

Dear mayor and Council

Nice renderings from [CITIFIED](#) and could be a great project.

Keeping the vegetation and providing a small viewing platform, there is still a long term issue with fecal and contaminants coming from Cecelia Creek, and I see Chris is back as council, welcome back Chris.

Chris can tell you the long history of discharge from Cecelia Creek. This area is mainly small business Auto related activities and small industry, we worked hard to slow down and reduce the discharge, but in this bay we are looking at 120 + years of loading. There is a report around that sampled this area in the 1990's, we were going to make this area several bioremediation treatment ponds, but this area was too polluted from heavy metals, pah +, the most recent is from Transport Canada which tested right up to the tressel, their reports suspects the continued loading from Ceclia Creek as no other outfall nearby, one just need to head down to Ceclia Creek the first couple of days raining to witness & smell the runoff continues.

Under the new Fisheries Act any decisions made, both Government and private must conduct a Cumulative Impact Study, for fisheries, wildlife, and FN midden sites.

Land Act authorization of existing or new docks can be provided through granting of a tenure which requires an application ([see below under 'Applications'](#))

A feasibility study looking at past and present contaminant loading would be recommended. As you may not want activity and soil disturbance in this area, by paddlers or beach wanderers.

And last but not least when the buildings are being designed could we maybe green them up, a goal of zero discharge of rain water into our Precious Gorge would be nice.

Intracorp's Senior Development Manager, Matt Kolec, notes in a written submission to the City, that the proposal "carefully considers public access to the waterfront," as one of its central tenets, and that the "building form, orientation, and quality public realm provides an inviting and universally-accessible connection to the waterfront."

Hello and Congratulations to Mayor Marianne Alto and Council!

My Name is Jonathan Henriksen.

Re; Gorge Road Redevelopment | Gordreau Apartments | The Oxford

I have been stressed and feel a great deal of anxiety since this hearing of this redevelopment/renoviction of our 200 homes. I believe that it should NOT be approved/stopped for many reasons. Just about all of the 400 to 500 tenants at Gordreau Apartments and The Oxford that share these same thoughts and feelings.

There is absolutely nothing wrong with these apartments today. They have been maintained very well. I am sure that a million dollars recently have just been spent by Belmont Properties in upgrading these buildings and apartments. This included brand new balconies, railings, state-of-the-art fire system installed, electric rewired and new fuse boxes in every suite. This with totally renovating apartments with new laminate floors, carpets, kitchens new cupboards, sinks tiles, modern fixtures, bathrooms with new floors, cabinets, tub surrounds by Bath Fitter and all high-end new fixtures including toilets. Belmont Properties rent these apartments for HUGE money.

I have been living in my fourth-floor 2-bedroom apartment overlooking the great city of Victoria for over 22 years and lived in 131 building for a few years before that. My [REDACTED] was born here [REDACTED] years ago and lives now for 3rd time back in the 129 building. There are a lot of families living here in different suites.

I love living here, I am very comfortable, it's my home and I'm living my dream. I'm [REDACTED] years old now, and just retired due to [REDACTED]. [REDACTED] I have my Old Age Pension, CPP, and a small amount from BC Housing (Safer Program) with a very limited income. I'm very

concerned about where I'm going with my 7-year-old cat and my [REDACTED] [REDACTED] parked in the underground. My rent is \$1103.00 + \$60.00 parking today.

There is no extra affordable housing in this city now, or anytime soon I believe. It would be interesting to know where we are going to live. I know that our freshly minted Mayor Marianne Alto has housing as one of her main platforms. I feel confident that she will hear all of our concerns. We had pleasure of meeting her as she attended the meeting with Stephan Andrew that I organized so all are voice could be heard. About 100 tenants showing up for just that meeting.

I have also started a private Facebook Group in the regard to this application for redevelopment. This group is for those that want to talk about what is going on, please do join it. [Gorge Road Redevelopment | Gordreau Apartments | The Oxford | Facebook](#)

I can speak for most of the tenants here, we are freaked out! It's life changing for those that have been here for a very long time. When stage two happens I will be [REDACTED], I wasn't planning on going anywhere. Neither do the rest of us, this is our home, we want to stay right where we are.

I am looking forward to the online meeting on Monday, I will have other tenants here in my home as they don't have a computer for that.

Thank you for hearing my concerns

Yours sincerely,

Jonathan Henriksen | Gordreau Apartments | #402 129 Gorge Road East | Victoria BC Canada V9A 1L1

My Balcony Summer 2022 Deck just replaced last year



My Christmas Living Room 2021

Attention mayor and council,

Please find attached my concerns regarding the new proposed development at 129, 131, 133, 135 Gorge Road East.

I'm not sure if this is the correct place to send this to, but wanted to express that there are a lot of long-term, low-income tenants that are extremely concerned about becoming homeless.

The new development sounds wonderful and great, however, it seems to not take into consideration those of us on fixed incomes.

Could you please consider our concerns.

Thank-you for your time.

Kind Regards,

Laureen Giovando
210-129 Gorge Rd East

Good afternoon Neivy,

Thank-you for taking my calls and helping me to understand what is going on.

Per our conversation, I explained to you that there is a great deal of unanswered questions regarding the housing issues of the long-term low-income tenants of Gordreau Apartments.

Last night there was another online virtual meeting with Intracorp and CLUC.

First and foremost, the proposal looks beautiful and will definitely make better use of the Gorge waterway for everyone to enjoy.

However, having said that, it seems that any questions regarding housing and relocating tenants were avoided, or given the answer of "Sommerville will be relocating tenants, and providing support" etc. etc.

The common question is "how is it that Sommerville will be assisting us in the relocating, when in fact there is already an affordable housing crisis? How can Sommerville have this ability, when many of us are already on a waitlist for BC Housing, and other types of housing?" This doesn't make any sense.

After talking to fellow neighbours, there is also the misconception for many that "for those on fixed incomes, will be offered the same rent that they are currently paying".

It is my understanding from reading your letters and TAP information, that we will be offered at 'no more than the CMHC rent, or at a rate comparable to our current rate, whichever is higher'.

There are dozens of long-term tenants that are on fixed incomes, and they keep asking expressing their concern that they will not be able to afford the current new rental rates; resulting in becoming homeless. This main question is not properly being answered, but rather, somewhat avoided.

Example; I make approximately \$2200 per month, my current rent is \$980 (includes heat, hot water, and parking). The way the current rents are going, there is absolutely no way I will be able to survive on new rents, or even rents 10%-20% below the CMHC.

This question needs to be addressed, and put in writing!!

It was asked if there would be any suites in the new development, allotted for affordable housing. Mat replied that the new type of development does not have affordable housing. Given this answer, again, I ask, what are we supposed to do?!!

It's a moot point, being offered 3 possible rental options under the TAP, because we will not be able to afford them; which is going to result in homelessness.

The fact that the new development will be able to house dozens more is great, BUT, they will be at rates that we, the current tenants, can afford.

Can this main concern please be addressed sooner, rather than later.

Please note, that I'm sending a copy of this to the Municipality to the City of Victoria, as they have given an email to write to regarding our concerns.

Thank-you for your time.

Kind Regards,

Laureen Giovando
210-129 Gorge Rd East

Justine Wendland

From: Brent Laing <[REDACTED]>
Sent: November 28, 2022 7:10 AM
To: Development Services email inquiries
Subject: Development 129 Gorge Rd E - Oppose

We oppose the proposed development at 129 Gorge etc etc etc as it (they) will affect our lifestyle negatively.

