

Christine Havelka

Subject: FW: NPNA and DRA letter and supporting addendum re Crystal Pool Siting

From: "allisonashcroft">

To: "Victoria Mayor and Council" <mayorandcouncil@victoria.ca>

Cc: "Colleen Mycroft" <cmycroft@victoria.ca>, "'board'" <board@npna.ca>, "Paul Gallagher VCAN rep DRA" <president@victoriadra.ca>

Subject: NPNA and DRA letter and supporting addendum re Crystal Pool Siting

Mayor and Council,

Please find attached a letter from the North Park Neighbourhood Association and Downtown Residents Association containing our analysis, rationale, and recommendation regarding the preferred site for the new Crystal Pool. An addendum with more detailed rationale and maps to accompany this letter is also attached.

We request that this letter and its addendum be added to the Committee of the Whole agenda for November 15th alongside staff's report. The report from the Director of Parks, Recreation and Facilities provides an interim update Council on the progress of their work towards delivering on a direction from Council contained within a motion approved unanimously at the Oct4th, 2018 Committee of the Whole meeting. The details of this approved motion are contained below for the benefit of new council members.

Colleen - Please reply with confirmation that this letter and addendum will be included in the agenda package which will become a matter of public record this afternoon.

Regards,

Allison Ashcroft

(NPNA board member sending on behalf of NPNA and DRA).



November 7, 2018

To: Mayor and Council

Issue: Crystal Pool Redevelopment Project – Optimal Site and Project Scope

Further to the Council Resolution of October 4, 2018 directing staff to conduct cost benefit analyses of the proposed site and three alternative sites for the Crystal Pool Redevelopment Project, the Downtown Residents Association and North Park Neighbourhood Association wish to state unequivocally that our preferred site is 1952 Quadra Street – aka the Memorial Arena parking lot and Victoria Curling Club.

The 1952 Quadra Street (“Arena”) site is of comparable size to the current and proposed Crystal Pool sites (as well as to the Royal Athletic Park parking lot site). The Arena site would allow for the facility to be retained along a major arterial and bus route and nearby cycling network, and would avoid interruption of pool use while eliminating the proposed disruption to park users during multi-year construction. Disruption to curling club users could be mitigated by reactivating one of the two recently decommissioned regional rinks during construction, a solution offered by curling club management who are eager to explore a viable, long term solution for retaining curling amenities in Victoria.

Utilities are the second highest operating cost for the Crystal Pool facility after staff wages; the Crystal Pool is the most energy-intensive facility of all city facilities and accounts for approximately 20% of the carbon footprint from all municipal operations. The Arena site makes the most financial sense, as it allows for on-site heat recovery and renewable energy generation from both the pool and ice rinks of the arena and curling club (and possibly nearby Island Farms and the Hudson properties), which will provide the greatest long-term energy savings and greenhouse gas reductions.

The Arena site would also allow for more and much-needed community services and facilities, including housing, childcare, underground parking, and seniors and welcome centres. The sale or provision of air rights to a local non-profit housing society, such as the Greater Victoria Housing Society, in the form of a 60-year lease would also attract funding and financing from BC Housing. Further capital and operating cost savings are achievable through consolidation and partnership with the Victoria Curling Club, Silver Threads, the Intercultural Association, and/or the YW/YMCA. All of these potential partners are supportive of this expanded scope and integrated concept for the Arena site.

The Official Community Plan identifies Harris Green and North Park as park deficient, and proposes parkland be acquired in these two neighbourhoods. Moving the new Crystal Pool to the Arena site provides the city with the only plausible opportunity for ‘park acquisition’ in North Park by reinstating all of Central Park to greenspace, including retention and preservation of the trees at risk of removal by the site and design currently proposed. Moreover, relocation of the pool to the Arena site would eliminate one of the many unsightly parking lots in this area while providing replacement parking under the new multipurpose facility.

Finally, we appreciate how critical it is that the City be successful in obtaining financial support from the federal and provincial governments through the *Investing in Canada Plan*’s Community, Culture and Recreation funding stream (“CCR funding”). However, when combined with the \$17M already earmarked for this project, and assuming award of the maximum eligible CCR funding, there is still a significant shortfall under the proposed budget. It is prudent to

measure the cost of these recreation amenities, to evaluate the different site options and partnership opportunities, and to assess the implication of these amenities and options on capital costs, long term operating costs, and opportunity costs. This valuation must also factor in the one-time opportunity to 'acquire' park for the fast growing neighbourhoods of Downtown and North Park which are already deemed park-deficient on a per capita basis, and for Hillside Quadra which is losing significant green space as a result of the CRD Housing project, Summit at Quadra Village. In completing this evaluation, Council can be confident that this significant investment of public dollars will deliver the highest value facility and amenities on the optimal site, and will maximize the amount of green space available in perpetuity in these densifying neighbourhoods.

We understand that applications for this senior government funding are not required to have shovel-ready projects, but they do require that a site be identified and that other sources of funding be secured at the time of application. We hope that with a redirection of staff efforts and a commitment to effective collaboration with community and partners, that this cost benefit analysis and site selection could be completed in time to meet the funding application deadline of January 23, 2019.

We do not want to miss out on receiving federal and provincial government funding, but the CCR funding is a 10-year funding program with January 23, 2019 only being the first intake of many. We believe the confidence earned from performing this cost benefit analysis, along with the additional community amenities and long-term operating cost savings afforded by the Arena site will only strengthen the City's appeal for funding. This will be important if the city is to be competitive in its application for CCR funding. In order to secure additional sources of funding for the project shortfall, this level of analysis and evaluation will also be necessary.

We request that you reinforce the direction Council provided to staff of October 4, 2018 and ask that the project team prioritize their work accordingly. We ask that our preferred site and expanded project scope contained within this letter be incorporated into City staff's analysis. Finally, we ask that this letter be added to the public record for the Committee of the Whole meeting of November 15, 2018 for consideration alongside staff's report on this topic.

Please see addendum:

As an addendum to this letter we provide supporting maps which we believe reinforce visually and statistically the rationale for why Central Park should be returned to greenspace and the Arena site maximized for optimal community benefit.

With thanks,



Jenny Farkas, President
North Park Neighbourhood Association



Paul Gandall, President
Downtown Residents Association

cc: Thomas Soulliere, Colleen Mycroft, Ministry of Municipal Affairs and Housing, BC Housing, CRD Housing, Greater Victoria Housing Society, Pacifica Housing, Intercultural Association, Silver Threads, Victoria Curling Club, YM/YWCA Victoria.

