

[REDACTED]

From: Daniel Graham [REDACTED]
Sent: Wednesday, July 27, 2022 2:15 PM
To: Public Hearings
Subject: 11 Chown Place public hearing submission
Attachments: 20220721_090404.jpg; 20220721_090346.jpg

Good day city of Victoria,

I'm a homeowner at 3016 Harriet Rd, directly across where from 11 Chown Place. 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 a daily occurrence to see vehicles of all types parked illegally on Harriet Rd, and they are usually all related to the construction project at Chown Place. I'll include a couple pictures from just the other day as an example; the trailer is parked directly in front of a clearly labeled no parking sign and the car is parked by the fire hydrant fully covering the yellow curb. I could send similar pictures almost every day. This illegal parking is compounding the already dangerous conditions on Harriet Rd for pedestrians and bicycles. We have 2 very young children and I don't feel safe having them anywhere near the road as many drivers treat Harriet like a highway. Add the incessant construction traffic and there's a high likelihood of an accident. I recommend that the entrance to Chown Place off of Irma St be utilized for the majority of construction traffic if this massive new development goes forward. There's ample parking on those streets on the Victoria side for construction workers parking and practically no traffic on that side to contend with. A final point with regards to 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 hop on a bicycle or walk far distances.

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 block the skyline for mine and other residences, not to mention the invasion of privacy for otherwise private backyards. If there's a 6 story apartment directly across the street from our home, it will dominate the entirety of the front of our house. It will block all morning sunlight in late fall, winter and early spring. What will that do to my property value? I would imagine it will greatly depreciate the selling value of our home. Is there a precedent for homeowners who are so deeply impacted by developments like this? Can someone from the city please respond to me regarding this concern? Could you imagine seeing nothing but a massive apartment building when you look out any window on the front of your home? That is exactly what will happen to our home if there's 6 story apartments built right along Harriet Rd.

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? I recommend that buildings no larger than 2-3 stories are built along any roads to help keep the residential look of our neighborhood intact. I also recommend the established trees and shrubs are kept along the roads and new buildings are built behind existing trees to maintain some privacy and greenery for all residents.

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. Our family will have to live with construction chaos and disruptions for many years if a project of this size goes ahead. I imagine we will have to seriously consider selling our home and moving somewhere more family friendly and less dangerous for our young children to grow and play if this decades long development goes ahead on such a large scale.

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.

Respectfully,
Daniel and Denise Graham
Homeowners of 3016 Harriet Rd
[REDACTED]
[REDACTED]



[REDACTED]

From: Kevin Fung [REDACTED]
Sent: Wednesday, July 27, 2022 7:20 PM
To: Public Hearings
Subject: 11 Chown Place

I'm a homeowner at the Corner of Obed Ave and 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.

This area already is short of parking. Many of the new buildings around us have been given parking variances. This will not conveniently stop people from purchasing cars. This will just cause more congestion to an already congested area.

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'. This does not integrate well with the neighbourhood and would be better suited closer to the city center not in the middle of single detached family homes.

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,

Kevin Fung
2 Obed ave.
[REDACTED]

[REDACTED]

From: Laura West [REDACTED]
Sent: Wednesday, July 27, 2022 9:00 PM
To: Public Hearings
Subject: Support for 11 Chown Place

I live on the Gorge and 100% support this proposal. It would add a lot of vibrancy and it'll provide a lot of badly needed housing.

Sincerely,
Laura West

[REDACTED]

From: Alex Tabor [REDACTED]
Sent: Thursday, July 28, 2022 11:22 AM
To: Public Hearings
Subject: Support for 11 Chown Place

Dear Mayor, City of Victoria Council Members, and other readers,

Canada is currently in a massive housing crisis, and delaying or blocking reasonable projects that add additional homes will not improve the situation. Our communities will not be improved by forcing even more community members out through collective inaction.

This project is near existing medium density, has easy access to multiple bus routes, and is close to one of the main arteries of the cycling network. While the site should be built out to support even more homes for our community members if at all possible, it is still better to move forward with it rather than allowing further delay.

