

July 13, 2017

Mayor Lisa Helps & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Burnside Gorge Neighbourhood Plan Public Hearing

Dear Mayor Helps & Council:

I am writing on behalf of the Victoria Cool Aid Society (Cool Aid), which owns property at 210 Gorge Road East. This site is historically referred to as Cedar Grove, and is located within the area of the proposed Burnside Gorge Neighbourhood Plan.

This letter is not to comment directly on the proposed Plan, but to discuss the redevelopment of this property in the context of the Plan. For the past several months Cool Aid has engaged in preliminary planning processes, and has received funding approval, in principle, from a variety of agencies to redevelop this property for a combined supportive and affordable housing project. To date, we have held preliminary meetings with City of Victoria staff, an informal meeting with the Burnside Gorge Neighbourhood Land Use Committee, and hosted a neighbourhood meeting. Further public engagement is planned.

Site planning analysis, proximity of neighbours, and additional planning principles suggest that a six-storey building could best suit the site. While the principle of a six-storey building is supported by the Official Community Plan, the new Neighbourhood Plan suggests four to five storeys. We certainly respect the neighbourhood planning process that has taken place, however, we hope that should a six-storey building meet sound planning and urban design standards, that it would be considered on its merits.

We understand and acknowledge that any future application will be required to follow due process, and that further public engagement will occur. In the end, we intend to submit what we believe to be the best plan for the property.

Respectfully,



Deane Strongitharm, MCIP, RPP

cc: Kathy Stinson, CEO, Victoria Cool Aid Society

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