- 1) We oppose this development because we will suffer much less privacy if the proposal adds another 2 stories to these buildings next door to ours.
- 2) The population density is already past peak. We do not need to add more development.
- 3) We will realize a drop in property values affecting us financially.
- 4) the proposed new development will also block our and affect our view negatively.

Please do not approve these applications.

Thank you.
Brent & Brigitte Laing
Unit #103 Treelane Estates
103 Gorge Rd E

T: [REDACTED]

Wednesday, November 30, 2022

The Mayor, Council & Development Services
City of Victoria
Victoria BC

To whom it may concern:

It has come to our attention that Belmont Properties is seeking to re-develop its sites at 129, 131, 133, 135 Gorge Road East without any consultation with our Management Company or our Strata Council. Our suite is particularly vulnerable as we are on a lower level of Treelane Estates, 105 Gorge Road East and will be affected in a variety of ways:

1. Five buildings, 6 stories high are being proposed for this site with vaulted rooflines which would increase the height by at least another floor – blocking access to the beautiful views of the city and Gorge Waterway
2. Previous “view” properties will see drops in market value. This will impact the average condo prices of all units at Treelane Estates
3. For us, as seniors, it is vital to have trees and natural surroundings to look out at rather than concrete blocks – that is why we purchased this property in the first place
4. 103 and 105 Gorge Road East will experience construction dust, noise, and vibration that will last for 5 or 6 years
5. 200 rentals would increase to 500 rentals in a small area - the proposal does not have sufficient parking spaces for 500 rentals - particularly since we have seen two cars per family being the norm with working couples these days

This development was designed with zero consultation with surrounding neighbours and this build will set a precedent for future builds. We stand to lose the most as other properties aren't as affected by the heights, though they may be affected greatly by the extra traffic and extra parking problems it would cause. These properties will no longer be available to low-income people or families and thus the proposal for people to use more public transit is hypothetical to say the least. The matter of the displacement of native vegetation at the water line, and building a dock which has been proposed, is a whole other debate.

We trust you will take this information into consideration when coming to a decision on this matter.

Yours truly,

Jeannette and Don Sloan
Treelane Estates, Suite 101, 105 Gorge Road East
Phone: [REDACTED]

Wednesday, November 30, 2022

The Mayor, Council & Development Services
City of Victoria
Victoria BC

To whom it may concern:


It has come to our attention that Belmont Properties is seeking to re-develop its sites at 129, 131, 133, 135 Gorge Road East without any consultation with our Management Company or our Strata Council. Our suite is particularly vulnerable as we are on a lower level of Treelane Estates, 105 Gorge Road East and will be affected in a variety of ways:


1. Five buildings, 6 stories high are being proposed for this site with vaulted rooflines which would increase the height by at least another floor – blocking access to the beautiful views of the city and Gorge Waterway
2. Previous “view” properties will see drops in market value. This will impact the average condo prices of all units at Treelane Estates
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We trust you will take this information into consideration when coming to a decision on this matter.

Yours truly,



Jeannette and Don Sloan
Treelane Estates, Suite 101, 105 Gorge Road East
Phone: 

Dear Mayor and Council:

RE: Proposed Re-Development of 129-135 Gorge Rd East (Folder Number: CLC00398) / request for an in-person hearing

I'm reaching out to you as President of Treelane Estates (VIS-609) at 103/105 Gorge Road east. We are a 141-unit condo complex built in 1977, which is comprised of two towers both with 8 residential floors each (mix residential owners and renters). Belmont Properties owns The Oxford and Gordreau Apartments (129, 131, 133 and 135 Gorge Rd. E.) and are seeking to re-develop their entire site in two phases. I speak for my community, but also generally for other neighbours who will be impacted.

Summary of Proposed Re-Development:

- 200 rentals would increase to **500 rentals** in a small footprint.
- Four buildings will grow to five buildings, from four stories to **6 stories with vaulted rooflines.**
- Adjoining properties to 129-135 Gorge Rd East, including 103/105 will experience **construction dust, noise, and vibration.** It will last for **years.**
- All the South facing residents in 103 will **lose or have dramatically changed views.**
- Units facing East in 105 will see a significant change to their views.
- **Buildings outside of the 100 and 200 metre zone will have view corridors impacted.**
- Previous "view" properties will see **drops in market value.** This will impact the **average condo prices of all units** at Treelane and impact surrounding condo value comparables.
- This development was designed **with zero forethought or consultation with surrounding neighbours.**
- **This build will set a precedent** for future builds so we must make sure we get this right
- **Treelane stand to lose significantly** as other properties aren't as affected by the heights and view losses. Thus, **we must be vocal in our opposition to the design as it stands now.**

Treelane Estates Council has serious concerns about numerous procedural issues during the Burnside CALUC meeting, and a lack of meaningful consultation during the Zoom meeting on Nov 21st @ 6:30PM. We are requesting an in-person hearing to discuss the above noted development and the "Pre-Application Consultation with the neighbourhood" hosted by the Burnside CALUC, including the Land Use and Densification Plan.

We appreciate the work that the Burnside CALUC does with regards to bringing proposed developments to the community. However, this is no small matter to us and feel it is deserving of proper and robust consultation. This

CALUC meeting represents the primary and only “meaningful” community engagement piece of this re-development pre-application. Below, I’ve identified numerous issues that impeded any meaningful consultation during this meeting. I’ve also outlined some concerns around the City’s framework that informs the CALUC and development process.

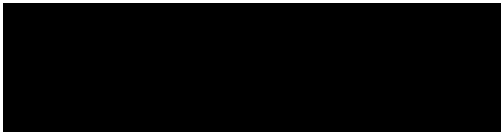
- The CALUC may choose to do either electronic or in-person meetings. If the electronic meeting is to be the only format offered, then the CALUC should have an expert moderator who understands Zoom technology and how to conduct a public consultation through that tool. This was not the case.
- Early on, the zoom meeting had been accidentally locked, meaning that there were many neighbours who were initially unable to get into the meeting. If I had not spoken up, I believe that 25+ individuals may not have gained access. It’s very plausible that some participants were unable to get timely access and left. There was no way for most of them to communicate this.
- Many neighbours have not been to this kind of meeting before, like me. Normally there is an introduction phase to a meeting. General housekeeping about what to expect, what the meeting is about and why it’s important. Items such as how the Q&A will be held, and how participants from the neighbourhood were to engage is explained. This was completely absent, which in turn hindered participants from engaging more.
- A fair number of our owners who are not internet / technology were excluded for lack of internet, technology know-how.
- The feedback also must be done electronically which creates a further barrier to democratic and robust community feedback. It appears the City is attempting to exclude people of modest means and lack of access /know how to technology. In person meetings should be the default.
- The design plan is located online, it’s a multi-click process that requires a solid grasp on the City’s website. It is not easily accessible or a user-friendly process.
- The “design team” used most of the time to present the design plan. There were three presenters all dealing with a different aspect of the proposed design.
- It felt more like this was a presentation to the Burnside CALUC than it was about engaging the neighbourhood and soliciting feedback.

