



December 2020

Attention: Leanne Taylor, City of Victoria Planning Department

From: Kayla Siefried, Interim Management, The Compost Education Centre

## Regarding: Capital Region Housing Corporation Caledonia Development – North Park St Garden Expansion

To whom it may concern,

This is to indicate support for the schematic plan that the Capital Region Housing Corporation (CRHC) provided on November 16 2020 to The Compost Education Centre (CEC). This schematic plan is for the footprint modification to the CEC grounds; specifically the expansion of our space onto North Park Street, to make up for loss of gardens and mature trees on Vining Street as a result of the CRHC Caledonia project.

While specific details have not yet been provided to the CRHC as to the CEC's North Park expansion design plans, we are confident that the CRHC are prepared to accommodate our requests for plant transplants from North to South, garden bed installation, plant & tree replacements, gate replacement etc. to happen in the North Park St. Expansion.

A couple things that the CEC remains unclear about is regarding traffic movement along North park Street after the garden expansion. Unloading/loading at our North Park Gate entrance - we currently use this as our main entrance for public, and we use it for loading in and out of compost bins and school classes (arriving in delivery trucks and school busses). We need to be able to still use this entrance for loading/unloading. Furthermore there was a request to explore staff (and workshop attendees) having unrestricted parking access on North Park to the west of Chambers, and this has not yet been explored (currently staff members park on North Park Street unrestricted).

Please let me know if you need more information.

Sincerely,

Kayla Siefried  
Interim Management



1216 North Park Street, Victoria, BC V8T 1C9 Canada

[REDACTED]

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**From:** Ana Simeon [REDACTED]  
**Sent:** Wednesday, October 27, 2021 6:39 PM  
**To:** Public Hearings  
**Subject:** Development permit application No. 000567 - for tomorrow's hearing

Dear Mayor Helps and Council,

Let me first congratulate you on finally getting this proposal off the ground! Victoria, and especially Fernwood, badly needs affordable housing and this is a perfect location for it.

My husband and I live at 1703 Fernwood Road, just round the corner from the proposed development. We wholeheartedly support the proposed affordable housing, and look forward to meeting our new neighbours soon.

"Soon" is the operative word here. We were somewhat discouraged by how long it took between the City of Victoria acquiring the property from the School Board, and this public hearing. We urge the City to begin and complete construction with the utmost dispatch.

Through the Fernwood Vibe newspaper we have learned how many families in Fernwood, headed by fully employed adults, depend on Fernwood NRG's Good Food Box program. Part of the reason for this untenable state of affairs are the exorbitant market rents, which follow Victoria's insane housing market. And part of the reason for *that*, dear Mayor and Council, is insufficient action on the part of all levels of government, including yourselves, to provide more affordable housing but, even more importantly, pursue systemic solutions that would cool the housing market, discourage speculation, support renters and small-scale landlords, and diversify the city's architecture. The ability to build a city block is a privilege, not a right, and ought to be treated as such by local government. There isn't a lack of luxury condos; what we now need is a mix of different types of housing for different family sizes and different paycheques.

Permit application No. 000567 is a good step, and approving it is the right thing to do. If you do, you should rightly be proud of yourselves. I hope, however, your zeal for affordable housing doesn't stop with this development. Deep systemic solutions are needed: go forth and legislate!

Cordially yours, in pursuit of a home for every Victorian,

Ana Simeon and Tom Martin  
1703B Fernwood Road  
Victoria, BC  
V8T2Y3  
[REDACTED]

[REDACTED]

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**From:** Coleen Hadley [REDACTED]  
**Sent:** Wednesday, October 27, 2021 4:41 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Re: Letter to Council for October 28 Public Hearingp  
**Attachments:** Letter to Council for Oct 28 Public Hearing\_Final-5.pages

I will also show below the same letter re “attachment seems corrupt” - I have excellent anti-virus protection on my computer so just in case there is another issue with opening the attachment here is my letter - thank you, C. Hadley:

October 26, 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.

**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.

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.

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 same land. 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:**

*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:
- 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. Population growth is a key consideration when determining the use of public school land.

**Reference: School District 61 Board of Education Regulation 7110:**

*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." All evidence points to mismanaged upgrades to Burnside School as the source of the so-called shortfall.
- 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 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.