ADDENDUM TO LETTER FROM NORTH PARK NEIGHBOURHOOD ASSOCIATION AND DOWNTOWN RESIDENTS ASSOCIATION IN SUPPORT OF REDEVELOPING CRYSTAL POOL ON THE ARENA SITE ANND REINSTATING CENTRAL PARK TO GREEN SPACE

Four Site Options for Crystal Pool Redevelopment

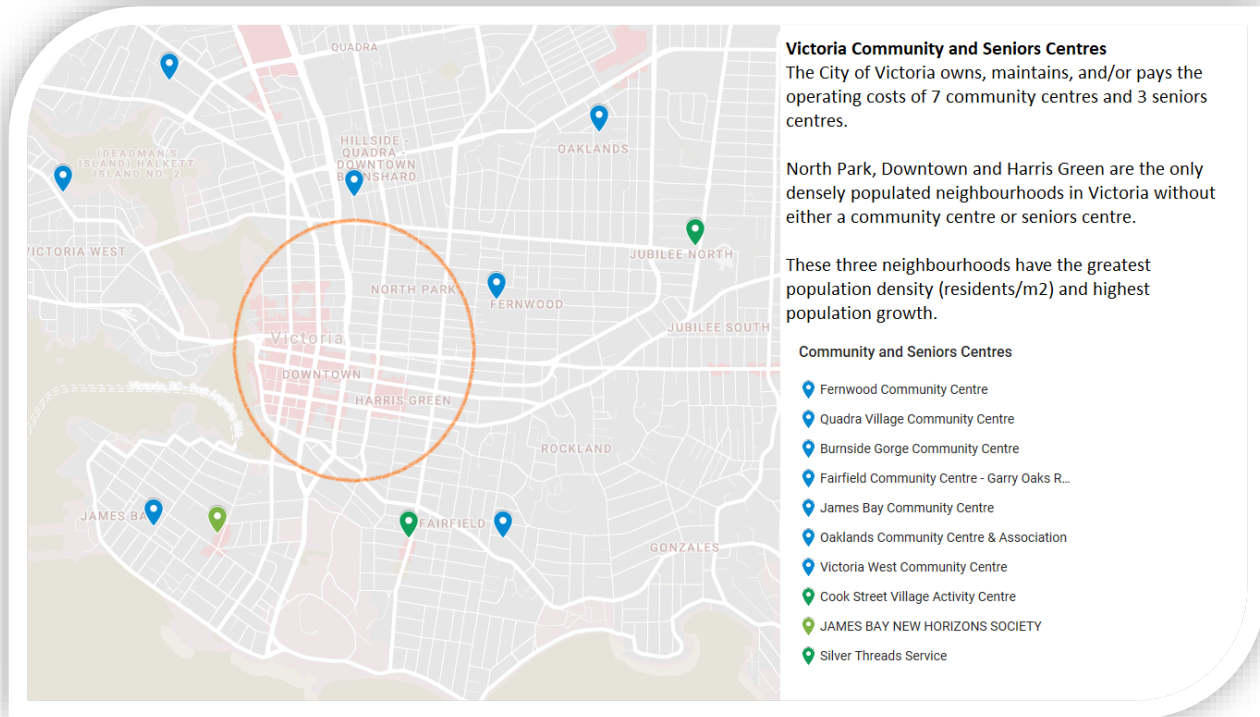


The three potential new sites for the Crystal Pool redevelopment are of comparable size. The footprint of the existing pool with parking appears to be larger than the currently proposed site based on the current treelines that staff have indicated will be preserved.

The City owns all of the four sites under analysis. All sites have current uses that will be disrupted during construction. NPNA has prepared an evaluation of all four sites and has concluded that the Arena parking lot site is the preferred site for the new Crystal Pool Recreation and Wellness Centre. The rationale for this site preference is outlined in the NPNA's letter to Mayor and Council.

The parcel of land upon which the Save-On Arena and parking lot, police department, and Victoria Curling Club reside is assessed at \$96M. The entire lot is exempt of property taxes. More community benefit needs to come from this prime downtown site particularly given that that is not contributing by way of generating any property tax revenue. See Victoria Property Report generated from VicMap on the final two pages to this addendum.

Community Centres and Community Building Resources

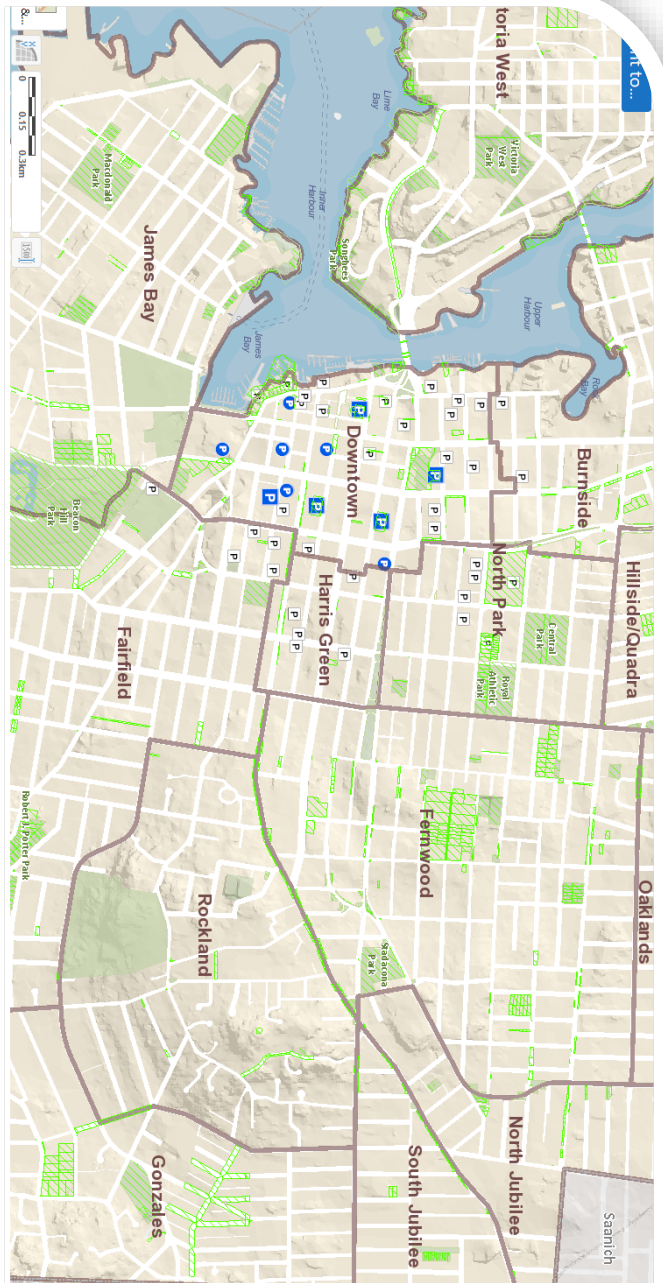
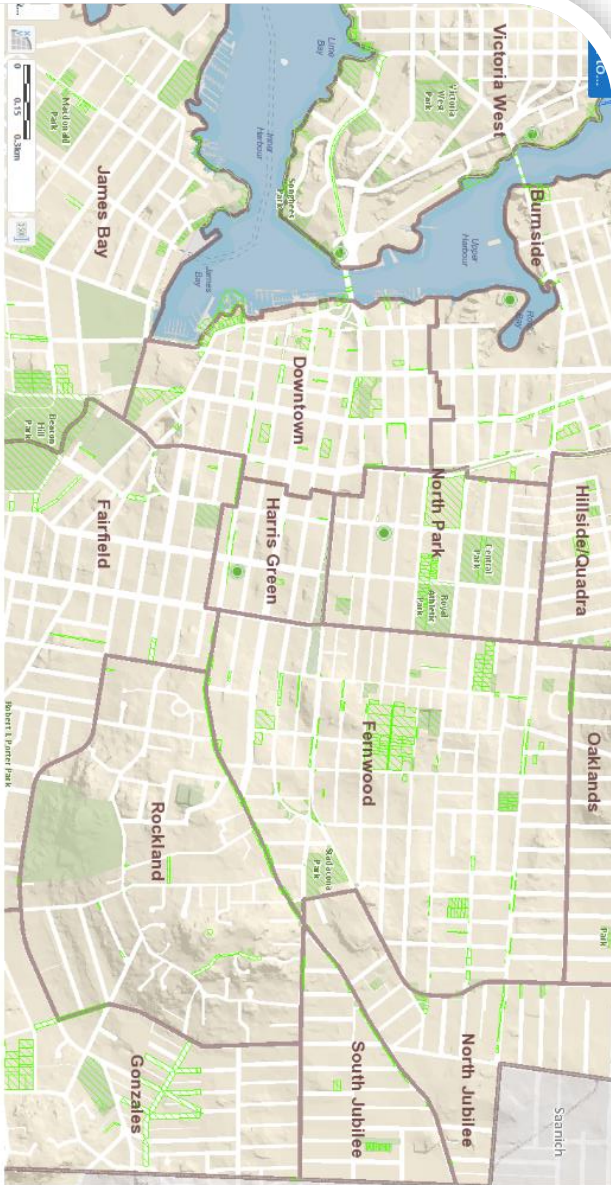


