

Monica Dhawan

From: Sara Maya Bhandar <[REDACTED]>
Sent: Saturday, October 06, 2018 8:16 AM
To: Victoria Mayor and Council
Subject: 210 Gorge Road East

I am writing to you today to voice my support for the development at 210 Gorge Road and for future supportive housing developments in Victoria.

I am a resident of Burnside-Gorge who lives directly across from the old Tally-ho (my bedroom window faces the building). The supportive housing there has been an amazing addition to our neighbourhood. I have never had any issues with noise or disturbances. In fact, I find with the increase in residents in a traditionally more commercial area, passing cars have been more respectful of pedestrians. Especially with the increased traffic caused by the Mayfair construction and bus lane updates this summer. In the past, around rush hours I would not leave my house for walks as the cars would act aggressively and ignore pedestrians. This summer the cars seemed more aware of pedestrians and I felt safer walking in my neighbourhood than I have in the past 5 years. Overall, the supportive housing has had many benefits for the people living there and also benefits that I feel I have personally felt as a neighbour.

I was surprised that the plan developed by city planners for the Cool Aid site at 210 Gorge Road was not approved. I think it would be an amazing addition to the neighbourhood, and is desperately necessary in this current housing crisis. I was a member of the advisory committee when the Burnside-Road community plan was being developed. In drafting the plan we tried to anticipate where growth would take place and what areas would leave to more commercial development or residential. Well planning does not always match what actually happens. My street was designated to more towards a more commercial focus as we anticipated that no one would want to develop fore residential units considering how noisy the area already is. Well, we were wrong, as the Tally -Ho moved forward as a residential complex. And I could not be happier. I love the mix of residential and commercial in my neighbourhood. I caution you away from using the guidelines of the community plan as barrier to new construction. City council needs to recognize that increasing the number of affordable housing options in necessary in these times.

As a neighbour, I encourage you to do all you can to ensure more affordable housing developments are approved in Victoria.

If you have more questions do not hesitate to reach out,
Sara Maya Bhandar
563 Burnside Road East

From: Jeff Nelson <[REDACTED]>
Sent: February 27, 2019 4:42 PM
To: Kathy Stinson <[REDACTED]>; Deanna Bhandar <[REDACTED]>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; 'Stewart Ramsey' <[REDACTED]>; 'John Reilly' <[REDACTED]>; Leanne Taylor <ltaylor@victoria.ca>
Subject: RE: 210 Gorge: Redevelopment Plan revisions

Dear Ms. Stinson,

This is extremely disappointing. In my view the compromise was made at the October public hearing by council's decision to allow Cool Aid to rework its proposal vs. an outright rejection. The direction provided at the hearing was crystal clear and Cool Aid have failed to deliver what council directed and against what the community favours. This project is supposed to be a shining example following Housing First guidelines so that other communities in Victoria can see its success and open their neighbourhoods. That's the standard we understood we would get.

- The coffee shop is not a meaningful community amenity to warrant the 5th floor.
- The unit mix increases the supportive component to 44% vs. the Housing First guidelines of 20%. I fail to understand how this mix will work in a practical sense.

Mayor and council: I am respectfully counting on you to hold firmly the position that was communicated in October to the public and to Cool Aid. Can someone please confirm?

Funders: BC Housing and CRD. In my conversations with Cool Aid they conveyed that the issue with not conforming to the Housing First model is the funding doesn't work. That is counterintuitive to me when looking at the rental price points (vs. Housing First model/mix of assumed price points) but I take their statement at face value. Money is not a good enough reason for our community to accept a project that is less than envisioned. Please reconsider.

Thank you.

Jeff Nelson, resident
141 Gorge Rd. East
[REDACTED]

From: Kathy Stinson <[REDACTED]>
Sent: February 7, 2019 2:58 PM
To: Deanna Bhandar <[REDACTED]>
Subject: FW: 210 Gorge: Redevelopment Plan revisions

Dear Burnside Gorge Neighbours,

I am writing to reach out and let you know that Cool Aid has revised our development plans for our property located at 210 Gorge. We've listened to and heard the community's concerns regarding our initial proposed plan, and in response, we have made some significant changes we'd like you to know about.

The highlights are:

- We've reduced the height of the building from six storeys to five, and have reduced the number of units from 82 homes to 72 homes, by eliminating 10 studio suites from the design. The project now has 52 studio suites, 10 one-bedroom suites and 10 two bedroom suites.
- In terms of affordability, we have maintained a balanced mix of tenants who are able to pay rents at a range of income levels. Thirty (30) units will be offered at income assistance rates (\$375/month), with support services on site including health and social services for these tenants; eight (8) units will be offered at affordable rental rates (\$750/month); and, 34 units will be offered to moderate-income tenants at near-market rental rates (ranging from \$850 to \$1500/month).
- Our current design also includes a coffee outlet – one that we'll operate as a social enterprise - that we're sure both our tenants and your neighbourhood will love.

You can learn more details about our revised plans and find further information on our website at [210 Gorge Redevelopment](#).

Our next steps will include visiting the neighbourhood in person to share these plans with our immediate neighbours, and to answer any questions you have. We will also be formally resubmitting these revised plans to the City this week.

On a personal note, I would like to thank the community for working with us through this process of revision and compromise - we know it hasn't been easy. Cool Aid will be a part of the Burnside Gorge community for many years to come, and contributing positively to the community, developing long-term relationships, and being a good neighbour is very important to us. We're committed to doing the ongoing work with you that's necessary to achieve these goals.

As always, if you would like to connect with Cool Aid directly to ask questions or provide about our revised plans, I would like to invite you to contact me or Deanna Bhandar, Director of Real Estate, [REDACTED] at your convenience.

Yours sincerely, Kathy

Kathy Stinson CPA, CMA, CIHCM
Chief Executive Officer



Victoria Cool Aid Society
(250) 414-4792
101-749 Pandora Avenue
Victoria, BC V8W 1N9

www.CoolAid.org

Together we will end homelessness.