

**From:** "Stephen Andrew (Councillor)" <[stephen.andrew@victoria.ca](mailto:stephen.andrew@victoria.ca)>

**Subject: RE: Menzies & Montreal/Kingston/Quebec**

**Date:** June 3, 2022 at 3:01:01 PM PDT

**To:**

Dear Citizens of James Bay,

Mayor Helps presents the following motion to Committee of the Whole and if successful, it will be ratified at the same day's Council meeting. In essence, the Mayor wants to forgo community input on a development application in your neighbourhood, by eliminating the process of input through the Community Land Use Committee.

Here is the Mayor's motion:

A rezoning application at Quebec and Montreal Streets is currently underway through the City's process (REZ00804/DVP00191). A CALUC meeting and a number of other community meetings have been held for that development as per Council's policy.

As an affordable housing amenity contribution for the Québec and Montreal project, the developer is proposing to build a purpose built affordable housing building nearby at 131,135 and 139 Menzies Street. This building will be sold to the Capital Regional Housing Corporation (CRHC) and owned and operated by the CRHC in perpetuity.

The proposed building at 131,135 and 139 Menzies Street is eligible for funding through the Regional Housing First Program (RHFP), a joint funding project of the regional, provincial and federal governments. The funding for the RHFP program needs to be allocated by the end of 2022. The Menzies project is currently under consideration for RHFP funding and is considered a strong candidate. (Please see attached letter of support from the CRD.) Expediting the Menzies project by waiving the requirement for a CALUC meeting before submission of plans to staff will help ensure that this project can be funded through the RHFP, adding more affordable housing for families as well as shelter rate units into the James Bay neighbourhood.

In order to process the affordable housing application along with the Quebec and Montreal rezoning proposal, it is recommended that Council waive the CALUC process for the 131,135,139 building so that it can be submitted immediately to staff and considered alongside the Quebec and Montreal project. Both projects will be subject to review by Council at Committee of the Whole and then by Council and the public at a public hearing.

## RECOMMENDATIONS

1. That Council waive the requirement for a CALUC meeting to be held in advance of the submission of an application for a non-profit owned affordable housing building at 131,135 and 139 Menzies Street.
2. That this recommendation be forwarded to the daytime Council meeting of June 9 2022.

## COUNCILLOR COMMUNITY MEETING

In order to represent your comments on this application and the Mayor's motion. I will hold a community meeting via zoom;

You are invited to a Zoom meeting.

**When: Jun 7, 2022 07:00 PM** Pacific Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/meeting/register/tZwvc--uqzMoHdNDhpn8mzgXhHhwIAZ8zuTU>

After registering, you will receive a confirmation email containing information about joining the meeting.

Stephen

Councillor Stephen Andrew

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(Pronouns: He / Him)