

## Pamela Martin

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**From:** Public Hearings  
**Subject:** FW: Garden Expansion Support from FCA  
**Attachments:** 20.11.16 Caledonia CEC expansion COORDINATION drawing.pdf

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**From:** Joanne Murray [REDACTED]  
**Sent:** December 4, 2020 10:27 AM  
**To:** Leanne Taylor <[ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)>  
**Cc:** Kimberly Lemmon [REDACTED]  
**Subject:** Fwd: Garden Expansion Support from FCA

Hi Leanne

The Fernwood Community Association is happy to support the schematic plan produced by the CRHC to contract/expand the Fernwood Allotment Gardens and Compost Education Centre property which we lease from SD61. We have been very pleased with the level of community dialogue and concern displayed by CRD Regional Housing and sincerely commend them on their sensitivity around changes to this well-loved community resource.

best regards,

Joanne Murray  
FCA garden liaison and Vice President FCA

Begin forwarded message:

**From:** Kimberly Lemmon [REDACTED]  
**Subject:** Garden Expansion Support from FCA  
**Date:** December 2, 2020 at 3:30:47 PM PST  
**To:** Admin [REDACTED]

Good Afternoon, Joanne

Hope you're well!

The City has asked for an indication of support for the schematic plan we've produced to direct the future garden expansion within the road closure area on North Park. The request is for both the Compost Education Centre and the Fernwood Community Association to provide this support. Attached is latest schematic that was produced and provided to the City.

Could you please provide by way of email or letter to the Planner/File Manager on the Caledonia project, Leanne Taylor, an indication of support for the attached schematic drawing. Leanne's email is [ltaylor@victoria.ca](mailto:ltaylor@victoria.ca) and you can provide the letter to her directly or to me to provide to her.

Thank you kindly,

**Kimberly Lemmon** RPP, MCIP | Senior Project Coordinator  
Regional Housing | Capital Region Housing Corporation  
631 Fisgard Street, Victoria, BC V8W 1R7



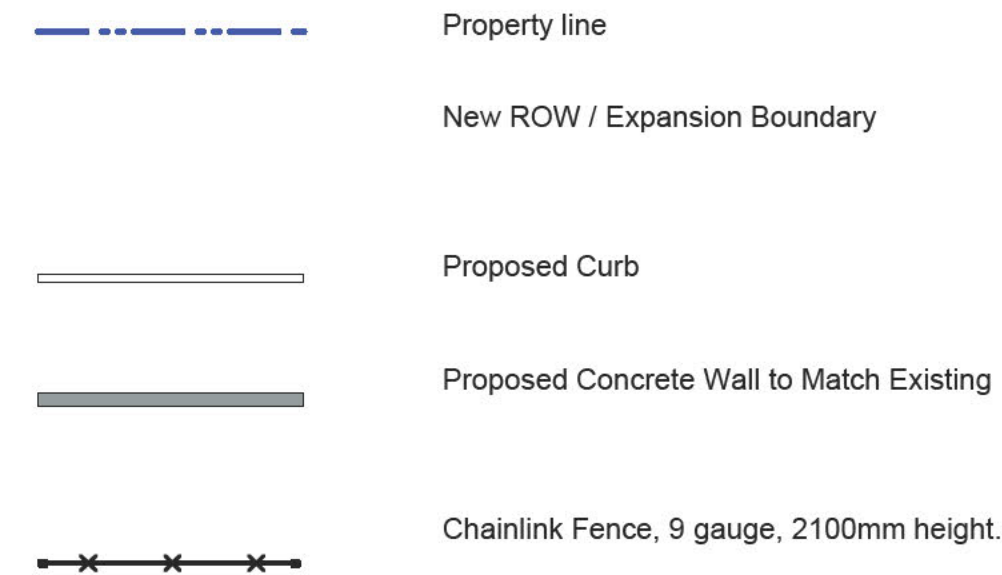
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DRAFT



CEC EXPANSION LEGEND



CEC REPLACEMENT PLANTINGS

FCA / CEC to indicate locations for plantings within the ROW / disturbance footprint that are to be replaced.  
The following plants / trees have been identified as requiring replacement:  
3 apple trees (replacement species TBD by CEC)  
1 rose bush  
1 Eucalyptus tree or other tree species  
1 Bay laurel or other small tree / large bush

The following plants have been identified as requiring transplanting:  
CEC Perennial garden bed (approx. 5m2) including strawberries, wildflowers, Chilean wine berry, ornamental species etc.  
All plantings in FCA Gardener plots that have been identified (tagged with flagging tape) for transplanting.

**CEC Expansion Notes**

1. Garden Expansion area to be installed prior to Vining Street ROW widening to allow for ease of relocation of plants and to provide uninterrupted gardening opportunities.
2. Schedule all work to occur during the dormant season of November 1st to February 28th.
3. Fencing, including temporary construction fencing, to be maintained continuously on site at all times in order to prevent damage from people and deer.
4. All removed wood is to be chipped and left on site.
5. All topsoil from removed garden beds and planting areas to be reinstalled in expansion areas. Time topsoil salvage to correspond to periods of dry weather and to minimize time between removal and reinstallation.
6. All recycled plastic garden beds to be removed are to be deconstructed and boards to remain property of FCA gardeners.
7. Install wood chip surfacing to reinstate all pathways and areas between garden beds unless otherwise indicated.
8. Provide irrigation system to new planting areas to match existing irrigation.
9. Perennial plants in allotment plots to be relocated as per direction from plot gardener (FCA), and CEC contact (Kayla Siefried).

NOT FOR CONSTRUCTION		
10	For Coordination	20.11.16
rev no	description	date
<div><div></div><div><b>Murdoch de Greeff</b> INC Landscape Planning &amp; Design <small>200 - 534 Cuthbert Road Victoria, BC V6Z 1G1</small> <small>Phone: 250.412.2891 Fax: 250.412.2892</small></div></div>		
client <b>CRD Housing Corporation</b> 631 Fisgard Ave. Victoria, BC		
project Caledonia Redevelopment Caledonia Ave. Victoria, BC		
sheet title <b>CEC Retention &amp; Reinstatement Plan</b>		
project no. 119.18		
scale 1: 100 @ 24"x36"		
drawn by TB		
checked by PdG		
revision no.	sheet no.	
9	L1.06	



**From:** Anke van Leeuwen [REDACTED]  
**Sent:** May 6, 2020 12:32 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** support for the Caledonia Project

Dear mayor and council

I am a long-time resident of the 1200 block of Denman St., 2 blocks away from the future Caledonia Project.