A. Tabor, Oaklands, Victoria.

[REDACTED]

From: Dermond Murray [REDACTED]
Sent: Thursday, July 28, 2022 1:34 PM
To: Public Hearings
Subject: CD-8 Zone, Chown Place Comprehensive Development District

Dear public hearing board members;

My name is Dermond Murray, and I have lived at 64 Chown Place for the the last five and a half years. I will be 74 in October and have very much enjoyed being here in this wonderful senior subsidized housing complex. I am in favour of the long term plans for the future development of this property and the increase in the available subsidized housing capacity for the city of Victoria. The buildings here are getting very old and will need to be replaced at some time in the future. It will, however, be necessary to build higher occupancy dwellings instead of the single story structures that are here now. With this in mind, I hope a prompt approval of the rezoning application will be forthcoming.

I indeed trust the city will rezone this property so that more housing will be available for the future generations of low income seniors and some low income housing for families in financial need as well.

Best wishes for this meeting and the proposed development of this property.

Yours truly,
Dermond Murray

[REDACTED]
64 Chown Pl, Victoria, BC
V9A1H5

[REDACTED]

From: Teresa Kojder [REDACTED]
Sent: Thursday, July 28, 2022 11:20 AM
To: Public Hearings
Subject: rezoning for Chown Place

To Whom it May Concern -

I'm a homeowner on Irma Street 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 (even though we have "residential Parking only" signs on both sides of the 3000 block of Irma) 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. Please don't make this a huge mistake that cannot be corrected after the fact because of some over-zealous city planners that think they found the perfect spot to

literally cram in this many units and meet some kind of quota. That's what it feels like. Not enough thought has been put into the repercussions.

Respectfully,
Teresa Kojder
3089 Irma St.
Victoria BC
V9A 1S7


[REDACTED]

From: Wendy Anthony [REDACTED]
Sent: Thursday, July 28, 2022 1:42 PM
To: Public Hearings
Subject: 11 Chown Place zoning bylaw amendments 22-067 and 22-068

Working 3rd draft Chown development

Re: 11 Chown Place Development Proposal Bylaw Amendment 22-067
and 22-068
July 28, 2022

To Whom This May Concern:

I am writing to provide input to the 11 Chown Place Development Proposal, City of Victoria Rezoning Bylaw Amendment Application ... I still oppose this proposal based on a number of factors, including those already mentioned in my first responses/opinion to the original proposal, dated 2021-11-14 and 2022-06-13.

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. The street setback for 6 stories will only move the canyon wall height to within the narrow streets of Chown Place itself.

New designs added more parking spaces by making the original parking stalls much narrower, which will be an issue for the disabled seniors who

currently need parking space wide enough to open car doors, as this particular form of transportation is still necessary for some to maintain senior independence.

Chown / Gorge View Society does not have a good track record for following through on promises made, for example they did not follow through on the promised accessible gardens, after extensive consultation with the Chown Gardeners, which are absolutely NOT accessible, as one cannot even walk between the plots, that have been built so close together, without tripping, and there is no room for feet to turn around, let alone use a cane, and certainly not a walker. I don't trust that Chown will do what they commit to do, as is also obvious about their change from a commitment to Low income seniors, as opposed to the now with the more-funding-availability of affordable family housing (not all seniors at Chown are happy for children moving in, after being promised senior's only housing as their preference, and no one here was consulted about whether these seniors thought it would be healthy for them to share living space with children, especially after some residents had formerly been asked to stop grandchildren visiting often because of their disruption and noise.

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, including construction work on all statutory holidays ... I finally had to contact 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 - I was told it was only up to bylaw officers to enforce construction working hours. 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. I do not see this as responsible developer behaviour worthy of being granted special consideration for bylaw amendments!

Chown / Gorge View Society contracted 100+ seniors to live and age-in-place here in an healthy environment, and now has gone back on this agreement to encourage affordable multi-family housing (none of the current residents would actually be able to afford these new affordable suites), 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 and complicate 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 do not even

see this being 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, even at this late time - 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 9 years of my residency here ... I also fear being displaced, as these projects are now about family housing, and no longer about senior citizens, 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!

Thanx for your consideration,

Sincerely,

Wendy Anthony

22 Chown Place

(a resident at Chown Place since 2013, and living less than 30 feet from new construction, phase 1, with close observational and documented experience of development progression and out-of-bylaw construction noise, and extraordinarily excessive high decibel noise and diesel fumes from construction vehicles)