

[REDACTED]

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**From:** Robin Stevenson [REDACTED]  
**Sent:** Saturday, October 23, 2021 7:25 AM  
**To:** Public Hearings  
**Subject:** Caledonia housing project public hearing

As a resident of Fernwood for the past 20 years, I fully support the Caledonia Housing Project. There is an urgent need for more housing in our city, particularly subsidized and affordable units, and this project will be of enormous benefit to the individuals and families who will fill these units. It will allow seniors and students to stay in the community, will allow newcomers to join us, and will bring more people into local businesses in Fernwood and North Park. Socio-economic diversity makes for a healthy, vibrant community, and the location for this development is ideal- near elementary, middle and high schools, and an easy bus ride or walk away from downtown. I'm excited to see this project move forward, and to see our community keep growing and responding to the needs of the people who live here.

Thank you,  
Robin Stevenson

Sent from my iPad

October 25, 2021

Mayor and Council  
Legislative Services,  
#1 Centennial Square,  
Victoria, BC  
V8W 1P6

Re: the proposed changes to 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue:  
Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 36) - No. 21-065  
Zoning Regulation Bylaw, Amendment Bylaw (No. 1234) - No. 21-064  
Development Permit Application No. 000567

Dear Mayor and Council,

I am/We are writing to you to express my opposition to the items listed above due to the following issues:

### **1) Lack of Transparency by City and SD61**

The scope of “stakeholders” is not limited to Fernwood. Vic High’s catchment area includes James Bay, Fairfield, Rockland, Fernwood, North Park, Downtown, Hillside/Quadra, and Burnside/Gorge neighbourhoods.<sup>1</sup>

**The families of current and future Vic High students who live in Vic High’s catchment have not been informed about the land-use conflict and the negative impact that the CRHC proposal imposes on Vic High.** Council has played a direct role in this lack of transparency, especially in not disclosing material facts during the consultation process in 2019.

Therefore, Council has a responsibility to include the opinions of members of the public living within the entirety of Vic High’s catchment area when considering the proposed rezoning of Vic High land. Council must also consider the opinions of Vic High’s alumni and the general public, who were encouraged to donate to the Memorial Stadium Revitalization Project in partnership with the City of Victoria.

### **Council’s Direct Involvement in Withholding Information from the Public:**

Starting in 2017, Council participated directly in land-use negotiations with the District, involving transfers of land that trigger the proposed lease. This information was withheld from the public during Vic High’s Seismic Upgrade consultations in April 2018.<sup>2</sup>

Council also participated directly in the negotiation of the proposed 8m easement without disclosing this proposed use of Vic High land to the public, or disclosing the negative impact on Vic High.<sup>3</sup>

In doing so, Council entangled themselves in a conflict of interest, as they were simultaneously bound by their 2014 commitment to support Vic High’s Memorial Stadium Revitalization Project that requires the

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■ [REDACTED]

■ [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

■ [REDACTED]

same land.<sup>4</sup> To suggest that Vic High students must now compromise the quality of resources at their school to accommodate Council's demands for Vic High land is unacceptable.

## 2) Disregard for Policies & Regulations re: Disposal of Public School Property

**Reference: Ministry of Education's Policy regarding land disposal:** <sup>5</sup>

*The Policy requires that "a board must confirm that the board will not require the land or improvements for future educational or community purposes."*

Key Points:

- The District has admitted that **no studies were conducted** prior to negotiating the proposed disposals of Vic High land to *confirm* that the land in question is not needed for educational or community purposes: <sup>6</sup>
- At the November 12, 2019 consultation, **the Board withheld data about projected growth in Vic High's catchment population** that is estimated to reach 1,390 by 2031, using now outdated studies.<sup>7</sup> Population growth is a key consideration when determining the use of public school land.