I am a strong supporter of this project. It has a density we need in order to make our neighbourhoods more walkable, to warrant increased public transportation services, and to address urgent needs for housing.

I'm happy with the design - was relieved that the height of the building along Grant St. was reduced, and that studio apartments with balconies were added into the mix.

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.

I think our neighbourhood has sufficient green space and sports facilities to provide outdoor recreation for its residents.

I strongly support you speaking in favour of this development in Fernwood.

Thank you,

Anke van Leeuwen  
[REDACTED]

--

*"Historically, pandemics have forced humans to break with the past and imagine their world anew. This one is no different. It is a portal, a gateway between one world and the next. We can choose to walk through it, dragging the carcasses of our prejudice and hatred, our avarice, our data banks and dead ideas, our dead rivers and smoky skies behind us. Or we can walk through lightly, with little luggage, ready to imagine another world. And ready to fight for it." - Arundhati Roy*

Dear Mayor and Council,

I am writing to **express my support** for the proposed Caledonia Project. I live on Stanley Avenue in Fernwood, a few minutes walk from the proposed development.

Our neighbourhood, but especially the whole city, **needs more affordable housing**. Individuals and families are leaving because of high rental prices, rent/demovictions, and a real estate market that the average family cannot afford to enter. The need has become even more clear in the midst of the COVID-19 pandemic, as so many people struggle to keep a roof over their heads.

This proposed development includes much needed non-market rentals, family-sized units, accessible housing for those living with disabilities, and a mix of affordability. I want to live in a neighbourhood that prioritizes **housing for everyone**. The development is walkable, bikeable, and compact, offering green transportation options.

**I implore you to approve this development** with an urgency congruent with the housing and homelessness crisis facing our city.

Thank you for your consideration,  
Breanna

Breanna Merrigan  
Fernwood Resident (1707 Stanley Ave)

**From:** Grace Lore [REDACTED]

**Sent:** May 6, 2020 7:42 PM

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

**Subject:** CRHC at Vic High - Please approve

Hi Mayor Helps and Council!

Should come as no surprise - but I am writing to you to express my support for the CRHC 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 under-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.

**I live around the corner and use this space all the time. I want this housing to be approved.**

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;
- 
- 
- Prioritize
- non-market rental housing to support core housing need in Victoria;
- 
- 
- 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.

- 
- 
- 
- Consider the neighbourhood childcare needs, both current and future,
- and coordination with the Fernwood NRG to provide these services.
- 

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:

- 
- 
- 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
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- 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.
- 
- 
- 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.
-

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,

Grace Lore

A solid black rectangular box used to redact the signature of Grace Lore.



**From:** Jim Knock [REDACTED]  
**Sent:** May 6, 2020 10:08 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Affordable Housing via the Caledonia Project

Dear Mayor and Council.

We are currently transitioning through some difficult times due to a pandemic. The lasting impact of this may last months and probably years yet is a mere health, economic and social blip compared to the issue of creating affordable accommodation for those who require it.

The reasons behind why some are in need of affordable housing seems to be beyond the understanding of our leaders and citizens. That should not stop us from using any means and every opportunity to help address the call for increased supply of appropriately priced accommodation.

It is widely confirmed that having a home, however modest, is the first stage in becoming a participating member of our city and larger community.

This issue is not a pandemic! The resolution of this issue will require broad, long term support from a wide swath of our society to achieve a reduction in the scope and scale of existing housing shortfalls.

There is no vaccine. There is no quick fix! Social distancing has not worked! We seem to have tried everything except creating a surplus of accommodation like the hospitals did to prepare for the potential exponential growth in the need for ER beds for the select few. Why not extend that thinking to those who lack accommodation at this time while we sort out what is their next step; not the reverse of this sequence, which seems to prevent any meaningful action on this issue.

At every local election, every potential mayor and councillor will distribute campaign literature stating that they will focus on improving housing for the homeless and the affordability of housing for all. This has been standard practice for many decades.

Time to stop 'marketing' and start leading. Good leaders take risks. Successful leaders do not appease their constituency to ensure their electability and income.

Managing change is the leadership issue our leaders must master if we ever hope to resolve our housing issues; just as it has been with resolving our CORVID 19 pandemic.

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*Jim Knock*





**From:** Jack Sandor [REDACTED]  
**Sent:** May 6, 2020 2:35 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Expressing support for the Caledonia Project

Victoria Mayor and City Council ([mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca))  
Victoria City Hall  
Victoria, BC, V8W 1P6  
6 May 2020  
**Re: Caledonia Project**

Dear Mayor and Council,

This email was written by Cities for Everyone. I have copied its text, as it accurately represents my feelings towards this project.

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:

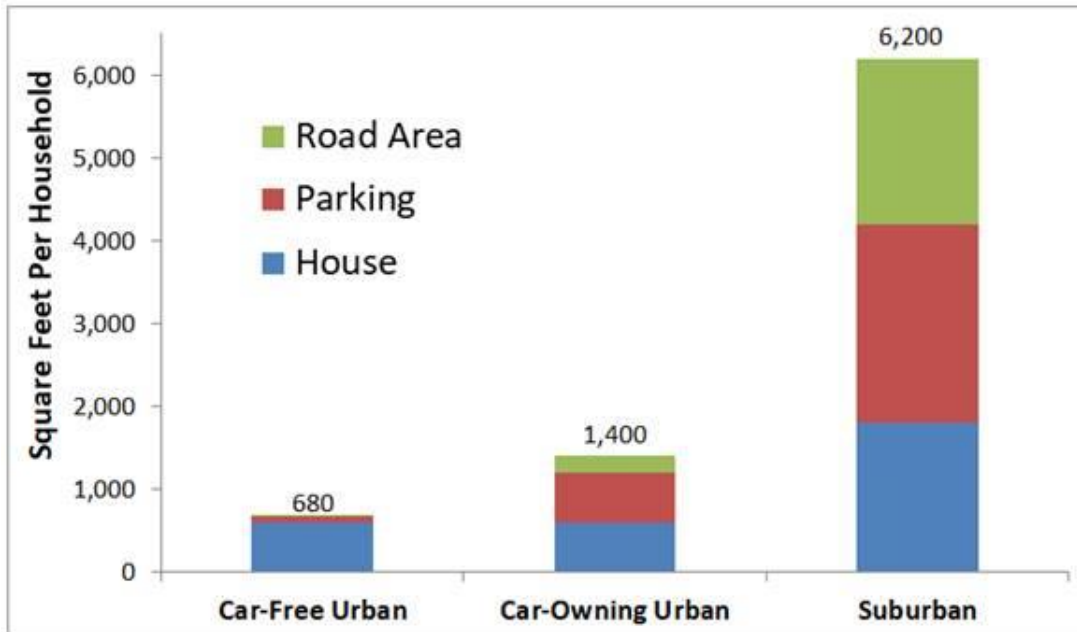
- Spend 10-30% [less money on transportation](#).
- Spend less time [driving and delayed by congestion](#).
- Consume less energy and produce [20-50% lower pollution emissions](#).
- Have substantially lower [traffic casualty rates](#).
- Are [healthier](#) and [live longer](#).
- Have greater [economic 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**





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.

