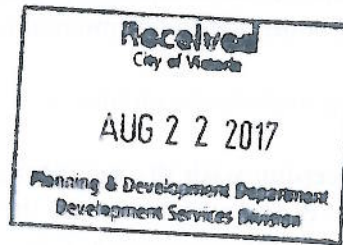


August 22, 2017

Kathy Stinson, CEO
Victoria Cool Aid Society
102 – 749 Pandora Avenue
Victoria BC V8W 1N9



Dear Kathy Stinson:

I am writing to express my concerns regarding the proposed development at 210 Gorge Road East and to request further information in relation to the appropriateness of increased supportive housing in this area. As a resident of 3008 Washington Avenue, and a direct neighbour to this property, the development of this property will have significant impact to my enjoyment of my residence and my future property value.

Density of supportive housing in the Burnside Gorge neighbourhood

There a variety of organizations providing supportive/transitional housing in the greater Victoria area. While VCAS may not have other properties in the Burnside/Gorge neighbourhood, other organizations are already established in the area resulting in an untenable density of this type of housing.

Would you please provide a density map of supportive/transitional housing (from all organizations) located in the Burnside/Gorge neighbourhood?

Supports for this population are located elsewhere

The current population served by 210 Gorge Road East suffer from mental health and addiction issues. Services that support this troubled population are located in the downtown area, not the Burnside/Gorge neighbourhood. This fact does not set up this population for success.

Volume of police incidents in the neighbourhood

The incidence of crime/police incidents in the Burnside/Gorge neighbourhood is elevated. Much of this activity is located at the supportive housing units in the area, resulting in increased insurance rates for residents of this neighbourhood.

Given the current challenges with the residents of 210 Gorge Road East I do not have confidence that an increased size operation will function more successfully. It was noted by VCAS staff that the new development would allow for better control of activities inside the building. As mentioned, this does nothing to control the activities occurring outside of the building. We are already struggling with associates of the residents sleeping in the bushes and shrubbery on the property of neighbours. Increasing the density of this troubled population will only exacerbate this problem, which VCAS is not in a position to address.

Any incidence of crime/violence is unacceptable and increasing the density of high-risk individuals in a family-oriented neighbourhood is detrimental to the community.

Are you able to provide the police/fire/ambulance incident rate for 210 Gorge Road East?

A six story development is not in keeping with the neighbourhood

A development of this size and height is not congruent with the neighbourhood. There are no buildings higher than three stories in the immediate area. I do not support a six story development at this location.

Loss of enjoyment of my residence

A development of this size and height would block any direct sunlight from my residence and result in my view being completely obstructed. In spite of the illustrations of shadowing, my unit would no longer have direct view of the sky. In addition, I would suffer a complete loss of privacy with units in the proposed development viewing directly into my home.

The Burnside/Gorge neighbourhood is a family-oriented community

This very important demographic alone testifies to the incongruity of increasing the density of troubled individuals in this area. As a resident, invested heavily in the community, I am not prepared to bear the risk of this development bringing further disruption to my community. We, as residents of this community, are being asked to bear all the risk of the potential negative impacts of this proposed development - with our safety, our investments as home owners and with the risk to impact of the enjoyment of our properties.

In summary I do not support the proposed development for 210 Gorge Road East. While I am appreciative of the good work done by VCAS, this proposal puts further burden on an already struggling neighbourhood. Increasing the density of troubled residents in a neighbourhood not set up to support them does not serve anyone well.

Thank you,

Wendy Vowles
305-3008 Washington Avenue

PC: Leanne Taylor
Senior Planner
Victoria City Hall

Lacey Maxwell

From: Sarah Lang [REDACTED]
Sent: September 5, 2017 1:43 PM
To: Victoria Mayor and Council; Geoff Young (Councillor)
Subject: 210 Gorge Rd. East

Mr. Young & Councillors,

I am not sure how I can even begin to express my absolute disapproval of the application for re-zoning at 210 Gorge Rd. East. I have been a resident of Carroll St. for the last 7 years, and even just being a resident of Victoria over that time has been disappointing. How the city has managed to allow and grow in a direction that opposes it's tax paying citizens is beyond words. The neighbourhood has already suffered from drug dealers, shootings, arrests and addicts, and the sale of the Tally-Ho and the Super 8 becoming housing for these people are just proof that it's going to get worse.

It's frightening and maddening that the City would allow the construction of *another* social housing building right down the street from children, young families and retirees. The "residents" at the current Cedar Grove building have caused theft, I myself have been accosted by "residents" on a couple instances, and I have had to call the police to remove an intoxicated or high person from in front of my house. There is always extra garbage left on the property, and I have witnessed drug dealers hanging around the area.

Providing more housing for these people is not a solution. It is only going to turn the already suffering Gorge-Burnside area into a ghetto. I work close to the facility on Rock Bay, so to be sandwiched between the two is a very scary thought. I hope that you will take this into consideration when reviewing the application to re-zone 210 Gorge Rd. East, and also think about the future of our community.

Thank you kindly,

Sarah Lang

Office Manager

Randall North Real Estate Services Inc.

250-658-8060

sarah.lang@randallnorth.ca

Lynette Pineau
202 – 520 Dunedin St.
Victoria, V8T 2L6
Email to: [REDACTED]

September 17, 2017

Selina Robinson
Minister of Municipal Affairs and Housing
Selina.Robinson.MLA@leg.bc.ca

Rob Fleming
MLA, Victoria – Swan Lake
rob.fleming.mla@leg.bc.ca

Lisa Helps
Mayor, City of Victoria
mayor@victoria.ca

Shane Ramsay
CEO, BC Housing Corporation
webeditor@bchousing.org

Dear Policy and Decision Makers;

Over the past number of years there has been a significant concentration of shelter and supportive housing units developed in the East Gorge neighbourhood of Victoria. Moreover, the former Tally Ho motel is now slated to become supportive housing, another emergency homeless shelter is proposed for the Super 8 motel site at Douglas and Burnside and further developments are under discussion.