**Reference: School District 61 Board of Education Regulation 7110:** <sup>8</sup>

*As part of the consultation process, the Board of Education shall provide:*

- *reasons for sale of the property.*
- *use of the proceeds of disposal.*
- *projected enrolment in the District.*
- *impact on District education programs.*
- *impact on community use of school buildings.*

Key Points:

- The Board and the public were given false information about the "reasons for sale of the property" and the "use of the proceeds of disposal."<sup>9</sup> All evidence points to mismanaged upgrades to Burnside School as the source of the so-called shortfall.<sup>10</sup>
- See above re: projected enrolment and population growth
- **The proposed 8m easement (negotiated between the District, the City, and the CRHC), and the CRHC proposal both have a negative "impact on District education programs," specifically Vic High's well-established plans for the Memorial Stadium Revitalization**

[REDACTED]

**Project and athletic programs.** This information was withheld from the public and from Vic High staff and students and their families during the consultation process.<sup>11</sup>

**CONCLUSION/ASK OF COUNCIL: I/WE ASK THAT COUNCIL HONOUR THEIR COMMITMENT TO SUPPORT VIC HIGH'S ORIGINAL PLANS FOR THE MEMORIAL STADIUM REVITALIZATION PROJECT BY VOTING AGAINST THE PROPOSED CHANGES TO THE ZONING REGULATION BYLAW RELATED TO THE CALEDONIA HOUSING PROJECT.**

Public education is a long-standing equity measure that is intended to perform as the “great equalizer,” but this intent requires that all public schools receive unbiased structural support, not only from the school district but also from the municipal and provincial governments that play a role in public education.

The practice of streaming, flowing immigrant and socio-economically disadvantaged students to the same school, and not providing adequate funding (over time) to maintain standards of quality in regard to school infrastructures such as athletic facilities, science labs, libraries, computer labs, and more, have been revealed to have negative outcomes for students. The environment in which students learn each day impacts academic success.<sup>12</sup>

For more than five decades, the students of Vic High have been negatively impacted as a result of biases built into the systems (institutions including SD61, the City, and the CRHC) that either govern or have an influence over decisions that affect the distribution of resources across the school district. Systemic inequality is rooted in biases relative to socio-economically disadvantaged students and their communities.

Through purposeful action, decisions to dispose of, appropriate, and make available land intended for educational purposes, these institutions continue to perpetuate systemic inequality as it relates to the students of Vic High. Addressing other needs of the community cannot be achieved through disadvantaging school children without undermining Council’s objective to bring equity to Victoria. As the City’s only high school, Vic High merits Council’s respect and advocacy.

Although the SD61 Board should never have conceived, or voted in favour of the proposed lease of educational land at Vic High, Council now has the power to remedy this damaging decision — made possible by their own direct involvement — by voting against the zoning bylaw changes for the proposed Caledonia housing project that would negatively impact the education of Vic High students for generations to come.

Thank you,

Esther Callo  
Co-founder, Friends of Vic High  
Parent of two Vic High grads  
Fernwood Resident

\_\_\_\_\_

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]

■ [REDACTED]