- Jack Sandor



**From:** Julian West [REDACTED]  
**Sent:** May 6, 2020 9:22 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Please Say "Yes" to the Caledonia Affordable Housing Project

Good evening Mayor and Council,

I'd like to voice for my support for the upcoming Caledonia Affordable Housing Project and I sincerely hope you vote in favour of this endeavour. Every project rejected or delayed in the City of Victoria pushes people into urban sprawl communities. People need somewhere to live and if we don't add healthy, smart density like the Caledonia project, we end up cutting down forests and agricultural land in Langford and beyond. Compared with living in suburban areas, residents of compact, walkable urban neighbourhoods:

- 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](#).

I recognize the struggle you have in your position and I know this Council has done a lot to ensure more homes are built for people who want to live here. I hope that you have the foresight and courage to support this project as well.

Sincerely,

Julian West | [REDACTED]  
[REDACTED]

-----Original Message-----

From: Kate Berniaz [REDACTED]

Sent: May 6, 2020 3:04 PM

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

Cc: Kimberly Lemmon <klemmon@crd.bc.ca>

Subject: Support for Caledonia redevelopment

Hello,

I am sending this letter again as I understand the public hearing is being held shortly.

I am writing to support the Vic High land swap and the development of new affordable housing in Fernwood. Building more family housing is absolutely necessary and this land swap facilitates it.

Still, we have two concerns: school overcrowding and traffic/parking.

Our children attend George Jay. Already the school is under stress with overcrowding. Though the new catchment boundaries are supposed to relieve this, the school growth projections do not include all the development growth that is coming to downtown Victoria. This growth will also impact Central and Vic High. I don't think we should restrict housing development but the school district should plan for these new residents.

With this development, concerns have been raised about increased vehicle traffic in the neighbourhood. I see two simple solutions to this: add traffic calming and diversions to Chambers (prioritize this street because of the high foot and cycle traffic from the 3 schools) and only provide minimal vehicle parking. Fernwood is a very walkable and bikeable neighbourhood and has access to transit. The number of alternatives to vehicles makes it easier to live without a car. As well, reducing the vehicle parking as part of the development will be cheaper to build, which is a benefit when building affordable housing.

Again, we support the development. With it we would like to see improvements to school capacity in the surrounding schools, reduced vehicle parking on site and aggressive traffic calming in Chambers and through the neighbourhood.

Thank you,  
Kate Berniaz

Sent from my iPhone



**From:** Patty Freeman [REDACTED]  
**Sent:** May 6, 2020 12:19 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** I support the 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](#).
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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,

Patty Freeman

**From:** Ryan Jabs [REDACTED]  
**Sent:** May 6, 2020 1:22 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for DP Application No. 000567 - Caledonia

Dear Mayor and Council:

I'm writing to provide my support for the affordable housing being proposed on part of the unused gravel parking lot and the neighbouring lots next to Vic High. I live at 1560 Oakland Ave, which is about a 15 minute walk from this location.

I'm a long-time Victoria resident, who has lived in the Fernwood and Oakland area for the last 15 years. For many of these years, I walked past the High School and this site on my way to work downtown. This is an incredible location for a comprehensive housing project like the one being proposed for this site.

The proposed housing and green space will truly turn this underused space into a place with purpose. At this same time, it will give hundreds of new and existing residents an opportunity to experience the many benefits of living in a walkable, healthy, happy neighbourhood, close to schools, parks and employment.

As a small developer working in the city, I feel strongly that we need to put more housing into our walkable central neighbourhoods. We need to give people of all economic classes housing options so that they're not forced into the western communities and into a car-commute that steals hours each week from them and from their families. For their social and physical well-being, for their mental health, for our environment – we need to build more housing of all types close to schools, close to entertainment and close to our major employers.

If you haven't had the opportunity to read this story on research released last year out of the U.S., I'd encourage you to do so. It's another compelling story on one of the many benefits to adding more homes in walkable neighbourhoods; a story that I think is very fitting for a discussion on creating affordable housing, next to a school, in one of the most walkable neighbourhoods in our city:  
[https://www.citylab.com/life/2019/10/walkability-economic-mobility-income-health-walkable-cities/600571/?utm\\_source=nl\\_link1\\_110119&silverid=NDUzNzU5MDkzMjA5S0?utm\\_source=twb](https://www.citylab.com/life/2019/10/walkability-economic-mobility-income-health-walkable-cities/600571/?utm_source=nl_link1_110119&silverid=NDUzNzU5MDkzMjA5S0?utm_source=twb)

Thank you for the work that you're doing in our community.

Sincerely,

Ryan Jabs [REDACTED]

**Ryan Jabs** | President, Community Builder  
Lapis Homes | [REDACTED] | [www.lapishomes.com](http://www.lapishomes.com)  
[Ryanjabs@lapishomes.com](mailto:Ryanjabs@lapishomes.com)





Dear Mayor and Council,

I am writing to you to express my support for the CRHC housing development in Fernwood.

As a Fernwood resident and parent, I agree that 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 under-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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- 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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- 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.
- 

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,

Sam Montgomery



Dear Mayor and Council,

Early in 2020, before the pandemic, I participated in a town hall about the City purchasing a property behind Vic High from the School Board in order to build an affordable housing complex. Along with many of my neighbours in Fernwood, I supported that plan. I believe the purchase was subsequently completed.

I jog on the Vic High track once a week and I always cast a hopeful eye over the property, hoping to see construction machinery and workers. But so far not a peep of them! Nor have I heard anything from the City about any hearings about bylaw variances or permits for this complex. Time is of the essence. You know yourselves how many families in the city are in what you call "core housing need". Let's not have any delay! I encourage you to swiftly complete the permitting process and move on to construction.

Wishing you a safe holiday season and a happy New Year!