North Park, Downtown and Harris Green are the only densely populated neighbourhoods in Victoria without either a community centre or seniors centre. These three neighbourhoods have the greatest population density (residents/m2) and highest population growth. North Park and downtown/Harris Green also have some of the highest rates of rental tenureship, lowest income seniors and single parent household and children living in poverty. These neighbourhoods, along with Hillside Quadra, enjoy being one of the most culturally diverse communities with a high number of new Canadians and urban indigenous residents (based on census numbers re indigenous status, languages spoken at home, country of origin, and immigration).

The City of Victoria currently owns, maintains, and/or pays the operating costs of 7 community centres and 3 seniors centres. The 10 City-supported community and seniors centres provide critical social infrastructure with childcare, community kitchens, and other space and programming for seniors, youth, non-profit orgs and social enterprises. The table below discloses City grants made in 2017 by neighbourhood to community centres and neighbourhood associations. Please note: Other facility costs incurred by the City on behalf of the centre (utilities, building maintenance, and cleaning) may not be reflected in amounts below.

Neighbourhood	Community Centres and Seniors Centre Facilities	City grant in 2017 for Community Centre Facilities	Total City of Victoria 2017 Financial Contributions to Community Services by Neighbourhood	NOTE: There are no community centre or seniors centre supported by City operating budget located in North Park, Downtown, Harris Green, South Jubilee or Rockland. Source: City of Victoria 2017 Annual Report Statistics page82
James Bay	James Bay Community School Centre	\$65,000	\$ 143,000	
	James Bay New Horizons Society	\$78,000		
Fairfield/Gonzales	Fairfield Gonzales Community Centre	\$143,000	\$ 199,000	
	Cook Street Village Activity Centre/New Horizons	56,000		
Hillside/Quadra	Quadra Village Community Centre	\$72,000	\$ 72,000	
Fernwood	Fernwood NRG	\$73,000		
Oaklands	Oaklands Community Centre	\$87,000	\$ 87,000	
North Jubilee	Silver Threads Seniors Services	\$183,000	\$ 183,000	
Burnside Gorge	Burnside Gorge Community Centre	\$113,000	\$ 113,000	
Victoria West	Victoria West Community Centre	\$115,000	\$ 115,000	

Parks and Parking Lots in North Park, Harris Green and Downtown



Victoria Parking Lots
Most every public parking lot and parkade are located in one of North Park, Downtown, or Harris Green

Neighbourhood Boundaries

City Parkade

Private Lots

Private Parkades

Source: VicMap May 12, 20

City Parks and Proposed Parks

North Park, Downtown and Harris Green share one city park, Central Park. (Note: Royal Athletic Park is not accessible for use by the public).

The Official Community Plan, in recognition of the parkland deficiency for these three neighbourhoods, proposes that two parks be placed in North Park and Harris Green. (Note: OCP proposes 6 new parks total).

Green hatchings on this map represent City-owned property. Proposed parks are not situated on city-owned property thus property acquisition would be required to create these new parks.

Central Park provides valuable and scarce parkland for residents living in high-density housing without access to green space. It must be preserved for park purposes, not used for parking.