**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.

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,

C. Hadley  
How 301 - 1145 Bay Street  
Victoria BC. V8T 1S4  
[REDACTED]

Wednesday October 27, 2021

On Oct 27, 2021, at 4:32 PM, Public Hearings <[PublicHearings@victoria.ca](mailto:PublicHearings@victoria.ca)> wrote:

Good afternoon,

Thank you for your email.

Unfortunately, the file you attached seems to be corrupt and we are unable to open it. Can you please try resending your attachment?

Thank you,

Legislative Services  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6  
T 250.123.4567 C 250.123.4567

The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

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

From: Coleen Hadley [REDACTED]  
Sent: Wednesday, October 27, 2021 4:25 PM  
To: Public Hearings <[PublicHearings@victoria.ca](mailto:PublicHearings@victoria.ca)>  
[REDACTED]

Subject: Letter to Council for October 28 Public Hearingp

Please see attached, thank you,,,C. Hadley

October 27, 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, **Carrie Peter** as a James Bay parent and as **Central Middle School's PAC Chair** are writing to you to express my/our opposition to the items listed above and issues noted below:

First off, the recent launch of Victoria's Vital Signs 2021 directly addresses equity and inclusion. [REDACTED] Allowing the rezoning to happen on Victoria High School's educational land impacts the opportunity to address such equity and inclusion in Victoria. The rezoning only addresses housing. Students need to feel a sense of belonging and have pride of place and feel there is equity amongst their peers in the district. Allowing the rezoning to happen negatively impacts this known issue.

Speaking for our Central Middle School students, who feed into Victoria High School's catchment, current council has approved two additional supportive housing units within a approximately 1 kilometre of the school. This is in addition to "My Place" another supportive housing directly across from our school property. Why does the current City of Victoria Council think this is ok to concentrate this type of housing around our school and not expect it to negatively affect youths' mental health? Are we the Province's and City's area of choice to solve mental health and addictions issues? I would argue, moves like this create more youth mental health challenges. Our students and families and staff deserve more from our Council.

In addition to the above, I would like to express my concerns regarding:

### **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.

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<sup>1</sup> Vic High's catchment area: [REDACTED]

## 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 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.*
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- *impact on community use of school buildings.*

<sup>2</sup>

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

<sup>6</sup>

<sup>7</sup> November 12, 2019 consultation See p.8:

Compare with information boards from the April 2018 Seismic Upgrade Consultation that share this key information. See p. 4

## 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 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

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<sup>9</sup> Vic High did not have a \$2.6M shortfall due to heritage preservation (the difference in cost between a new build and the chosen “heritage option #3” was less than \$1M, and the “new build” did not include a theatre). The “new build” was considered only for the purposes of comparison (see p.3, pp. 10-11, and p. 46 of pdf) [REDACTED]

Yet, the District reported that heritage preservation resulted in a funding shortfall that precipitated the proposed lease: [REDACTED]

<sup>11</sup> Images at the November 12, 2019 consultation inaccurately show the proposed 8m easement as available for “educational purposes.” See pp 10-11: [REDACTED]

Caledonia housing project that would negatively impact the education of Vic High students for generations to come.

**Thank you in advance for voting 'No' to rezoning.**

Sincerely,

**Carrie Peter, James Bay Parent  
Central Middle School PAC Chair, 2021/2022**

**Tel:** [REDACTED]

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Wednesday, October 27, 2021 3:22 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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 work nearby.
- I have friends and family who live near the project.
- 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.
- 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.
- 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.

David Berry  
1607 Chandler Ave

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Wednesday, October 27, 2021 3:22 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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:

- We desperately need more affordable homes of all types in our city.
- Below-market homes are greatly needed here.
- 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.
- Central, walkable neighbourhoods like this are the best places to build more homes.
- 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.

Daniel Opden Dries  
1052 Clare street, Victoria, V8S4B6

[REDACTED]

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**From:** Erin Ulanowski [REDACTED]  
**Sent:** Wednesday, October 27, 2021 3:35 PM  
**To:** Public Hearings  
**Cc:** Malcolm Cowley; Christine Condron  
**Subject:** Response: Notice of Public Hearing - Grant Street, North Park, Vining, Caledonia and Gladstone  
**Attachments:** Referral-City of Victoria (4).pdf

Good Afternoon,

Further to the attached Notice of Public Hearing, below please find the Capital Regional District comments from our Wastewater division.