When I purchased my home in the neighbourhood 23 years ago, it was quiet and, as a single woman living alone, I felt safe. Things have changed dramatically of late. I have been accosted outside of my condo building. I have been disturbed and frightened at night by police tracking people in the green space behind the building. Break-ins are a regular occurrence in our building despite extensive investment by our strata council in enhanced security measures. I am not safe walking alone at night or going alone to the convenience store or restaurants at the corner of Dunedin and Gorge where disturbances are a regular occurrence at any time of day. Streets and greenspaces are littered with drug paraphernalia. The people responsible for homeless policy, planning and service delivery ought to be embarrassed and ashamed at the growing disorder and chaos that surrounds the Rock Bay housing facility.

Regrettably, these are the challenges that come when homeless facilities and services are so heavily concentrated in one area.

This is not a “Not in my Back Yard” protest. We can all see the crying need for emergency shelter, supportive housing, transitional housing and services for the poor and vulnerable in the Capital Region. However, East Gorge has pulled its weight in this regard. I and my neighbours have lived with the accumulating impacts on our neighbourhood. We have adapted. Now it is time for you as policy makers

to recognize that the neighbourhood has been pushed beyond its capacity to absorb the challenges that come with a concentration of these types of facilities. We do not need to see local motels go the way of the Single Room Occupancy mess in Vancouver's Downtown Eastside, which is where the current policy trajectory looks to have us heading.

I respectfully ask that the Super 8 shelter not proceed, that no further concentration of homeless facilities be developed in East Gorge and that a more dispersed, equitable and regionally based approach to combating homelessness be developed for the Capital Region. It is time for all citizens and neighbourhoods across the region to do their part. I await your individual, considered and reasoned replies.

Sincerely,

A handwritten signature in cursive script, reading "J. Pinneau". The ink is dark and the handwriting is fluid, with a large initial "J" and a stylized "P".

Lacey Maxwell

From: DANIELLE BUCHANAN [REDACTED]
Sent: September 21, 2017 3:13 PM
To: Victoria Mayor and Council
Subject: Purposed development for 210 Gorge Rd

Good afternoon,

I am writing to you today as a resident of the Burnside Gorge community. I have owned my home on Washington Avenue for 13 years. Within this time I have seen a steady growth in the amount of supportive/assisted living projects go into our neighbourhood. Our community has become saturated with this form of housing. So much so that our area has a reputation for being the "down and out" part of Victoria. I often get looks of sympathy when I share what neighbourhood I live. Despite this I am very proud of my neighbourhood and feel it is my home. I know that Burnside Gorge has its challenges but I accept them knowing we all have to do our part in trying to tackle the housing crisis in Victoria along with the addictions/mental health issues. With this being said I know that our community has shouldered the weight of Victoria's social problems for very many years. There comes a time when enough is enough. I strongly oppose the development of 210 Gorge Road into a six story supportive housing complex. Considering there already is a supportive housing property run by Pacifica Housing on Washington and Gorge (which is very poorly looked after i might add) I believe this site at 210 Gorge is too close. In my thirteen years of living here I have seen endless amounts of drug deals, prostitutes soliciting sex on my street, a stabbing in the supportive housing complex on Washington along with several drug busts there as well. It is my opinion the City of Victoria is slumming my neighbourhood. This is what happens when you try and put all the solutions to the social issues of a city in one neighbourhood. You end up with no one wanting to live there and raise their families. You have to ask yourself, does Oak Bay or Fairfield have these issues to the same degree? Burnside Gorge has done its share; we have more supportive/assisted housing than any other area in the city. How do you think this effects my property value or the desire for other families wanting to buy in our neighbourhood to make it their home too? Not to mention the pretty community plan that the city worked so hard on and was just released showing Gorge Road as a lovely tree lined street with a nice new developed street scape, I don't recall a six story supportive housing complex in that plan? I am asking the council not to allow for this development. It's time we start sharing the burdens our social issues evenly throughout the city.

Sincerely,
Danielle Buchanan

Lacey Maxwell

From: Kim Buchanan [REDACTED]
Sent: September 24, 2017 8:58 AM
To: Victoria Mayor and Council; Geoff Young (Councillor)
Subject: 210 Gorge Road Cool-Aid Proposal

Hello,

We are community residents writing in regards to the recent proposal made by the Cool-Aid society to the Burnside Gorge Community for an 82 unit supportive housing complex at 210 Gorge Road. We understand that our community contains more social housing than other communities due to the affordability of property in our area. We recognise that this is disproportional to other communities because the low property value allows housing to be accessed more easily by low income earners. However, even a community such as Burnside Gorge can only support so many social housing units before it begins to have adverse effects on the residents and the community as a whole. Our specific concerns with this proposal include:

- 1) We are not confident that Cool-Aid society has the ability to properly maintain and supervise an 82 unit housing complex. The current complex on the site (Cedar Grove), I understand is also supportive housing but is in complete disrepair, not maintained at all, and not well supervised. If 15 units of supportive housing cannot be properly maintained how can 82 units? This is similar to what is happening with the Waterview supportive housing complex run by Pacifica Housing. Why would the community support another Pacifica Housing project coming into the community when they can't even maintain the one that's there. We feel that the amount of disrepair seen in these projects (and many more around the community) sets a precedent to incoming residents that a lack of property upkeep and negative and unsafe social behaviour is acceptable. Whereas a well run and well maintained property contributes to a stronger more positive sense of community.
- 2) We feel that while supportive housing projects may provide some supports on site they cannot provide supervision of residents while off site in the community and this may have the unintended consequences of putting greater stress on community policing and residents. The burden of community safety transfers to surrounding residents who are expected to call the police each time an incident or disturbance occurs. The high volume of disturbances in the neighbourhood results in residents not calling the police and becoming apathetic towards activities in the neighbourhood.
- 3) We feel strongly that the volume of supportive housing proposed for our community is not sustainable. If the city is intent on putting more social housing in Burnside Gorge they will need to build the infrastructure to support it, working with Housing organisations and increasing accountability to the city and the community for building maintenance and effective on-site supervision, hopefully reducing the demand on an already strained Police department.