October 25, 2021

Mayor and Council  
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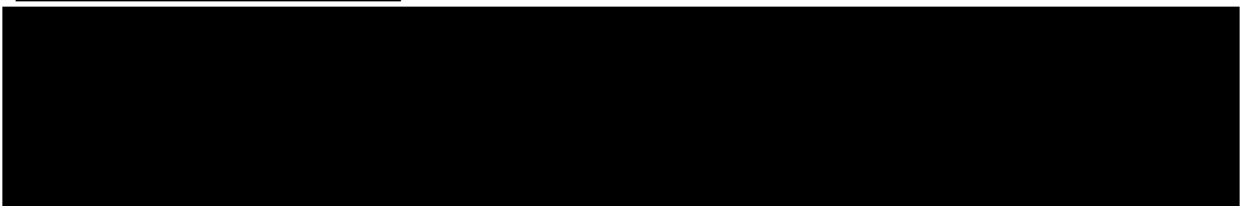
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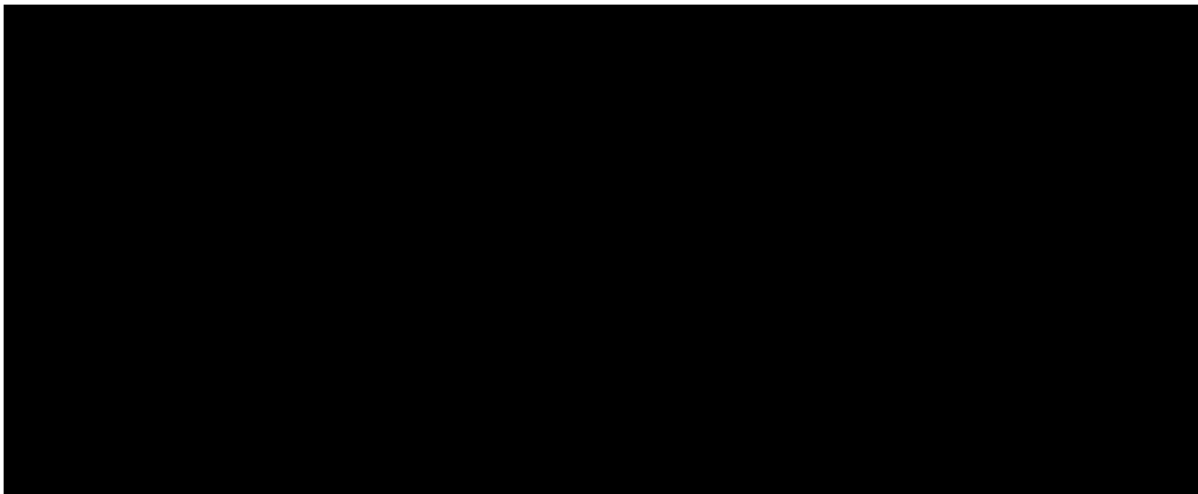
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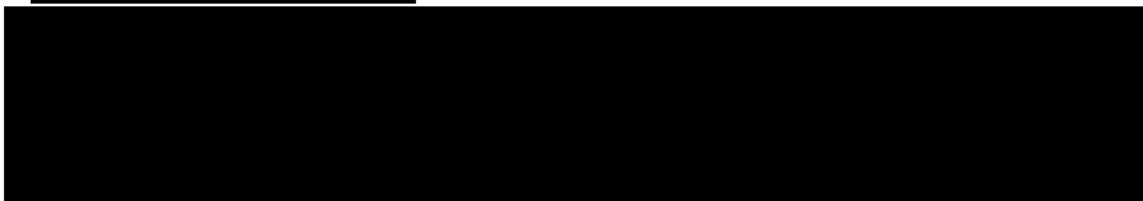
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Thank you,

Francy Pesek  
Vic high 1983



[REDACTED]

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**From:** Jade Ashbourne [REDACTED]  
**Sent:** Monday, October 25, 2021 9:04 PM  
**To:** Public Hearings  
**Cc:** Kim Ashbourne  
**Subject:** Our submission in support of the Caledonia project public hearing

Hi -

Please find below our submission in support of the Caledonia affordable housing project in Fernwood.

Thanks,

Kim and Jade Ashbourne  
1216 Gladstone Ave  
V8T 1G6

We want to express our strong support for this proposed project, and encourage council to support it moving forward. As direct neighbours to the site, we know that for the next few years, we will be among those most affected by the construction of this new housing, but noise and dust is a small price to pay for the opportunity to bring more than 150 new affordable homes for families to this wonderful neighbourhood.

I know that there will be people who raise concern about the added density - but when we are trying to encourage more walkable communities, and reduce reliance on cars in order to address the climate crisis, this is exactly the kind of opportunity we need to seize. We can provide 150 new homes where families can walk or cycle into downtown for work, walk to nearby schools, and have access to the many parks and community spaces all around us. More people are moving to our city - instead of continuing to encourage outward sprawl, we have the opportunity of supporting projects like this that provide opportunities to live in the heart of our community.

