

## **Pamela Martin**

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**From:** Millie Schulz [REDACTED]  
**Sent:** June 26, 2019 10:33 PM  
**To:** Victoria Mayor and Council  
**Cc:** Deanna Bhandar; [REDACTED] Public Hearings  
**Subject:** 210 Gorge Rd redevelopment by Cool Aid Society

Dear Mayor and Council,

I am writing to you in support for the development permit application at 210 Gorge Rd E. by Cool Aid Society.

I own a condo in Carrington Court (3010 Washington Ave) next door to the proposed redevelopment site and I have reviewed Cool Aid's revised plans. I fully support this project as presently proposed and look forward to a new building and new neighbours, with a coffee shop as a bonus.

In supporting this project I speak from experience, as I work for Lookout Housing and Health Society as a Harm Reduction Worker and understand the importance of affordable housing in helping people. I'm proud to live in a neighbourhood (Burnside Gorge) with so many housing units operated by various organizations and I wish that more neighbourhoods were more welcoming.

Unfortunately I can't be at the hearing as I work evenings but I hope that expressing my support will help this project get approved!

Thanks,

Millie Schulz

## Pamela Martin

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**From:** Darryl Wilson [REDACTED]  
**Sent:** June 26, 2019 3:32 PM  
**To:** Victoria Mayor and Council  
**Cc:** Public Hearings  
**Subject:** Cedar Grove Apartments Redevelopment - 210 Gorge Road East

Dear Mayor & Council:

I am writing to express our deep concern regarding the redevelopment of Cedar Grove Apartments at 210 Gorge Road East.

I have written to council in the past to express our frustration at the high concentration of supportive housing that is in the Burnside Gorge neighbourhood, which unfortunately has increased the number of social problems that we face.

This is particularly evident in Arbutus Park, located across the street from our hotel, where individuals are observed on a regular basis engaging in illicit activities and transactions. We previously requested that the city prune back the shrubs and trees in the park in order to reduce the areas of concealment, where such activities take place. Arbutus Park is underutilized by neighbourhood residents and tourists for this very reason as it lacks the safety, lighting, and amenities that would make it a welcoming component of the neighbourhood. It is indeed a shame when such wonderful water views are present but hidden by shrubs.

In regards to Cedar Grove, it is our understanding that a revised proposal has been put forth recommending 42% of the development to be supportive housing. As a tourism business that is dedicated to the safety of our guests and employees, we cannot support any development that strays away from the CRD Housing First program, which recommends a threshold of 20% supportive housing.

We are deeply concerned about the high concentration of supportive housing that is in the immediate vicinity of our hotel. While we acknowledge the value and importance of supportive housing, we do not agree that it should be concentrated in a specific neighbourhood. Currently, 71% of supportive housing is located within the Burnside-Gorge neighbourhood. This high concentration has created a perception throughout the city that our neighbourhood is not safe. This adversely affects business and the community. Our staff and guests frequently observe individuals that are intoxicated, impaired, or strung out on the streets and at bus shelters. We have even had individuals passed out on hotel property. Naturally, this does not create an environment where locals or guests feel safe to raise families, walk, or engage in other social or recreational activities – much less pay to stay overnight.

The number of thefts in our neighbourhood and on our property has increased in the past year and our staff is constantly being forced to confront individuals that should not be on our property. This not only increases our labour and security costs, but puts them at immediate risk dealing with individuals that are not in full control of their senses. Most recently, a strung out individual and his companion drove into the parking lot to change a tire. To dispose of the old tire, they threw it over the fence and into the parking lot of the neighbouring apartment complex.

The impact of the concentration of this type of housing on our neighbourhood, business, and property cannot be understated. We lose business due to the negative perceptions and presence that is in the neighbourhood and that makes it extremely challenging to create and maintain employment for residents, when we cannot maintain a viable business. It also makes recruiting staff extremely difficult, when they do not feel safe in the area in which they work.