We appreciate the opportunity to provide feedback and express our concerns on this important issue.

Kim Buchanan and Richard Poulin
(Washington Avenue; Burnside Gorge)

Lacey Maxwell

From: Stacey Fitzsimmons <[REDACTED]>
Sent: September 25, 2017 3:33 PM
To: Victoria Mayor and Council; rob.fleming.mla@leg.bc.ca
Cc: Stacey Fitzsimmons
Subject: Supportive Housing concentration in Burnside Gorge

Categories: Awaiting Staff Response

Dear Mayor Helps, Victoria City Councillors and Rob Fleming, MLA for Victoria-Swan Lake,

Geoff Young recently wrote an editorial about the high concentration of supportive housing in the Burnside Gorge neighbourhood, and how this is not good for the city, for the current residents, or for the integration of new residents moving into these developments. Burnside Gorge already has the highest concentration of supportive living developments, and over the past five years that density has continued to increase.

When approving new developments for our neighbourhood, please think carefully about the appropriate housing mix for our city by encouraging new supportive and low-income developments to be distributed throughout the city and simultaneously encouraging more market-rate developments for Burnside Gorge.

Evidence: As of the 2011 census, Burnside Gorge was at the 86th percentile for number of low-income households in Victoria. We've increased the number of low-income households by two percentage points since then¹, even while Victoria as a whole decreased the density of low-income households, meaning we are now more likely at or above the 90th percentile for density of low-income households².

I was at our most recent neighbourhood development meeting, where 3 out of 4 residential proposals were for non-market developments, including a large development including supportive housing at 210 Gorge, only a block away from a current supportive housing development at the corner of Washington & Gorge. My concern is less about the quality of each development, but instead with their concentration; this is something only you at city council can address, as you are considering what's in the best interest for the city of Victoria as a whole.

Context. Our combination of old rundown motels that are cheap to purchase and lower land prices within Victoria creates an environment where it is relatively easier to place new supportive housing developments. I'm particularly concerned that it's easier for city council to propose more density of accessible housing in this working-class neighbourhood because there tends to be less political activism and therefore less opposition. For example, the same day I received the notice about the proposed supportive housing development at 210 Gorge, the Times Colonist reported a committee of people lobbying to save one Gerry Oak tree instead of allowing a market-rate multi-family housing unit, even while our city is in the middle of a severe housing shortage. That kind of activism would be unlikely to happen in Burnside Gorge, and I understand how that makes it more appealing as a destination for social services and assisted housing, but it doesn't make it right for our city.

I live on Washington Ave, across from the transitional housing unit, and it's been a fine addition to our street because it feels like the residents are part of our community, not taking it over. My husband and I moved here with our two kids from Vancouver, where I worked next to the Downtown Eastside. I think we're

all aware of the downsides to co-locating many services and assisted housing units in one area. I'm glad to see this issue is on your radar. Is there any kind of assessment within the city about the relative density of assistance services in each of the city's neighbourhoods? Perhaps that's the sort of thing that would help build an argument for which neighbourhoods are carrying more or less of their share? As I understand, distributing services throughout the city also provides better outcomes, since residents tend to become part of regular city life, not isolated in an enclave.

We love this neighbourhood and would hate to leave, but are considering doing so if it no longer feels like a good place to raise our family. Please encourage more market-rate developments in Burnside Gorge, in line with our new neighbourhood plan, and think very carefully before approving even more density of supportive or non-market developments here.

Warmly,
Stacey Fitzsimmons



Data Sources

1. As of the 2016 Census, data just released on Sept 13th 2017. Burnside Gorge is Census Tract 00012.00; As of 2011, we had 20.9% low-income households; increased to 23% in 2016, while Victoria as a whole decreased from 21% in 2011 to 19.8% in 2016. for a map of census tracts in Victoria, see here: <http://www12.statcan.gc.ca/census-recensement/2016/geo/map-carte/ref/ct/files-fichiers/2016-92146-935-02.pdf>. Variable used for this statistic is called "Prevalence of low income based on the Low-income measure, after tax (LIM-AT) (%)"
2. The exact percentile for each neighbourhood hasn't yet been released for 2016, but a combination of higher density here and lower density in Victoria as a whole means we have certainly moved up higher than the 86th percentile.



September 15 2017

Deanna Simpson
302-3008 Washington Ave.
Victoria BC

To City of Victoria Re: Development Proposal
210 Gorge Road East

I have owned my condo unit since 2003 on Washington Avenue, would like to bring to your attention that after our September 2017 Annual General Strata Meeting was finished, we had a presentation to redevelop 210 Gorge Road East with the new higher rise building for Cool Aid Society. The presentation was given by the builder, an architect, and a representative from Cool Aid.

A question was presented by an owner, her balcony faces the existing building. She has witnessed lots of incidents with Cool Aid clientele, incidents including inappropriate behavior, scenes and disturbances that should be controlled by the staff. The owner tried calling the front desk to report an incident, but unsuccessful at locating a phone number for the existing building, the number was not listed in telephone book. At her several unsuccessful attempts calling the front desk, she had to call the police instead or 911. I was very disappointed to hear the existing building can't be reached in case of emergency with there clientele. If the existing building can't be controlled and safe, how will a larger building with 50 units and 32 permanent supported housing apartment units with a lot more clientele be controlled and safe? Will this new building contribute to this area getting more disturbances? Due to this matter, I do have strong feelings about this proposal I think it should be refused.

