

**Pamela Martin**

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**From:** Rachael Griffin [REDACTED]  
**Sent:** June 26, 2019 10:48 AM  
**To:** Public Hearings  
**Subject:** 210 Gorge proposal

Dear City of Victoria,

Please do not change this zone. There are too many apartment buildings in this area already.

Sincerely

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Rachael M.Griffin B.Sc.  
207-135 Gorge Rd East  
Victoria BC V9A 1L1



104-550 Goldstream Ave, Victoria BC V9B 2W7

June 25, 2019

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

Dear Mayor and Council,

**Re: Letter of Support – 210 Gorge Road East**

We are writing you in support of the Cool Aid project on 2010 Gorge Road East. M'akola Housing Society is a key affordable housing provider in Greater Victoria, including the Burnside Gorge neighbourhood and has been since 1986 with our project located at 3023 Carroll Street.

We are also a provincial developer of affordable housing and we appreciate the challenges of achieving it and it is very apparent with this submission that Cool Aid has made very material changes including dramatic reductions in height, total units, reduced commercial space and an increase in parking from its original submission in consultation with the local community, and neighbours. The responsiveness and accommodations are to be commended and supported if we truly want to achieve affordable housing for the residents of Greater Victoria and it is for that reason that M'akola Housing Society fully supports this proposal and we look forward to a favourable response to the increase in affordable rental housing.

Unfortunately, we are unable to attend the Public Hearing on June 27, 2019 and therefore have submitted this Letter of Support.

Yours truly,

A handwritten signature in black ink, appearing to be "Keyin Albers", written in a cursive style.

Keyin Albers, CPA, CGA, CAFM, CIHCM  
Chief Executive Officer  
M'akola Housing Society &  
M'akola Development Services

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** June 26, 2019 9:14 AM  
**To:** Public Hearings  
**Subject:** FW: 210 Gorge rd. East Project

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**From:** Paul Oppers [mailto: ]  
**Sent:** Tuesday, June 25, 2019 1:25 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 210 Gorge rd. East Project

Hello Mayor and Council of Burnside Gorge,

My name is Paul Oppers and I live at 54 Hampton Rd. and I am an employee with Victoria Cool Aid Society as an Outreach worker. I would like to show my support in the redevelopment project slated for 210 Gorge rd. East. I see positive changes at the low barrier level of housing as a very positive first step in moving forward in the neighbourhood. A bottom up approach makes so much more sense than the way it is normally done. Please accept this email as a vote of confidence in Cool Aid Society in managing any issues the neighbourhood may be presented with and in the Council for making progressive and challenging decisions that benefit our community as a whole.

Thank you for your time,

**Paul Henry Oppers**

*Victoria Cool Aid Society  
Forensic Outreach Worker  
1153 Johnson St.  
Victoria, BC*

Victoria Cool Aid Society acknowledges that we build homes, lives, and community within the traditional territories of the Teechamitsa and Swengwhung (Songhees), and Kosampson (Esquimalt) Nations of the Lekwungen and WSÁNEĆ peoples. We strive to make our sites and programs welcoming to all Indigenous peoples and to earn our place here through compassion, sharing and respect. HÍSWŪKÉ.

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** June 24, 2019 11:28 AM  
**To:** Public Hearings  
**Subject:** FW: 210 Gorge Road East

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**From:** Beverley Bowes [mailto:██████████]  
**Sent:** Saturday, June 22, 2019 1:50 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 210 Gorge Road East

June 22, 2019

Dear Mayor Helps and Council

I live on Manchester Road in Burnside Gorge and I write today in support of Cool Aid's redevelopment of 210 Gorge Road, otherwise known as Cedar Grove. The proposed development protects the vulnerable residents already living at this site, and it provides an additional 51 units of much-needed affordable housing. More important, in my opinion, is that this redevelopment signals the rebirth of Burnside Gorge as a vibrant neighbourhood filled with families, seniors, and average working people who need rental rates they can afford to pay.

