

From: Carmen Spagnola [REDACTED]
Sent: May 6, 2020 8:23 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for the Caledonia Project

Dear Mayor and Council,

I hear there is some important meeting about the Caledonia housing development again, so I am writing to you to express my support for the CRHC housing development in Fernwood.

I have already been vocally supportive at the school district level having had several one-on-one meetings with trustees to express my support, as well as attended neighbourhood meetings in Fernwood and had many, many conversations across the fence with residents. I spoke publicly at the meeting when they passed the motion to proceed with the land swap. By far the vast majority of neighbours I've spoken with are very much in favour of the development and, as usual, it is only a small number of very vocal, very well organized residents (many who don't even live near to the proposed development area), who are against it. This small, well organized group has repeatedly sought to "argue the controversy" and use delay tactics to block progress – efforts that I hope are as transparently self-interested to you as they are to me.

We know there are homeless and underused Vic High students. We know that housing and affordability are major barriers for many folks in our city. What has been called "affordable housing" from developers in the last few years in this city have been laughably expensive. Private developers can't or won't provide the truly affordable housing we need. We need a CRHC+City collaboration to make truly affordable housing work.

Affordable housing – and *lots* of it, more than just the Caledonia – *should* be in Fernwood because we border downtown. The proposed housing includes much needed non-market rentals, family-sized units, accessible housing for those living with disabilities, and a mix of affordability. Moreover, the housing is in a walkable, bikeable, compact, and contained neighbourhood, offering green transportation options.

I agree with prioritizing some key area as the development moves forward:

- Priority for Fernwood residents, neighbours, and families who are currently insecurely, inappropriately, or un/under housed.
- The need for a comprehensive site plan that would address the use of Victoria High School lands, including sports fields and facilities, the proposed community learning centre, and the proposed addition to the school.
- Appropriate remediation and attention to the environmental concerns, especially in relation to demolition waste.

I encourage you to approve this development with an urgency congruent with the housing and climate crisis facing our city. COVID-19 will surely change the state of housing in Victoria and hopefully we will see a change in market rates and supply in the short term, but we need longterm plans that are not so heavily dependent on the vagaries of market forces to provide for our citizenry.

This is a moment of tremendous possibility for positive change: moving quickly on this development not only creates stable housing supply, it could provide much-needed jobs as well as a beacon of hope and a boost in morale during the next two years of the pandemic crisis. Please act while the moment is open.

Thank you,

Carmen

Carmen Spagnola, RCH
Somatic Trauma Recovery Practitioner, Clinical Hypnotherapist,
Wilderness Guide + Podcast Host

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Slice of life: [instagram](#)

I am a grateful inhabitant on the ancestral lands of the Lekwungen-speaking peoples, the Songhees and Esquimalt First Nations.

From: Leland Page [REDACTED]

Sent: May 6, 2020 11:49 AM

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

Subject: Support for Caledonia Project

I am just writing to voice my support for the proposed Caledonia project. I believe that a shortage of affordable housing is one of the biggest problems facing the city. A development of this size located so close to the downtown area would do a lot of good to alleviate this problem. The proposal seems well thought out and any negative impact to the surrounding neighborhood would be far outweighed by the positives by my estimation.

Vote as you see fit, but please know that this project has my full support!

Kind regards,

Leland Page



Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

Victoria Mayor and City Council (mayorandcouncil@victoria.ca)

Victoria City Hall

Victoria, BC, V8W 1P6

6 May 2020

Re: **Caledonia Project**

Dear Mayor and Council,

I am writing to support the proposed [Caledonia Project](#).

Victoria has a severe shortage of moderate-priced housing. The Caledonia Project will provide 155 badly needed affordable homes in an excellent location. This type of development provides significant benefits to residents and communities. Compared with living in suburban areas, residents of compact, walkable urban neighborhoods:

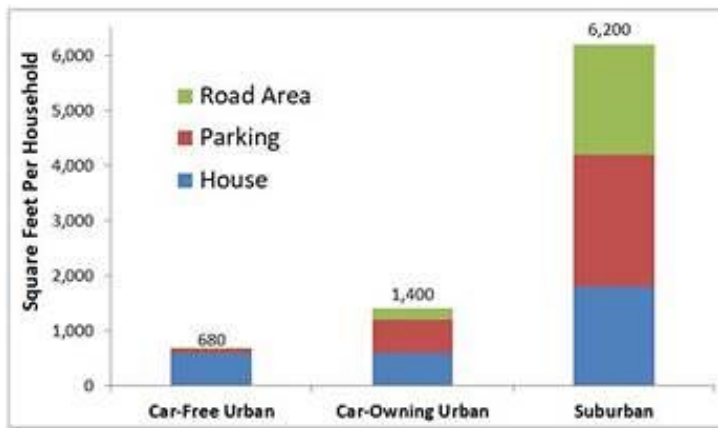
- Spend 10-30% [less money on transportation](#).
- Spend less time [driving and delayed by congestion](#).
- Consume less energy and produce [20-50% lower pollution emissions](#).
- Have substantially lower [traffic casualty rates](#).
- Are [healthier](#) and [live longer](#).
- Have greater [economic mobility](#) (chance that children born in lower-income households become economically successful as adults).
- Require [less land](#) for roads and parking, which reduces stormwater management costs and heat island effects, and preserves open space (farmland and habitat).
- Reduce costs of providing roads, parking facilities and [public services](#).