Thank -you,


Deanna Simpson



Lacey Maxwell

From: [REDACTED] on behalf of Karl @ Oak Bay Bicycles <karl@oakbaybikes.com>
Sent: September 25, 2017 3:05 PM
To: Victoria Mayor and Council
Subject: Proposed Development at Cedar Groove 210 Gorge Rd E

Dear Mayor and Council Members,

I represent the owners of 136 Gorge Rd East, the Robin Hood Motel.

Although not the reason for this letter, we thank you for your recent steps to bring order to the rapidly evolving informal short term accommodation market.

The Burnside Gorge Neighbourhood plan is the foundation of our expectations for the development of the area. We find this plan to be thorough and complete. I would expect developers to refer to this plan as a strong guide to what may be appropriate when it comes to development proposals.

I went to the community meeting to hear the proposal at 7 pm in accordance with the letter we received, Unfortunately I could not stay until after 9 when the proposal was actually tabled, but did get a chance to meet with the architect and Alan Rycroft, a representative of Cool Aid. During this encounter I was told in clear terms that the proposed 6 stories and 2.0 FSR were in keeping with the community plan. I didn't have certain recall although did express my surprise. On review of the BG Plan it is clear the proposed development is not in compliance. Most alarming is the disregard of the intent of 12.2.5. which states

In order to avoid the concentration of single room occupancy (SRO) housing in one part of the city, and to support the continued role of Gorge Road for tourism the further conversion of existing hotel and motel buildings to SRO housing are not supported west of Cecelia Ravine.

It could be argued that the proposed development is not conversion but in fact addition. Regardless, the intent is very clear. Frankly, I find it offensive that the proposal was presented to me without acknowledging that the density was a big ask and that further concentration of SRO, was intended, although the plan states 'avoid concentration'

Coupling this rose coloured glasses presentation with the fact that the current facility has been a constant source of nuisance and frustration we are completely without confidence that the developer understands their obligation and responsibility to the community. Based on the community plan and management of the current facility at 210 Gorge Rd E we would find it completely inappropriate to consider for approval, not just this proposal, but any that included even 1 more SRO unit than currently exists.

On another unrelated note, I would like to congratulate you on your work to complete the Pandora bike lanes. I have heard the complaints from drivers, pedestrians and even cyclists, but please, feel that you have made a substantial improvement. So many individuals consider things a total failure if that don't turn out perfect for everyone. Don't let this slow or deter you. Big changes are hard to get perfect, but I'll take 98% improvement any day. Best wishes for your next projects.

Sincerely,

Karl Ullrich



Karl Ullrich

Owner / Operator

karl@oakbaybikes.com

1990 Oak Bay Ave | Victoria, BC, V8R 1E2

Phone: 250-598-4111 | www.oakbaybikes.com

Katie Lauriston

From: obb.karl@gmail.com on behalf of Karl @ Oak Bay Bicycles <karl@oakbaybikes.com>
Sent: Wednesday, September 27, 2017 11:25 AM
To: Community Planning email inquiries
Subject: Proposed Development at Cedar Groove 210 Gorge Rd E

To Whom it may concern,

I represent the owners of 136 Gorge Rd East, the Robin Hood Motel.

The Burnside Gorge Neighbourhood plan is the foundation of our expectations for the development of the area. We find this plan to be thorough and complete. I would expect developers to refer to this plan as a strong guide to what may be appropriate when it comes to development proposals.

I went to the community meeting to hear the proposal at 7 pm in accordance with the letter we received, Unfortunately I could not stay until after 9 when the proposal was actually tabled, but did get a chance to meet with the architect and Alan Rycroft, a representative of Cool Aid. During this encounter I was told in clear terms that the proposed 6 stories and 2.0 FSR were in keeping with the community plan. I didn't have certain recall although did express my surprise. On review of the BG Plan it is clear the proposed development is not in compliance. Most alarming is the disregard of the intent of 12.2.5. which states

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Sincerely,

Karl Ullrich



October 2, 2017

City of Victoria
Mayor and Council
1 Centennial Square
Victoria, BC, V8W 1P6

By email to: mayorandcouncil@victoria.ca

Re: Development Proposal / Rezoning Application of the Victoria Cool Aid Society, 210 Gorge Road East

Mayor Lisa Helps and Council,

I vehemently oppose the development proposal that has been put forward regarding the above-noted property. My concerns are numerous and they are real.

- 1) The proposed height and number of stories of the building does not conform with anything within blocks. I don't think there is anything along the entire Gorge Road that has as many stories.
- 2) The building will cause shadowing on the condo development in which I reside.
- 3) The site coverage allows for little green space or visitor parking.
- 4) The number of units for the square footage of the site is exceedingly high.
- 5) The size and proximity of the proposed building with respect to our strata raises concern over fire safety.
- 6) **Parking is a major concern:** I understand that far less than one parking spot per unit has been proposed. In our strata of 84 units we have 100 parking stalls and that is not enough to accommodate the vehicles owned by all the residents. Street parking in the surrounding area is at a premium as it is now and allowing for less than one parking stall per unit is absurd. When I attended a recent public open house and raised this concern I was given the response that "the people living here are not those who are likely to have a car".
Should the proposal proceed without sufficient parking, is the property going to be managed in such a fashion that parking spots will be allocated on a "first come – first served" basis and any other tenant, potential or existing, who has a vehicle or might become an owner of a vehicle will be denied residency? I think not.
It is absolutely imperative that sufficient parking be provided to meet a minimum standard of at least one stall per unit.
- 7) **Peace and quiet:** All too often we hear the sirens of police or ambulances attending to some kind of incident / issue at Pacifica Housing's Waterfront Apartments at the corner of Gorge and Washington. Typically those sirens are during the night – often late at night and far too often it's night after night. If it's not sirens, we often hear yelling and screaming. Given the nature / intended use of the proposed development, I have great fear that this will become even a greater issue. Enough is enough.
- 8) **Personal safety:** We've found syringes on our strata property, usually along the Washington Avenue site, opposite the Pacifica Housing building. I fear this too will become a greater issue should the proposal proceed.
- 9) **Overloading the area:** Just how many low income /affordable rental housing and supportive housing sites are going to be permitted in this area? We have Pacifica immediately to the east side of us, and this proposal is for immediately to the west side; there is affordable housing just two blocks west at Gorge and Balfour (formerly the Travelers Inn); co-op housing just north of the proposed development; co-op housing at Harriet and Obed (although that is in Saanich), another two blocks west; and, I believe, affordable housing going into the former Tally-Ho and Ingram Hotel on Douglas Street, just blocks away. Enough is enough.