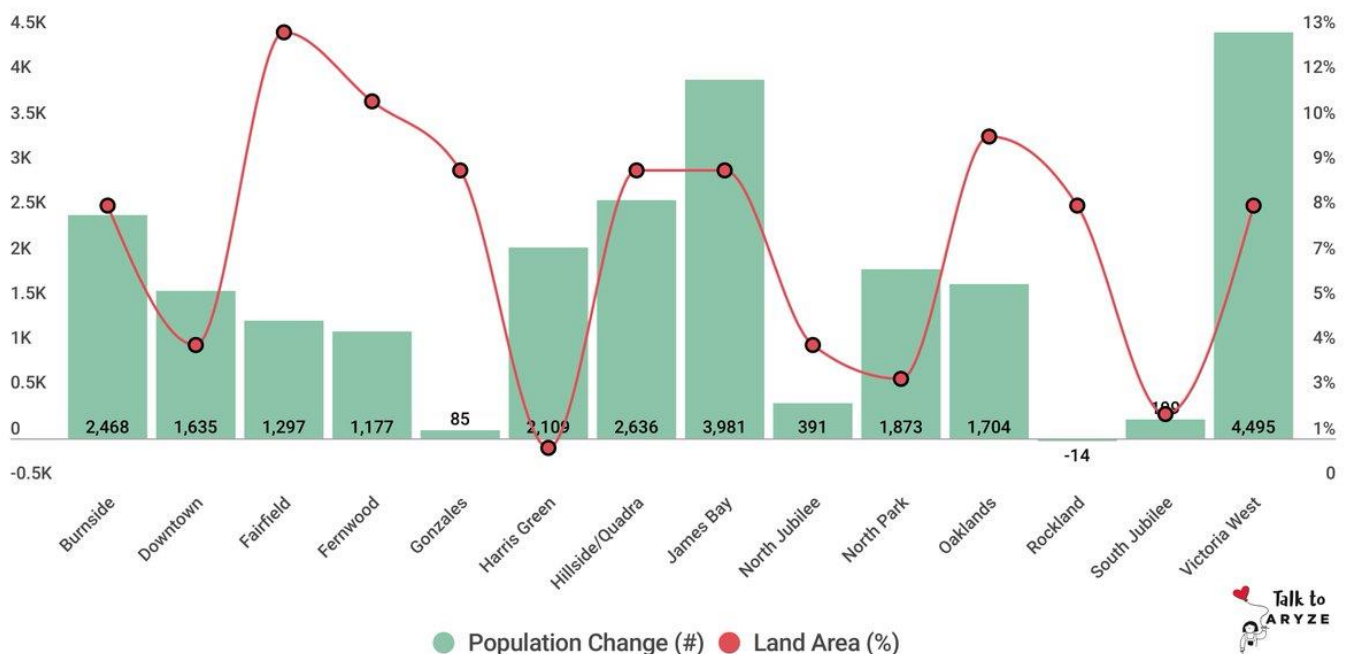
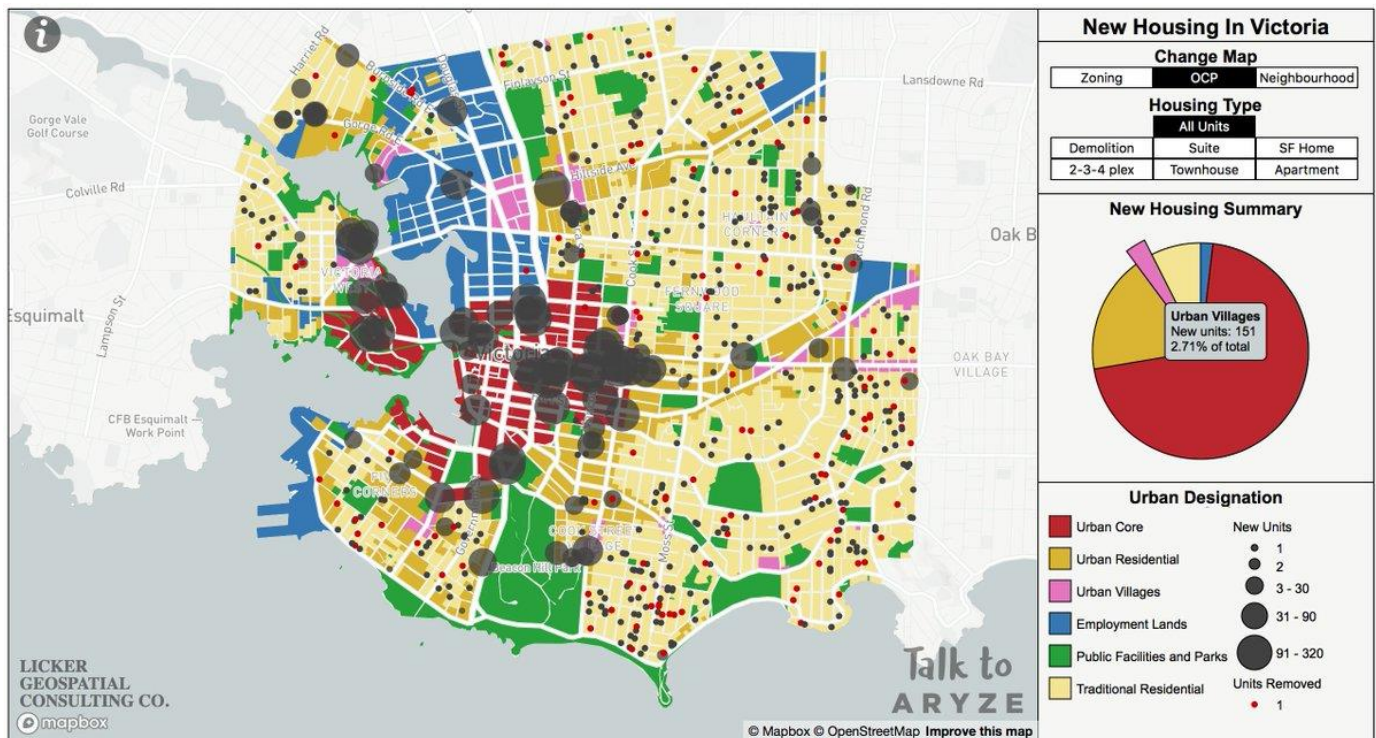
The following maps are courtesy of Talk to Aryze (Aryze Developments) and Licker GeoSpatial:

Urban Densification and Access to Green Space

The following maps demonstrate the high growth and densification that is occurring in downtown, North Park and Harris Green. Increasingly residents are living in high rise apartments without private access to green space.

New Housing Units, Population Change and Land Base by Area/Neighbourhood

- Nearly three quarters of new housing units since 2011 are in the Urban Core designation – the designation pertaining to downtown, Harris Green and the majority of North Park
- These neighbourhood comprised in the urban core designation are growing rapidly, despite having some of the lowest percentages of the city's land area base (second graphic). The Urban Core designated neighbourhoods require more support by way of community centres and access to more greenspace.