Ana Simeon  
1703B Fernwood Road  
Victoria, B.C.  
V8T2Y3

**From:** Dorothy Field [REDACTED]  
**Sent:** May 18, 2021 5:46 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Victoria parks

Dear Mayor Helps and Council:

I just read the Message from the Mayor that came with my property tax notice. I was pleased to read that more than \$24.1 million is set aside to maintain and enhance Victoria's parks.

I am writing to remind you that the proposed "affordable" housing at Vic High is still pending, waiting for public hearing. If it is approved, Fernwood, one of the city's neighbourhoods with the fewest parks, will lose green space at Vic High, green space that is sorely needed by our inner city kids for playing fields and the long-promised metric track.

According to the City of Victoria's Parks & Open Spaces Masterplan: "Public schools, which provide some of the same functions as neighbourhood and community parks, are under the greatest threat of change and potential loss of open space. Declining school enrolment has led to recent closures, including Blanchard and Burnside Schools. The BC government has recommended that alternate community uses for schools be considered prior to selling the sites to the private sector." In the case of Vic High, we are not talking about selling the land, but we are talking about building it out with a huge loss of green space.

The CRD housing plans are based on a 60-year lease of Vic High lands. 60 years is as good as being sold. Quoting again from the Open Space Masterplan: "While park land is distributed across the city, only four of nine neighbourhoods are above the City-wide municipal park land per capita (2.65 ha/1,000 residents). North Park, Burnside, Downtown, Fernwood, South Jubilee, North Jubilee, and Rockland have less than half the City-wide municipal park land per capita." On top of this, Vic High's green space is considerably smaller than that of other schools.

Given the city's Urban Villages and Corridors plans, the push to densify the neighbourhoods listed above will take away green space already at a premium. "As the urban density and population increase, demand for parks, open spaces, and outdoor amenities such as gathering and social spaces also increases," another quote from the Masterplan.

This is, of course, an equity issue since many Vic High students already have the least of everything.

Please take this as a friendly reminder that Fernwood's green space is in jeopardy of being decreased rather than increased. I hope and trust all of you will keep this in mind as the Caledonia project goes through its hoops. We have an enormous need for more green space, not less. Thanking you in advance for securing green space for the neighbourhoods where there is slim to none.

Respectfully,

Dorothy Field

Fernwood



[REDACTED]

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**From:** Jody DeSchutter [REDACTED]  
**Sent:** Tuesday, October 5, 2021 5:35 AM  
**To:** Public Hearings  
**Cc:** Jamie Gripich  
**Subject:** Fernwood Mural and Caledonia

To whom it may concern,

I hope all is well; I just wanted to register my support for for the Fernwood Mural and Calendonia redevelopment project. I understand the public hearing could take place on October 28th as Jamie mentions below.

Let me myself or Jamie (cc'd) know if there is any further information you require.

All the best and kind regards,

Jody DeSchutter  
[REDACTED]

On 27 Sep 2021, at 22:55, Jamie Gripich <[REDACTED]> wrote:

Hi Jody ,

Thanks for your message and there is something you can do to make your support known.

The link to the steps to take once the public hearing date has been posted is here:

[Virtual Public Hearings | Victoria](#)

We thought you would not be available for the actual public hearing, so the video idea is quite powerful.

I will follow up when the public hearing has been officially announced. We understand it could be October 28.

My thanks,  
Jamie

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**From:** Jody DeSchutter [REDACTED]  
**Sent:** Tuesday, September 14, 2021 6:03 PM  
**To:** Jamie Gripich [REDACTED]  
**Subject:** Re: Resend - Fernwood Mural and Caledonia

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Jamie,

So sorry I thought I had actioned this already, my apologies! I am all for the project, sounds great and I appreciate the repurposing of part of the mural and the updates; you have my full support. I can't remember if I've already sent an email to confirm my support- let me know if you need me to send something or what next steps you would like to discuss?

I likely won't be able to attend the hearing, I live in London UK currently so have a bit of a time warp and work silly hours.

Can't wait to see how it goes and all the best with the project,

Kind regards,  
Jody

Sent from my phone out and about

On 14 Sep 2021, at 16:10, Jamie Gripich <[REDACTED]> wrote:

Hi Jody,

I hope this finds you well!

I know how email can really stack up – so here's my attempt to get back on top of your inbox. ☺

As our Public Hearing has been scheduled for the end of October, I'm hoping we can get in contact to discuss the information I sent you in my August 26 email?

Many thanks,  
Jamie

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**From:** Jamie Gripich  
**Sent:** Thursday, August 26, 2021 4:41 PM  
**To:** 'jody.desch@hotmail.com' [REDACTED]  
**Subject:** Fernwood Mural and Caledonia

Hi Jody,

As things do continue to change at a large corporation like the CRD, Jean has moved on and I have come back to Communications in Regional Housing.



My name is Jamie Gripich, and while the name has changed, our thoughts about how to incorporate the mural project into the Caledonia project, and our ideas on how we can make this a positive we'd like to share with the community, hasn't.

I'm wondering your status? There have been so many changes in recent months that it's hard to keep track. I thought I would start the process by reaching out.

Last you and Jean spoke:

We are looking to repurpose the fence boards as part of our landscaping plan for Caledonia because we value the contribution public art has on creating a sense of place within our new housing developments. The landscaping plans are part of the Development Variance Permit that will require City of Victoria council approval, and as such we would really appreciate your support (or at least lack of objection) to our initiative.

Still our plan.

At this time, we do not have a public hearing date set with the City, but we are hoping it will be in May. I can let you know once a date has been set. You can also subscribe to be notified through our capital project webpage:

<https://www.crd.bc.ca/project/capital-projects/caledonia>.

We are hoping for the third week in September now.

Because of Covid, all public hearings are electronic and you can sign up to speak live via phone in support at the public hearing and/or send a letter to Victoria mayor and council to support the project. Instructions to participate in virtual public hearings with the City are [here](#). A letter of support can be sent at any time, and it is stored by legislative services and later appended to the agenda. You can also send the letter to our development planner with the City, Leanne Taylor [ltaylor@victoria.ca](mailto:ltaylor@victoria.ca) and CC [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca) for certainty it is included in our package.

So, hope to hear from you so we can discuss next steps.

Thanks again,  
Jamie

Sincerely,

**Jamie Gripich** | Communications Coordinator

Pronouns: Him/He

Regional Housing | Capital Regional District

625 Fisgard Street, Victoria, BC V8W 1R7

T: [REDACTED]

[www.crd.bc.ca](http://www.crd.bc.ca) | [Facebook](#) | [Twitter](#) | [YouTube](#)

<image002.jpg>

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**From:** Jody DeSchutter [REDACTED]

**Sent:** Wednesday, April 28, 2021 3:50 PM

**To:** Jean Pakvis [REDACTED] >

**Subject:** Re: Fernwood Mural

Hi Jean!