We are respectfully asking the city to cap the amount of supportive housing at 20% for the Cedar Grove redevelopment. Furthermore, in exchange for the high concentration of supportive housing that already exists, we would like to see provision for a convenience store and café on the site of Cedar Grove. This is necessary to enhance the streetscape, while beginning the process of establishing a small urban village as noted in the official community plan, which would be a valued neighbourhood amenity. In addition, we would like council to issue a directive to city staff to make immediate improvements to Arbutus Park to enhance the safety and appeal for local residents.

It is important that appropriate management of the supportive housing component is established on an on-going basis with strict rules in place for those who do not comply with the rules and behavioural codes of the building. The City of Victoria must input a mechanism in place for housing societies that fail to maintain and manage their properties to the satisfaction of the neighbourhood or in compliance with the proposal currently being presented. We have observed frequent visits by Victoria Police to some of the other supportive housing facilities in the area and it does not inspire confidence in the safety of the area or our neighbourhood. It is time that the city put a moratorium on supportive housing in the Burnside Gorge neighbourhood until the full impact of this concentration can be assessed.

We appreciate your consideration of this issue and look forward to working with neighbourhood stakeholders in order to build a community that is safe and welcoming for all.

*At your service,*

Darryl Wilson

*General Manager* | **Days Inn Victoria Uptown**

P: [REDACTED] | F: [REDACTED] | [REDACTED]

229 Gorge Road East | Victoria, British Columbia | V9A 1L1

[www.daysinnvictoriauptown.com](http://www.daysinnvictoriauptown.com)

**Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** June 27, 2019 8:44 AM  
**To:** Public Hearings  
**Subject:** FW: 210Gorge Road East

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**From:** Tom Brown [REDACTED]  
**Sent:** June 26, 2019 9:12 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** 210Gorge Road East

We have no objection to the proposed development provided that there will be rules and regulations of tenancy which will be enforced/policed appropriately.

GT Brown

3033 Carroll Street

**Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** June 27, 2019 8:41 AM  
**To:** Public Hearings  
**Subject:** FW: Cool Aid at 210 Gorge Road

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**From:** [REDACTED]  
**Sent:** June 26, 2019 8:30 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Cool Aid at 210 Gorge Road

Hello Mayor and Council,

As residents of the Burnside Gorge neighbourhood, we are in support of Cool Aid's rezoning and development permit application for [210 Gorge Road](#). We are supportive of progressive initiatives that bring housing to all of Victoria's residents and look forward to this project becoming part of the neighbourhood.

Thank you for your time in this matter.

Jillian Kelly and Justin Allen

Living at 558 Sumas Street

## Pamela Martin

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**From:** Jeff Nelson [REDACTED]  
**Sent:** June 27, 2019 12:48 PM  
**To:** Public Hearings  
**Subject:** FW: 210 Gorge Rd E Zoning Amendment and Development Permit Application - Public Hearing  
**Attachments:** Regional Housing First Projects.xlsx

Original spreadsheet had an error so please accept this one. 42% shelter rate units. Jeff

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**From:** Jeff Nelson  
**Sent:** June 26, 2019 10:06 AM  
**To:** publichearings@victoria.ca  
**Cc:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Leanne Taylor <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]

	Total Units	Provincial Assistance	%	Affordable	%	Near Market	%	Accessible (not additional suites)	Cost	Cost per unit	Description
Cedar Grove	72	30	42%	8	11%	34	47%		\$ 18,000,000	\$250,000	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.
	750	177	24%	232	31%	341	45%		\$ 211,740,000	\$274,700	



## Pamela Martin

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**From:** Shauna Fraser [REDACTED]  
**Sent:** June 27, 2019 8:43 AM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** The Cedar Grove redevelopment at 210 Gorge RD

To Mayor and Council of Victoria,

As a resident of the Burnside Gorge area I am one more voice against the proposed redevelopment of the Cedar Grove at 210 Gorge Rd by the Cool Aid Society. The Burnside Gorge area has absorbed their fair share of the “hard to house”.

The supportive housing at the Tally-Ho and the former Super 8 must be the end of converting former hotels and motels in the Burnside Gorge area into low rental housing.