Park zoned land per person (m2 per capita)

- The OCP identifies North Park and Harris Green as park deficient (slated for park acquisition) based on having park space within 400m walking distance
- Another way of looking at adequacy of greenspace is to look at it on a per capita basis as the graphic from Aryze has done below.
- Findings:
 - o Harris Green and Downtown have two of the three lowest per capita park metrics at 4.7/m2 and 7.5/m2, respectively. North Park is also one of the lower performing in this category.
 - o Hillside Quadra's park space is skewed at 38.64m2/person because of Topaz Park however Topaz is primarily ball fields that are rented out regionally.
 - o It is worth noting that all neighbourhoods on the north end of town have low amounts of green space per capita and that Central Park is, or could be, the defacto 'neighbourhood' park for residents of Burnside Gorge, Oaklands, Fernwood and the Jubilee neighbourhoods also

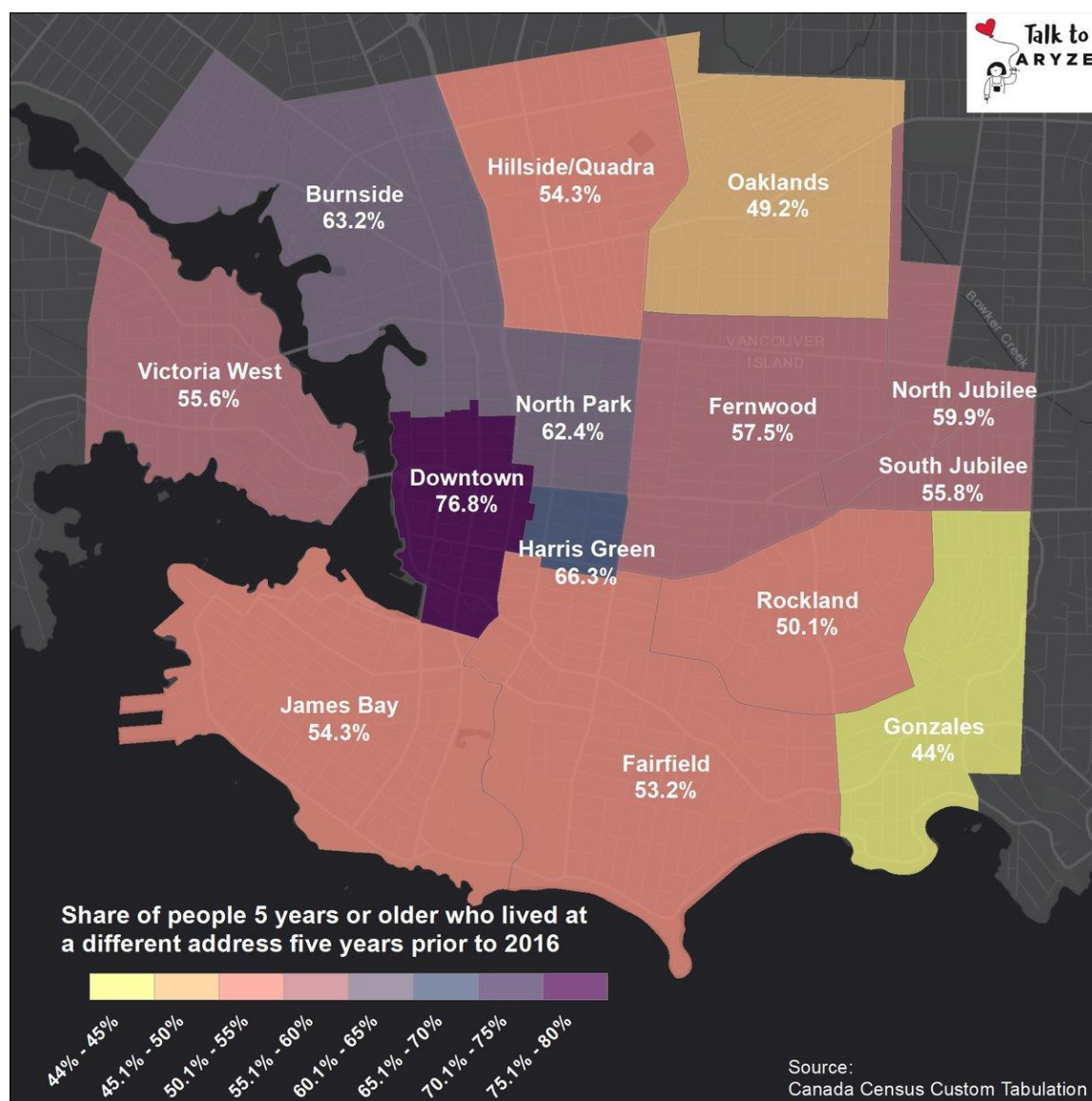
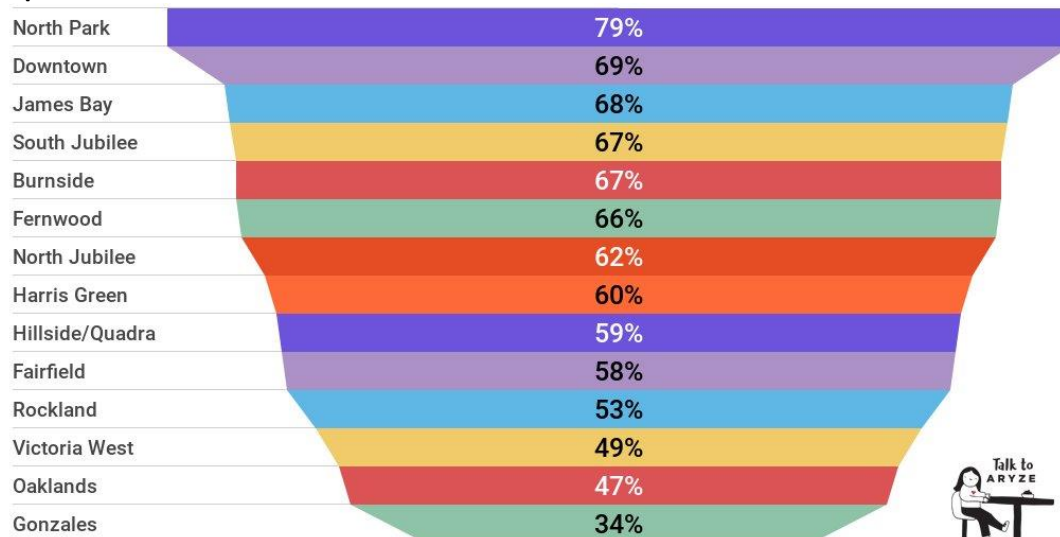
James Bay 62.21	Rockland 44.18	North Park 22.48	Gonzales 22.43
	Hillside/Quadra 38.64	Burnside 15.64	Fernwood 10.29
Fairfield 60.58	Victoria West 30.39	Oaklands 15.01	Downtown 7.50
			South Jubilee 6.33
			Harris Green 4.71
			North Jubilee 3.78

