rezoning 11 Chown Place

Dear Mayor Helps and Victoria City Council members,

Re: Support for Rezoning 11 Chown Place

Climate Justice Victoria supports the Gorge View Housing Society (GVHS) Master Plan re-zoning application, which will allow the GVHS to build many more affordable homes for seniors and families on their 5.6 acre property at 11 Chown Place.

Recently a considerable portion of the new non-profit housing in Greater Victoria has been located in areas with poor transit and dangerous pedestrian environments. It is crucial to consider the combined cost of housing and transportation and the mobility rights of people who do not own cars in decisions regarding the locations of social housing. This is about respecting social justice principles, as well as reducing greenhouse gas pollution.

Chown Place has access to good transit, and the walking and bike & roll infrastructure in the area is being improved. More of the non-profit housing in our region must be concentrated in areas like this, rather than in areas with poor or non-existent public transit service.

Affordable homes, with affordable low-carbon transportation, for seniors and families are desperately needed in our community. Please vote to approve this re-zoning application on July 28, 2022.

Climate Justice Victoria - www.climatejusticevictoria.ca

[REDACTED]

From: Douglas Koch [REDACTED]
Sent: Tuesday, July 26, 2022 7:46 AM
To: Public Hearings
Subject: 11 Chown Place - Public Hearing July 28 - Rezoning Application No. 00797 & OCP Amendment

Dear Mayor Helps and Councillors

As a long time resident of Victoria, I write in support of this item in your July 28 public hearing agenda. The site is under-utilized in the context of today's conditions. The City has imposed reasonable conditions on redevelopment to ensure that it will only be used for non-profit housing. 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.

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

Sincerely,

Doug Koch

[REDACTED]

From: Diane Willis [REDACTED]
Sent: Tuesday, July 26, 2022 3:47 PM
To: Public Hearings
Subject: 11 Chown Place Public Hearing

Hello,

I enthusiastically submit my support for the zoning and OCP designation change for Gorge View society's property at 11 Chown Place.

I've been living in non-profit seniors housing for the past 5 years in the North Park neighbourhood. We currently have an enormous binder of applications. Many of those applicants will not see the chance to secure affordable housing in this city. The need for this type of development cannot be understated.

Personally, I would have liked a more aggressive proposal considering the pent up need. With the city set to hopefully allow up to 3 stories on each lot it makes no sense to have some of the buildings in the master plan capped at that. We desperately need to make the most of our non-profit housing opportunities however I'm happy to see a large project able to take advantage of the RDAF if this goes forward as it should.

Regards,
Diane Willis

[REDACTED]

From: Adrian Mohareb [REDACTED]
Sent: Tuesday, July 26, 2022 11:18 AM
To: Public Hearings
Subject: Support for Chown Place

Dear Mayor and Council,

I am writing in support of the Chown Place project. There is a desperate need in our community for more housing and more affordable housing, and this plan would provide some of this needed housing. I also appreciate the efforts to maintain green space and a play lot, as these add value to the residents and neighbours.

I would encourage Gorge View Society to have a pedestrian through-way through the property. One of the challenges of this part of the City which makes it inaccessible to those that are not in cars is the large blocks that act as a barrier to alternative routes to the currently very dangerous Gorge and Burnside Roads. A through route through the property could address one of the barriers in one of the blocks. Accelerating protected bicycle infrastructure on Gorge and Burnside would also reduce the need for cut throughs for the neighbourhood, but at present the set up with long blocks is suboptimal.

One challenge is the distance from this site to services. It's over 1 km to Tillicum and Gorge. I'd like to encourage the City to rezone some land for commercial use, in order to meet the needs of the neighbourhood now and into the future.

Thank you very much,

Adrian

[REDACTED]

From: Julian West [REDACTED]
Sent: Tuesday, July 26, 2022 9:34 AM
To: Public Hearings
Subject: Support for Chown Place Public Hearing | July 28

Dear Mayor and Council,

I live only a few minutes away from Chown Place and I would like to lend my whole hearted support to the project. The design and site plan is fantastic, the community amenities are exceptional, and these homes will fill a very important need. If only we had 10 more of these!

Thank you for your consideration :)

Julian West | Principal & Owner
Urban Thrive | We build homes for people, not cars
[REDACTED]

[REDACTED]

From: Mark Edwardson [REDACTED]
Sent: Tuesday, July 26, 2022 3:20 PM
To: Ben Isitt (Councillor); Public Hearings
Subject: 11 Chown Place

Hello,

I just wanted to write a quick note of support in support of 11 Chown Place. Supporting 313 affordable homes should be a no-brainer for council.

I would like to note two things:

1. There is no good reason that this building isn't twice as tall with even more units; the letter from the Gorge View society indicates that this project will only have 1:1 FSR to fit within the "traditional residential" OCP. If your OCP is restricting the height of an affordable housing project, you should change the OCP.
2. I find it ridiculous that a project such as this one needs to go through a public hearing, and cannot be approved by-right or by staff.