It's so nice to hear from you. Such great news about the mural, and I am happy to hear it is in plans to live on! It was a great mentorship project I was lucky enough to lead, so is a collaboration of work :)

I would love to learn more about the project. I am also very happy to help in any way I can if that is needed but might have to mention that I do live in London UK currently. I am due to visit again in September if Covid allows.

I'll see if I can find contacts to pass it along to the students involved if that is appropriate, that would be really cool.

My email is on reply of course but just in case, [REDACTED]

Look forward to hearing back,  
Jody

Sent from my iPhone

On 28 Apr 2021, at 16:17, Squarespace <[REDACTED]>  
[REDACTED] wrote:

—

Sent via form submission from [REDACTED]

**Name:** Jean Pakvis

**Email Address:** [REDACTED]

**Message:** Hi Jody,

I was given your name by Gary Pemberton in regards to a fence mural in Fernwood that I believe is your work. It is located between Vic High and the Caledonia townhouses. I work for the Capital Regional District and as part of our redevelopment of the Caledonia townhouses, we are hoping to incorporate the mural into the landscape plans of the redevelopment. I have some additional information about the project that I would like to send you if you are able to provide me with your email address? Thanks so much.

Jean

:

This message is intended only for the use of the individual or entity named above, and may contain information that is privileged, confidential or exempt from disclosure under applicable law. If you are not the intended recipient or their employee or agent responsible for receiving the message on their behalf your receipt of this message is in error and not meant to waive privilege in this message. Please notify us immediately, and delete the message and any attachments without reading the attachments. Any dissemination, distribution or copying of this communication by anyone other than the intended recipient is strictly prohibited. Thank you. Please consider the environment before printing this email.



[REDACTED]

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**From:** Public Hearings  
**Sent:** Friday, October 22, 2021 12:07 PM  
**To:** Public Hearings  
**Subject:** FW: research on the importance of school recess

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**From:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Sent:** Wednesday, October 20, 2021 3:05 PM  
**To:** Public Hearings <PublicHearings@victoria.ca>  
**Subject:** Fw: research on the importance of school recess

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**From:** Dorothy Field [REDACTED]  
**Sent:** October 17, 2021 7:07 PM  
**To:** [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca). <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** research on the importance of school recess

Dear Mayor and Council:

I just listened to the CBC Sunday Magazine on the importance of recess at school. I know how burdened you are with things to read and consider. Still, I hope you will take the time to listen to this link:

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Flisten%2Flive-radio%2F1-57-the-sunday-magazine%2Fclip%2F15872620-why-catching-recess-may-important-catching-class&data=04%7C01%7Cmayorandcouncil%40victoria.ca%7CE0377b8d80bc44ce846308d991dc037e%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637701196407877848%7CUnknown%7CTWFPbGZsb3d8eyJWljoimc4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C1000&data=zXPUTARysG35JMksnecF9WQ2kP8Jk5uHj92bbGlszQ%3D&reserved=0>

What struck me was that this should be part of your consideration when the Caledonia project comes before City Council.

Clearly, the issue of housing in Victoria is huge and complex, but I urge a more holistic approach to this decision. The CBC segment speaks to how crucial recess, i.e. free time on school grounds with one's peers, is for students. As you know, Vic High is our "inner city" high school. It serves many kids who don't have green space at home. Apart from organized sports on Vic High's playing fields, space for kids who aren't sports oriented is crucial -- to sit with friends, walk the grounds, decompress.

We are fast losing the green space we have as densification eats up what is left of our green space. Once we lose what little is left, it's gone for good.

When the old Fairey Tech buildings were torn down, we were promised that

the resulting rubble field would be greened. Clearly, that never happened and seems to be forgotten. This is a real loss to the community and the city. The city's policy on Parks acknowledges the importance of school green space. Fernwood is among the neighbourhoods lowest in terms of green space.

I hope you will take this into consideration when the proposal comes before city council. I hope you will vote not to lose what green space we have left at Vic High.

Sincerely,

Dorothy Field

Fernwood, Victoria

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**From:** Y Plus [REDACTED]  
**Sent:** October 18, 2021 6:09 PM  
**To:** Development Services email inquiries; Victoria Mayor and Council; Eleni Gibson - NPNA; Public Hearings  
**Subject:** Yuri RE: Development application for 1230 Grant St, 1209-1215, 1218, 1219, 1220 and 1226 North Park St., 1219 Vining St., 1235 Caledonia Ave and 1211 Gladstone Ave.

Dear members of the Council of the City of Victoria,

We live on Caledonia Ave about 100 meters of the proposed development. Our immediate neighbours and us, are completely AGAINST to development proposal.

Concentrating 158 units of affordable and below-market rental dwelling units in one large parcel will stigmatize the area as being the area for lower income individuals, affecting the values of properties around it and possibly bringing undesired activity into the area. This site is not the best location to entirely occupy by affordable and below-market rental dwelling units. It will be a waste of large land resource that has a much better use.

Simply look at the property values at 446, 438, 402, 356, 382 Burnside Road East, Victoria, BC. If you ask any realtor who knows that area, they will tell you concentrating lower income individuals in one large development will affect property values, etc.

Affordable and below-market rental dwelling units are needed, but must be spread throughout the city for better integration and lesser influence on neighbourhoods and it is possible to do because these proposed 5 buildings do not have to be all in one place.

Moreover, as mentioned above, this site is just perfect for the NEW CRYSTAL POOL swimming pool building. It all must be in one place (can not be divided like proposed 5 buildings) and it needs as much space as available. If design allows, 1 affordable and below-market rental dwelling unit building can be on same site. It will capture same service area as does current building on Quadra and it is next to the school, which is a perfect resource for our kids, who can have swimming classes and water events as part of their school curriculum.

I also speak from experience, being a realtor in the area for about 20 years and living in this neighbourhood to 7 years. Our neighbours totally agree with aforesaid and asked me to voice our opposition to this development as proposed and voice it at the public hearing set for October 28, 2021 at 6:30pm

thank you,

Yuri and Roselle Z.



[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** October 19, 2021 10:41 AM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia Redevelopment

Dear Mayor and Council,

I am writing to voice my support for the Caledonia affordable housing redevelopment project at 1211 Gladstone Ave.