Community Building

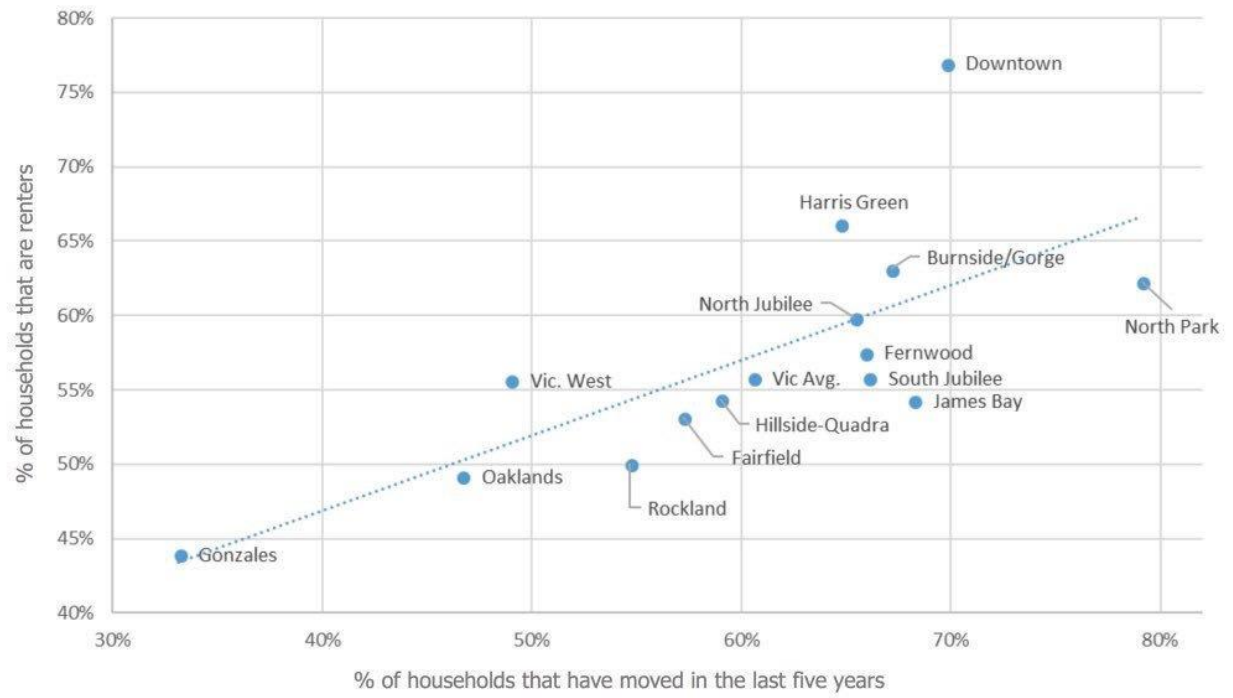
The following maps from Aryze demonstrate the frequency of movement of residents in different neighbourhoods, along with the housing type and tenureship (rent vs. own).

- North Park (79%) and Downtown (69%) have the highest proportion of renters in the city. Burnside Gorge, Hillside Quadra and Fernwood, the neighbourhoods adjacent to Downtown and North Park, are also among the highest proportion of renters
- Downtown (77%), Harris Green (66%) and North Park (62%) have the highest number of residents new to the neighbourhood in the last 5 years, a trend demonstrating the number of new units in these areas, but also perhaps indicative of higher transience due to renter displacement from other neighbourhoods, or relative affordability of these neighbourhoods.
- That the majority of residents in these three neighbourhood are new also demonstrates a need for community building and for growing connections in the neighbourhood. This is particularly important given that the majority of residents are renters in higher rise apartments with fewer natural 'bumping' opportunities for meeting their neighbours and getting 'deep' into the neighbourhood at the ground level.

Proportion of Residents that are Renters



Tenure Versus Migration



Crystal Pool and Central Park Redevelopment

A valuable and unique opportunity that should not be missed

The City of Victoria owns relatively little land, with most of it being park land (see map below).

Other than Beacon Hill Park, which contains land covenants in perpetuity, the most significant publicly-owned sites are clustered in the North Park area. These properties are Crystal Pool/Central Park, Save-On Memorial Arena, and Royal Athletic Park; the latter two having long term commercial operating agreements.

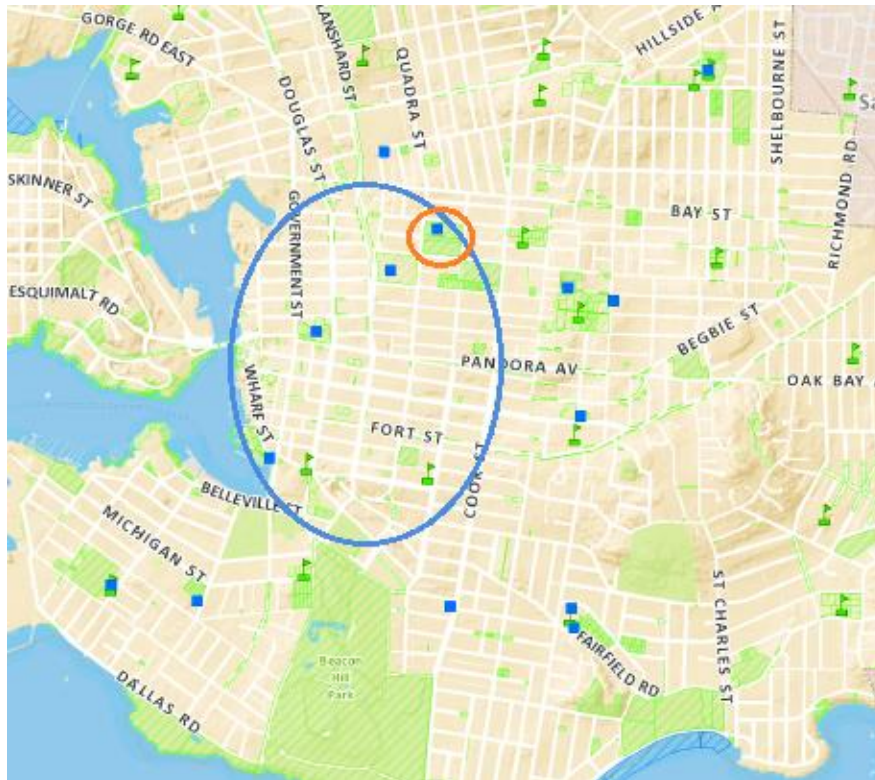


Figure 1 City-owned Parcels (green hatching) and Facilities (blue squares) [Source: Vicmap April 2018]

The Crystal Pool Fitness Centre, is the largest community facility in, and operated by, the City of Victoria. In December 2016, the two options of either refurbishing or replacing the Crystal Pool were considered by City Council. Based on a staff report, (see text box below) the decision was taken, to replace the 50 year old facility, at an estimated budget cost of \$68.4M.

