

July 12, 2018

Mayor & Council
#1 Centennial Square
Victoria, BC

Dear Mayor and Council:

CALUC Community Meeting Rezoning Re-Application for 210 Gorge Road East

On June 11, 2018, the Burnside Gorge Land Use Committee (BGLUC) hosted a CALUC community meeting to present a revised proposal to rezone 210 Gorge Road East from T-1 - limited Transient Accommodation to site specific zoning.

Deanna Bhandar with the Victoria Cool Aid Society and Number Ten Architectural Group jointly presented.

The proposal is for redeveloping the site by demolishing an existing building a new building for 50 affordable rental apartments and 32 permanent supportive apartment units. The proposed building is 6 stories, with entrance off Gorge road and revision to a court yard model due to concerns of privacy from windows facing other residents. The building exterior finishes have been revised to create a more residential appearance. A large wood soffit overhang has been added to roof to visually stop the height. Positive comments on appearance.

Meeting comments and responses from the proponent as follows:

- The LAP calls for commercial or community amenity on ground floor if building is over 4 floors. A- Commercial use is not viable at this location.
- Why are you proposing a six storey building when the LAP calls for 4 with consideration for 5 with commercial? A- The project needs the rental income to be viable.
- You are 6 spaces short on the parking. A- We have 90 bicycle spaces and will be using 20 Modo memberships.
- Times Colonist stated a clinic was being placed on site. A- That was a mis-statement, there will not be a clinic on site.

- Concern over the number of domestic disputes and altercations at the current facility. A- The existing building's design prevents control access, the new building will have a single monitored and controlled access point.
- As a resident for 14 years I am concerned with the number of shelter bed coming into the neighbourhood, but I'm pleased with this integrated model.
- Attendees were concerned that the affordable units would eventually be filled with supportive housing clients or two residents in the affordable units. A- There are occupancy standards to prevent this.
- Concern over the shadowing of the adjacent townhouses. A- Shadowing study has been done.
- Comments on the lack of support from agencies in addressing problems occurring outside the existing facilities and affecting neighbouring residents.

As this meeting was not advertised to the neighbours by a city mailout the attendance was very low in comparison to the previous community meeting on this proposal. A straw poll was held with 9 in favour, 4 opposed, and 2 abstentions.

Respectfully,



Avery Stetski
Land Use Committee Chair
Burnside Gorge Community Association

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