

ATTACHMENT F

Michelle Mulder and Gastón Castaño,

404 – 605 Cook Street,

Victoria, BC, V8V 3Y6.

September 20, 2016.

Dear Mayor Helps and Councillor Coleman:

We are writing to let you know about a housing situation that has arisen on our street, in hopes that your office and council members are able to assist the residents involved. We also hope that the City of Victoria implements policy to prevent this situation from recurring in future.

In early September, our aging neighbour sold her two large houses (at 1116 & 1122 Collinson St.) to a new owner. These houses are rooming/rental properties and accommodate mainly workers and low-income tenants. On the first Friday of the month, all nine tenants at 1122 and one of the tenants at 1116 were “renovicted”. They must leave by October 31. Among those evicted is a woman who turns seventy this month and who will not be able to afford alternate housing until January. She may be living in a women’s shelter until the new year. Another tenant has been living in his suite for 25 years, working to maintain the house in partial payment of his rent. He now has less than two months to find a new place. These situations triggering homelessness are increasingly common in our city, where it is estimated approximately 60% of residents are tenants. As a city that is already struggling to house those who live here, it feels especially urgent to address the issues that are creating even *more* homelessness.

We have spoken with the new owner of the houses next to us, and he explained his intent to renovate the aging structures over the next year. (Both properties are zoned under R1-B: Single Family Dwelling District.) He assures us that new tenants will be more community-minded. Yet at the same time, he was surprised that we knew about the private sale and asked how we found out. Our answer? We are *already* a community, and we talk to our neighbours. The idea of living in a city that only has room for people with a higher income bracket is alarming indeed.

Thanks for taking the time to read our letter. We do hope that you are able to support our neighbours in their search for housing and that the City of Victoria can effectively address the issue of “renovictions” in a timely manner, as highlighted in the upcoming UBCM annual conference.

Respectfully submitted,

Gastón Castaño

Michelle Mulder.

CC: Councillors Ben Issit, Jeremy Loveday, Margaret Lucas, Charlayne Thornton-Joe, Marianne Alto, Geoff Young, Pan Madoff.

Michelle Mulder and Gastón Castaño,

404 – 605 Cook Street,

Victoria, BC, V8V 3Y6.



1116 & 1122 Collinson St.

June 8, 2017

Honourable Mayor and City Council
1 Centennial Square
Victoria BC

Rezoning application 1122 Collinson Street

We are the owners of the adjacent property to 1122 Collinson Street and wish to express our opposition with the request to the rezone the property from 7 light housekeeping and one apartment to 6 one bedroom suites.

We have owned our property for 25 years and keep a suite in the building for personal use. During this time we have experienced no problems or disturbance from the people living there. The building is in good condition and has many heritage qualities.

The rooming house serves an important role in the community for providing affordable housing for low income individuals. To displace these long term tenants some who have disabilities would cause great hardship to them as affordable housing is not easily obtained in Victoria.

Over the last 25 years the tenants at 1122 Collinson did not own vehicles and were not permitted to park on the property.

Any additional parking added to 1122 Collinson would adversely affect our tenants with headlights, noise and trespass.

Do to the fact the driveways run parallel to one another it is essential the property line be surveyed with markers to determine the exact location of the property line to avoid trespassing. The property measurements the applicant has provided for their application conflict with the documents we obtained from the city.

We feel the responsibility of obtaining the survey should be the applicant of this rezoning application.

In the event the property is rezoned the applicant should be responsible for installing a substantial fence on their property to address the headlight, noise and trespassing issues that will result with several vehicles accessing the rear parking.

Also, their garage has no foundation and requires considerable repair as the roof run off has caused it to rot and the water is also damaging our garage.

We appreciate the opportunity to voice our concerns regarding this rezoning application to the Mayor and City Council.

Respectfully.