This is a community that already has an abundance of young families with children, and I'm excited that the unit mix of this new development will deliver more homes to bring even more families to the area. With a high school next door, and an elementary and middle school a short walk away, the area is ideally suited for it. Our child goes to George Jay, and will go to Central and Vic High with many of the kids who will move into these new homes when they are built. We love that we can walk him to school - and this housing will mean that will be a reality for many more people.

And at a time when our province faces a housing crisis, we need to seize opportunities like this to create new homes that people can afford. Because this project will access funding through the BC government's Community Housing Fund, it will provide a mix of rental levels that will mean that these units will remain permanently as non-profit affordable housing for a range of low income, moderate income, and middle income families. Thousands of homes like these are complete or under construction around the province, and we're glad to see some in our neighbourhood too.

At a time when we face a housing crisis, and a climate crisis, we need to be ready to take action - and that includes in our own backyard. We urge all councillors to support this project - and we can't wait to welcome our new neighbours to Fernwood!

Thank you.

Kim and Jade Ashbourne  
1216 Gladstone Ave



**From:** Jeremy Caradonna [REDACTED]  
**Sent:** Monday, October 25, 2021 7:11 PM  
**To:** Public Hearings  
**Subject:** Caledonia / Vic High - Yes!

Dear Mayor and Council,

I write in favour of the proposed rezoning of the Gladstone Comprehensive Development District and the future construction of the Caledonia housing and mixed-use complex, to be built and operated by the Capital Region Housing Corporation (CRHC), in partnership with School District 61 and BC Housing.

As a long-time resident of Gladstone Avenue, it is my pleasure to welcome this type of development to the Fernwood neighbourhood. For far too long, the area to the immediate west of Vic High has resembled a devegetated moonscape, and it would be much better used as affordable housing for the many Victorians, young and old, who are in desperate need of it.

To my mind, the proposed redevelopment ticks all of the boxes for smart, sustainable, and affordable urban development. First of all, the development is centrally located and provides excellent access to schools, shops, and the downtown core. Second, the complex will be operated CRHC/BC Housing, which has an excellent track record of providing truly affordable housing to the people of the CRD. Third, the units will vary in size and cost, creating options for students, seniors, people with disabilities, the Indigenous, and the housing insecure. Initial designs show 2-, 3-, and even 4-bedroom units, which is much more preferable than microunits that are inaccessible to families. Fourth, the CRHC wisely gave right of first refusal to the previous tenants of the current and soon-to-be-demolished Caledonia complex, which means that those with ties to Fernwood will be allowed to return to their former place of residence. Fifth, the complex will be mixed use, which fits very nicely with the character of Fernwood Square, where housing and retail fit seamlessly together. I understand that the ground floor will include daycare services, which is fantastic. Sixth and finally, the proposed development is the perfect size for Fernwood. It's neither a tower nor a low-density complex, but a perfect example of affordable missing middle that is in line with the scale, scope, nature, and character of our city. If built well, it will become a heritage building of the future.

The building of a new Caledonia complex would represent the culmination of a long and at times bitterly disputed process in Fernwood. What mayor and council should remember is that the complicated land swap that has occurred adjacent to Vic High -- between the city, the school district, and BC Housing -- and the proposal to have the school district become the owners of the land upon which the CRHC complex will sit, was conceived in an attempt to mitigate the substantial debts that the school district took on in renovating and upgrading Vic High. As sad as it is, it is much cheaper to knock down and rebuild an historic school than it is to renovate a building built before seismic codes were a thing. Several years ago, Fernwoodians, including myself, vehemently opposed the demolition of Vic High, thus forcing the school district's hand on the matter. To offset the costs of the renovation, the school district has ended up in the position as a landlord, and will use the revenue from the tenants of the future Caledonia project to fund public education and pay down debts. (It might seem strange that a school district owns non-educational assets, but in BC, it is hardly unusual. The Vancouver school district owns an entire mall.)

The bottom line is that it is a win-win-win situation: The historic shell of Vic High remains intact, the school district gets out of debt, and several hundred people get access to affordable housing. Yay!