- 10) Taxes and such: Is this site going to pay its proportionate share of the costs for the new bridge and sewage treatment plant? I'd prefer to see something on the site that will share in the costs on an equitable basis.
- 11) What will this development do to the value of my property? I can't imagine that this proposed development will enhance the value of our property. Please respect that my home is a major investment and a big part of my assets. It may not be a castle, but my home is my castle.

I've owned this condo for 23 years and have paid my taxes without complaint. Until now.

I rarely use public transit yet I pay for it. I only drive about 2,000 km a year so I'm not clogging up the road.

I don't have children but have paid taxes for schools.

I can't get a severance of any nature and my taxes are contributing to the millions that the City has incurred from what, in my opinion, is gross mismanagement.

We've had to pay for ridiculous rainbow crosswalks, bike lanes that no one seems to really like or wanted, and for changing the speed limits in certain areas to 40km, where many people are still driving 60 km or more: all complete wastes of money as far as I'm concerned.

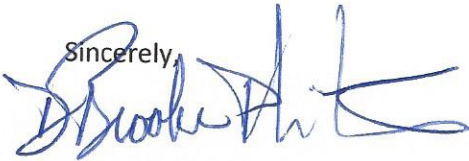
We've got a bridge that is far over budget and has, again in my opinion, been poorly managed since day one, and the same can be said for a sewage treatment plant. The bridge I have little to no use for, I *might* cross it twice year, but I will contribute to the need for sewage treatment a little more often. (Why don't those from outside of Victoria pay for the bridge? They'll be using it far more than the tax payers in the City!)

Tent city was another disaster.

Crystal Pool – that's another thing. Have never used it and never will. Don't want to pay for it. I would appreciate if you could do something about fixing and maintaining the few public tennis courts that the City does have.

As you can tell, I'm really quite fed up with what has happened in this City over the past few years. Maybe you will make one decision that I can be happy with: **DO NOT APPROVE THE PROPOSED DEVELOPMENT that this letter pertains to.**

Sincerely,



D. Brooke Phemister
202 – 3010 Washington Avenue
Victoria, BC, V9A 1P6

Email CC: Burnside Gorge Land Use Committee, Avery Stetski, Chair, lucchair@burnsidegorge.ca

Lacey Maxwell

From: Jeff [REDACTED]
Sent: October 16, 2017 9:21 PM
To: Victoria Mayor and Council
Subject: Fwd: Cedar Grove

Ms. Helps out of office direct me to write to this address. Self-explanatory opinion on the Cedar Grove housing project proposed by Cool Aid.

Please do not approve their rezoning application.

----- Forwarded message -----

From: Jeff [REDACTED]
Date: 16 October 2017 at 21:17
Subject: Fwd: Cedar Grove
To: Rob Flemming <rob.fleming.mla@leg.bc.ca>
Cc: mayor@victoria.ca

Hello Mr. Flemming,

Your email bounced so trying again and I missed Ms. Helps originally. Can you please use your influence here? I don't think this Cedar Grove project is what you had in mind from your days representing Victoria at CRD Housing.

It is my perception that the housing providers are jumping on the pent up demand for funding and are ignoring broader risks to our community should concentration of hardest to house continues in Burnside Gorge. Cool Aid heard loud and clear we felt this was too much for our neighbourhood but that message has not slowed them at all per Ms. Stinson's admission. In the same meeting she also admitted that no neighbourhood impact study had been done. They don't care.

Thank you,

Jeff Nelson

----- Forwarded message -----

From: Jeff [REDACTED]
Date: 16 October 2017 at 20:38
Subject: Fwd: Cedar Grove
To: hhartman@bchousing.org, mmcnaughton@bchousing.org, cculham@crd.bc.ca
Cc: Avery Stetski [REDACTED], "Geoff Young (Councillor)" <gyoung@victoria.ca>, rob.fleming.mla@leg.gov.bc, selina.robinson.MLA@leg.bc.ca, bhceo@bchousing.org, sramsay@bchousing.org

Hello,

Please see the dialogue between myself and Cool Aid. They have helped me clarify their proposal.

I am firmly in the camp that the Cedar Grove redevelopment project is too big (6 stories, 82 units) and too heavily concentrated on supportive housing tenants.

I have read some of the materials on the Regional Housing First Program. I like the mixed-income housing approach as well as the concept that this type of housing should be dispersed geographically.

How do you reconcile Cedar Grove to these principals and policies? 39% is supportive housing which is above the guidelines. The next tiers do not really balance the issue in my mind. Supportive plus micro studio = 75%. Why are you allowing this project to be situated a block away from 47 supportive units at Pacifica Waterview? Both of these projects are poorly kept, disturb us day and night, reflecting badly on the operators. Have you toured them? Inside and out?

Kindly examine this design and consider: 1) Something with 10% supportive, more rents closer to market and 4 stories given the Waterview a block away or; 2) Selling the valuable land and dispersing geographically.