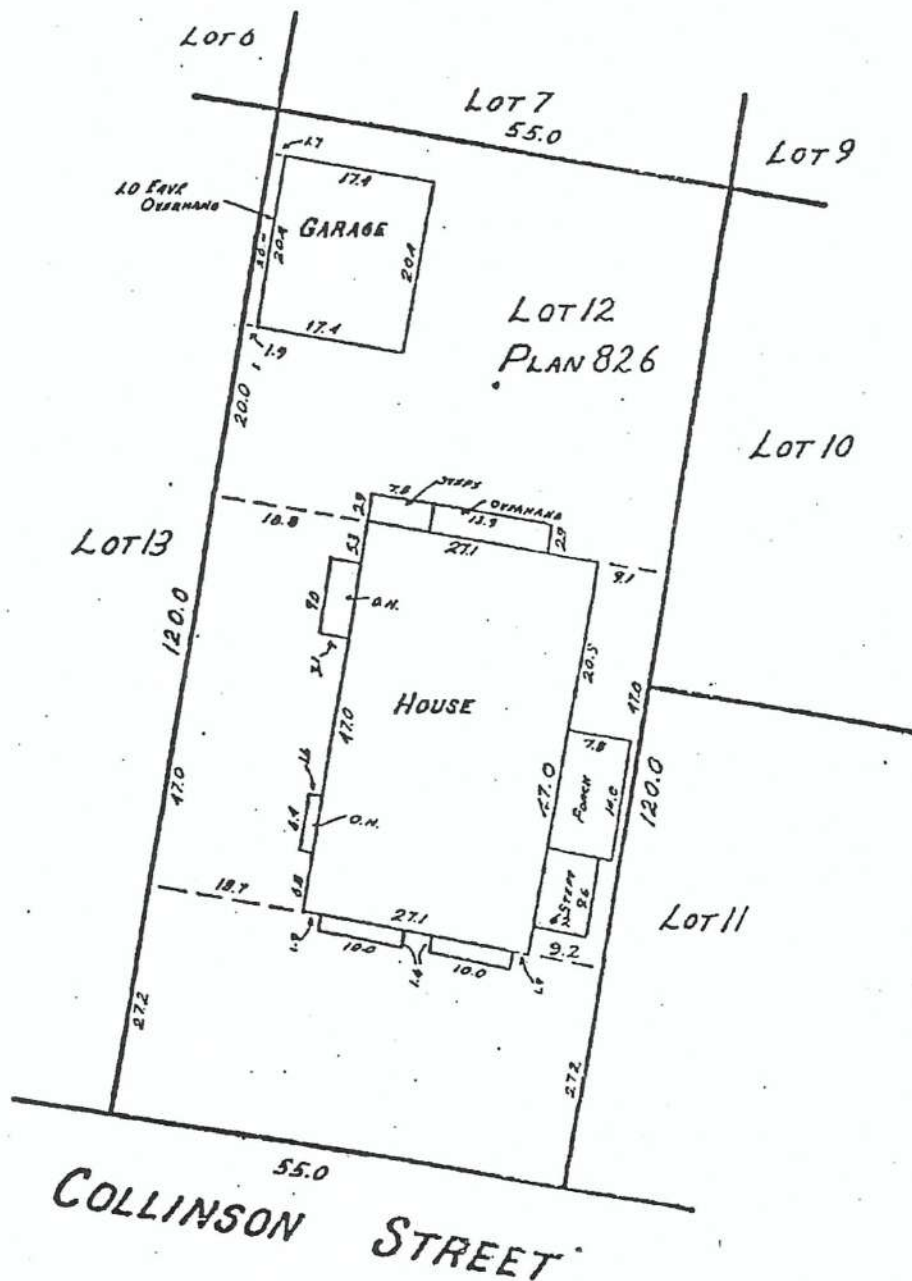
The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Brenda Craven' and the second, on the right, is 'Michael Cedar'. Both are written in a cursive, flowing style.

Brenda Craven and Michael Cedar
#3 1128 Collinson Street, Victoria, BC

Borrower: Michael Cedar	File No.: 090212
Property Address: 1128 Collinson St.	Case No.:
City: Victoria	Prov.: B.C. P.C.: V8V 3C3
Lender: Bank of Montreal	

SCALE: $1 \text{ IN.} = 20 \text{ FT.}$

Distances are in FEET and decimals thereof.



PLOT MAP

File No.: 090212

Case No.: P.C. V8V 3C3

Prov.: B.C.

Borrower: Michael Cedar
Property Address: 1128 Collinson St.
City: Victoria
Lender: Bank of Montreal

STREET

ST.

RICHARDSON

ST.

TRUTCH

FAIRFIELD

AV.

LINDEN

AV.

83507R

3607

100'

1080

119.88'

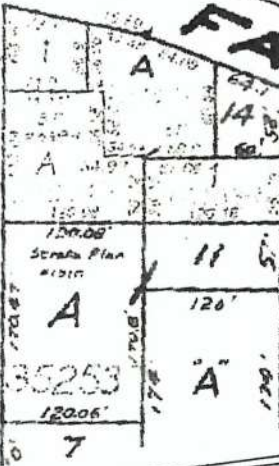
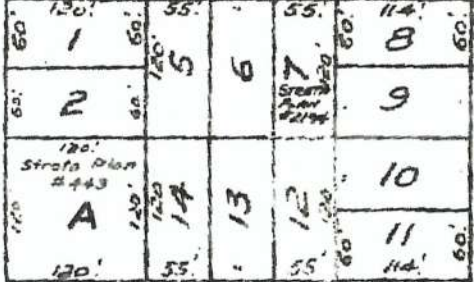
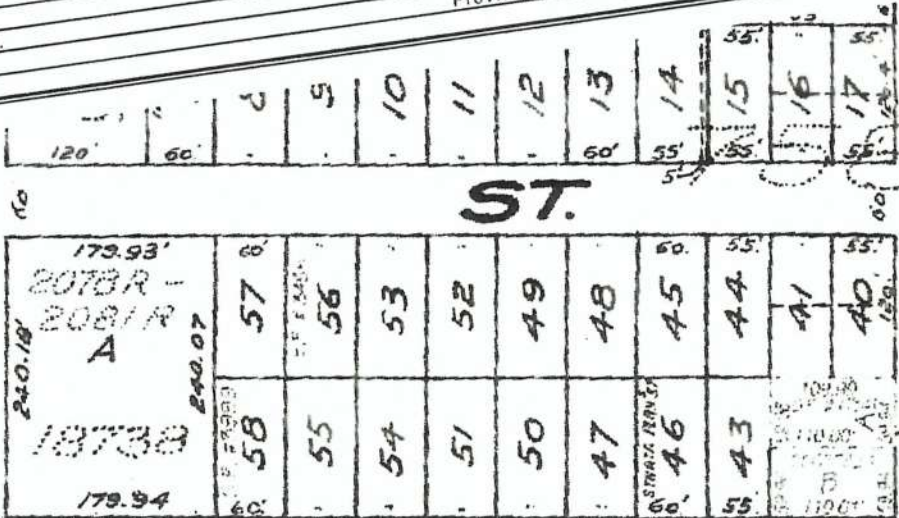
1671