I have attended most of the community meetings held during the planning phase of this project and I note that Cool Aid has altered building plans to address most concerns expressed by the community. One of those concerns, that the proposed building was too tall, led directly to another concern I heard at the most recent open house held to update the neighbours on changes made to the design. While my neighbour was correct in saying that the social housing ratio is now too high, that is a direct result of removing one storey (10 units of affordable housing) to comply with feedback previously provided by the community. Another complaint was that there is too great a police presence in the neighbourhood. Police presence decreases the crime rate in a community, something I came to understand while I was a Director of the Burnside Gorge Community Association and Safety Committee Chair. Thieves are much more likely to work in areas with little, or no police presence so police cruisers patrolling a neighbourhood should bring comfort, not dismay.

Reality is a choice between maintaining the building as it currently stands or redeveloping the property in a way that increases surrounding property values, adds much-needed housing stock, and improves the quality of life of every resident in the immediate area, including those who currently live at Cedar Grove.

Thank you for your attention.

Beverley Bowes  
██████████

106 – 535 Manchester Road, Victoria BC V8T 5J1

Telephone [REDACTED]

sent via the Windows 10 Mail app

## **Pamela Martin**

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**From:** Petra Schulz [REDACTED]  
**Sent:** June 25, 2019 10:01 AM  
**To:** Public Hearings  
**Subject:** Fwd: 210 GORGE ROAD by Cool Aid Society

Dear Mayor and Council,

I am writing to you today in support of the proposed housing development on 210 Gorge Road by the Cool Aid Society. Together with our daughter Millie Schulz, my husband Richard Schulz and I are co-owners of a Condo on 3010 Washington Ave directly adjacent to the new development. Our daughter has lived in her condo for 2 years.

We have read through the management plan prepared by Cool Aid Society and are confident that this project will be well cared for and an asset to the community. We also recognize the great need for subsidized and affordable housing in the city of Victoria and that this project will address an important need. Furthermore, we look forward to seeing a replacement to the aging and unattractive building next door, and to the addition of a coffee shop in a neighbourhood that lacks restaurants, retail and other such services.

We hope that mayor Helps and council will support this revised plan put forward by Cool Aide, who seem to have worked hard to address prior community concerns.

Regards,

Petra Schulz

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**Petra Schulz**  
**Co-founder Moms Stop The Harm**  
**Edmonton AB & Mayne Island BC**  
[www.momsstoptheharm.com](http://www.momsstoptheharm.com)  
[www.petraschulz.com](http://www.petraschulz.com)

*Moms Stop the Harm (MSTH) is a network of Canadian families whose loved ones died from drug related harms or who have struggled with substance use. We call for an end to the failed war on drugs and embrace an approach that reduces harm, and respects human rights. People who use drugs should not be criminalized and must be treated with compassion and support.*

## Pamela Martin

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**From:** Public Hearings  
**Subject:** FW: 210 Gorge Rd E Zoning Amendment and Development Permit Application - Public Hearing  
**Attachments:** Regional Housing First Projects.xlsx

**From:** Jeff Nelson <[REDACTED]>  
**Sent:** June 26, 2019 7:06 AM  
**To:** Public Hearings <[PublicHearings@victoria.ca](mailto:PublicHearings@victoria.ca)>  
**Cc:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>; Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Subject:** 210 Gorge Rd E Zoning Amendment and Development Permit Application - Public Hearing

Hello,

This for the public record.

I am not in favour of this project, specifically:

- It was supposed to follow Regional Housing First Guidelines (as a shining example) and the percentage of shelter rate units far exceeds these guidelines and the other projects approved under this program. The percentage has increased from their original proposal. Our neighbourhood has done enough to help the hardest to house. Retaining the 21 shelter units (30% of total vs 20% guideline) would have been more reasonable. Cool Aid's reasons (stated to myself numerous times) for not following this are financial. Their financial challenges should not be permitted to impact our community with a project that is less than ideal and substandard to other Regional Housing First projects. No other developer would dare state this as a reason for variances. Please push this problem back to the provincial level by rejecting this proposal.
- The rental agreement prevents higher income tenants for occupying (fine) but does not stipulate minimum incomes which it should to ensure the intent of the Housing First Guidelines and best housing practices are maintained. Council should consider an income range for each housing type.
- The coffee shop does not really look like a true community amenity and therefore departs from the intent of the local area plan and justification for 5 stories. Based on the picture (A15), it looks more like an amenity for the building occupants and not a business at all (which is okay but let's call it for what it really is). Coffee is served at Days Inn and Howard Johnson. I would like to see a pharmacy in this space.
- Gazebo could have negative impacts on the neighbourhood if it becomes a hub for loitering and drug trafficking. This is a problem with the existing building's open concept and elimination of this with the new building was a positive aspect I was looking forward to. There are social and lounge areas inside and hopefully that is sufficient.
- Set backs are too small.
- Cool Aid does not need office space at this location, this increases the footprint.
- Only 4 visitor parking spots and no commercial will worsen parking problems. I don't think it is reasonable to assume that all visitors will use transit or bicycles.