I strongly believe the project should be approved for the following reasons:

- I live nearby.
- We desperately need more affordable homes of all types in our city.
- Below-market homes are greatly needed here.
- We need more social, non-profit and generally affordable housing in our city.
- This project will foster mixed income communities, which I am very supportive of.
- This project is a huge improvement to what's on site today.
- I support this project because it will create more accessible homes in my neighbourhood.
- Accessible units are hard to come by in our neighbourhood.
- The project should be expedited through the City's planning process.
- More housing in the area cannot come fast enough. It would be great to see this sort of project happen even more quickly.
- The non-profit who will be operating the rental building will make sure the rents stay affordable.
- The housing society operating the new units has a great track record in the region.

In conclusion, this is an incredibly important proposal and I urge you to approve it.

Thank you for your consideration.

Diane Willis  
826 North Park Street #305. Victoria V8 W 3B4

[REDACTED]

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**From:** Y Plus [REDACTED]  
**Sent:** October 18, 2021 6:09 PM  
**To:** Development Services email inquiries; Victoria Mayor and Council; Eleni Gibson - NPNA; Public Hearings  
**Subject:** Yuri RE: Development application for 1230 Grant St, 1209-1215, 1218, 1219, 1220 and 1226 North Park St., 1219 Vining St., 1235 Caledonia Ave and 1211 Gladstone Ave.

Dear members of the Council of the City of Victoria,

We live on Caledonia Ave about 100 meters of the proposed development. Our immediate neighbours and us, are completely AGAINST to development proposal.

Concentrating 158 units of affordable and below-market rental dwelling units in one large parcel will stigmatize the area as being the area for lower income individuals, affecting the values of properties around it and possibly bringing undesired activity into the area. This site is not the best location to entirely occupy by affordable and below-market rental dwelling units. It will be a waste of large land resource that has a much better use.

Simply look at the property values at 446, 438, 402, 356, 382 Burnside Road East, Victoria, BC. If you ask any realtor who knows that area, they will tell you concentrating lower income individuals in one large development will affect property values, etc.

Affordable and below-market rental dwelling units are needed, but must be spread throughout the city for better integration and lesser influence on neighbourhoods and it is possible to do because these proposed 5 buildings do not have to be all in one place.

Moreover, as mentioned above, this site is just perfect for the NEW CRYSTAL POOL swimming pool building. It all must be in one place (can not be divided like proposed 5 buildings) and it needs as much space as available. If design allows, 1 affordable and below-market rental dwelling unit building can be on same site. It will capture same service area as does current building on Quadra and it is next to the school, which is a perfect resource for our kids, who can have swimming classes and water events as part of their school curriculum.

I also speak from experience, being a realtor in the area for about 20 years and living in this neighbourhood to 7 years. Our neighbours totally agree with aforesaid and asked me to voice our opposition to this development as proposed and voice it at the public hearing set for October 28, 2021 at 6:30pm

thank you,

Yuri and Roselle Z.

[REDACTED]

---

**From:** Dorothy Field [REDACTED] >  
**Sent:** Tuesday, October 19, 2021 7:31 PM  
**To:** KATHRYN OGG; Public Hearings  
**Cc:** David; Chris  
**Subject:** Re: 1235 Caledonia Street

Excellent letter, Kathryn. Thank you!!

Dorothy

On 2021-10-19 5:57 p.m., KATHRYN OGG wrote:

Dear Mayor and Council:

I am writing in opposition to this development proposal.

This development has been thrust upon our community under the guise of affordable housing. But there was no problem in removing 18 families from the existing 27-year-old townhouses, that were built with no foresight or budget for maintenance. These existing homes will be sent to the land-fill, thus adding to the carbon output of this proposed development.

This development proposes to remove school board property at the same time as it would increase the school age population by adding 154 families to this neighbourhood. There was no useful community consultation as it was pre-determined decision, with the City, the CRHC, the School Board and Parks all lined up to tell us that we apparently "chose" this when as a community we voted to save the historic Victoria High School instead of razing it and building something new in the place of the oldest high school west of Winnipeg. Now we owed it to the city to allow this development, supposedly to pay for the only inner-city high school, which happens to be situated in Fernwood.

Throwing the plans to improve the track for Vic High students, which had been going forward with the support of the Vic High Alumni and had Council approval previous to this proposal, were thrown under the bus. Decreasing the footprint of the smallest secondary school in the area was no deterrent for the proponents.

The words "Affordable Housing" were thrown around like a mantra, and anyone who pointed out the problems with the scenario were labelled obstructionist and entitled. But the definition of "affordable" seemed elusive, with different numbers at various stages of the "consultation." The fact that Vic High was already over-crowded and struggling to serve a growing community, with many new homes already being built in the city, seems to have dropped off the radar.

This development is too big for this community. Fernwood already has its share of the city's affordable housing. Victoria High School and its track need to be protected for the use of future Vic High Students.

Sincerely,

Kathryn Ogg  
1351 Gladstone Ave  
(Mother of Caitlin Sokolosky, Vic High Grad 1989)



[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** October 19, 2021 10:41 AM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia Redevelopment

Dear Mayor and Council,

I am writing to voice my support for the Caledonia affordable housing redevelopment project at 1211 Gladstone Ave.

I strongly believe the project should be approved for the following reasons:

- I live nearby.
- We desperately need more affordable homes of all types in our city.
- Below-market homes are greatly needed here.
- We need more social, non-profit and generally affordable housing in our city.
- This project will foster mixed income communities, which I am very supportive of.
- This project is a huge improvement to what's on site today.
- I support this project because it will create more accessible homes in my neighbourhood.
- Accessible units are hard to come by in our neighbourhood.
- The project should be expedited through the City's planning process.
- More housing in the area cannot come fast enough. It would be great to see this sort of project happen even more quickly.
- The non-profit who will be operating the rental building will make sure the rents stay affordable.
- The housing society operating the new units has a great track record in the region.

In conclusion, this is an incredibly important proposal and I urge you to approve it.

Thank you for your consideration.

Diane Willis  
826 North Park Street #305. Victoria V8 W 3B4

[REDACTED]

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**From:** KATHRYN OGG [REDACTED]  
**Sent:** Tuesday, October 19, 2021 5:57 PM  
**To:** Public Hearings  
**Cc:** David; Dorothy Field; Chris  
**Subject:** 1235 Caledonia Street

Dear Mayor and Council:

I am writing in opposition to this development proposal.

This development has been thrust upon our community under the guise of affordable housing. But there was no problem in removing 18 families from the existing 27-year-old townhouses, that were built with no foresight or budget for maintenance. These existing homes will be sent to the land-fill, thus adding to the carbon output of this proposed development.