175.64'

120.0'

15240

12V



Susan Dickstein

7-1122 Collinson Street
Victoria, BC V8V 3C3

RECEIVED

JUL 18 2017

City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Monday, July 17, 2017

RE: Site Specific Rezoning Request for 1122 Collinson Street

Her Worship Mayor Lisa Helps and City Councillors:

Please consider rejecting Mr. Cameron Stewart's application for rezoning, as it means that the low-income tenants at 1122 Collinson Street will become in dire straits. Some of the tenants are on Disability and the rest are only able to find temporary work in this lovely city. With our rent being at most \$460/month, the tenants here are able to afford rent, food, and utilities, and to keep our dignity. There are no comparable or affordable alternatives for us in the third most-expensive city in Canada. As well, no one would rent to people who don't have long-term employment in such a landlord-choosing-tenant market where the highest bidder wins.

Our building is in fact quite unique. We are single women each living independently with our own kitchens, but sharing the washrooms, toilets, and laundry facilities. We have all lived here for years and with some of us having social anxiety disorders, we are lucky to have long-term friendships, which helps ward against loneliness and sickness. Our building is in a safe neighbourhood near Cook and Fairfield, and since none of us can afford a car, we highly value our location, which is within walking and biking distances to an affordable supermarket, the Y, Cook Street Village, the public library, the Pacific Ocean, and Beacon Hill Park.

We are also part of a community that cares about us. When our landlord attempted to illegally evict us (he gave us eviction notices stating he had permits, when he obviously did not have them), our caring neighbours threw us an "anti-eviction party" to try to brainstorm ways to keep us as part of this great neighbourhood.

Please keep us together in this rare low-income building, in this safe neighbourhood, with neighbours we know, so we may remain independent, healthy, and happy by declining his request to evict us on the basis of major renovations. If not, at least, do not let him do demolition renovations in keeping with the "six-month moratorium for rental demolitions". Thank you.

Sincerely yours,



Susan Dickstein

Current tenant of 1122 Collinson Street

Suite #2 - 1122 COLLINSON ST.
VICTORIA, V8V-3C3, B.C.

SEP 27 2017

RECEIVED

SEPT 12th, 2017.

Honourable Mayor, Lisa Helps
and City Council.

This letter is about my home:

Room #2 - 1122 COLLINSON ST. VICTORIA,
situated between Cook St. + Trutch St.,
It is a safe, peaceful, friendly community
like block right almost in the Cook St
Village in Fairfield.

It is 12 years that I am paying an
affordable rent for my Light House Keeping
Room in a house in which there are
seven such House Keeping Rooms and one
One-Bedroom Suite. NOTE = The house
is zoned under R+B Single Family Dwellings.
A new owner as of early Sept 2016,
Cameron Stewart has submitted an
application to the City Council for
a permit to demolish these rental rooms
and unit with the intention to build
six one-bedroom Suites which will then

be rented at a costly price, far and beyond the affordability rate; thus unaccessible for low income renters, like myself.

Since Mr. Cameron Stewart's application has been accepted by the City Council I am asking your Honourable Mayo and City Councillors to refuse Mr. Cameron Stewart the ~~bar~~ rezoning and building permit required to demolish these 7 lovely, unique affordable House Keeping Rooms, for the following reasons:

1. To keep the existing peace on this bloc. What have you without peace? We tenants all ride bicycles (well most of us). BIKEVICTORIA will soon be completing the Cook Street proposed bicycle path.
2. To keep our existing community of neighbourly friendships which has been developed with our efforts and our neighbours.
May 7th - Neighbour Day, I marked on my calendar.

3.

3 To keep the beauty of this bloc on Collinson Street between Cook St and Trutch St. Our home is a house with lovely flower beds, flowering shrubs and trees and lawns, A flourishing French-Kitchen Vegetable Garden, all cared for by the tenants actually living in this home. - And ^{keep} ~~the~~ clothes line - - -

4. To keep my own personal life-style in a community I chose, love and appreciate. I know I could never adapt elsewhere. I fear my life may even end under a noisy bridge. as there simply isn't another (an other) house like ours that could feel like a home in the City of Victoria. Therefore the house must be preserved as it is for us and future generations.

Thank You for taking the time to listen to my request

Clara Zootle