

Madison Heiser

From: Victoria Mayor and Council
Sent: Monday, March 8, 2021 2:06 PM
To: Public Hearings
Subject: Fw: container homes at RAP

From: Daniel Ferguson [REDACTED]
Sent: March 5, 2021 4:36 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: container homes at RAP

Dear Mayor and Council,

The container homes project at Royal Athletic Park has my enthusiastic support. I live in North Park a few blocks away. I donated to the project, and am so happy that the total funding goal has already been reached.

Please move the project forward as quickly as possible, to house people who really need it, and also to serve as a model and learning experience about how effective a project like this can be. Certainly it won't be without challenges, but it's better than what we've got now.

Thanks for your time,
Daniel Ferguson
V8T1A3

Madison Heiser

From: Victoria Mayor and Council
Sent: Monday, March 8, 2021 2:06 PM
To: Public Hearings
Subject: Fw: Sea Container shacks

From: Michael Muret [REDACTED]
Sent: March 5, 2021 11:23 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Sea Container shacks

Dear Mayor and Council,

I am concerned about the plans to experiment with converting rusted sea containers into shelters. I think there are too many health and environmental risks with the idea.

Environmentally, sea containers are basically steel, which can be recycled. Unfortunately the paint on them is toxic and needs to be scraped off. What kind of insulation will be used? If it is spray foam, that will be difficult to remove when the time comes to recycle the containers. Nobody wants those to end up in our landfill (which is more of a land pile right now).

During the summer, those containers will absorb heat just like a car in the sunshine. Somebody who falls asleep during the day with the windows shut might never wake up, either from heat exhaustion or suffocation.

If a neighbour starts a fire, which is very common with homeless shelters, the toxins in the paint and the flammability of the floors and walls will quickly overwhelm the occupants, like when a van catches fire in Beacon Hill Park.

I assume there will be electricity inside each unit and will be inspected to code.

If the building inspector and fire department says they are safe, and if an insurance company underwrites them, then my concerns will have been met. But if any of those professionals have objections, then the project must be stopped and no occupancy may occur.

Thanks for your attention.

Michael Muret
1987 Fairfield Road
[REDACTED]

Madison Heiser

From: Christian J. Stewart [REDACTED]
Sent: Tuesday, March 9, 2021 10:05 AM
To: Public Hearings
Cc: Lisa Helps (Mayor); [REDACTED] Sarah Potts (Councillor); Victoria Mayor and Council; Marianne Alto (Councillor)
Subject: Public Input from VICTORIA HARBOURCATS Into Proposed RAP Mini-Home Development, 940 Caledonia

Dear Mayor and Council:

RE: Public Hearing, March 18, 2021 - Mini-Home Development, RAP Parking Lot, 940 Caledonia

Please accept the following as formal written input from the Victoria HarbourCats Baseball team regarding the proposed mini-home development that you are intending to build in the parking lot of Royal Athletic Park, our home stadium since our inception in 2013.

The Victoria HarbourCats are the City's top summertime sports entertainment, drawing (in 2019) close to 80,000 people to our games at Royal Athletic Park and, to date, over 400,000 fans over our seven years of play since 2013. This adds a considerable positive economic and social benefit to the City, as well as the North Park neighbourhood and surrounding businesses.

Other than a small flower shop right next door to our office, the park and our office, just a half-block up Vancouver St., are the closest business operations to the proposed mini-home development and as such, while we are supportive in general of solutions to the homeless situation in the City, **we stand in opposition to the development in this location** for a number of reasons, as detailed below.

1. Parking in General - Many of our fans rely on this lot to park when they come to our games. These are fans who are, commonly, elderly, or with large families, who cannot walk, cycle or take public transportation to the games, and wish to have a close and safe spot to park when they arrive. Street parking is limited, and with new road configurations, and the elimination of on-street parking along Vancouver Street and other areas for bike lanes, road configuration, etc. this becomes less and less available every day. This parking lot is generally full on game nights and the elimination of any spots here, we feel, will have a negative impact on the number of people that come to our games;

2. Handicapped Parking - The proposed location of the tiny homes takes over the handicapped spots allocated in the lot, which are closest to the stadium. Yes, we assume that these will be moved, and assigned to other spots, but that means any handicapped folks that come to our games, now have to park further away from the stadium;

3. Safety and Security (Fans) - This development will give many fans an excuse to not come to our games because they are fearful of parking their cars in the lot, lest there be damage or break-ins, or simply because they are fearful for their own personal safety having to walk by the development. Yes, we know 24 hour security is proposed to be in place, and the likelihood of this is slim, but we have already had fans saying that they are not going to come to games if this development proceeds. This is not acceptable to us;

4. Safety and Security (In General) - Over the past two years, with the increase in homeless camping in the City in general and more specifically in Central Park and the RAP lot, we have, sadly, seen an increase in crime and petty vandalism at both the park and our office. In 2019, our park and various food trucks in it, were broken into on at least six occasions. This compared to ZERO incidents in the years previous. Over the last few months, our office has been the site of graffiti and damage to windows has occurred, along with other nuisance items such as urination on our steps and

littering. We have also been verbally assaulted on many occasions, when we ask people to please move away from our office doors. We feel this will continue with the new development where proposed;

5. Our Steps Used for Drug Use and Purchase - Related to the above, over the last year, with the encampment at Central Park and now at RAP, our office front steps at 1814 Vancouver, which for security reasons are well lit, have become a convenient and frequent location for drug sales, drug use, both injection and smoking and other such activities. We installed video cameras recently and have video evidence of many of these activities. It would seem that those in the encampment who wish to do such activities, use our steps to escape the eyes of whatever security is in place at the encampment. Cleaning up needles and other drug paraphernalia and other litter left behind by these individuals has been almost a daily occurrence. Also, with the road currently closed off, our section of Vancouver Street is effectively a dead-end and those who use our steps know that with decreased traffic flow going by, they have fewer prying eyes watching what they are doing. VicPD has been of great assistance in trying to make more frequent passes, but their resources and time are limited and again, we feel this kind of activity will not decrease with the new development in the RAP lot;

6. Foul Balls - The proposed development is in an area of the parking lot that sees frequent foul balls hit into it when we play. Cars parked here have, in the past, suffered damage as a result. We cannot control this and as such, we would have a concern that residents of this development could be hit and injured when our games are on. We don't feel that this has been considered when selecting this location.

As mentioned in my opening, the Victoria HarbourCats are an important fixture at Royal Athletic Park and in the North Park neighbourhood. Our fans provide significant economic benefit to us of course, but also the City (parking, concession revenues) and other businesses in the park (food trucks, other vendors) and the neighbourhood. Doing anything that could adversely impact the number of fans that come to our games causes great concern for us, especially given the hardships that COVID has caused including the cancellation of our 2020 season and the possibility of a cancelled or limited season in 2021.

While we want to be as supportive as possible, we respectfully request that the City search out an alternative site for this development, where the impact on surrounding neighbours and businesses will be significantly less.

I am happy to meet with anyone on council or on the development team to discuss these issues further, or to answer any additional questions that you may have.

Thank-you.

Sincerely,



Mr. Christian J. Stewart, M.Sc.
Assistant General Manager, Ticketing and Media
VICTORIA HARBOURCATS BASEBALL CLUB
101-1814 Vancouver Street
Victoria, BC V8T 5E3