- There was a great deal of information being presented on the design and the justification for it. Questions were not permitted during the presentation and were held to the end.
- Many people were typing questions into that chat field as the presentation went along. This did not give all participants or hosts clear context to the question when it was being read at the end of the meeting.
- After each presented was done, time should have been set aside for a topic specific Q&A. It would have meant timely questions relevant to the topic of the presentation.
- At no time were participants invited to ask questions verbally, make comments or to clarify questions that had been messaged.
- Most of the “question period” was used by a CALUC member selectively reading questions from the text chat.
- The Design team is just that, they created the design, but where was Belmont, who is the actual “neighbour”. Does “meaningful” consultation not require that that company asking for these changes be present? There were plenty of questions being asked that Belmont could have been available to answer.
- The Design team did not seem to know the way in which strata’s like Treelane would be impacted. No impact study was done, or site visit done to understand the view impact. There was no effort to explore how the design could meet Belmont’s and Land Use specs while still being sensitive to the view corridor of our strata and other neighbours.
- It would seem to me that a proposed development would understand the impact their design would have on a neighbouring property before they started the actual designing process.
- The Designers answers were often vague and did not provide clarity or confidence or that our concerns and feedback were welcome or relevant.
- This is the first major re-development on East Gorge between the Galloping Goose and Tillicum that is directly on the water. The density plan is very generic for the entire neighbourhood, on water and off. I’m not certain that Gorge waterside property should be treated the same. This is a natural beauty that much of the neighbourhood enjoys. Rentals and Condos were mostly built lower (4 stories), to allow a fair bit of the community to enjoy water views and green shores.
- This density plan will see the future of the gorge waterway feel more like an urban, gentrified sprawl, with taller buildings that won’t allow views for most. It will be like living downtown and spoil the feel of our community.

- We understand that the criterion for notice is neighbours within 100 and 200 meters. I challenge you that this is not representative of a community or neighbourhood. Many buildings outside that limit will be affected by the change in view corridors, population growth, traffic, and the strain on existing local infrastructure.
- Promote adding a pre-design assessments and impact study that includes existing neighbouring strata- and rental-complexes.
- Promote thoughtful development that has a win-win strategy for existing community and the applicant.
- Protect the waterside of the Gorge Waterway. Preserve view corridors for all Burnside Gorge residents with existing site lines. Protect the water and wildlife from over-building and over-population.

I thank you very much for your time and consideration on this matter. We communally look forward to your reply to our concerns.

Warm regards,



Michael Dyce
Strata President
Treelane Estates VIS-609



Justine Wendland

From: Aggie Chan <[REDACTED]>
Sent: December 5, 2022 3:36 PM
To: Development Services email inquiries
Cc: Dev-Submissions Eng-Planning
Subject: CRD Comments on Proposed Development Notice 129 131 133 135 Gorge Road East
Attachments: ReferralResponse_CRD_Victoria_129to135GorgeRdE_Rezoning.pdf

Categories: Justine

Good Afternoon,

Please find attached comments collected within CRD in response to the Proposed Development Notice on 129, 131, 133, 135 Gorge Road East.

Regards,

Aggie Chan

Senior Administrative Secretary | Real Estate Services
Capital Regional District
625 Fisgard Street, Victoria, BC, Canada V8W 1R7
T: 250.360.3176 | E: achan@crd.bc.ca



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CRD Staff Referral Response Form

Referral No.: City of Victoria – 129, 131, 133, 135 Gorge Road East – Rezoning

	Interests Unaffected	Approval recommended for reasons outlined	Approval recommended subject to conditions	Approval <i>not</i> recommended due to reasons outlined	Comments
Executive Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
Finance & Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
Integrated Water Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The CRD has a regional sewer pipe that traverses through the Land Owner's property with Statutory Right of Way (SRW) No. 410628-G registered on the Land. The CRD necessitates that the Land Owner grant permission for the CRD and its agents, workers, contractors to enter and travel across the Land as may be reasonably required to access and maintain the sewer utility within SRW 410628-G. The CRD will work with the Land Owner to either modify the existing SRW or register a new SRW to reflect the above noted change.</p> <p>It is assumed that the wastewater generated from this development will eventually be discharged into the regional sewer system for eventual treatment and disposal at the CRD McLoughlin Point Wastewater Treatment Plant. Please be reminded that the City of Victoria has an allocated capacity in the regional conveyance and treatment system as defined in Bylaw 2312, "Liquid Waste Management Core Area and Western Communities Service Establishment Bylaw No. 1, 1995". The CRD will require the City of Victoria to review and confirm that the additional wastewater flows generated from this proposed development does not exceed Victoria's total allocated capacity in the regional system.</p> <p>If you have any questions or concerns, please contact Malcolm Cowley, P. Eng., Manager, Wastewater Engineering and Planning, Integrated Water Services at mcowley@crd.bc.ca.</p>
Legislative Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
Parks & Environmental Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
Planning & Protective Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA

Hi, my name is Tasha Chooi.

I live in 129 Gorge Rd e.

There are plans to rebuild this area, while I understand why, I'm absolutely terrified as I am a single parent who's also self employed and on rental assistance. Being forced to move will force us to pay for rent that we can't afford even with assistance. The rent expected out there today is unaffordable, I can't imagine what it will be like when it's time to move in a few years.

They are offering to re locate us but again we will loose everything we can currently afford.

Myself and all my neighbors are so stressed and scared.

Please consider our reality and fears as they are very real, especially in the middle of a housing crisis.

Homeless future is what we all fear as the reality of that is getting bigger and bigger. We all are praying/hoping that our voice will be heard. PLEASE save our homes.

Thank you for your time and consideration

Tasha Chooi

Good morning,

My name is Bruce Sackheim. I live at 129 gorge rd. east which I have for several years. I am in my [REDACTED] and not as strong as I use to be. So, moving would be very hard. There are hundreds of residents that happily live in these apts. Some wont be able to afford current rent prices and will be out in the street. These apartments are our home. Please don't put hundreds of people on the street just for a boat launch.

There are so many seniors that live here. What will they do? The housing crisis is bad enough with out adding 500 souls to it. Please reconsider your choice to tear down our homes in the name of progress.

Bruce Sackheim
102-128 Gorge rd East
Victoria, BC

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 23 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.

I/we beg all of you to please say NO to this redevelopment of this project going forward.

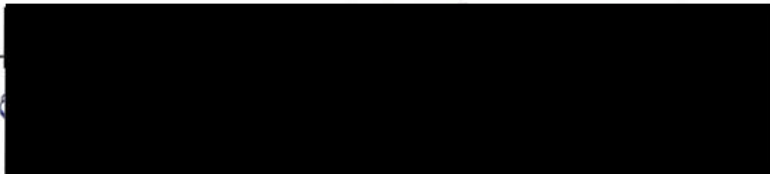
Thank you so much for listening.

Name Jonathan Henriksen

Address #1402 129 Gorge Rd East.

Phone

Signature



Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 30 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is nothing wrong with these buildings, they are very well maintained by Belmont Properties


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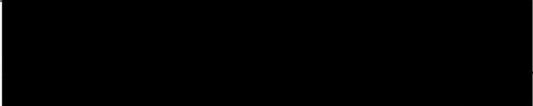
I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Haiah Kingsbury

Address 129 - 204 Gordreau Apt

Phone 

Signature 

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 8 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.

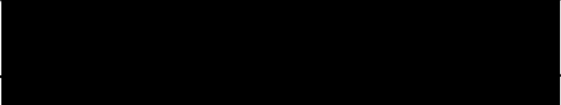
I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name William McDonald

Address 129 Gorge Rd E

Phone 

Signature 

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for ___/___ years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.

