



# Burnside Gorge Community Association

ATTACHMENT F

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January 29, 2017

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

## **CALUC Community Meeting: Rezoning Application for 736 Princess Avenue**

On January 16, 2017, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting that was advertised to discuss Large and Co's proposal to rezone 736 Princess Avenue from commercial to site-specific residential zoning. The Province has provided funding for the project through its Investment in Housing Innovation program.

Larry Cecco with Keay + Cecco Architecture Ltd., Kimberley Colpman with Large and Co., and Kathy Stinson from the Victoria Cool Aid Society jointly presented. The proposed building is 6 storeys, contains 75 units, and will target a mix of 1/3 shelter rate tenants and 2/3 affordable workforce housing tenants (whose rent will be approximately 80% of market rent). The units will be 220-290 square feet with 9 foot ceilings, an outdoor smoking area, bicycle storage in the basement, two staff members on site at all times, and shared recreation and cooking facilities on the first floor. The proposal includes a parking variance of 0, although staff and visitor parking will be allowed at Queens Manor on Queens Avenue, which Cool Aid also manages.

Approximately 60 residents attended the meeting; their questions and comments are summarized below. Kathy Stinson from Cool Aid and Kimberley from Large and Co. provided the answers listed below.

Q: I'm a resident of 737 Princess. Is there another example of mixing supportive with market housing?

A: No, this is a new approach. Cool Aid plans to select tenants with low to moderate levels of support needed, not the high needs of other Cool Aid properties.

Q: What about people with acute mental health issues?

A: Those tenants are not suitable for this building. The tenants at 736 will be different than at the Cool Aid property on Queens Ave.

Q: What will entrance security be?

A: There will be two staff members on site 24/7. They do walk-about and call police if needed.



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crosswalks on Blanshard. This is a poor location for this type of building.

- I'm very concerned about the total lack of parking and the building height relative to existing structures.
- I'm concerned about increased police calls and a corresponding increase to taxes.
- I am a local resident and the street is hellish to park on during the day. The streetscape infrastructure is in terrible shape including narrow sidewalks, a crowded street and broken pavement.
- Current infrastructure on the street is poor; there is no parking available and the street didn't get ploughed during recent snowfall.
- The design has 12" shelves which will attract seagulls roosting.
- The building has no taxi zone and no space for emergency services or moving trucks. The design has not paid attention to the practicalities of residents' everyday needs. I totally disagree with lack of parking onsite and think it will create even more problems on the street.
- The building design is a shoebox. No parking spaces is a bad design.
- The street is dead end so construction and parking issues could close it off and isolate/strand other residents and businesses.
- I support this project but feel that it is being put into the wrong part of the neighbourhood, which is largely commercial.
- I am bipolar and this type of housing and support changed my life. This building could save people like me.

**Vote:** As per the process of a BGCA rezoning community meeting, there was a straw poll. Of the meeting attendees who chose to vote, 7 were generally in favour, 15 were opposed to the proposal as presented, and 19 people abstained from voting. While the straw poll is meant to indicate general support or opposition from community members, many attendees chose not to vote. Several attendees commented to the Chair after the meeting closed that they were not comfortable voicing support for the proposed project, given the hostile tone of the meeting.

Respectfully,

*Carolyn Gisborne*

Land Use Committee Chair  
Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department  
Kimberley Colpman, Large and Co.