Enough is Enough!

Diane Fraser  
[REDACTED]  
3081 Albany St,  
Victoria, BC V9A 1R4

## **Pamela Martin**

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**From:** Victoria Mayor and Council  
**Sent:** June 27, 2019 3:10 PM  
**To:** Public Hearings  
**Subject:** FW: CoolAid 210 Gorge Road Development

**From:** Township Coffee Co [REDACTED]  
**Sent:** June 27, 2019 2:06 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** CoolAid 210 Gorge Road Development

Hi there - my name is Erik Jensen and I own and operate Township Coffee in Gordon Head.

I wanted to drop a line and mention my support for the proposed development at 210 Gorge Road by the CoolAid Society that includes a small coffee shop for the residents and local community. After 22 years of owning small businesses in Victoria and six and a half years since opening my own coffee shop in Gordon Head, I understand the need for safe, ground-level connectedness for all types of people.

This proposed project will not be an easy endeavour -- even in Gordon Head, with a well-off clientele, maintaining a community hub is difficult -- but it's important to have spaces from which to build a connected community.

I understand the impact of a building like this on the neighbouring residents, but I also know the nature of the residents in the building and how much a coffee shop specifically can do for struggling and vulnerable people looking to find themselves and a meaningful connection with others.

I also massively appreciate the work that the CoolAid Society and OurPlace are doing in helping these communities. You can't just keep moving people from place to place - you need to let them settle and build and grow.

We need the help of city council to make these changes. Without it, it's impossible. With your support this project can begin and can be a flagship project in tackling Victoria's homelessness crisis.

The end of Gorge Rd East, with its close relationship with the Galloping Goose and the Gorge Rd bike path and the hundreds of people passing through, is the perfect place for a tiny coffee shop to go with the building and people who are trying to change their lives.

I hope you consider this before voting on and discussing the CoolAid development.

Thank you for your time,

Erik Jensen

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** June 27, 2019 3:12 PM  
**To:** Public Hearings  
**Subject:** FW: Letter in support of the Development at 210 Gorge Road E.

**From:** Christopher Reiche Boucher <[REDACTED]>  
**Sent:** June 27, 2019 1:29 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:** Kathy Stinson <[REDACTED]>; Deanna Bhandar <[REDACTED]>  
**Subject:** Letter in support of the Development at 210 Gorge Road E.

Dear Mayor and Council;

I am unfortunately not able to attend tonight's Public Hearing for the development proposal at 210 Gorge Road E. I wanted to reiterate what I stated in a letter I wrote to the Times Colonist in October of 2018:

I have been a resident in the Burnside Gorge neighbourhood for almost 10 years now in an area that is close to the affordable and supportive housing that has opened in the last couple of years. I have witnessed an improvement to the safety of the neighbourhood now that there are dedicated places for those in need of support and housing to go. I no longer find individuals hanging out or sleeping in our building's covered parking. It is definitely better than it was 5 years ago.

I have been disheartened and frustrated by a group of people within our neighbourhood who feel it is their right to speak on behalf of all of us against these initiatives. I am also unsure if these people are new to the neighbourhood, or have just forgotten how bad it was 10 or even 6 years ago in this area.

Personally, I welcome the efforts of Cool-Aid and City Hall to help people find housing. I also welcome the developments in our neighbourhood that give people a place to live. Homelessness is an issue that we all have to take responsibility. As a community, those that have the ability and resources should be asking "how can we help" instead of creating barriers.

The only critique, albeit small, of the new development is that in lieu of a coffee shop, that space would be better used as either a social service hub (something that offers support in a multitude of areas) that serves all residents of the Burnside Gorge neighbourhood, or a place to purchase affordable groceries, particularly fresh fruits and vegetables. My hope is that if the coffee shop goes ahead, that it will be a place where all of us in the neighbourhood can come together to get to know one another and welcome the newcomers to our neighbourhood.