I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name CHERYL SOYCE

Address #303 129 GORGE RD EAST

Phone [REDACTED]

Signature [REDACTED]

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 16 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is nothing wrong with these buildings, they are very well maintained by Belmont Properties


We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.


I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Tamara Heinrichs

Address 112-129 Gorge Rd E.

Phone 

Signature 

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 4 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is nothing wrong with these buildings, they are very well maintained by Belmont Properties

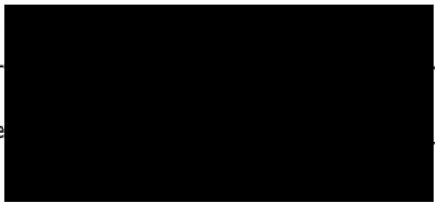
We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.

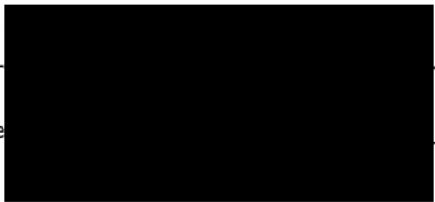
I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name CHRIS LIENBERGEN

Address 203-129 GORGE RD EAST.

Phone 

Signature 

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 9 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.

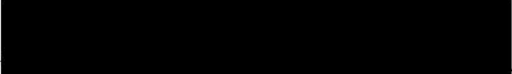
I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Cameron + Nancy Zarsiny

Address #110-135 Gorge Rd E

Phone 

Signature 

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 6 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.

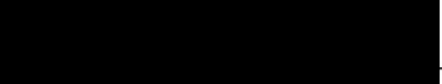
I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Tasha Chooi (single parent Age 5)

Address #412 129 Gorge Rd. E

Phone 

Signature 

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 2 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.

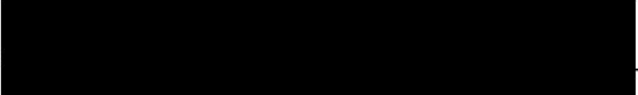
I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Tyler Warde

Address 411-131 George Rd E

Phone 

Signature 

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square
V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons.
But my/our major objection is that I/we live here and have for 13 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.
Where am I/we and the rest of our small community going to live?

As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might loose our homes we have had for a very long time.

I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Liam Leslie

Address #110 129 Gorge Rd East

Phone 

Signature 

December 29th, 2022

Victoria City Hall
1 Centennial Square
Victoria BC
V8W 1P6

Attn: Mayor Marianne Alto and our City Council
RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I strongly oppose the redevelopment of this property for many reasons. My major objection is that I live here and have for 10+ years. It is my home. I am very comfortable here and was not planning to move at all, at any time.

Where will I and the rest of our small community live?

As you know, there is little to no housing available in and around Victoria at affordable rates, displacing the over 400 people in these 200 apartments is ridiculous at this time.

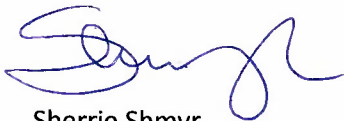
There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties. The proposed redevelopment, while attractive, promise a few beautifying lures that in no way will be possible (ie. the dock into the Gorge waterway).

We are all very concerned, stressed and very sad that we might lose the homes we have had for a very long time.

We are at your mercy and beg all of you to consider the livelihood of the tenants at this complex, and please say NO to the proposed redevelopment of this property going forward.

Thank you so much for your time and consideration.

Sincerely,



Sherrie Shmyr
305 – 129 Gorge Rd East
Victoria BC
V9A 1L1

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons. But my/our major objection is that I/we live here and have for 4 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.

Where am I/we and the rest of our small community going to live? As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might lose our homes we have had for a very long time.

I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Roy English Roy ENGLISH

Address 101 135 GORGE RD E

Phone [REDACTED]

Signature [REDACTED]

Hello,

My name is Ann Schooler. I am [REDACTED] years old and have lived in the Gordreau Apartments for 25 years. This is my home. A place I really don't want to leave. My neighbours and I have formed a small support group for other seniors who need food or a ride. This support is important as many of my neighbours don't drive and are on social assistance. All of that will be lost if the renovation takes place.

Another point I'd like to make has to do with the parking both before reconstruction and after occupancy of the apartments. I have been to the meetings with Summerville and have been made aware that there are .6 parking stalls per each suite. Where is guest parking on Gorge Road? There is not enough parking for regular tenants.

Thank you for your consideration, Ann Schooler [REDACTED]

[REDACTED]

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons. But my/our major objection is that I/we live here and have for 22 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.

Where am I/we and the rest of our small community going to live? As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might lose our homes we have had for a very long time.

I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Harrell Lucio
Address 101-135 Gorge Rd E, Victoria
Phone [REDACTED]
Signature [REDACTED]

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons. But my/our major objection is that I/we live here and have for _____ years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.

Where am I/we and the rest of our small community going to live? As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might lose our homes we have had for a very long time.

I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name COLLEEN FORDS
Address 105-125 GORGE RD. E.
Phone _____
Signature _____

Victoria City Hall
Mayor Marianne Alto and our City Council
1 Centennial Square V8W 1P6

RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I/we strongly oppose the redevelopment of this property for many reasons. But my/our major objection is that I/we live here and have for 5 1/2 years. It's my/our home.

I/we am very comfortable here and was not planning to move at all, at any time.

Where am I/we and the rest of our small community going to live? As you know, there is no housing in Victoria and displacing over 400 people in 200 apartments is ridiculous at this time.

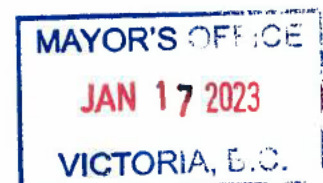
There is absolutely nothing wrong with these buildings, they are very well maintained by Belmont Properties

We are all very concerned, stressed and very sad that we might lose our homes we have had for a very long time.

I/we beg all of you to please say NO to this redevelopment of this project going forward.

Thank you so much for listening.

Name Terry Stitt & Diane Madill
Address #116 133 Gorge Rd E
Phone [REDACTED]
Signature [REDACTED]





Hello,

My name is Ann Schooler. I am 72 years old and have lived in the Gordreau Apartments for 25 years. This is my home. A place I really don't want to leave. My neighbours and I have formed a small support group for other seniors who need food or a ride. This support is important as many of my neighbours don't drive and are on social assistance. All of that will be lost if the renoviction takes place.

Another point I'd like to make has to do with the parking both before reconstruction and after occupancy of the apartments. I have been to the meetings with Summerville and have been made aware that there are .6 parking stalls per each suite. Where is guest parking on Gorge Road? There is not enough parking for regular tenants.

Thank you for your consideration, Ann Schooler

Note: email used is my friend and neighbour, Jonathan Henriksen's email.

Attention: Mayor Marianne Alto and our City Council
RE: Gorge Road Redevelopment | Gordreau Apartments | The Oxford

Dear Mayor and Council

I strongly oppose the redevelopment of this property for many reasons. Foremost: it is my home and is irreplaceable in today's economic/housing rental market. Honestly, displacing over 400 people in 200 apartments is disastrous at this time. Not to mention the environmental impact of a ridiculous proposal for an unconnected extension if the galloping goose?...

Please say NO to the redevelopment project going forward.

Thank you for your consideration.