The program is a good one and needed but so far the execution is lacking in my opinion given the projects announced so far (e.g. Tally Ho), poor income diversification within the buildings and poor geographic diversification. We will not build a great city this way.

Thank you,
Jeff Nelson
141 Gorge Rd. E
[REDACTED]

----- Forwarded message -----

From: **Kathy Stinson** <kstinson@coolaid.org>

Date: 16 October 2017 at 18:03

Subject: RE: Cedar Grove

To: [REDACTED]

Cc: "Avery Stetski" [REDACTED] Alan Rycroft <arycroft@coolaid.org>

Jeff,

Some of the information you are asking for can be provided and some cannot. For instance, any reports prepared for us by City Spaces are confidential.

Please know that I did take the concerns raised at the CALUC meeting to our board. The board and management of Cool Aid remain committed to the redevelopment of Cedar Grove in order to better serve our existing tenants and to support additional residents on a site well suited for greater density. Cool Aid's board of directors are listed on our website. They can be contacted through society@CoolAid.org

Representatives from BC Housing and CRD are as follows:

Heidi Hartman (operations)

Regional Director, Vancouver Island Region

[250-978-2923](tel:250-978-2923)

hhartman@bchousing.org

Malcolm McNaughton (capital)

Director Regional Development – Vancouver Island

[778.452.2744](tel:778.452.2744)

mmcnaughton@bchousing.org

Christine Culham

Senior Manager, Regional Housing

Capital Regional District

[250.360.3371](tel:250.360.3371)

cculham@crd.bc.ca

Kelly Reid

Director, Operations, Mental Health & Substance Use

Island Health

[\(250\) 370-8396](tel:(250)370-8396)

Kelly.Reid@viha.ca

Background Info on the redevelopment of Cedar Grove:

- Cool Aid owns [210 Gorge Road](#) which needs to be redeveloped to better meet the needs of its existing tenants; the current building is not worth saving
- The redevelopment of Cedar Gove has been a priority for Cool Aid since 2012 when it was first included in the Greater Victoria Coalition to End Homelessness Priority Project List
- Greater Victoria is experiencing a homelessness and housing affordability crisis
- The Regional Housing First Program has \$60 million available to build supportive housing
- The City of Victoria and the CRD have funds available to assist in creating affordable housing

210 Gorge Road East Redevelopment Capital Budget Estimate

Victoria Cool Aid Society

Capital Costs

Construction/	9,300,00
Demo Costs	150,00
Site Prep /Development	425,00
Soft Costs	1,600,00
Contingency	600,00
Total Capital Costs	12,075,00

Land Value 1,500,00

Total Capital Cost Land In 13,575,00

Equity Contributions

Cool Aid Land and Cash	2,130,00
Anonymous private gift	450,00
CMHC	40,00
CRD Housing Trust Fund	600,00
City of Victoria Housing Trust Fund	600,00
CRD/ BC Housing RHFP Contribution	5,070,00
Mortgage	4,685,00
	13,575,00

April 1, 20-- - March 31, 20--

	TOTAL BUDGET	Building Costs	Support Services
REVENUES			
Total Government Funding	0	0	407,700
Total Rents Funding	583,317	583,317	0
Total Revenue	991,017	583,317	407,700
EXPENSES			
Total Wages	328,967	59,900	269,067
Total Benefits	89,225	15,574	73,651
Total Professional Services Expense	1,500	500	1,000
Total Food Expense	6,000	0	6,000
Total R&M Expense	43,600	43,600	0
Total Building Contract Expense	59,500	59,200	300
Total Supplies Expense	10,900	6,900	4,000
Total Equipment Expense	3,800	2,000	1,800
Total Utilities Expense	74,000	69,200	4,800
Total Insur,Licence,PTax Expense	10,000	7,000	3,000
Total Program Development Expense	1,800	0	1,800
Total Staff Training,Dev and Travel Expense	6,150	1,950	4,200
Total Client Travel/Training Expense	1,230	0	1,230
Total Financing Costs	163,975	163,975	
Total Operating Expenses	800,647	429,799	370,848
Total Amortization	67,555	67,555	0
Total Central Admin. Cost recovery from pgrms	57,113	20,872	36,241
RESERVE CONTRIBUTION	59,040	59,040	
Total Expenses	984,355	577,266	407,089
Surplus / (Deficit)	6,662	6,051	611

Rents and Income Levels

Regarding your statement: "Qualification requirements for tenants including income levels. I am trying to understand what stratus of income will exist if this project goes through. I am learning it is wise to have a range of housing subsidy needs from high to low and a fairly small percentage (say 10%) for hardest to house (supportive housing)."

Supportive housing is not just for the 'hardest to house'. Within supportive housing individual have a range of support needs from low to high. In most of our buildings no more than one third of the individuals would be considered high needs. Within the existing Cedar Grove population about 50% would be considered high needs. After redevelopment,

with the addition of 11 more supportive units the ratio (of the 32 units) will be consistent with our other buildings like Swift House or Pandora and Mike Gidora Apartments.

Unit type	Proposed Rent	Income Level (approx.)
30 x Studio	\$650	\$26,000
10 x One bedroom	\$775	\$31,000
10 x Two bedroom	\$1,010	\$40,400
32 supportive units @ shelter allowance rate	\$375	Income Assistance / Disability

Service Delivery Strategy

Cool Aid has been the CRD's largest provider of supportive housing (outside of Island Health) since 1990, and is well versed in how to support vulnerable tenants. Cool Aid as an organization believes that access to housing is a basic human right. It is part of Cool Aid's mission to help vulnerable people exercise that basic human right. As a supportive housing provider Cool Aid is committed to helping our residents understand and meet their related responsibilities, as tenants and as neighbours.