Sincerely  
Christopher Reiche Boucher  
565 Manchester Rd, Apt 102  
Victoria BC  
V8T 2N7

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** June 27, 2019 3:16 PM  
**To:** Public Hearings  
**Subject:** FW: Support for rezoning application and development permit (210 Gorge Rd E, Cool Aid's Cedar Grove)

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**From:** Stefanie Hardman <[REDACTED]>  
**Sent:** June 27, 2019 9:58 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for rezoning application and development permit (210 Gorge Rd E, Cool Aid's Cedar Grove)

Dear Mayor and Council,

I am writing to express my strong support for approving the revised rezoning application and development permit for 201 Gorge Rd E, Cool Aid's Cedar Grove Project.

As a part-time resident of the Burnside Gorge neighbourhood (as my partner has lived in that area, on Washington Ave, for three years), and I believe the redevelopment of Cedar Grove would be a great and much-needed contribution to the neighbourhood.

As the Director of Prevention, Research and Policy at the Greater Victoria Coalition to End Homelessness, I know that the housing this development would provide is a necessity to ensure we as a city can make further movement in addressing the critical shortage of housing that is affordable to low- to moderate- income households, and continue to address and prevent homelessness.

The revised development proposal from Cool Aid has responded to and integrated feedback and concerns from community, and has ensured that the development is a better fit for the Local Area Plan. It would provide 72 units of much-needed rental housing, affordable to those receiving provincial assistance as well as to low- to moderate- income households. This type of mixed-income building, which contributes to our city's stock of housing where it is currently lacking, is exactly what the city needs. Furthermore, the mixed-use of the space, offering a ground-floor social enterprise coffee shop, will further make this building a benefit to our community. I look forward to visiting it.

I commend Cool Aid's skillful modelling of a community-based planning process, working with the Burnside Gorge community, in order to determine how we as a community and city can move forward together to build a better city for all.

Thank you,

Stefanie Hardman  
Director of Prevention, Research and Policy  
(Pronouns: she/her, they/them)  
[REDACTED]

Greater Victoria Coalition to End Homelessness  
Unit 211 – 611 Discovery Street, Victoria BC V8T 5G4  
Lekwungen Territories



greater victoria  
coalition to end  
homelessness

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hope has found a home

## Pamela Martin

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**From:** Tiffany Bouffard <[REDACTED]>  
**Sent:** June 27, 2019 2:40 PM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** 210 Gorge Road East proposed redevelopment  
**Attachments:** Burnside-Gorge Area Map w Supportive Housing.pdf

Hello Mayor and Council,

I'm writing in regards to the current concentration of supportive housing in the Burnside-Gorge area, and the proposed redevelopment of 210 Gorge Road East.

I live at 405-300 Waterfront Crescent. I have been at this address for the past 6 ½ years.

I have serious concerns about the existing state of the neighbourhood, which can only worsen with the proposed redevelopment.

I've watched the footage of the October 4, 2018 presentation to Council by the Cool Aid Society, and heard the concerns of residents of the Burnside-Gorge community. I thought the residents of the neighbourhood spoke clearly, eloquently, and with great compassion. They also spoke with a plea for fairness that cannot be ignored.

The message is clear: Burnside-Gorge appreciates what Cool Aid is trying to do for people who require assistance, either due to mental illness or substance abuse issues, or because they simply cannot afford market rents.

The fact of the matter though, is that Burnside-Gorge is carrying far too much of the burden. This is a regional problem, and communities of the region need to share equally in the solution.

The help illustrate the current situation, I've attached a map of my neighbourhood:

- I've clearly identified my home and the location of my cherished community garden plot.
- I've also clearly identified the location of the five supportive housing/shelter locations in the immediate vicinity. The total current and proposed units are noted along the bottom.
- As noted, the area covered by this snapshot is less than one square kilometer.

The fact that Burnside-Gorge has such a disproportionate share of such housing is wrong. It is not as safe as other Victoria neighbourhoods such as Fernwood, Fairfield or James Bay. It is not as vibrant. This will only get worse if the proposed redevelopment is permitted to go ahead.