Sincerely,

Christina E. Baker

109-131 Gorge Rd East, Victoria BC, V9A 1L1

Attention: Mayor Marianne Alto and Victoria City Council

RE: Gorge Road Redevelopment: The Oxford, and the Gordreau Apartments.

Dear Mayor Alto and Council,

I hope that you would consider this plea and choose to postpone the redevelopment of this Belmont property for the time being.

It is my home, and the home of hundreds of other people. Homes that are now irreplaceable in today's economic/housing rental market.

Please postpone this redevelopment project for say, a period of 5 years, so that alternative housing can be built in the city to accommodate those of us who will be displaced. .

Thank you for your consideration.

Sincerely,

Gregg Buckley

The Oxford

#307-133 Gorge Rd East.

Victoria BC

In March of 2019 the NDP Government of British Columbia enabled the construction of Taller buildings with the use of engineered wood. It is of course a sound engineered and scientific approach to providing more housing at less cost. The benefits of building more housing on available existing open land is a huge benefit to British Columbia.

Unfortunately Land owners have found loopholes that will enrich themselves at the expense of good, lawful, low to middle income tenants and working people.

A case in point is the rental properties owned by Belmont properties 129,131,133 and 135 on Gorge Road East in Victoria. Notice has been sent out that Belmont plans to evict all tenants in the near future and raze the 4 buildings now in perfect condition so they can build 6 story wood buildings and subsequently raise rents to Market prices.

There are close to 200 rental units involved at 129,131,133 and 135 Gorge Road East. These units are mainly rented out to **lower income working people**. Some people living there are living independently and supported by family. A lot of the tenants are very long term renters who have made these apartments their home. All the tenants have one thing in common- They can afford the rent.

Belmont wants to displace some 400 to 500 people without a written guarantee of being able to rent in the same location at an affordable rent. For every body this is their home and they will be evicted.

BC law allows the eviction of tenants if the buildings are to be demolished. Presumably this law was made for the demolition of unsafe or unhealthy buildings at the end of their service life, not the perfectly good buildings with lots of remaining service life at 129,131,133 and 135 on Gorge Road East in Victoria.

July 18th a public meeting for residents was held at Centennial united church hosted by 2 city councillors. Representatives of Belmont's development company were there to answer questions. The councillors assured everybody that public tax money would be available to subsidize people in need. The rest were out of luck. Basically Belmont walks away to increased riches at the publics expense.

The Belmont development reps replied to a question that "there was absolutely nothing wrong with the existing buildings" and that they would simply be demolished so new taller buildings could be built and new rent amounts would be established. I saw surveyors around the buildings last spring and now we are going to be evicted. A couple of months later I saw surveyors down the street at 254 Gorge road presumably so that the owners of Gorge view apartments can do the same thing to their tenants. This province could soon be in the midst of a crisis where hundreds of thousands of good law abiding people are evicted for the sole purpose of increasing the bottom line of corporations who are already raking in the cash.

I would ask that the City of Victoria undertake the following changes to the Bylaws governing redevelopments:

1 When landlords demolish buildings they are required to offer the existing tenants, IN WRITING, an apartment in the new building, having approximately the same view and location at the same rent as the existing unit.

2 When demolition is scheduled the landlords secure and provide similar accommodation to what the tenant's have at a rental rate in line with what the tenants are presently paying.

We should also keep in mind the impact on the environment of carbon when perfectly good buildings are demolished and rebuilt. Where is the city's concern about carbon emissions in regards to demolishing perfectly good functioning buildings and replacing them with buildings using more material and equipment outputting carbon emissions?

We should also keep in mind that the CRD is already in crisis mode regarding the disposal of demolished buildings into the Hartland landfill site. How is the city going to justify the amount of refuse that will be created and sent to the landfill?

We should also keep in mind that Gorge road in Victoria has a very limited amount of capacity and over the next few years landlords want to add 10 of thousands of more people along gorge road. 10 minute waits trying to egress onto Gorge Road East right now are common, how can the city justify adding more traffic to gorge Road?

Thank you for your time

Sincerely

Petra and Peter Gnoinski

411

135 Gorge Road east

Good morning,

Regarding the tearing down and re-development of The Oxford and Gordreau buildings on Gorge Road east. I as many of my neighbours are against this. These are our homes; you are putting many people out of homes (and into homes chosen for us) for this re-development. The Gorge was becoming a very friendly neighbourhood and a nice area for our yearly tourists before COVID-19. During the pandemic, you moved all the homeless folks into our community, and it destroyed our core. We were all getting robbed, kids were not allowed to play outside, needles and pipes as far as the eye could see, we had to witness people overdosing and selling drugs and stolen property right before our eyes. As a community, especially at the Oxford we came together in small groups to rebuild damages, to have a neighbourhood watch when the city turned the other way. Since then, the neighbourhood started to flourish, and people started feeling safe.

Suddenly, we are all being told that we will be homeless, all the hard-working and retired people in the area are being pushed out of the Gorge that we relentlessly fought to keep during the pandemic. The folks in the Oxford moved here because it is fully furnished with great amenities. It is affordable for most of us. Please do not approve this re-development it is doing more damage for the taxpayers and REAL people just to put more money in the pockets of the already fortunate.

Kind regards,

Dave Allard

133 Gorge Road East, The Oxford

Dear Mayor Marianne Alto,

We were recently told in late 2020 that our 3 Buildings with Belmont Properties are going into Redevelopment for new apartments & condos. The Gordreau Apartments & the Oxford Apartments are housing a lot of families & working class plus low income folks.

I myself am 71yrs old and still working to make a living and survive in this 2023 Inflation period. I have been here 11yrs and a very loyal good worker and tenant. There are many less fortunate with health issues living in these buildings.

We are concerned citizens trying to survive and live a comfortable life. We have struggled thru the Pandemic and now told we will have to move. Our Rent will go up & we are faced with the emotional mental stress of having to move.

Please reconsider not redeveloping this area and displacing so many folks.

We are all good people trying to live as sanely as possible in a declining society. Drug addicts, criminals and homeless all around us here in Victoria. We do not want to be displaced and become a part of those rising statistics. Please help us and reconsider. Thank you.

Kindly,

Sharon Johnson
Gordreau Apartments
312-131 Gorge Rd E
Victoria, BC

Attention: Mayor Marianne Alto and Victoria City Council

RE: Gorge Road Redevelopment: The Oxford, and the Gordreau Apartments.

Dear Mayor Alto and Council,

In addition to my initial submission below, I have come to realize, that at what will be the age of 69, and after surviving lung cancer, I will have to forfeit my retirement, and return to work.

Regards,

G. Buckley, The Oxford.

Attention: Mayor Marianne Alto and Victoria City Council

RE: Gorge Road Redevelopment: The Oxford, and the Gordreau Apartments.

Dear Mayor Alto and Council,

I hope that you would consider this plea and choose to postpone the redevelopment of this Belmont property for the time being.

It is my home, and the home of hundreds of other people. Homes that are now irreplaceable in today's economic/housing rental market.

Please postpone this redevelopment project for say, a period of 5 years, so that alternative housing can be built in the city to accommodate those of us who will be displaced. .

Thank you for your consideration.

Sincerely,

Gregg Buckley

The Oxford

#307-133 Gorge Rd East.

Victoria BC

Good evening,

Me and my partner live at 131 Gorge rd. East. They are planning to tear down our (Gordreau) and Oxford apartments. It will misplace us and put us in great deal of hardship. I work for the Canadian military, and I don't know where I could find housing.