All tenants will have access to support 24/7 from on-site housing support workers. That said, it is not expected that affordable housing tenants will require much support beyond what a market landlord would provide.

Cool Aid's housing practice embraces the principles of harm reduction, and employs a psycho-social rehabilitation approach to personal growth that focuses on building working relationships and trust with tenants. When tenants are ready, they are supported to take initiative in dealing with the more difficult issues in their lives, such as addictions and mental health.

The Cool Aid housing program provides a full spectrum of services, including tenant supports such as life skills, volunteer opportunities, regular tenant meetings, organized outings and internal social gatherings.

Support services are geared to each tenant based on an integrated, strength-based assessment of each person's capabilities and goals and may include: in-house counselling, medication monitoring, crisis intervention and conflict

resolution. Around-the-clock, on-site staffing will aid in monitoring care plan compliance, nutritional and hygiene issues, and provide opportunities for tenant feedback.

Cool Aid will facilitate relationship building and community development by providing opportunities for community contributions, socialization, recreation, meetings, gatherings and focus groups. Most of these activities will take place within common areas of the building, tenant garden and grounds.

The locations of the common areas and staff office have a direct effect on service delivery. The staff office will be located adjacent to the main entrance, and co-located with the other areas on the main floor within close proximity and visibility of each other. Doing so will ensure effective monitoring of the building, a sense of security among tenants, increased interaction between tenants and staff, high participation rate among tenants, and efficient use of staffing resources.

Cool Aid has the capacity, through its integrated services and facilities, to provide additional support services in the form of health care, mental health and addiction counselling, dental services, peer-based mentorship, assistance in finding employment, and a wide range of recreational, educational and supportive activities. (REES Support Services, Downtown Community Centre, Access Health Centre)

A key part of our social programming also includes a provision for some residents to carry out regular, specific janitorial and gardening duties as appropriate to their skills, abilities and interests, through an honorarium program under the supervision of a housing support worker. This program assists tenants in building their skills and self-esteem and contributes to the creation of a sense of community and pride within and around the building.

Building Design

We are currently preparing our application for rezoning which will include specifics about the building design including drawings and floor plans. That will become public information and I will forward you a copy once it is completed.

Jeff, I hope the information provided above will help alleviate your anxiety. Kind regards, Kathy .

Kathy Stinson CPA, CMA, CIHCM

Chief Executive Officer



Victoria Cool Aid Society

[\(250\) 414-4792](tel:2504144792)

101-749 Pandora Avenue

Victoria, BC V8W 1N9

www.CoolAid.org

Together we will end homelessness.

Victoria Cool Aid Society acknowledges the Lekwungen and WSÁNEĆ peoples of the Songhees and Esquimalt Nations, on whose traditional territories we build homes, lives, and community. HÍSWĪKE.

From: Jeff [mailto: [REDACTED]]
Sent: Saturday, October 14, 2017 4:57 PM
To: Kathy Stinson
Cc: Avery Stetski; Alan Rycroft
Subject: Fwd: Cedar Grove

Hi Kathy,

Is there someone else available to provide this information? Alan was great in offering to help me through my concerns but is now too busy and I have not received any response to any of the questions. This is personally causing me a lot of anxiety and answers will help me with that. I want to approach this objectively.

Also, at the Burnside Gorge LUC meeting, you indicated you would take our message to the board.

I am wondering if this was done and given the strong opposition, if it has caused any change in plans? What was the board's reaction?

Thanks, Jeff

[REDACTED]

----- Forwarded message -----

From: Jeff [REDACTED]
Date: 24 September 2017 at 22:19
Subject: Cedar Grove
To: arycroft@coolaid.org

Hi Alan,

A few things if you don't mind:

- Can you send me the business plan for the redevelopment? I assume it would include:
 - Capital budget and all sources of funding

- The operating budget including sources of funding/revenue and operating expenses including staffing.
 - Details of the building design and its amenities. I know this was presented at the meeting but it was a lot to absorb and remember.
 - Qualification requirements for tenants including income levels. I am trying to understand what strataums of income will exist if this project goes through. I am learning it is wise to have a range of housing subsidy needs from high to low and a fairly small percentage (say 10%) for hardest to house (supportive housing).
- Any reports prepared by City Spaces Consultants with respect to this project or the Tally Ho.
 - Contact info for the person(s) at BC Housing, CRD and VIHA you are working with on this project.
 - Email addresses for the board members.

Here are some pictures of the situation I described (garbage TVs, etc, broken safety railing, coffee tin ashtray). There is a lot of garbage period on the site. Unit 140 is the one I thought might be a flop house. Does Cool Aid ever inspect inside the units they rent? In my experience, most landlords do an interior inspection at least annually. It was rather upsetting today to see a young girl (about 6 I'd guess) going into one of the units there. Do children live there?

Thanks Alan, look forward to touring a site soon, including Cedar Grove if it makes sense.

Jeff Nelson



November 30, 2017

Mayor & Council
#1 Centennial Square, Victoria, BC

Dear Mayor and Council:

Burnside Gorge CALUC response to Rezoning Application for 210 Gorge Road East

The Burnside Gorge Land Use Committee (BGLUC) has reviewed the revised plans for this development application dated October 18, 2017.

The revised proposal is for a 6 storey building on a corner lot on Gorge Road East with a minimal portion of the portion fronting Gorge Road dropping to 4 storeys. The developer states that this change was in response to comments in a meeting with the BGLUC. The comments at the BGLUC were that the building exceeded the 4 storey height zoning restriction on the whole lot called for in the new Local Area Plan and the proposed building should be limited to 4 storeys overall.

In addition in the Local Area Plan designates Gorge Road as a priority "All Ages and Abilities network" corridor and as such would seek easements on property along Gorge Road prior to redevelopment of any properties. This proposal does not allow for any practical easement without resulting in the loss of required landscaping and

The BGLUC is satisfied with the revision which addressed the concerns of privacy between the adjacent residential building and the windows of this proposal.