Cheers,

Mark Edwardson

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 26, 2022 4:13 PM
To: Public Hearings
Subject: FW: 11 Chown Place Rezoning & OCP Amendment, Correspondence

From: Max Thomson [REDACTED]
Sent: July 26, 2022 2:21 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 11 Chown Place Rezoning & OCP Amendment, Correspondence

Hello Mayor and Council,

I'm writing to you as a resident of the city, and as a renter paying over 65% of my income on shelter, **to implore you to support the project at 11 Chown Place.**

This project looks like a great example of a mixed community of housing targeted at different demographics and kinds of people, the kind of development that creates a real longstanding and healthy neighbourhood. As someone living downtown who sometimes misses the greenery in the suburbs I was priced and pushed out of, the allotments/community gardens in this project look lovely, and I hope more apartment buildings have them in the future.

I support this project for the sake of the hundreds of people who's lives will be greatly improved by it, who will worry less about making rent and having stable housing, who will be able to spend more of their money on things that make them and their families happy in life, who will spend more at local businesses instead of most of their paycheques just going to a landlord for shelter, and who will live in a well planned, cohesive, and green community.

But I also support this project for the sake of myself and everybody else renting in this city, because the hundreds of people living at 11 Chown Place will be hundreds of other renters not competing with us for market rentals, driving vacancies so low that landlords can charge whatever they want knowing somebody will have no other option.

Many of those opposing the project have been complaining about parking getting worse, but its been consistently my experience in Victoria that parking lots at apartments are usually far from full, especially a public / social / co-op housing sites. Mandating more parking spaces is just locking in carbon emissions for decades to come, which is not something we can justify in the context of climate change. I hope council approves this application and OCP amendment, and encourages projects like this one to build taller to provide more units, and encourage transit use and active transport further in the future.

Thank you for your time,
Max Thomson, Downtown Resident

[REDACTED]

From: Victoria Mayor and Council
Sent: Tuesday, July 26, 2022 2:42 PM
To: Public Hearings
Subject: FW: Support for rezoning of 11 Chown Place
Attachments: GVAT letter Gorge View Society Public hearing July 28 22To.docx

From: Sonia Theroux [REDACTED]
Sent: July 26, 2022 1:54 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; 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: Support for rezoning of 11 Chown Place

Dear Victoria Mayor and Council.

I am writing in enthusiastic support of the Gorge View Housing Society's rezoning application for 11 Chown Place, in service of ensuring this development is allowed to proceed, and indeed in expediting it.

Besides general support for the provision of affordable housing, this development stands to set a precedent for the phased approach that will ensure current residents are not displaced, thereby adding to the housing crisis. My hope is that you and future councils will not only support this initiative and its need for rezoning, but that it will be used moving forward as a proof of concept, encouraging such thoughtful humane planning of future projects. Please vote in favour of the application.

In sum, I endorse the attached letter sent to you on behalf of Greater Victoria Acting Together in the spirit of, well, acting together.

With thanks for your time and attention,
Sonia

Sonia Theroux

[REDACTED]



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]

From: Cord Corcese [REDACTED]
Sent: Wednesday, July 27, 2022 11:36 AM
To: Public Hearings; Victoria Mayor and Council
Subject: 11 Chown Place and 822 Catherine Street support

Hi Victoria Council,

I support the proposed increase of social housing at 11 Chown Place. It will provide needed social housing in the city, and is located within a 10 minute walk of frequent transit to downtown, uvic, Camosun Interurban and the dockyard area, which are the region's biggest employment centres. This makes it a good spot for increased social housing as many people who need it may be unable to afford a car. If there's any problem with this project, it's that it's smaller than it could be, and will house less people. The proposed gardens are lovely and it just all around seems like it will be a great place for people to live. It is also within a 15 minute walk of parks on the Gorge, meaning residents will benefit from these nearby amenities. It is an ideal location for more housing.

I also support the purpose built rental at 822 Catherine St. The city needs more purpose built rentals, and it even includes 3 below market units which are great! The 15 2-bedroom units will also allow families more options to stay in Victoria, along with providing the flexibility for singles or couples to get into a roommate situation or have more space. The rise of work from home has made home offices all the more desirable, further increasing demand for an extra bedroom. The one bedroom and bachelor units also provide needed options for singles and couples who want to live on their own without roommates. The location is also great, being a short walk to high quality transit, being next door to a small grocery store, being only a short distance from a bigger grocery store, walking distance to an elementary school, and near several parks and the Galloping Goose.

Additionally, as there has been an attempt to discredit pro-housing voices, I would like to confirm that I am a 22 year old student, working on co-op as a software-developer for a company downtown with no ties to development or real estate. I do not stand to gain from these developments, but I know they will help the regional housing crisis by providing desperately needed units.

Thank you,
Cord Corcese.
3981 Bear Street