I will note that I have taken the time to discuss the proposed redevelopment with some of the people who oppose it. By and large, their concerns are that lands owned by the school district should be used for educational purposes and that students at Vic High should have as much green space as possible for recreational activities. This arguments strike me as entirely valid and noble and I applaud the local citizens who view themselves as the defenders of children and public assets. That said, I don't think their argument carries the day. Vic High already has abundant green space on both the west and east sides of the school, and while it is somewhat odd that the school district will become a landlord of sorts, in partnership with the CRHC, this revenue stream will flow back into public assets.

Three other points to make. First, I would like to see mayor and council take a more comprehensive approach to development in Fernwood and beyond. Housing is but one part of the equation. The 158 units at the Caledonia complex will house 300+ people. Those folks will need better access to transit, services, and medical care. Fernwood is *\*badly\** in need of a walk-in clinic, and I'd like to see the city work in partnernship with the Province to make that a reality. Second, I want to see a very, very green building be built in this location -- not a cheap apartment that will need a complete rebuild in 35 years. For me, that means that a) that the building should generate at least some of its own energy; b) that the building is completely decarbonized and runs on heat pumps; and c) that the materials used in construction have low levels of embodied carbon.

Third and finally, I wish to note that I write all of this as the owner of a single-family home. Far too often, I see homeowners needlessly pitting themselves against any kind of development, as though missing middle and affordable housing stands somehow in opposition to their own rational self-interest. As I see it, it is in my rational self-interest to help build a city that is welcoming to all, livable, affordable, gently densified, vibrant, diverse, and forward thinking. I want nothing more than my present and future neighbours to be well housed and to enjoy the beauties of Fernwood as much as my family and I do.

Sincerely yours,

Dr. Jeremy L. Caradonna

[REDACTED]

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**From:** John Knight [REDACTED]  
**Sent:** Monday, October 25, 2021 11:00 PM  
**To:** Public Hearings  
**Subject:** proposed changes to 1230 Grant Street 1209-1215,1218-1219,1220 and 1226Vinning street etc.

Dear Council

My apologies for not attending the meeting in person. I am away at work.

I am a resident owner living in the basement at 1911 Chambers.

Myself and almost anyone that lives in this neighborhood that I talk to oppose the additional density proposed for this project.

People that I have discussed this project with agree that the destruction of perfectly good already social housing is an affront to the environment. The current townhomes are constructed fairly recently of coastal wood products. Acres of forest were destroyed to build these homes. That sacrifice has already been made. Those trees are long gone from the forest. They currently serve a good purpose as housing for citizens of Victoria. To tear those homes down and send all that beautiful wood and perfectly good construction material to the Landfill is unforgivable. I have had the opportunity to talk to the General Contractor that built these buildings. He claims that this and the other similar Gladstone Projects were all well built and will be good for many years to come. I am not sure why they wouldn't be since they are 40 years newer than my house. The claim that the Gladstone residences have mildew, and so should be torn down is a silly notion. As any structure ages there are upkeep items that must be taken care of. Upkeep items are just that. Not a reason to destroy homes. New modern buildings offering quality homes to deserving Victoria families should be cherished as a community asset.

As it is now all those good ( our neighbours) people have been sent away by eviction. Aren't we better than that?

Let's do the repairs on the Gladstone Residences, and get families back in them.

Stop the waste, the disregard for the environment, the ridiculous filling of the landfill with good still perfectly usable construction materials.

Put people that need homes back into the Gladstone residences.

Thank you

John Knight  
1911 Chambers



[REDACTED]

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**From:** Kate Wallace [REDACTED]  
**Sent:** Monday, October 25, 2021 11:17 PM  
**To:** Public Hearings  
**Subject:** Propsed Zoning changes to 1230 Grant etc etc etc

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello.

I just wanted to voice my concern with taking away land from Vic High.  
I am not against affordable housing in my neighbourhood...not at all.

But I do have concerns with how the future students of Vic High will be impacted by the loss of land.