Regards,

Tamas

As a Kayaker and long term waterfront tenant at 131 Gorge Road East, I would love to see and use a dock on this side of the Gorge. I have Owned a waterfront home in another province and built a dock. The problem here is the area from the Galloping Goose to the Gorge Hospital is not suitable for building a dock because it's Tidal, very shallow and a mixture of clay and muck. There is up to 9 feet of tide here and this is the widest and shallowest part of the gorge. To Launch my Kayaks here I have to wait until mid afternoon when tide is 2/3rds in to venture out or risk getting stuck in the mud. [summertime tide is out in the morning, winter its out at night]

The only 2 ways to put a safe usable dock would involve a lot of dredging or extending a dock to the middle of the gorge. Both are not acceptable solutions.

I have read and talked to a lot of people who want this to happen but it can't be done here.

Banfield & Tillicum Parks are different as they are in deeper water.

I believe that Intercorp who wants to redevelop the Oxford and Gordreau apartments have used building a much desired public dock as "Bait" to help sell their ugly waterfront development. I questioned one of them and he told me that its up to the permits. No one will get a permit for this dock as its not feasible here and they will blame that on the city, but those engineers Know better.

I have included 3 pictures the first is the developers rendering [Langford on the Gorge] @131-135 Gorge road east the second is the proposed area for this dock at low tide taken this month. The third is low tide behind Arbutus park spring morning about 2020.

Please don't spend a lot of taxpayers money finding out it can't be done, Just go out there in a pair of Gum boots and you wont make it 1/3rd of the way to the water before losing a boot or two. Been there, done that.

Kevin White
307-131 Gorge Road East
Victoria BC

Mayor Marianne Alto and Council

Hello!

I wanted to write again, as this proposal is being submitted to you for your approval

I'm Jonathan Henriksen, Marianne met me back in July when I brought this to City Council and we had meeting at the church on Gorge. At this meeting about very concerned 100 people showed up. That's something!

Since then I have been very active in getting our community to speak out against this ridiculous redevelopment. Our neighbours had no clue. The Vic Hotel, Redwood Apts., The condos at the Dingle House, Robin Hood to name a few. I hope you have heard from a lot of us, just saying NO.

We have all been stressed, feeling a great deal of anxiety and at loss since this hearing of this redevelopment/renoviction of our 200 homes. Just about all of the 400 to 500 tenants at Gordreau Apartments and The Oxford that share these same thoughts and feelings.

Again there is absolutely nothing wrong with these apartments today. They have been maintained very well.

I know that over a million dollars recently have just been spent by Belmont Properties in upgrading these buildings and apartments. This included brand new balconies, railings, state-of-the-art fire system installed, electric rewired and new fuse boxes in every suite. This with totally renovating apartments with new laminate floors, carpets, kitchens new cupboards, sinks tiles, modern fixtures, bathrooms with new floors, cabinets, tub surrounds by Bath Fitter and all high-end new

fixtures including toilets. Belmont Properties rent these apartments for HUGE money.

What they are planning here is not affordable housing at all. Victoria needs affordable housing. Belmont Properties is not interested in that at all. Currently The Oxford one bedroom is \$1700.00 and Gordreau starts at \$1600.00 and goes up and up.

I have been living in my fourth-floor 2-bedroom apartment overlooking the great city of Victoria for over 23 years and lived in 131 building for a few years before that. My son was born here 32 years ago and lives now for 3rd time in the 129 building. There are a lot of families living here in different suites.

I love living here, I am very comfortable, it's my home. I'm 66 years old now, and just retired due to health reasons. (heart disease) I have my Old Age Pension, CPP, and a small amount from BC Housing (Safer Program) with a very limited income. I'm very concerned about where I'm going with my 5-year-old cat and my two classic cars parked in the underground. Rent now: \$1163.00 including parking.

There is no extra housing in this city now, or anytime soon I believe. It would be interesting to know where we are going live.

I know that our freshly minted Mayor Marianne Alto has housing as one of her main platforms. I feel confident that she will hear all of our concerns we had pleasure of meeting her as she attended the meeting with Stephan Andrew that I organized so all are voice could be heard. over 100 tenants showing up for just that meeting.

Please do join our private Facebook Group in the regard to this application for redevelopment. This group is for those that want to talk about what is going on, [Gorge Road Redevelopment | Gordreau Apartments | The Oxford | Facebook](#)

I can speak for most of the tenants here, we are freaked out! It's life changing for those that have been here for a very long time. When stage two happens I will be 70, I wasn't planning on going anywhere. Neither do the rest of us, this is our home, we want to stay right where we are.

I/We ask the City of Victoria to please say NO to this redevelopment. I would like to invite you here to take a look for yourself. If you want me to send pictures, I can do that to.

Thank you for hearing my concerns.

The one question I do have. When we will all learn of your decision??

Yours sincerely,

Jonathan Henriksen | Gordreau Apartments | #402 129 Gorge Road East | Victoria BC Canada V9A 1L1 |

From: [REDACTED]
To: [Development Services email inquiries](#)
Subject: FW: Heritage Trees 129-135 Gorge road East
Date: January 29, 2023 1:51:25 PM

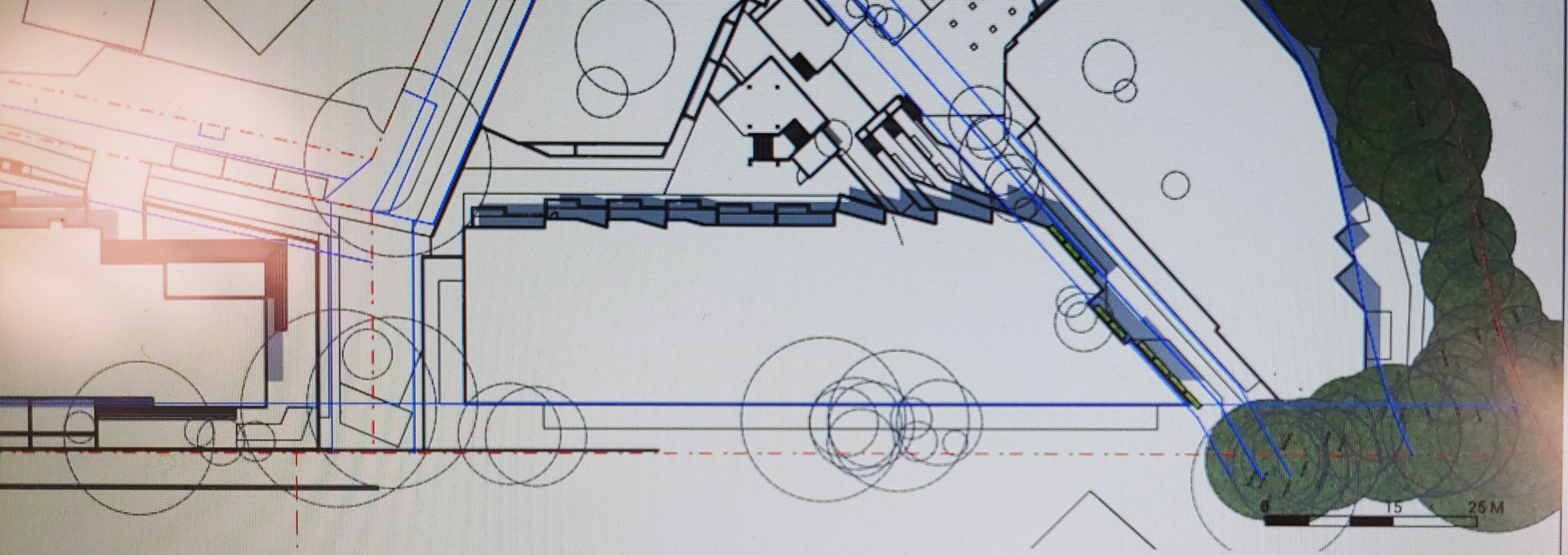
I am writing to oppose the removal of these trees in the 129 -135 Gorge Development proposal. they are 6 stories tall and have no botanical issues i.e. shade and environmental footprint reduction
The first 2 photos attached show the actual trees - they are 5-6 stories tall and are elm trees?
The 3rd and 4th photos attached indicate their exact location in the proposal. They are the trees just above words "Tree Protection Legend" in the 3rd and 4th photos above. The plans show that these trees will be removed.