From December 1, 2016 staff report:

<http://www.victoria.ca/assets/Departments/Parks~Rec~Culture/Recreation/Documents/Council%20Report,%20Dec%202016.pdf>

RECOMMENDATION

That Council:

1. Consider selecting one option as outlined in this report and direct staff to develop an implementation plan; a. Retrofit of the existing facility (\$40 million); or b. Renovation and expansion of the existing facility (\$56 million); or c. New facility (\$68.4 million).

The outcome from this decision in late 2016, is the current conceptual design for a beautiful, replacement facility. However, the near direct replacement of the existing facility, excludes potentially more diverse recreation options, and needed complementary community infrastructure.

An alternate planning strategy could be the evaluation of the potential best and highest use for this significantly-sized public property, adjacent to the downtown core. Given the short supply of public land in the Core Area, (the blue outline on the map), simply replacing the existing single use facility (the aquatic centre) falls far short of the civic potential for this valuable public property.

There is a pressing need for government to provide affordable housing and child care, and other critical community services for youth, seniors, families, etc. These community needs require the investment, effort, cooperation and innovation of all levels of government. Moreover, to provide these critical services starts with the need for land upon which to place these facilities.

Comprehensive Development Planning

In the private sector, a prospective property owner/developer evaluates the best and highest use development options that will deliver the greatest yield. For private sector developers, 'yield' generally refers to maximizing the financial return.

For public facilities slated for replacement, a similar evaluation of the entire site is appropriate. In the case of public investment in social infrastructure the desired 'yield' to be maximized are public services, and social infrastructure.

The condition of the Crystal Pool facility has precipitated the current project and investment; however, our community's options are not limited to replacing it with a comparable asset of that built in 1971. Our community's needs have changed and become more complex; our population has and will continue to increase, particularly in the downtown core and adjacent neighbourhoods. The aquatic centre of 1971 represents a suburban model for recreation (ground-oriented, single purpose, surface parking, etc.). The recreation and community centre for the Victoria of today and tomorrow needs to reflect the value of public land in an urban area, and the competing demands on it to serve its residents and businesses.

Although expedient, it is the considered opinion of many, that it would be a missed opportunity to simply build a direct replacement of the Crystal Pool at Central Park. To do so without considering a more urban building typology that may include the vertical integration of critical community services would be seen as wasteful. Such a project puts the remaining land in Central Park, and other parks owned by the City, at risk of future appropriation to accommodate the unabating needs for community infrastructure and services. Affordable housing, childcare, and program facilities for youth, are three priorities identified by City Council through its recent task forces and strategic plan initiatives and resulting reports. Importantly, these priorities are also shared by the current provincial and federal governments with significant and dedicated funding in their 2017/18 budgets.

It is recognized that the Crystal Pool Replacement Project has employed a risk management framework to ensure its budget and timelines are controlled and federal funding opportunities are realized. This risk framework is a direct response to Council and staff's experience and learnings from the Johnson Street Bridge project (see excerpt of Vic News article below). It is commendable that regular updates to Council show this project as being on-time and within budget; however, these positive ends are being accomplishing by limiting the scope of the project and precluding potentially significant public value. In the example of the Johnson Street Bridge project, the window of financial opportunity was a factor in a number of missed opportunities, the most significant of which was the loss of a rail link to downtown. By limiting the Central Park project to a legacy replacement of a spent asset, there is a real and avoidable risk of undervaluing this scarce public resource and coming up short on the long-term delivery of public services in our community.

[Bridging the Gap - Mayor vows to learn from Johnson Street Bridge project](#)

VicNews March 30, 2018

Mayor Lisa Helps voted no on the decision that set the Johnson Street Bridge Replacement Project in motion in 2012. Relatively new on council, she felt the project was being rushed and that proper due diligence was not performed to evaluate the project. Council, she recently told the *Victoria News*, was being urged to make a quick decision. People at the political level and in the City's administration were sounding alarm bells that, should Victoria not move expeditiously with the project, federal funding contributions might be lost.

"As a result, we went forward with a plan that was only 30 per cent designed and where the proposal's risk matrix seriously looked as if it had been cut and pasted from other projects," Helps recalled.



Property Information

Address: 1925 BLANSHARD ST

Unit: N/A

PID: 025-495-178

Folio: 01514004

Legal Information: LOT 1 PLAN VIP74315 VICTORIA OF SUBURBAN LOTS 1, 2 & C .

Planning

Zoning: C-1

Development Permit Area: DPA 3 (HC)

Land Use Contract: N/A

Councillor Liaison: JEREMY LOVEDAY (250) 361-0218

Heritage Status: N/A

Area Planner: LEANNE TAYLOR 250.361.0561

Special Restrictions: N/A

Sign Zone Planning: Refer to map.

Neighbourhood: NORTH PARK

Current Applications

Development Applications: N/A

Assessment & Tax Summary Information

Year	Assessment Type	Land Value	Improvement Value	Total Value	Exempt Amount	Tax Amount
2018	GENERAL	\$34,181,000	\$62,248,000	\$96,429,000	\$96,429,000	\$0
2018	SCHOOL	\$34,181,000	\$62,248,000	\$96,429,000	\$96,429,000	\$0
2017	GENERAL	\$32,500,000	\$62,498,000	\$94,998,000	\$94,998,000	\$0
2017	SCHOOL	\$32,500,000	\$62,498,000	\$94,998,000	\$94,998,000	\$0
2016	GENERAL	\$28,017,000	\$61,969,000	\$89,986,000	\$89,986,000	\$0
2016	SCHOOL	\$28,017,000	\$61,969,000	\$89,986,000	\$89,986,000	\$0
2015	GENERAL	\$26,476,000	\$61,808,000	\$88,284,000	\$88,284,000	\$0
2015	SCHOOL	\$26,476,000	\$61,808,000	\$88,284,000	\$88,284,000	\$0
2014	GENERAL	\$26,476,000	\$59,502,000	\$85,978,000	\$85,978,000	\$0
2014	SCHOOL	\$26,476,000	\$59,502,000	\$85,978,000	\$85,978,000	\$0
2014	GENERAL	\$26,476,000	\$59,502,000	\$85,978,000	\$85,978,000	\$0
2014	SCHOOL	\$26,476,000	\$59,502,000	\$85,978,000	\$85,978,000	\$0

Services

Water Service Size (inches): 6

Water Meter Reader Notes: 47.55M S/NPL OPP SPRINKLER ROOM DOOR

Garbage Collection Zone: [N/A](#)

These data are derived from a variety of sources, historic and current. Accuracy, completeness, correctness, and currency are not guaranteed. Distribution of these data is for information purposes and should not be considered authoritative for construction, geotechnical, engineering, navigational, legal or other site-specific uses. Consulting the map service should not be considered a replacement for on-site inspections and appropriate investigations. Please see the full disclaimer for more details, at http://www.victoria.ca/map_disclaimer.