There is so much development of condos, apartments, affordable housing in the downtown core. Which means more families, more children who will be attending Vic High as their catchment school.

I don't feel like the projected growth of Vic High is reflected with this removal of land. Meaning, it feels backwards to remove land, when land is likely needed for extra buildings for the students due to growth of downtown and Fernwood and North Park. And it would be much better to use that land for education space (building or otherwise) than to add portables all around the left over green space of the school.

And to take away the existing 4 lane track for parking variances seem extraordinarily short - sighted. With all these extra students that are projected, how can Vic High bulk up their sports programming with a two lane track. I think the 8 lane track was an Alumni vision and maybe that is out of reach due to finances? But to reduce to a 2 lane so the new housing can have parking, seems lacking in foresight. And a regrettable action.

I would like to see some equity when it comes to students in the CRD. Vic High seems to get the short-end of the stick. It's a great school, with fabulous programming and teachers, and I think that should be reflected by considering the future more carefully when it comes to student needs.

Thank you for your considerations  
Kate Wallace  
Parent of 3 Vic High students  
Treasurer on the PAC  
Fernwood resident

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:51 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.
- I support alternatives to single-family home ownership.
- It's within walking distance to many community amenities.
- Central, walkable neighbourhoods like this are the best places to build more homes.
- 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.
- 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.
- I am highly in favour of this development. Housing is a human right and we need to meet the growing needs of Victorians. We would love a diverse, multicultural neighbourhood. Multiple income levels in a community will help ensure a vibrant neighbourhood.

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

Thank you for your consideration.

Anna King

2130 Spring Rd Victoria, BC V8T3G2

[REDACTED]

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**From:** Bruce Johnson [REDACTED]  
**Sent:** Tuesday, October 26, 2021 2:33 PM  
**To:** Public Hearings  
**Subject:** Vic High (DP application 000567) Oct 28 Council Meeting

We wish to express our strong opposition to the proposed construction of a residential development on Vic High lands. While we certainly agree that we need more affordable housing in Victoria, in our opinion the loss of potential for a 400m 8 lane track to supplement the cost of the Vic High seismic upgrade project is the wrong choice.

Current and former athletes with connections to Victoria have come out in strong opposition, and others, such as Dr. Stephen Sullivan, have articulated the health and well-being benefits of maintaining a regulation running track, not only for the students but also for the community. Inner city youth, in particular, need the opportunity and support for healthy lifestyle choices that a regulation track would provide.

As former track athletes we can attest to the benefits and foundation this experience afforded us throughout the rest of our lives and professional careers.

Bruce Johnson, P.Eng (retired) and Katherine Johnson.  
1250 Pembroke

**From:** Carmen Spagnola [REDACTED]  
**Sent:** Tuesday, October 26, 2021 1:59 PM  
**To:** Public Hearings  
**Subject:** Please approve the Caledonia Project

Dear Mayor, Council, and All Concerned,

I'm a longtime Fernwood and Victoria resident and want to express my support for the Caledonia development at 1230 Grant St etc.

You already know the reasons and have heard them a thousand times before, I'm sure:

- I can barely afford to live in my neighbourhood anymore and this could be my future home.
- I'm tired of the vacant gravel lot and would be overjoyed to live with the proposed design and landscaping instead.
- I love Fernwood and don't want to be forced to leave because homeowners prevented Council from moving ahead to meet the urgent need for affordable housing in our neighbourhood.
- I doubt I'll be able to afford to stay in Victoria but my teenager might like to – this is the only home they've known – and the Caledonia Project is a good option for someone who lacks the kind of intergenerational wealth or land capital required to remain in this city.