It is assumed that the wastewater generated from this development will eventually be discharged into the regional sewer system for eventual treatment and disposal at the CRD McLoughlin Point Wastewater Treatment Plant. Please be reminded that the City of Victoria has an allocated capacity in the regional conveyance and treatment system as defined in Bylaw 2312, "Liquid Waste Management Core Area and Western Communities Service Establishment Bylaw No. 1, 1995". The CRD will require the City of Victoria to review and confirm that the additional wastewater flows generated from this proposed development does not exceed Victoria's total allocated capacity in the regional system.

If you have any questions or concerns, please contact Malcolm Cowley, P. Eng., Manager, Wastewater Engineering and Planning, Integrated Water Services at [REDACTED]

Thanks,

**Erin Ulanowski** | Administrative Clerk  
Integrated Water Services | Capital Regional District  
479 Island Highway, Victoria, BC V9B 1H7  
[REDACTED]

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



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# It's Your Neighbourhood



1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

## NOTICE OF PUBLIC HEARING

October 15, 2021

**The City of Victoria is seeking your input on 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:

To include all of the land known as 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue in the Urban Residential Urban Place Designation.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1234) - No. 21-064:

To rezone the land known as 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue from the R-K Zone, Medium Density Attached Dwelling District, and R-2 Zone, Two-Family Dwelling District, to the CD-17 Zone, Gladstone Comprehensive Development District, to permit five multi-unit residential buildings ranging in heights from three to five storeys with approximately 158 affordable and below-market rental dwelling units.

**New Zone:** CD-17, Gladstone Comprehensive Development District

**Legal description:** PID: 005-002-443 Lot 4, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-338 Lot 5, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-290 Lot 6, Section 50, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-265 Lot 7, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-231 Lot 8, Spring Ridge, Victoria City, Plan 205, except the northerly 56 feet thereof  
PID: 009-226-257 The Northerly 56 feet of Lot 8, Spring Ridge, Victoria City, Plan 205  
PID: 009-226-214 Lot 9, Spring Ridge, Victoria City, Plan 205  
PID: 017-710-545 Lot 18, Spring Ridge, Victoria City, Plan 205  
PID: 018-007-503 Lot A, Section 53, Spring Ridge, Victoria City, Plan VIP55528.

**Existing Zone:** R-K Zone, Medium Density Attached Dwelling District  
R-2 Zone, Two-Family Dwelling District

Development Permit Application No. 000567

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1230 Grant Street, 1209-1215, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue, in Development Permit Area 16: General Form and Character, for the purposes of approving the exterior design and finishes for five multi-unit residential buildings as well as landscaping.

**This application will be considered at a public hearing by City Council on:**

**Date:** Thursday, October 28, 2021

**Time:** 6:30 p.m.

**Location:** Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

# It's Your Neighbourhood



1 Centennial Square, Victoria, BC V8W 1P6 | 250.361.0571

**As authorized under the *Local Government Act*, the hearing is to be conducted by electronic means.** Outlined below are the ways in which you can participate electronically. The hearing may be viewed and heard on the City's live stream webcast at [www.victoria.ca](http://www.victoria.ca)

All persons who believe their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard. You may indicate your support or opposition to an Opportunity for Public Comment item in one of the following ways:

**1. Submit written comments to Council:**

You can provide your submission by email to [publichearings@victoria.ca](mailto:publichearings@victoria.ca) or by mail to Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6 or drop your submission off to the Ambassador in the City Hall Lobby (entrance off Pandora Avenue). The deadline to receive submissions is by **2:00 p.m. the date of the meeting**. Written submissions will be published on the agenda at the meeting of Council at which this application will be considered.

