

Sustainable Planning & Community Development
1 Centennial Square
Victoria, B.C. V8W 1P6

November 27, 2017

Regarding: Rezoning Application No. 00591 for 1122 Collinson Street

Honorable Mayor and Council;

It is being proposed that the existing permitted usage of 1122 Collinson St., comprised of seven (7) Light House Keeping units and one (1) self-contained apartment be improved by converting to an optimal permitted use of six (6) self-contained one (1) bedroom apartments.

The proposed interior renovation and upgrades create an apartment business model that ensures the building's rental operability and provides long-term financial stability for the building. The change to self-contained units will provide increased tenant security, hygiene and privacy; and will match exactly to the adjacent properties.

This interior re-configuration complies with Section 13 of the OCP, as it results in a net gain of 5 self-contained rental dwellings and increases the potential occupancy by 3 persons. It will reach a balance between securing the rental usage of the building into the future, as proposed, and allow the property to qualify for conventional financing. Traditional mortgages aren't currently offered for rooming houses; consequently, funds which could otherwise be used for maintenance, are exhausted as an interest expense.

The vendor was in a precarious financial situation last year needing to sell urgently, but felt trapped since all offers came from developers, interested in luxury strata conversions across both properties at 1116 Collinson St. and 1122 Collinson St. Please see addendum 1.

I was advised prior to my purchase, that Schedule G permitted the proposed rental reconfiguration within this character conversion and that only a building permit was required. I completed the purchase with approved financing subject to this reconfiguration. Although I was subsequently required to re-zone, I have persevered, because, I strongly believe my application, as submitted, effectively preserves the character of the building, conserves and improves desperately needed rental stock, respects the individual transition needs of existing tenants, and allows for the building to service its debt. I cannot personally afford to subsidize the building and its tenants any longer.

Tenant Relocation. I am a proponent of providing clear communication to tenants so that together we can ensure that they may smoothly transition to new homes. I have 15yrs experience providing only low turn-over, long-term rentals to Victoria with emphasis on neighborly integration, creating communal social space and empowering tenants to create permanence in their homes. I have been working diligently through a private relationship with an affordable housing provider, since November 2016, to provide existing tenants, the exclusive opportunity to the first rights of refusal for improved self-contained accommodations at a subsidized cost. This has worked well when there is a willingness, on the part of the tenant, to be assisted. Due to the relatively low number of rooming tenants remaining at the building (3 remaining), transitions will continue to be handled in a personalized manner on a tenant-by-tenant basis. Assistance has included, but is not limited to application support and due diligence, moving expenses, furniture ownership, rent-free periods, and rights of refusal. Please see addendum 2 and 3.

These addenda demonstrate my sincere intention and success in finding comparable housing alternatives for my tenants. I am committed to working together with the Fairfield Gonzales CALUC and City of Victoria to provide transparency on a relocation program that is already working well. Addendum 4 is a testimonial from one of the successfully transitioned tenants. Resolving this application will allow us to help plan the final transitions and ensure the few remaining tenants are equally satisfied.

Condition of Heritage Designation. As per your request, I have explored every aspect of heritage designation with Staff to determine if there exists a possible scenario that would be operationally prudent. We did not find a scenario under which heritage designation would be advisable. Designation is not prudent for my rental property because it allows an intermediary to frustrate the timing and cost of building repairs and exterior maintenance. I ensure tenants' comfort and safety by directly controlling the maintenance of the building. Please note that the Fairfield Gonzales Community Association had not requested such designation. I have willingly agreed to enter into a 10yr Housing Agreement with the City of Victoria. By which, Staff had indicated by email in May, that my application would receive priority processing, due to my commitment to retain rental housing.

Please consider that I had already defended the preservation of the original character interior of the era with Building Services, prior to ever knowing we would be facing the COTW for rezoning. City Building Officials' recommendations would have compromised most of it; however my architects found ways to both leave the exterior as it exists and to preserve the interior; albeit, at the expense of larger, more marketable suites.

If the preservation of era-specific character features is the reason for recommending Heritage Designation, then I have clearly demonstrated an earnest intent to accomplish this throughout my application. I am encouraging you to support and expedite this application because it finds a way to rejuvenate an aging rental building while:

1. Increasing the number of potential occupants from 9 to 12 persons;
2. Creating a rental configuration that is financially viable for the long term; and
3. Preserving the interior character, while requiring no material changes to the exterior.

Thank you for your consideration;

Cameron Stewart per 1087620 BC Ltd

To whom it may concern or Honorable Mayor and council,

Our family home at 1116 Collinson St. and the adjacent rental property at 1122 Collinson St. were sold to Mr. C. Stewart because of a long standing relationship and he was the only person interested in maintaining the rental nature of the buildings as our mother and us were no longer able to manage or maintain either of the properties due to declining health that affected our family. His original intention was to only 1116 Collinson St. We understood that financing our rooming house was a challenge for buyers, but required that both houses be sold together to unburden our family.

We support the changes required at 1122 Collinson St.

On Behalf of our late Mother's Estate.

Thomas Brooks

Josephanna Laiska

Dick Horwood

From: cameron <[REDACTED]>
Sent: Wednesday, October 04, 2017 5:36 PM
To: Dick Horwood
Subject: Fw: bachelor

From: [REDACTED] <[REDACTED]@shaw.ca>
Sent: October 28, 2016 4:36 PM
To: [REDACTED] <[REDACTED]>
Subject: bachelor

Hi Cameron,

I have a unit available for December 1st. So, if one of your tenant would be care to move just phone the office ASAP. Or they could go on the wait list that is in progress.

The information on the [REDACTED] Manor is:

- yearly income requirement is \$24, 000.00 per annum or less
- non-smoking person
- no pets
- \$450.00/month with utilities included plus basic digital cable
- WIFI on the ground floor, the second floor and the Bennett Room
- suite is 340 square feet with full bathroom and galley kitchen with fridge and stove
- washer/dryer on the ground floor - \$1.50 per load
- carpet and lino
- window blinds

Sincerely,

[REDACTED] RM

[REDACTED]@shaw.ca

250-598-[REDACTED]

January 24th, 2017

Hi Cameron,

When Rose Wolsochuk arrived as a tenant at the Manor, she has been very happy and is very thankful to me and you for your reference as a tenant. I am sorry that the additional two suites did not work out for your tenants.

The [REDACTED] Manor did not receive any response regarding those two suites.

I will continue to give you priority for future vacancies as they come available.

Sincerely,

J. Van Baalen

[REDACTED]
250-598-[REDACTED]

ROSE WOLOSCHUK

VICTORIA, BC,

OCTOBER 16, 2017.

Dear Cameron Stewart:

I would like to take the time here to express my gratitude to you in regards to my move from your 1123 Collinson Street house.

The transition from a rental room to a bachelor suite here at Milton went well for me and I have no regrets.

You offered anything I wanted from your rental room to take with me. I took a table and chairs, lamp, kitchen items, etc. and I am thankful for them.

When I moved to Victoria 3½ years ago, all I had was one large purple, beaten up suitcase with my worldly possessions.

You also offered to help move me on leaving day with physical help and a truck. I declined because I had a couple of friends help me with that.

Thank you very much Cam!

Sincerely,
Rose Woloschuk

Kilroy