In conclusion, we are trying to do too much with this space and I really believe the outcomes will be worse than if best practices as defined by the Regional Housing First guidelines are followed. I think there is a possible win-win here but this latest iteration does not go far enough.

Thank you for considering my comments.

Jeff Nelson

301-141 Gorge Road E

[REDACTED]



		Provincial				Near		Accessible (not				
	Total Units	Assistance	%	Affordable	%	Market	%	additional	Cost	Cost per		Description
								suites)		unit		
Cedar Grove			#####	8	#DIV/0!	34	#DIV/0!		\$ 18,000,000	#DIV/0!		Cool Aid Society is implementing the redevelopment of an existing supportive housing program at 210 Gorge Road East which will replace what is currently a 21 unit repurposed motel with a new rental housing development of 82 units. The Regional Housing First Program will provide financial and strategic support through its partners: the Capital Regional District (CRD), BC Housing, Canada Mortgage and Housing Corporation and Island Health.
Sooke (Drennan)	169	34	20%	52	31%	83	49%	17	\$ 47,000,000	\$278,107		BC Housing, through the RHFP partnership, has acquired two adjacent properties together comprising 3.5 hectares in the District of Sooke for construction of three rental buildings with a total of 169 units valued at \$47 million. The land, located at 2075 Drennan Street and 6418 Sooke Road, is currently owned by BC Housing. The project has received approval and is in the planning phase to determine the conceptual design, engineering and land-use anticipated for the site. Three rental buildings completed in two phases have been proposed on the site with estimated completion date of 2021.
Saltspring	52	18	35%	34	65%		0%	6	\$ 11,200,000	\$215,385		Island Women Against Violence have proposed the development of 52 new affordable housing units at its Croftonbrook site (132 Corbett Road) on Salt Spring Island. The project includes 18 "housing first" units for individuals who can live independently with supports with rent set to match the provincial income assistance rate (currently \$375/month).
Langford (Hockley)	120	24	20%	36	30%	60	50%	12	\$ 33,700,000	\$280,833		The Capital Regional District (CRD) has entered into a contract to acquire a property on Hockley Avenue with a two-building apartment complex with 120 units valued at \$33.7million located in the City of Langford. The land, located at 832 Hockley Avenue in Langford, is currently owned by partnership between Keycorp and Verity Construction who will construct a turn-key building with a projected occupancy permit for November 2020.
Langford (Millstream)	132	30	23%	38	29%	64	48%		\$ 44,500,000	\$337,121		Located in North Langford, this brand-new building completed in November 2018 offers 1, 2, and 3 bedroom apartments close to transit, shopping, nature trails and recreation facilities.
Langford (Spencer)	130	26	20%	40	31%	64	49%	13	\$ 36,000,000	\$276,923		The Capital Regional District (CRD) has entered in to a contract for "Spencer", a 0.73 hectare property in the City of Langford for construction of a 130 unit, 6 storey building valued at \$36 million. The land, located at 2762 Spencer Road, is currently owned by a partnership between Keycorp and Verity Construction who will construct a turn-key building with a projected occupancy permit of December 2020.
Sooke (Thrope)	75	15	20%	24	32%	36	48%	8	\$ 21,340,000	\$284,533		BC Housing, through the RHFP partnership, has acquired "Thrope", a 1.5 hectare property in the District of Sooke for construction of a 75 unit building valued at \$21.3 million. The land, located at 6519 Thrope Road, is currently owned by BC Housing. The project has received approval and is in the planning phase to determine the conceptual design, engineering and land-use anticipated for the site.
	678	147	22%	232	34%	341	50%		\$ 211,740,000	#DIV/0!		

**Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** June 26, 2019 12:12 PM  
**To:** Public Hearings  
**Subject:** FW: Support for 210 Gorge road east

**From:** ALAN O'ROURKE [REDACTED]  
**Sent:** Tuesday, June 25, 2019 8:50 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for 210 Gorge road east

To Whom it may concern.

I am writing in support of the project being put forth by Cool Aid at 210 Gorge rd east. I live close to another of their projects at 3207 Quadra and I have not noticed a difference in my neighborhood. I think as a society we need to welcome hard to house and people with disabilities a place to live among us. If we do not then we are asking for more tent city's in our neighborhoods. Nobody wants that showing up in their nearest park.

We live in a place of abundance and a country of acceptance we need more of this.

Regards  
Alan O'Rourke

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Alan O'Rourke Construction Inc.  
3361 Linwood Ave  
Victoria B.C.  
V8X 1E5  
[REDACTED]

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** June 26, 2019 11:57 AM  
**To:** Public Hearings  
**Subject:** FW: 210 Gorge Road East

**From:** Sara Maya Bhandar [mailto: ]  
**Sent:** Wednesday, June 26, 2019 10:54 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 210 Gorge Road East

Hello to the Mayor and Council,

I am writing to you today to encourage you to approve the new development plan for supportive housing at 210 Gorge Road East. As a Burnside Gorge neighbourhood member it is obvious to me that we do not have enough affordable housing to meet the needs of our community. Organizations like Cool Aid provide that necessary, missing support. I have been very impressed with the respect with which they treat their clients, and with the way that they continually consult with housed community members who may be affected.

As someone who lives very close to the new Tally Ho development I would just like to attest to how much support and communication community members have received from Cool Aid over any concerns.

I hope that you keep this email in mind when making your decision, and the overwhelming need and support for developments like this. Community members, especially low-waged, underemployed citizens can struggle to attend in-person council meetings, but that does not mean that we do not support these motions. So please if you receive some negative feedback in person, weight them against the numerous supportive comments you have no doubt received. Many of us will be watching the live stream eagerly hoping for your support.

Thank you for your time,  
Sara Maya Bhandar  
563 Burnside Road East

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** June 26, 2019 12:21 PM  
**To:** Public Hearings  
**Subject:** FW: Letter from the Tenant Services Team Pacifica Housing Supportng Cool Aid Gorge Rd Development

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**From:** Boulton, Jenn [REDACTED]  
**Sent:** Tuesday, June 25, 2019 8:10 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Letter from the Tenant Services Team Pacifica Housing Supportng Cool Aid Gorge Rd Development

Dear Mayor and Council,

We are writing on behalf of the Tenant Services Coordinators team at Pacifica Housing, in support of the **Victoria Cool Aid Society's** development proposal for **21 Gorge Rd E**, that is going to public hearing on June 27, 2019. Cool Aid has clearly worked with its Burnside neighbours to modify the original design to meet community concerns. As a fellow housing provider who strives to serve communities with urgent housing needs, we can attest that it is difficult to see 10 potential keys to suites vanish. However, we appreciate the efforts made by Cool Aid to modify their original plans, and strongly encourage Council to approve the project as modified. The current proposal will ensure that there are 72 new units of rental housing in Victoria for people with a range of incomes. Thirty of the units will be dedicated to housing people on income assistance, and the remaining 42 units will be rented to people with low to moderate incomes. The ground-level coffee shop will contribute to a sense of community in the area. The plan offers MODO car memberships for interested tenants – a contribution to Victoria's priority transportation and climate change goals.

Cool Aid has a long and passionately dedicated history of successfully making homes for people, some of whom would not otherwise have a home. They provide support and assistance to ensure successful tenancy. They are one of Pacifica's key housing provider partners, without which our success would not shine nearly so bright, and one of our Burnside Gorge neighbours. We gladly welcome this addition to the community and believe it to be beyond beneficial.

We can attest to the high volume of daily calls requesting affordable housing and every call matters that Pacifica and other housing agencies receive. Each call represents a family unit or individual in need of housing and in most cases, the requests are urgent. We look to our partners in housing to continue to create opportunities for the current housing crisis.

Please expedite approval for this proposal.

Submitted respectfully,

Lauren Rego,  
Bruce Vail,  
Jeremy Mason,  
Sara Fissell,  
Mona Dieno,  
Barb Parfit,

Bonita Bai,  
Jenn Boulton

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