**2. Pre-recorded Video**

Pre-recorded video submissions up to 5 minutes in length can be submitted and will be played at the Public Hearing. The video should include:

- The Public Hearing item
- Your first and last name
- Your address
- Whether you are in support of or opposed to the item

For further instructions email [publichearings@victoria.ca](mailto:publichearings@victoria.ca) or phone 250.361.0571. **Please submit videos by 2:00 p.m. the Tuesday before the meeting.** We cannot ensure inclusion in the agenda if it is received after the requested time. It may be a maximum of **five** minutes. Please only submit the **FINAL** version as we may be unable to respond to requests for updates or edit. We will test the submission to ensure it can be played and will let you know if there are issues.

**3. Register to Speak Live**

You can register to speak live via phone for up to 5 minutes. Once registered, you will be provided with a phone number to call to join the live meeting. To register to speak live and to receive further instructions, email [publichearings@victoria.ca](mailto:publichearings@victoria.ca) or phone 250.361.0571. **Please pre-register to speak live at the meeting by 2:00 p.m. the day before the meeting to ensure early registration;** however, If you are not able to pre-register by that time you may instead call into the meeting while it is underway.

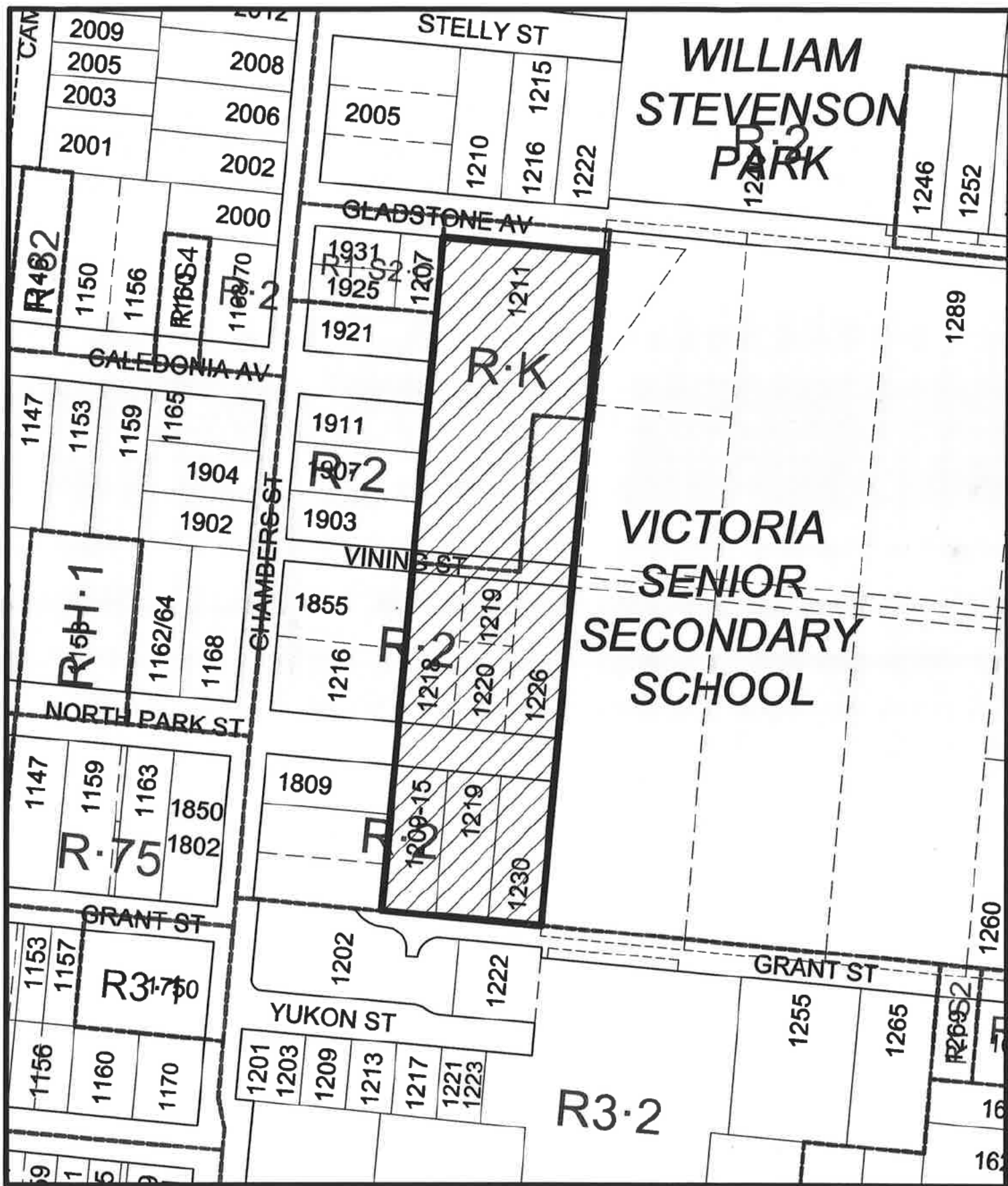
**If you miss pre-registering, please watch the live meeting as there will be an opportunity for you to call in at the end of the list of registered speakers.** Please only call if you wish to speak to this application by calling 778-698-2440 then participation code 1551794#.

