

ATTACHMENT D

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

August 22, 2017

Regarding: Site Specific Rezoning Request for 1122 Collinson St.

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 another permitted use of six (6) self-contained one (1) bedroom apartments. This will extend the functional life cycle of the building; provide increased tenant security and privacy; and better match surrounding occupancies provided by our neighbors on Collinson St. and in Fairfield.

There exists negligible density change because the basement floor space will be finished and habitable. Existing maximum occupancy, per BC Building Code, is increased from nine (9) persons to twelve (12) persons, proposed, respectively. All apartments will remain rental and will surely meet the need for additional long-term, rental accommodations in the area. There is no current intention to stratify units.

This proposal conforms to Section 13 of the Official Community Plan because it allows for an increase in density and self-contained units, it extends the economic life of the building, and it provides enhancements to security, privacy and hygiene. The exterior of the building will be preserved to maintain the character continuity on the street because all proposed changes are to the interior. This proposal is timely and advantageous to our City to alleviate some of the rental demand for accommodations with access and convenience to amenities and to downtown commerce zones.



The subject property sits between two (2) six (6)-plex rental dwellings and is surrounded by multi-plex rentals on Collinson St. and Richardson St.; strata-conversions on Trutch St. and high-density apartment buildings on the 500-700 blocks of Cook St. The neighbors will not be impacted because activity levels will remain similar. The owner has 15yrs experience providing 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. Existing rooming house occupants will be assisted in their transitions and relocations. The two willing participants have already been successfully transitioned into subsidized accommodations.

This proposal does not decrease conformity in regard to parking. Off-street parking may be increased with no foreseen impact on in/egress congestion or current street parking availability.

The subject property is not designated as Heritage, nor is it even listed on the Heritage Registry. Furthermore, there are no listed Heritage Properties within the 1100 block of Collinson. It is not fiscally responsible to designate a mid-block parcel when none of the adjacent properties are designated Heritage, as it impairs any long-term future sale. Furthermore, it blocks long term re-development of the adjacent properties should greater density ever be required. The exterior has few redeeming heritage qualities compared with both adjacent properties. The interior reconfiguration and remodeling will preserve the character features and feel of the original design.

The upgrading that will be completed significantly increase the remaining life of the building; thereby, this proposal significantly lengthens the time period over which the property will provide market rental accommodations. Additionally; there are numerous infrastructural upgrades to electrical and mechanical systems that reduce

environmental impact; including the installations of low-flow fixtures, partitioned heating, and pervious hardscape parking.

It is requested that this proposal be expedited for approval and issuance of a new site-specific rezoning due to its improved permitted usage among surrounding buildings, similarly comprised of multiple self-contained rental apartments; its compliance to the BC Building Code and conservation of original building features; and its preservation and improvement of desperately needed, local rental stock. No precedent exists for rental housing agreements requiring registered covenants of 20yrs for rental improvement conversions. It should be noted that BC Housing has officially exempted this project from new housing as it does not meet qualifications for substantial renovations. Such covenant terms would jeopardize my ability to conduct business in the apartment owners' community and would limit financing and exit options.

I am gravely concerned that protectionist recommendations encountered mid-application have created undo financial hardship on this project that simply cannot absorb further costs as a rental proposal. Our proposal mustn't be leveraged for controlling future large-scale and purpose-built rentals or used against smaller strata conversion applications that deplete primary rental stock. I am proposing that a covenant of no longer than 10yrs be appropriate for this proposal while qualifying for expedited attention before Mayor and Council since I believe we are achieving the same critical goal in securing more long-term rentals in Victoria.

Sincerely;

Cameron Stewart
1087620 BC Ltd.