Please confirm receipt and acknowledge of this email that this will be reviewed/accessed. I would like be advised of the decision being made.

Earl Strueby



[REDACTED]
Resident of 105 Gorge Road East - Tree Lane Estates

rom: G Northey [REDACTED]
Sent: January 29, 2023 1:37 PM
To: earl [REDACTED]
Subject:



TREE PROTECTION DETAIL



TREE PROTECTION LEGEND	
KEY	DESCRIPTION
	EXIST. TREE TO BE RETAINED
	EXIST. TREE TO BE REMOVED

SEAL

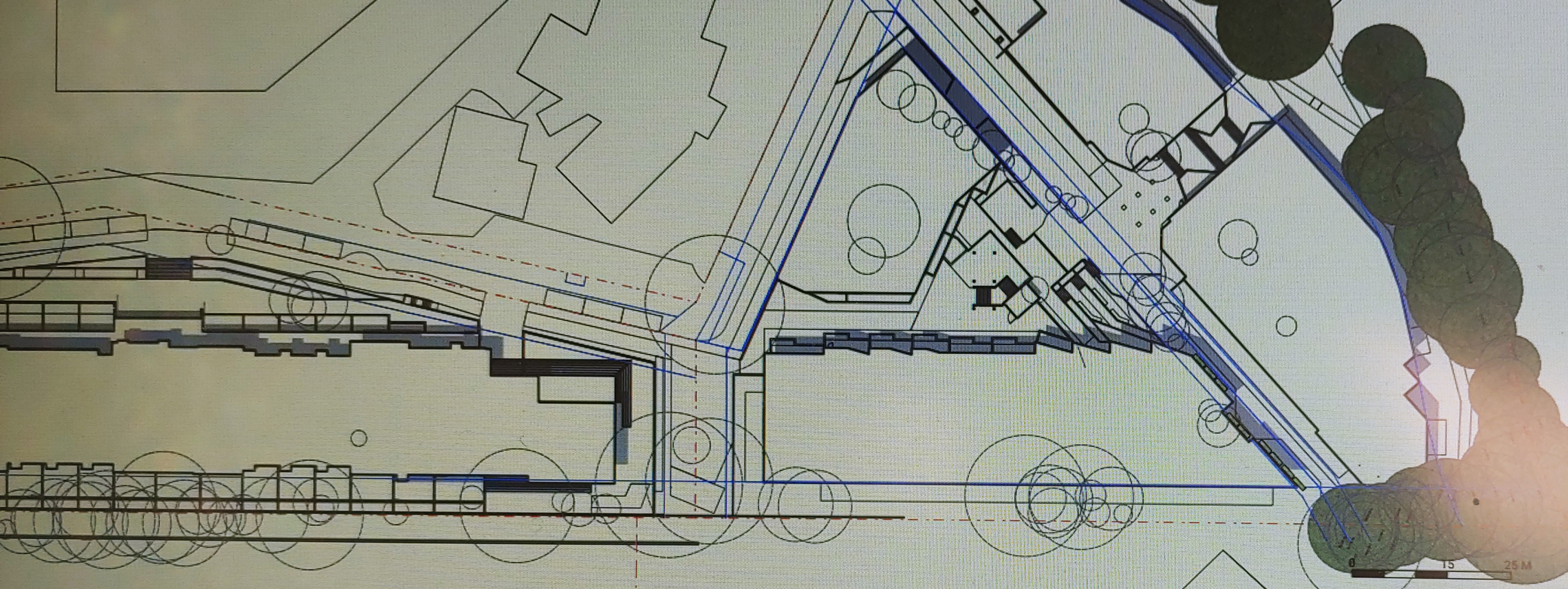
- 4 ISSUED FOR REZONING
- 3 ISSUED FOR REVIEW
- 2 ISSUED FOR REVIEW
- 1 ISSUED FOR REVIEW

REVISIONS

INTRACORP GOR

Scale:

Drawn:



KEYPLAN

SEAL

4	ISSUED FOR REZONING	22-10-28
3	ISSUED FOR REVIEW	22-09-15
2	ISSUED FOR REVIEW	22-07-19
1	ISSUED FOR REVIEW	22-07-11

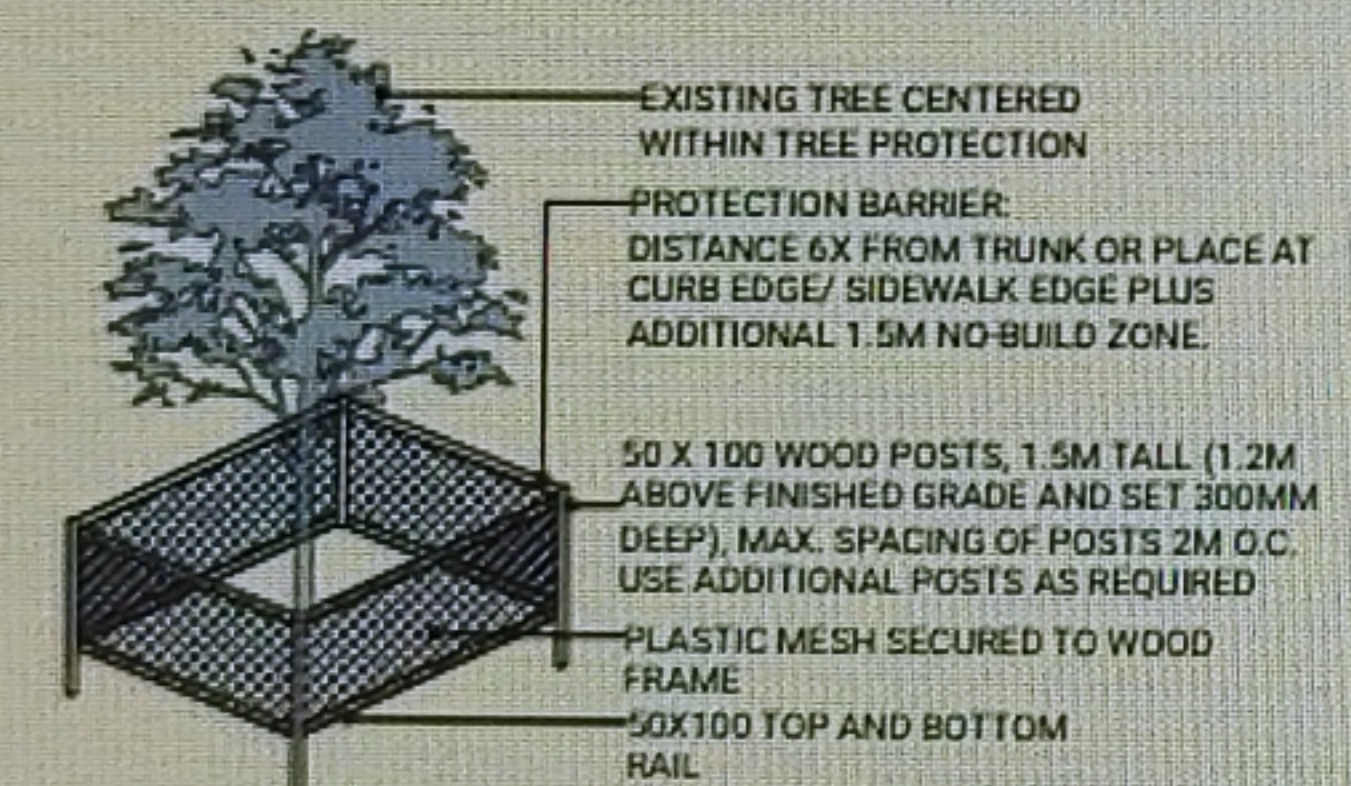
REVISIONS

INTRACORP GORGE

Scale:	1:400
Drawn:	YL
Reviewed:	OM
Project No.	06-793

TREE MANAGEMENT

TREE PROTECTION DETAIL



NOTE:
ANCHORED MODULAR CONSTRUCTION FENCING IS AN ACCEPTABLE ALTERNATE TO TIMBER-MESH FENCE TREE PROTECTION DETAIL

TREE PROTECTION LEGEND	
KEY	DESCRIPTION
	EXIST. TREE TO BE RETAINED
	EXIST. TREE TO BE REMOVED

REPRESENT ACTUAL DRIPLINES. CONTRACTOR SHALL VERIFY IN FIELD PRIOR TO CONSTRUCTION. ACTUAL DRIPLINE OR AS DIRECTED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

THROUGHOUT CONSTRUCTION UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT PRIOR TO CONDUCTING WORK WITHIN THE PLANT PROTECTION ZONES.

MEASUREMENTS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ARBORIST TO PROVIDE WRITTEN PROTECTION ZONES PRIOR TO CONSTRUCTION BEGINS.

ADDITIONAL MEASUREMENTS, ADDITIONAL TREE PROTECTION FENCING MAY BE REQUIRED.

COMPLETE REMOVAL OF STUMP AND ROOTS AND FILLING IN DEPRESSION WITH SUITABLE SOIL.

PROTECTION ZONE TO BE CONDUCTED UNDER ARBORIST SUPERVISION.

NO STORAGE OF MATERIALS, CONSTRUCTION DEBRIS, BUILDINGS OR EQUIPMENT WITHIN THE TREE PROTECTION AREAS.





WEIGHT
RESTRICTION
No Vehicles Over 5,000 Pounds
Allowed Beyond Sign

Dear Mayor Marianne Alto and City Council,

I am writing as a current resident of 135 Gorge Road East and I wanted to voice my opinion on the proposed redevelopment. I am very worried about being eventually evicted in my home of almost a decade and facing the unaffordable rent (vis-a-vie my income) in Victoria. At the same time I can understand private developers wanting to make full use of their portfolio of properties and increase stakeholders returns.

I would like to propose that the city concentrate or guide development in the city in a prioritized fashion. That being:

- 1) Development in empty lots.
- 2) Development or redevelopment in non housing lots.
- 2) Redevelopment in properties where the profit return to build new outweighs rehabilitate existing buildings.
- 3) Redeveloping existing housing for maximum profit.

Over 200 units are expected to be forced to find much more expensive housing in an already tight renters market. I hope my ideas are not new and that some of it has already been taken into consideration by the city. Thank you for taking the time to read about my plight and concerns.

Sincerely,

So Santoso (305-135 Gorge Road East)

Dear Mayor and Council,

I am writing to express my support for the proposed investigation into water access and other improvements to Arbutus Park in the Burnside Gorge neighborhood. The improvements proposed by the community association are supported by the 2017 Burnside Gorge OCP and will be a significant community amenity that will support both residents and the visitor economy of the area. I urge council to support this work.

With thanks,

--

Kelly Black, PhD (he/him)

Executive Director, Point Ellice House Museum & Gardens
Victoria's Historic House Museum

Dear Mayor and Council,

Recognizing the overall benefits to the neighbourhood such as the increase in rental spaces and associated building and landscape improvements, I fully support this development project.

Yours truly,

Wayne Reid
20 Lotus Street
Victoria

Attention: Mayor Marianne Alto and Victoria City Council,
RE: Gorge Road Gentrification: The Oxford.

Dear Mayor Alto and Council,

I have been residing as a tenant of the Oxford (133 Gorge Rd East) for just over 15 years. When this redevelopment is approved, and an eviction notice is issued, I will be a 69 year old lung cancer survivor who exists solely upon a CPP and OAS pensions. I will obviously have to return to work doing something to just be able to afford a Studio somewhere, if one is even available in this city with it's non-existent vacancy rate. Currently, I do not even make enough annually to be even able to apply for "Affordable Housing".

I suspect that a number of Seniors will find themselves having to do the same thing. Where are we supposed to live?

Regards,
G. Buckley

Hello

My name is Valerie Bell I live in building 103 Gorge Road East, Treelane Estates. My condo unit is located on the 4th floor facing the Gorge waterway, I lived in Treelane for over 20 years and have enjoyed the beautiful views of the Gorge waterway. I'm concerned about the proposed new development on the adjacent property at 133 Gorge Road E. I think new development in the Gorge/Burnside area is needed and will help improve the area. Phase 1 of the development has a new modern look and does not appear to effect other properties around it, however I'm concerned about the Phase 2, in relation to the height of the buildings.

Two of the proposed 6 story buildings will completely block the views from several of the units at 103 Gorge Road E., lowering the value of our units. Several people have invested in Treelane and did extensive renovations to enhance the views, myself included.

I also think that the buildings will be too close to each other, which increases noise and privacy issues, we will be looking directly into their units and vice versa. I just can't imagine people living like that. I realize housing is a priority, however development should be done in a humane and respectable manner. The high density buildings in the Phase 2 appear to take away the beauty of the Gorge Waterway and should be built to blend into the environment. The Railyard and Selkirk Developments have both been respectable towards the aesthetics of the Gorge. I would like the Council to reconsider the buildings in the Phase 2 to be reduced to 4 stories, especially the two buildings adjacent to the property boundary of 103/105 Gorge Road East.

Treelane Estates has been a big part of the Gorge/Burnside Community for several decades, and owners/tenants have enjoyed the beautiful views of the Gorge Waterway since it was built back in the late 80's. It would be difficult to lose the views after so many years, especially the folks who paid for them. I think this new development would enhance and beautify the area, but, I feel that several owners at Treelane are being unfairly treated by this new development, it feels as if our views/privacy are being taken away without any thought or consideration for our investment/homes.

I'm not against the development but I would like to see at least 2 of the buildings in Phase 2 that are adjacent to the property boundary of 103/105 Gorge Road East be lowered to 4 stories, in order to keep the views that we have now and to protect people's privacy and decrease noise levels.

Should you have any questions or need to discuss in further detail please contact me a Cell: 778-679-3962. Thank you

Valerie Bell

#403 - 103 Gorge Road East.