November 9, 2018

Crystal Pool Redevelopment Project Site Rationale Opportunities/Challenges Matrix

SITE OPTION	OPPORTUNITIES	CHALLENGES
Victoria Curling Club building and parking lot (1952 Quadra)	<ul style="list-style-type: none"> No disruption to existing pool and park users during construction. Minimal disruption to curling club users. Greatest long term cost savings through on-site or district waste heat recovery and renewable energy generation. (Also benefits RG Properties.) Allows Central Park to become 100% greenspace, essentially facilitating a much-needed park acquisition. No trees are cut down in Central Park. Retains facility on Quadra Street – a major vehicle arterial and bus route Replaces single purpose building with multi-use facility. Eliminates one of the many unsightly parking lots in this area while providing replacement parking under the new multipurpose facility. (Also benefits RG Properties.) Expands opportunities for cost- sharing partnerships including BC Housing, YMCA/YWCA, childcare, and ICA. No extra budget required for the "revitalization" of park amenities after the existing pool has been demolished. Again, faster because we don't need to do all the park consultation. Less controversy as well. Less land use issues to navigate than building in a park means the 2010 'shovel in ground' timeline may still be achievable. Leverage more community benefit from a site valued at \$96 million that is tax exempt. (Also involves RG Properties.) 	<ul style="list-style-type: none"> Mitigated disruption to curling club users Haven't started collaboration conversation with RG.

SITE OPTION	OPPORTUNITIES	CHALLENGES
Existing pool location (North West corner of Central Park)	<ul style="list-style-type: none"> Reduced land use issues. Minimal impact on park users, no trees cut. Disrupted users are those that will benefit from the new pool. May be some cost savings? Will please those that think the current building is beautiful. 	<ul style="list-style-type: none"> Interrupted service Longer disruption period Existing building will constrain design choices No additional parking on-site. May make underground parking less feasible.

**Crystal Pool Redevelopment Project Site Rationale
Opportunities/Challenges Matrix (Con't)**

SITE OPTION	OPPORTUNITIES	CHALLENGES
Currently proposed pool location (South West corner of Central Park)	<ul style="list-style-type: none">• Already has momentum• No downtime for pool users• Potential for underground parking	<ul style="list-style-type: none">• More land use issues, longer process.• Requires cutting down trees.• Major disruption for park users, residents.• Requires remediation of park: more decisions, more money.• Puts remediated park in building shadow.• More energy intensive without heat recovery of rink.

SITE OPTION	OPPORTUNITIES	CHALLENGES
Royal Athletic Park parking lot	<ul style="list-style-type: none">• No disruption of pool or park users.• Potential for underground parking.• Already owned/run by city.• No extra budget for the "revitalization" of the park amenities after it has been demolished.• Faster start-up because doesn't trigger park consultation.	<ul style="list-style-type: none">• Traffic issues.• Fewer adjacent parking spots.• More physically imposing in the location.• More energy intensive without heat recovery of rink.

November 8, 2018

To: Mayor and Council, City of Victoria

Re: Crystal Pool and Recreation Centre

Hillside-Quadra is very close to Crystal Pool and as such we believe the outcome of the Crystal Pool and Recreation redevelopment is of critical importance to our residents. Recently, Hillside-Quadra has lost significant green space as a result of the CRHD Housing project, Summit at Quadra Village. This creates significant quality of life challenges in our densifying neighbourhood and magnifies the importance of an improved Central Park with increased green space.

The Board of Directors of the Downtown Blanshard Advisory Committee and Quadra Village Community Centre have discussed the details of the above proposed Crystal Pool and Recreation Centre replacement and the Hillside-Quadra Neighbourhood Action Committee have reflected on the October 4, 2018 motion from Council regarding cost benefit analyses of multiple sites and the November 7, 2018 letter from North Park Neighbourhood Association titled Issue: Crystal Pool Redevelopment Project – Optimal Site and Project Scope .

As the neighbourhood association for Hillside-Quadra we would like Council to adopt the following:

1. For environmental purposes and community sustainability, the plan needs to maximize greenspace and include underground parking. The benefit of this can be realized by assessing and ultimately adopting locations outside of Central Park but close by such as the Save On Foods Memorial Centre parking lot.
2. The new facility needs to incorporate low income housing within the facility.
3. The planners need to negotiate with neighbours such as the mosque, local residents and community associations concerning shared parking, community use and building design/frontage etc.
4. Consultation needs to include development of an extensive cost/benefit analysis (including an analysis of similarly located park acquisition options in north Victoria) of non Central Park sites and a comparison to the current proposed project within Central Park. Subsequently, residents need to have the opportunity to select their preferred option. This

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consultation process should have multiple opportunities for in-person input that take place at multiple locations within walking distance of Central Park. Due to the tight timeframe of the January 2019 proposal deadline for federal infrastructure projects, this deadline should be abandoned with more time allocated to a cost/benefit analysis of multiple sites and follow up consultation as outlined above.

Thank you for considering the views of the neighbourhoods closest to Central Park and Crystal Pool.

Yours sincerely,

A handwritten signature in green ink, appearing to read 'KAGM'.

Kelly Greenwell, Executive Director
250.388.7696 ext.221
kelly@quadravillagecc.com

Christine Havelka

Subject: FW: Pls Read: Letter of Support: North Park Neighbourhood Association Proposal to Include Affordable Housing in Crystal Pool Redevelopment Plans

From: Kaye Melliship

Sent: November 8, 2018 4:35 PM

To: Victoria Mayor and Council

Subject: Letter of Support: North Park Neighbourhood Association Proposal to Include Affordable Housing in Crystal Pool Redevelopment Plans

Dear Mayor Helps and Council:

The North Park Neighbourhood Association has asked Greater Victoria Housing Society if we would like to be part of a proposal to increase the amount of affordable housing in the community as part of the redevelopment of the Crystal Pool recreation facility.

They have identified a site that they feel would be excellent for a new affordable housing project in addition to many other community and recreational uses and we certainly agree: in fact we have a 66 unit property very close by.

I have indicated to a representative of the Association that we are extremely interested in being part of a multi-use development in the North Park neighbourhood, and look forward to hearing how this project proceeds.

Yours truly,

Kaye Melliship

Executive Director



2326 Government Street

Victoria, BC, V8T 5G5

Tel: 250.384.3434 ex. 32

Fax: 250 386.3434

www.greatervichousing.org