The concentration of this type of housing does not create a well-balanced, diverse, and healthy neighbourhood. It creates serious problems for other residents. The residents I am referring to are those who pay their property taxes, who raise children, who struggle to pay their own bills and try to save for their own retirement. It is time for projects like these to much better distributed to achieve the benefits associated with diversity. Creating a high concentration of individuals with substance abuse issues does not do them any favours either. It normalizes and reinforces addiction, along with the dysfunction that accompanies it.

In their October 4, 2018 presentation, Kathy Stinson of Cool Aid Society was asked by Councillor Ben Isitt whether she had any concerns about being able to fill the near-market units of the proposed development. She indicated that she did not. She was then asked whether any existing buildings have this proposed mix of supportive housing coupled with near-market units. To this, she replied that Mount Edwards would be their first and would be opened by the end of

calendar 2018. It turns out, that Mount Edwards is quite different than the proposed redevelopment of 210 Gorge Road East. While Mount Edwards is a mixed supportive/near-market building, it is also specifically a seniors home limited to residents over the age of 55. Their tenants are described by Cool Aid itself as, “quiet”, who enjoy, “healthy meals, activities and opportunities for health care”. This is absolutely not how I would describe the current and/or anticipated additional residents of the Burnside-Gorge area. Further to this, I find it very difficult to believe that any prospective renter would pay between \$850 to \$1,500 per month to live alongside people whose personal problems result in discarded syringes, theft, vandalism, and significant noise and disruption to neighbours, particularly with the supportive housing proportion weighted anywhere between 20% at the low end, and 42% at the high end. This is just not a realistic expectation. It further concerns me then that the proportion of supportive housing could become even greater in order to fill vacancies.

I assert that Burnside-Gorge would benefit by a correction to a situation that has been so regrettably allowed to get to this state. I suggest that the 210 Gorge Road East property be sold, and that the funds raised be used to pursue a similar development elsewhere in a neighbourhood that has no existing property of this type.

On a related note, I am terribly disappointed that Mayor and Council do not seem to be referring to and adhering to the Burnside Gorge Neighbourhood Plan, developed in July 2017. It is important that this be referred to as a tool and a guideline if the objectives identified therein are to be achieved.

On a final note, I will share just one of many personal stories to illustrate the unpleasantness associated with the current situation in Burnside-Gorge:

As mentioned, I have a plot in the Cecelia Ravine Community Garden. I have been gardening there for the past 6 years.

This past Monday, I discovered a discarded sweater by our lovely fig tree. Beside the discarded sweater was a blue piece of tubing used by a drug user to help locate a vein.

I thought about the sweater and tubing, and decided to pick both up and move them to the garbage. I didn't want other gardeners to have to see this or do this. So, I fetched the longest-handled pair of communal garden shears we have to do the job.

As I reached out with the shears and lifted the sweater, the smell of human feces hit me square in the face. The sweater was covering a huge pile of human waste, left by the owner of the blue tubing.

Suffice to say, our garden hose was next brought out to dispatch with the remaining human waste left behind. It was a most unpleasant experience. And it is not the first time this has happened.