And I have to say thank you for the extensive public consultation on this matter. At every level: neighbourhood, school board, and beyond, you've given folks ample opportunity to voice their concerns. I've also seen a tremendous amount of accommodation for the small but vocal minority – mostly landholders – who oppose the project. I've heard them claim there isn't enough green space in the design and the future kids of Vic High are being negatively impacted, (as though the current kids of Vic High and Fernwood are somehow being well served by the large vacant gravel lot and delay upon delay to appease a small number of unhappy people who'd rather have it their way or no way at all). Honestly, this is SUCH an improvement and a very good compromise on so many fronts. **Please listen to those who will actually be impacted** – please give extra weight to the voices of those who are at a significant disadvantage, who will continue to experience more pressure as economic and social disparities increase, to those who are worried about more for their kids than whether their track is optimal size for competition. Please.

Sincerely,  
Carmen Spagnola

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

**New Book, *The Spirited Kitchen: Recipes & Rituals for the Wheel of the Year*, drops Fall 2022 from W.W.Norton.**  
[Sign up for my newsletter](#) to be notified about book pre-orders.  
Learn more about [The Numinous Network](#)  
Check out [The Numinous Podcast](#)  
Follow me on [Instagram](#)

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

[REDACTED]

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Dear Mayor and Council,

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

- I live nearby.
- I work 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.
- I like that a range of housing tenures are included in the proposal.
- I support alternatives to single-family home ownership.
- It's within walking distance to many community amenities.
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- 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.

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

Thank you for your consideration.

David Grypma

Harris Green

[REDACTED]

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**From:** Finn K [REDACTED]  
**Sent:** Tuesday, October 26, 2021 2:00 PM  
**To:** Public Hearings  
**Subject:** Letter of support re: Caledonia Housing Project

I'd like to voice my strong support for the construction of 158 truly affordable housing units in a great neighbourhood in Victoria. I appreciate the preservation of the running track, sustainable landscape design, bicycle parking, etc.

Because the impact on the surrounding area will be minimal, and Social Housing is greatly needed in our community, I see no reason to oppose this project.

Finn

Creator of [Real Cities Victoria](#), making the better world a place

October 26, 2021

Attention: [publichearings@victoria.ca](mailto:publichearings@victoria.ca)

Dear Mayor and Council:

Re: Caledonia Housing Project, 1235 Caledonia Avenue

Fernwood NRG would like to express our adamant support for the Caledonia affordable housing project, both as a neighbour to the development site and as a non-profit organization that sees – every day – the need for safe, affordable housing within our neighbourhood, city and region.

We currently work directly with families, individuals and seniors who are homeless or underhoused due to the ongoing affordability crisis in our city.

To solve it, one of the things we absolutely must do is make room for a diversity of people and homes, especially on those exceedingly rare sites – such as this Caledonia site – where publicly-owned land can be used to create true levels of affordability (this rental project targets the widely-accepted threshold of 30% of local [renters'] incomes).

The Caledonia project includes desperately-needed 3-bedroom homes, and a true diversity of comfortable, safe and energy-efficient apartments and townhomes.

This development will transform wasted land (a rough, stony lot) into homes that allow families to remain together and, along with the new community amenity space, will improve access to wrap-around care and programs, including those provided by our own neighbourhood organization.

Fernwood Neighbourhood Resource Group fully supports this project and will make every effort as a direct neighbor of this site to welcome and support the new residents. We also look forward to engaging in any further processes with the city, school district, CRD and others to ensure that neighbourhood infrastructure is upgraded and neighbourhood planning continues to ensure all residents' needs are met.

Sincerely,

The Staff & Board of Directors of Fernwood Neighbourhood Resource Group Society

[REDACTED]

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**From:** Heike Schmidt [REDACTED]  
**Sent:** Tuesday, October 26, 2021 7:53 AM  
**To:** Public Hearings  
**Subject:** Victoria Highschool Land Rezoning Oct. 28 - Strongly disagree

I understand a rezoning is being considered Oct. 28 to allow the use of Victoria Highschool property in the City of Victoria for non-education purposes.

>

> I strongly disagree to use school property for anything else but educational purposes. Once the property is used for non-educational uses such as housing for example it is essentially lost for educational purposes in perpetuity. This is valuable inner city land that needs to be protected for education needs of future generations of the city population.

