

February 2, 2019

Mayor & Council  
#1 Centennial Square Victoria, BC

**RE: Revised plans for Rezoning Application for 210 Gorge Road East**

Dear Mayor and Council:

In January members of the Burnside Gorge Land Use Committee (BGLUC) met with Victoria Cool Aid Society to review revised plans for 210 Gorge Road East. The BGLUC has had several meetings with Victoria Cool Aid Society to support them in developing a plan that meets Council's October 8, 2018 motion that the project align with the Burnside Gorge LAP zoning guidelines and the Regional Housing First Program.

The latest revision has reduced the building to 5 storeys and reduced the number of rental units by 10 for a total of 40 affordable rental units and 32 permanent supportive units. There is a small "Coffee Stop" space on the main floor proposed as the community commercial amenity that would allow for a 5 storey building. While the revisions have certainly improved the original proposal, it fails to meet Council's October 8<sup>th</sup> motion:

- Parking requirements
- Height – the LAP can allow for relaxation of the height restrictions with the inclusion of a useful community amenity. The BGLUC does not feel that the "Coffee Stop" space offers adequate community benefit to offset the relaxations on height. As a gateway to both the neighbourhood and the City of Victoria, the Gorge corridor has high aesthetic value.
- Regional Housing First – while better than earlier iterations, the mix of units in the revised plans does not meet the recommendations of 20% housing first units, 31% affordable and 49% near-market.

The BGLUC is committed to working with Victoria Cool Aid Society to find a solution. Through conversations with City staff, it was suggested that there may be another site on Kings Road (provincially or municipally owned) that might be more accommodating with regards to zoning and would allow for the original 6 storey building. The BGLUC feel that the additional housing, better siting, and reduced impact to existing tenants would more than offset the delay in completion of this project if it could be successfully relocated.

Respectfully,



Avery Stetski  
Land Use Committee Chair

cc: Sustainable Planning and Community Development Department  
Kathy Stinson - Victoria Cool Aid Society