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Throwing the plans to improve the track for Vic High students, which had been going forward with the support of the Vic High Alumni and had Council approval previous to this proposal, were thrown under the bus. Decreasing the footprint of the smallest secondary school in the area was no deterrent for the proponents.

The words "Affordable Housing" were thrown around like a mantra, and anyone who pointed out the problems with the scenario were labelled obstructionist and entitled. But the definition of "affordable" seemed elusive, with different numbers at various stages of the "consultation." The fact that Vic High was already over-crowded and struggling to serve a growing community, with many new homes already being built in the city, seems to have dropped off the radar.

This development is too big for this community. Fernwood already has its share of the city's affordable housing. Victoria High School and its track need to be protected for the use of future Vic High Students.

Sincerely,

Kathryn Ogg  
1351 Gladstone Ave  
(Mother of Caitlin Sokolosky, Vic High Grad 1989)

**From:** TanyaD [REDACTED]  
**Sent:** Tuesday, October 19, 2021 5:59 PM  
**To:** Public Hearings  
**Subject:** Public hearing October 28/21 for 1230 Grant St, et al.

Dear Mayor Helps and Council,

I am writing to express my strong objection to the Amendment Bylaw (No. 36)-No. 21-065 to the Official Community Plan (OCP), Amendment Bylaw (No. 1234)- No. 21-064 to the Zoning Regulation Bylaw and Development Permit Application No. 000567. As a resident of 1925 Chambers Street, I feel that the proposed development is too large for an already very busy intersection of roads, particularly Chambers Street, which is a very busy conduit between Fernwood Road and Cook Street, with vehicle, bike, skateboard and foot traffic. The busyness is so great and causes such noise disturbance, especially with the ongoing Vic High earthquake upgrades and resulting construction vehicles, delivery trucks of varying sizes from vans to semi-trailers accessing businesses in Fernwood square via a dead end Gladstone Street, vehicles to and from daycares and community centre, again via dead-end Gladstone Street and the continual clamour of foot, bicycle and skateboard traffic, my well-being was so affected during a surgery recovery in May-June, that I started to seriously consider moving from my single-family dwelling of 15 years. Thankfully, as summer has ended and subsequently a reduction in skateboarding, the noise level has calmed. However, the construction vehicles at Vic High, delivery vehicles, daycare transports, bicycle and foot traffic has remained steady and will only increase as the Belfry Theatre sets to reopen it's season to in-person audiences in November and resumption of staff/student traffic will resume once the earthquake upgrades at Vic High are completed. To imagine adding an additional 158 dwellings into the compact area bordered by Gladstone, Chambers and Vining Streets and the accompanying vehicle traffic, is beyond comprehension. Currently, the parking is so limited on these streets and is constantly being challenged by nearby businesses on Cook, Caledonia (namely Royal Athletic Park and Save-On Memorial Centre, which, during non-pandemic times, can bring in multi-thousands of visiting cars and people), Gladstone Streets and Fernwood Road. Because of the unique location of my home, the middle house of two corner houses, I have no parking in front or across from my home due to a yellow curb and road-calming construction, and, according to the by-law, am not legally allowed to park on any side streets or blocks of Chambers Street. After 10 years of parking tickets issued to my guests, I was finally able to convince the parking officer at City Hall to allow my house extra parking alongside the south border of Springridge Commons. I am aware that the plans for the proposed development includes underground parking but, even with 158 parking stalls for tenants and some visitor spaces, there will undoubtedly be extra vehicles looking for parking spaces on nearby roads to accommodate second vehicles, recreational vehicles and visitors.

Parking aside, the density of adding 158 more families to this already congested neighbourhood produces anxiety and further strengthens my desire to flee this area.

I moved to this neighbourhood in 2006 as a single mother with 2 school age children. I chose this area due to it's proximity to Vic High as the future high school for my children, both of whom attended, enjoyed and graduated from. Both of my children participated in P.E. classes long after it was a requirement of their curriculums and also belonged to Bays Football Club. I still remember how excited we were to learn that the run-down Vic High track, field and stadium were to be getting upgrades, including an artificial turf field and lighting, which would allow for increased usage for the Vic High students as well as community use for various sports teams and competitions. Finally, Vic High could be a comparable place for athletics next to Oak Bay and other Victoria schools! I was completely shocked and appalled when I learned that the City of Victoria and the Greater Victoria School District were involved in a land swap for the housing development in question that would see the plan for the Vic High Memorial Stadium Revitalization Project (VHMSRP) reduced to a pathetic 2-lane walking track from the proposed 8-lane metric track as well as the field size reduced from large enough to accommodate soccer, football, rugby, grass hockey and other regulation sized sports use to a size unable to host all of these sports to the school students and community teams. How does 2-lane walking track contribute to the physical fitness goals of a PE class or the running teams of a high school? To further the insult, how does the beautiful, new Oak Bay High school with a new turf field plus another field with a proper track get such amenities when Vic High does not get anything nearly comparable? The land that is proposed to be given to the housing development at the expense of Vic High students, should not be allowed to be siphoned off. This is short-sighted on the part of the City of Victoria and the GVSD and absolutely should not be allowed. Not to mention, an about face from the support that the CofV and the GVSD originally gave to the VHMSRP as well as a financial contribution already committed by the CofV.

While I acknowledge that Victoria is in dire need of rental housing, I feel that this project is too large in scale for these reasons:

1. Absorption of Vic High land to accommodate the housing project is wrong.
2. The increased density in the neighbourhood will be too great.
3. The increased traffic in the neighbourhood will outdo the infrastructure.



Please do not allow this proposal or by-law amendments to proceed. It is like Cinderella's step-sister's trying to fit their big, ugly foot into a tiny glass slipper. If it's pushed too far and too hard, it will break. So will this neighbourhood if this project is approved.

Thank you for considering my thoughts.

Tanya Descoteau  
1925 Chambers Street  
"The Glass Slipper"

Sent from my iPad

[REDACTED]

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**From:** Y Plus [REDACTED]  
**Sent:** October 18, 2021 6:09 PM  
**To:** Development Services email inquiries; Victoria Mayor and Council; Eleni Gibson - NPNA; Public Hearings  
**Subject:** Yuri RE: Development application for 1230 Grant St, 1209-1215, 1218, 1219, 1220 and 1226 North Park St., 1219 Vining St., 1235 Caledonia Ave and 1211 Gladstone Ave.

Dear members of the Council of the City of Victoria,

We live on Caledonia Ave about 100 meters of the proposed development. Our immediate neighbours and us, are completely AGAINST to development proposal.