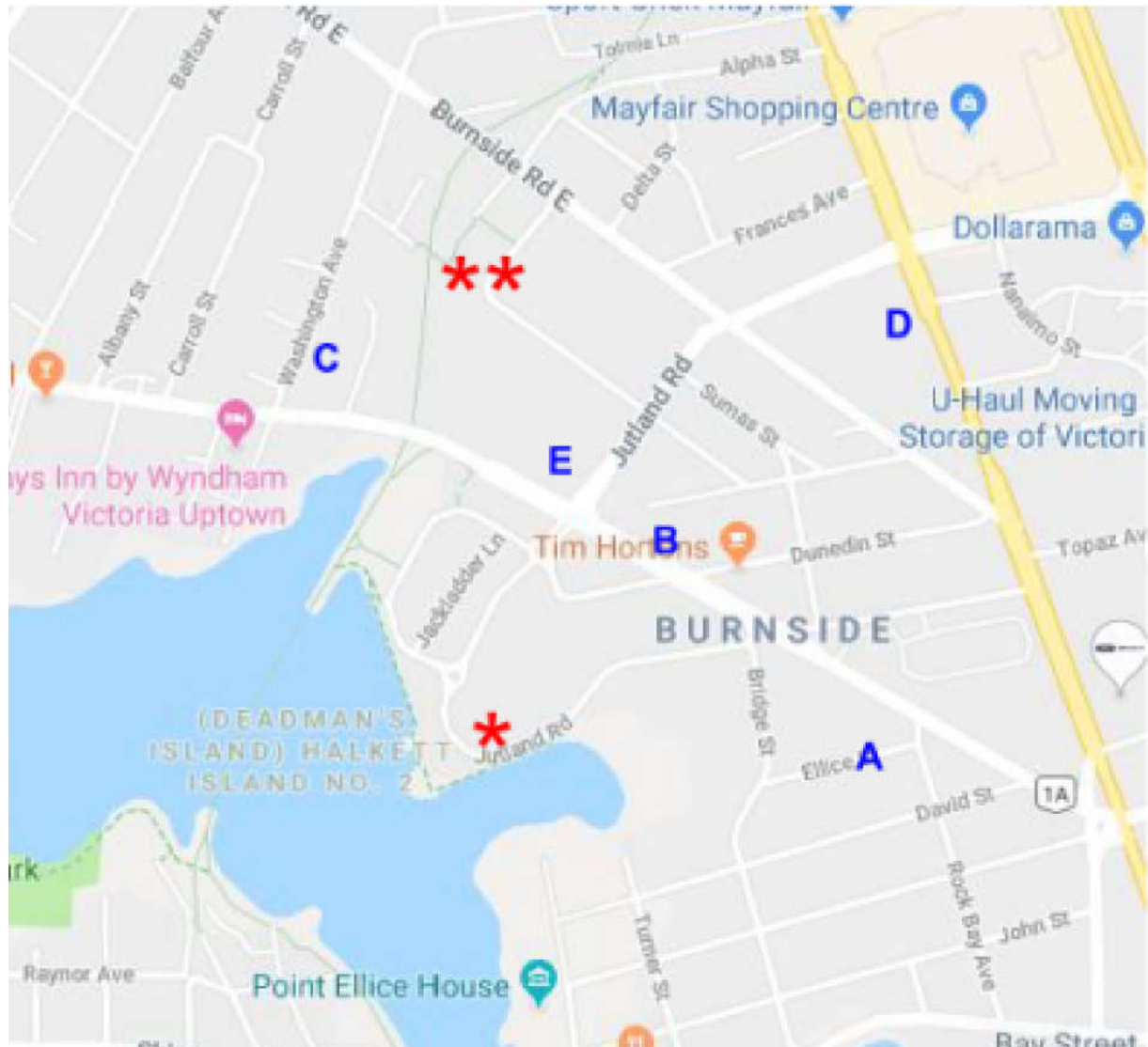
On that parting note, I ask of the Mayor and Council, to think of the residents of Burnside-Gorge who deal with these types of things everyday. Please think whether this is a fair situation, or if this is a serious problem that needs to be addressed. I ask you to carefully consider the question of concentration. Let's move some of these facilities to other areas. It's time.

Respectfully,

Tiffany Gartner-Bouffard  
405-300 Waterfront Cres.

Ph. [REDACTED] Email. [REDACTED]

## Burnside-Gorge Area Map with Concentration of Supportive Housing



The area above represents less than 1 square km.

\* - My home

\*\* - My community garden plot

A - Rock Bay Landing Emergency Shelter, 535 Ellice Street - 107 units

B - Cedar Grove, 210 Gorge Road East - 21 units, proposed 72 units

C - Waterview, 246 Gorge Road East - 49 units

D - Tally Ho, 3020 Douglas Street - 52 units, proposed 153 units

E - Medewiwin, 360 Gorge Road East - 26 units

Current units - 255

Proposed units - 407

Proposed increase - 152 units, or 60% increase