>

> I hope the City of Victoria will not approve the rezoning.

> Regards,

> Heike Schmidt

> Victoria, BC

>

> Sent from my iPhone



[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:51 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.
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- I support this project because it will create more accessible homes in my 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.

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

Thank you for your consideration.

Jonathan Morissette

1030 Meares Street, Unit 204

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:51 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.
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- I have friends and family who live near the project.
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- This project will foster mixed income communities, which I am very supportive of.
- I support alternatives to single-family home ownership.
- It's within walking distance to many community amenities.
- 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.

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

Thank you for your consideration.

Kristin Crossman

2-1388 Begbie st

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:51 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.

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- Accessible units are hard to come by in our neighbourhood.
- More housing in the area cannot come fast enough. It would be great to see this sort of project happen even more quickly.

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

Thank you for your consideration.

Kelsea Hughes

511 Pandora Ave

[REDACTED]

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**From:** Kelsey Singbeil [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:39 AM  
**To:** Public Hearings  
**Subject:** Support for Caledonia Project - Oct 28 Public Hearing

Dear Mayor and Council -

I am sharing my support for the CRHC Caledonia Project in Fernwood.

This project will provide much-needed affordable housing in Fernwood and Victoria. It will transform an empty, under-used lot into housing for more than 140 families. These families will benefit from a walkable community and nearby community support/programming from the Fernwood Community Centre and Crystal Pool.

This project is an opportunity to make a significant investment in Victoria's public housing stock. It will also provide affordable childcare space operated by the Fernwood NRG in the public amenity space.

As a board member of Fernwood NRG, I regularly hear from our staff and supporters on the demand and urgent need for affordable housing and daycare in Fernwood. We are in a housing crisis and the Caledonia project will change the lives of many people struggling to afford housing.

I encourage Council to 'walk the talk' on its commitment to supporting affordable housing in our city and to support this project.

Sincerely,  
Kelsey Singbeil  
1440 Myrtle Avenue, Victoria

[REDACTED]

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**From:** Marianne at Mudstudio [REDACTED]  
**Sent:** Tuesday, October 26, 2021 1:27 PM  
**To:** Public Hearings  
**Subject:** Caledonia affordable housing project, letter of support

[REDACTED]

Hello and thank you for the opportunity to weigh in on the Caledonia affordable housing project.

I live nearby and am in full support. We desperately need housing for everyone, not just the wealthy, and I want Fernwood to continue to be a place that welcomes all people. Difference and diversity makes us stronger.

Thank you.  
Marianne Unger  
1619 Camosun Street  
Victoria

Marianne (she/her) at Mudstudio  
[REDACTED]

*I acknowledge with respect that I live and work on the lands of the Lekwungen-speaking peoples, the Songhees and Esquimalt First Nations.*

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:51 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.

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- It's within walking distance to many community amenities.
- Central, walkable neighbourhoods like this are the best places to build more homes.
- The project should be expedited through the City's planning process.
- I own a single family home and am so in favour of turning more (or all) single family lots to support duplexes and multiplexes. This development would be a great step towards a more dynamic and thriving community.

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

Thank you for your consideration.

Rob King

2130 Spring Road, Victoria, V8T3G2

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:51 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 would like to live in this community one day.
- It's within walking distance to many community amenities.
- Central, walkable neighbourhoods like this are the best places to build more homes.
- 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.

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

Thank you for your consideration.

Steven Edwards

Esquimalt

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:51 AM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
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In conclusion, this is an incredibly important proposal and I urge you to approve it.

Thank you for your consideration.

Tom Klavins

1008 Pandora Ave #511b. Victoria V8V 0C6 / North Park



[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Tuesday, October 26, 2021 10:51 AM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia Redevelopment

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- The non-profit who will be operating the rental building will make sure the rents stay affordable.
- The location of these units will allow people to live a car-free or car-light lifestyle, which is essential to keeping traffic congestion in check for people who actually need to drive.

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

Thank you for your consideration.

William Hochstettler

V8T1G1