Concentrating 158 units of affordable and below-market rental dwelling units in one large parcel will stigmatize the area as being the area for lower income individuals, affecting the values of properties around it and possibly bringing undesired activity into the area. This site is not the best location to entirely occupy by affordable and below-market rental dwelling units. It will be a waste of large land resource that has a much better use.

Simply look at the property values at 446, 438, 402, 356, 382 Burnside Road East, Victoria, BC. If you ask any realtor who knows that area, they will tell you concentrating lower income individuals in one large development will affect property values, etc.

Affordable and below-market rental dwelling units are needed, but must be spread throughout the city for better integration and lesser influence on neighbourhoods and it is possible to do because these proposed 5 buildings do not have to be all in one place.

Moreover, as mentioned above, this site is just perfect for the NEW CRYSTAL POOL swimming pool building. It all must be in one place (can not be divided like proposed 5 buildings) and it needs as much space as available. If design allows, 1 affordable and below-market rental dwelling unit building can be on same site. It will capture same service area as does current building on Quadra and it is next to the school, which is a perfect resource for our kids, who can have swimming classes and water events as part of their school curriculum.

I also speak from experience, being a realtor in the area for about 20 years and living in this neighbourhood to 7 years. Our neighbours totally agree with aforesaid and asked me to voice our opposition to this development as proposed and voice it at the public hearing set for October 28, 2021 at 6:30pm

thank you,

Yuri and Roselle Z.

[REDACTED]

---

**From:** Anna Shortly [REDACTED]  
**Sent:** Wednesday, October 20, 2021 12:57 PM  
**To:** Public Hearings  
**Subject:** Input Re: Caledonia Housing Project

To whom it may concern:

I am writing to share my thoughts on the Caledonia affordable housing project that will be going to public hearing on Thursday, October 28th. In summary, I support the project as I believe it will add much needed housing supply to Fernwood and the city of Victoria.

As a new resident to Victoria and the Fernwood community, I know first-hand how difficult it is to find and secure a home here, and especially a home that is affordable. Victoria, like many cities across Canada, is experiencing a housing crisis. With a significantly low vacancy rate and supply not keeping up with population growth, people of various income levels - from low to even medium and high-income earners - are challenged with finding housing that meets their needs. Lower income earners especially are challenged: the average cost of a 1-bedroom apartment in Victoria is nearly \$1700 month, which is well out of reach for anyone making below around \$60,000 a year, meaning that the many servers, students, chefs, social workers, etc. who live and work in Victoria cannot afford to live here comfortably, let alone find a place to live. People experiencing homelessness, spending well over 30% of their income on housing at the expense of paying for other needs such as food and medical expenses, and living in inadequate housing conditions continues to increase as a result of the lack of safe, affordable housing. The lack of affordable housing contributes to a plethora of other challenges, as well, including labour shortages and food insecurity.

Fernwood is a wonderful neighbourhood that is well-suited for the increase in housing density. It is located within close proximity to many bus lines, and is in walking and biking distance to downtown. We have grocery stores, shops, restaurants, and services all within a close vicinity, supporting the '15-minute city' ideal that is promoted by city planners. In fact, I think the project as proposed may not even be dense enough given the location and the significant need for more housing supply. Nonetheless, adding much-needed affordable housing units to Fernwood will make this neighbourhood a better place to live, work, and play, and will help to address the larger issue of the housing crisis in Victoria. I wholeheartedly welcome this development to the Fernwood community and I encourage Council to support it, as well.

Thank you for your time and consideration.

Sincerely,  
Anna Shortly  
1430 Stadacona Ave V8S 3T1

[REDACTED]

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**From:** Emma Porter [REDACTED]  
**Sent:** Wednesday, October 20, 2021 7:49 AM  
**To:** Public Hearings  
**Subject:** CD-17, Gladstone Comprehensive Development District

Good morning,

I am writing about the proposed development for 1230 Grants St, 1209-1215, 1218, 1219, 1220 and 1226 Northpark, 1219 Vining St, 1235 Caledonia Ave and 1211 Gladstone Ave.

As I understand the need for increased affordable housing there needs to be some infrastructure put in place beforehand. The catchment Elementary and Middle school are already over capacity, there needs to be added space or more schools.

Caledonia will need speed bumps as it is already the main path people take to get through Fernwood, so added traffic driving to their homes will add even more traffic. Speed bumps will at least control people's speed.

The parking on Caledonia (and in the area) is already impossible. the city should remove the boulevard on Caledonia between Cook and chambers to at least add 3 more spaces. That being said there also needs to be enough parking in the development for the amount of units.

I realize the city is growing, but we can't expect everyone will bike and the parking and traffic is already a lot.

Thank you for taking the time to read this, Emma Porter Resident of Fernwood/Northpark



[REDACTED]

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**From:** Rob Gillezeau [REDACTED]  
**Sent:** Thursday, October 21, 2021 8:18 AM  
**To:** Public Hearings  
**Subject:** Comments on the Caledonia Housing Project

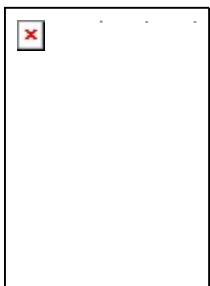
I'm writing today as a resident of Fernwood, where I live on Spring Road, a parent of two young children, and as an assistant professor of economics.

As we all know, Victoria is in a housing crisis and has been for many years at this point. While some of the factors driving this are beyond the control of municipal or provincial governments (for example, historically low interest rates), local government has control over some demand-side measures and most supply side measures.

The Caledonia housing project is part of the solution to the housing crisis. Alone its impact will primarily be for the families who are finally able to put a secure, affordable roof over their heads. Systematically, however, being able to push forward on projects just like Caledonia in a rapid fashion is essential to meaningfully boosting housing supply in our community. Victoria doing its part to tackle the housing crisis means that projects like this would get rapid approval rather than being caught up in delays and I would urge council to move forward here and look at how it can speed densification and development across the city.

Are there going to be objections to meaningful action to tackle the housing crisis? Certainly. Every time governments reject a housing project or a demand cooling measure that decision increases the value of existing homes and boosts rents for landlords. The question really is: do we want to build a city where wealth is increasingly concentrated amongst a smaller segment of the population over time and one's ability to own a home depends primarily on inherited wealth? Or do we want a city where anyone who works hard, regardless of their family background, can afford a place to call home? As someone who believes in the latter, I urge council to support this project.

Sincerely,  
Dr. Rob Gillezeau



Rob Gillezeau  
Assistant Professor  
Department of Economics  
University of Victoria