In the view of the BGLUC this proposal in its current form does not meet the land use policy criteria required for the site and would negatively affect the surrounding community. We therefore cannot support this application as it now stands.

Respectfully,

Avery Stetski

Avery Stetski
Land Use Committee Chair Burnside Gorge Community Association

cc: Sustainable Planning and Community Development Department

Lacey Maxwell

From: [REDACTED] on behalf of Karl @ Oak Bay Bicycles <karl@oakbaybikes.com>
Sent: January 8, 2018 12:40 PM
To: Victoria Mayor and Council
Subject: Re: Proposed Development at Cedar Groove 210 Gorge Rd E

Dear Mayor and Council,

I submitted this last September and was informed it was too early in the process. My understanding is that the process has moved to the point where our concerns can now be heard.

I'll leave it to my original comments, however, should add that there is a high degree of cynicism in the community. There is a feeling that the area has been sacrificed and to impact any other neighbourhood would only add to your challenges.

A significant amount of planning for this neighbourhood has been done and in no way is this proposal in compliance. Should you have the time to respond, I would appreciate you being specific about how you feel this either meets or fails to meet the community plan's intentions.

Sincerely,

Karl

On Mon, Sep 25, 2017 at 3:04 PM, Karl @ Oak Bay Bicycles <karl@oakbaybikes.com> wrote:
Dear Mayor and Council Members,

I represent the owners of 136 Gorge Rd East, the Robin Hood Motel.

Although not the reason for this letter, we thank you for your recent steps to bring order to the rapidly evolving informal short term accommodation market.

The Burnside Gorge Neighbourhood plan is the foundation of our expectations for the development of the area. We find this plan to be thorough and complete. I would expect developers to refer to this plan as a strong guide to what may be appropriate when it comes to development proposals.

I went to the community meeting to hear the proposal at 7 pm in accordance with the letter we received, Unfortunately I could not stay until after 9 when the proposal was actually tabled, but did get a chance to meet with the architect and Alan Rycroft, a representative of Cool Aid. During this encounter I was told in clear terms that the proposed 6 stories and 2.0 FSR were in keeping with the community plan. I didn't have certain recall although did express my surprise. On review of the BG Plan it is clear the proposed development is not in compliance. Most alarming is the disregard of the intent of 12.2.5. which states

In order to avoid the concentration of single room occupancy (SRO) housing in one part of the city, and to support the continued role of Gorge Road for tourism the further conversion of existing hotel and motel buildings to SRO housing are not supported west of Cecelia Ravine.

It could be argued that the proposed development is not conversion but in fact addition. Regardless, the intent is very clear. Frankly, I find it offensive that the proposal was presented to me without acknowledging

that the density was a big ask and that further concentration of SRO, was intended, although the plan states 'avoid concentration'

Coupling this rose coloured glasses presentation with the fact that the current facility has been a constant source of nuisance and frustration we are completely without confidence that the developer understands their obligation and responsibility to the community. Based on the community plan and management of the current facility at 210 Gorge Rd E we would find it completely inappropriate to consider for approval, not just this proposal, but any that included even 1 more SRO unit than currently exists.

On another unrelated note, I would like to congratulate you on your work to complete the Pandora bike lanes. I have heard the complaints from drivers, pedestrians and even cyclists, but please, feel that you have made a substantial improvement. So many individuals consider things a total failure if that don't turn out perfect for everyone. Don't let this slow or deter you. Big changes are hard to get perfect, but I'll take 98% improvement any day. Best wishes for your next projects.

Sincerely,

Karl Ullrich

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Karl Ullrich

Owner / Operator

karl@oakbaybikes.com

1990 Oak Bay Ave | Victoria, BC, V8R 1E2

Phone: 250-598-4111 | www.oakbaybikes.com

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Karl Ullrich

Owner / Operator

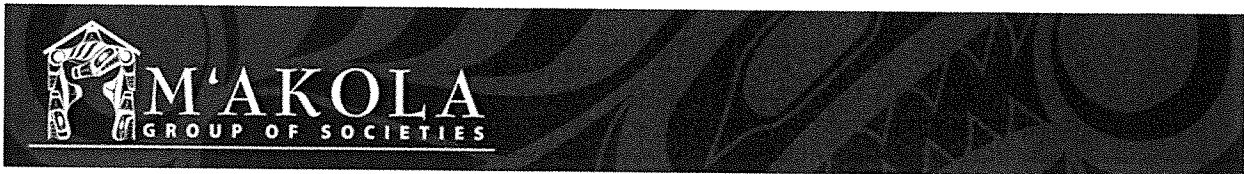
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Virus-free. www.avg.com



Administration & Development
104 – 550 Goldstream Avenue, Victoria BC | Ph 250-590-0204 | info@makola.bc.ca

June 6, 2018

Mayor Helps and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Rezoning application

Dear Mayor Helps and Council,

M'akola Housing Society is the owner and operator of the family site housing located at 3028 Carroll Street in Victoria. As a longstanding neighbour to the Cedar Grove site, we are writing this letter to support Cool Aid's rezoning application and proposal to develop 82 units of affordable rental and supportive housing in our community. Cool Aid and their project team have designed a thoughtful and aesthetically pleasing building which will be a welcome addition to the surrounding area.

We appreciate the efforts that have been made with landscaping and the extensive garden beds they have included; this new building will be a real asset for the community. The additional 61 units of affordable rental housing are much needed in our community.

If you have any questions or concerns regarding this letter please contact me directly at 250-580-9488.

Sincerely,

Jennifer Fox Helmy
Chief Operating Officer

cc Deanna Bhandar, Director of Real Estate, Victoria Cool Aid Society
Kevin Albers, Chief Executive Officer, M'akola Housing Society