Some [critics](#) argue that the Caledonia Project will reduce greenspace, harm the community, and be unfair to Victoria High students. These arguments are incomplete.

Compact developments, such as the Caledonia project, minimize per capita land consumption, both directly, because townhouses and apartments use little land per household, and indirectly by reducing automobile ownership and travel, which reduces the amount of land that must be paved for roads and parking facilities. The figure below illustrates this effect: a typical household living car-free in a townhouse or apartment only uses about 680 square feet (sf) of land, compared with an estimated 6,200 sf if they occupy a suburban house and owns two cars, including land used for housing, roads and parking facilities. As a result, the Caledonia project displaces far less greenspace than if those households living in suburban, automobile-dependent areas.

Impervious Surface Area Per Household

(www.planetizen.com/blogs/103026-seeing-urban-forest-trees)



It is also incomplete to argue that this project is unfair to students. Although, Victoria High has less greenspace per student than most other schools, it does have two major sports fields, plus gardens and lawns, and additional parks nearby. There is no evidence that students there are disadvantaged by inadequate greenspace. On the other hand, students, particularly those from lower-income households, are much better off if they can live in walkable urban neighborhoods within convenient walking distance of their schools. This increases their [physical activity and fitness](#), their ability to participate in school activities, and their [economic mobility](#) (chance that a child born in a lower-income will become more economically successful as an adult).

During the last century, school site size requirements have increased, resulting in [school sprawl](#), since only urban-fringe locations have sufficient land. Although students at urban-fringe schools may have larger sports facilities they are less likely to walk and bicycle to school. In recent years, transportation engineers and school planners have started to advocate for [more flexible requirements](#) and creative designs that result in smaller, more centrally-located schools within walking distances of students' homes.

The Caledonia Project is a win-win opportunity. The School District benefits from additional revenue, future residents will benefit from affordable housing in a walkable urban neighborhood, and students who live there will particularly benefit from their proximity to our excellent local schools.

Sincerely,

Todd Litman

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Cities for Everyone is an independent community organization that supports more affordable housing and transportation in order to provide security, mobility and opportunity for people with all incomes and abilities.

From: Alyx MacAdams [REDACTED]

Sent: May 6, 2020 8:59 AM

To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-Joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>

Subject: Support for CRHC Caledonia

Dear Mayor and Council,

I am writing as a Fernwood resident and homeowner to you to express my support for the CRHC Caledonia housing development in Fernwood.

Affordable housing is urgently needed. Families in our community - as well as many others - are being displaced from our neighbourhood, by renovictions, rising rental rates, and unachievable ownership prices. I am especially concerned about the well-being of the 17.5% of homeless in Victoria who are children and youth, including existing Vic High students who are precariously housed.

The proposed housing includes much needed non-market rentals, family-sized units, accessible housing for those living with disabilities, and a mix of affordability. Moreover, the housing is in a walkable, bikeable, compact, and contained neighbourhood, offering green transportation options.

In particular, myself and my neighbours are appreciative of the work undertaken to this point to:

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- Ensure
 - that the lands will remain in the public domain by leasing them to a nonprofit community partner;
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-
- Prioritize
 - of non-market rental housing to support core housing need in Victoria;
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-
- Protect
 - and maintain the existing green space surrounding Vic High, including the fields, the learning garden, and the Compost Education Centre;
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- Promote
 - food security by including food gardens on the new site and the protection of the Compost Education Centre and Vic High learning garden.
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- Consider
- the neighbourhood childcare needs, both current and future, and coordination with the Fernwood NRG to provide these services.
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With respect, and with support for the project and appreciation for the work already undertaken by the School Board, CRHC, and the City, we have a few thoughts and concerns we hope will be central to the work yet to come:

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- Fair
 - compensation, relocation, and assistance as well as the right to first refusal for tenants who would be displaced from the Caledonia townhouses
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- Priority
 - for Fernwood residents, neighbours, and families who are currently insecurely, inappropriately, or un/under housed.
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- The
 - need for additional local community supports for low income earners, newcomers, and other vulnerable groups
-
-
- The
 - need for a comprehensive site plan that would address the use of Victoria High School lands, including sports fields and facilities, the proposed community learning centre, the proposed addition to the school, and additional student parking.
-
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- Appropriate
 - remediation and attention to the environmental concerns, especially in relation to demolition waste.
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- Provision
 - of the necessary resources and infrastructure for our growing community schools.
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I understand that traffic on Chambers is a concern for residents. I lived on Chambers St and North Park for three years, and if I lived there now would still strongly support this

development. I believe that the City could look at strategies, such as using speed bumps, to address concerns with traffic and speeding.

The funding for this housing was first announced by the Province in the fall of 2018. Our neighbourhood and our neighbours cannot wait.

I encourage you to approve this development with an urgency congruent with the housing and climate crisis facing our city.

Thank you,
Alyx MacAdams, MSW
they/them/their

[REDACTED]