Please note that the opinions you express orally and any presentations you submit will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 26(c) of FOIPPA Act. Your phone number and email will not be disclosed. For more information on the FOIPPA Act please email [foi@victoria.ca](mailto:foi@victoria.ca).

Relevant documents, the proposed bylaw and permit, and information about this application will be published and available for public inspection on the City of Victoria's website within the online Council agenda at <http://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html> the Friday prior to the meeting.

You may also inspect the documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca).

Copies of relevant documents and information are also available on the City's Development Tracker online tool at [victoria.ca/devtracker](http://victoria.ca/devtracker) from the date of this notice to and including the date of the Council meeting. The Development Tracker will also allow you to see milestones on the proposal and view related documents and information.



1211 Gladstone Ave, 1235 Caledonia Ave, 1219 Vining St,  
1230 Grant St, and 1209 - 1226 North Park St

Rezoning No.00715



[REDACTED]

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**From:** M/J Drew [REDACTED]  
**Sent:** Wednesday, October 27, 2021 6:42 PM  
**To:** Public Hearings  
**Cc:** Murray Drew  
**Subject:** development permit application # 000567

Re development permit application # 000567:

I am writing to let you know how important I think it is to keep the Vic High Track.

Where will we ever find enough inner city property to build another track if we lose the one at Vic High? We have to stop our single minded approach to increasing housing and need to remember that all those people that we are concerned about getting housed need access to outdoor recreation. We must not underestimate the need to properly support all people in the healthy outdoors.

In my mind, getting rid of the track at Vic High is ridiculous. Many of the things my kids did as they were growing up are already gone. They have been lost to development. We should be adding to the variety of outdoor recreation, not dismantling it, especially with the densification of the city. People need things to do and we need outdoor spaces for recreation more than ever before if we are going to keep our increasing youth population healthy, occupied, away from drugs and off the streets.

We are in the process of losing a large portion of the very well used Landsdowne Middle School grounds to a French school. We need places like the Vic High track to get people off of their electronic devices and out of their houses to do something active that will benefit everyone directly and indirectly. As all of you who use the new cycling network know, there is very good evidence that exercise is good for physical and mental health. We have built many kilometres of expensive bike lanes, surely we can keep one inner city track for those that like to run. There could and should be a much needed playing field in the middle.

As we densify our city, we must be mindful of the need for outdoor recreation and activities. We simply cannot increase housing without supporting it with our outdoor recreational needs. Having the track attached to a school and next to a housing project is important for our developing youth to create good exercise habits during their formative years. We need diversification of the types of recreation we provide, everyone thrives on something different. Don't get rid of the resources we have, add to them. You can build smaller housing complexes, they function and fit into neighbourhoods better than large ones anyway. Build a smaller housing complex, or maybe two or three, and KEEP THE TRACK.

Thank-you,

Janet Drew

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Wednesday, October 27, 2021 3:22 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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.
- I have friends and family who live near the project.
- 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.
- 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.
- We need housing like this to ensure we aren't losing young people and families to other communities because they cannot afford to live here. The dire need for affordable, non-market housing should trump any unfair concerns from neighbours about density.

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

Thank you for your consideration.

Kim Mackenzie  
Cook Street Village (used to live in Fernwood)

[REDACTED]

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**From:** Erika [REDACTED]  
**Sent:** Wednesday, October 27, 2021 3:22 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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 work nearby.
- I have friends and family who live near the project.
- 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.
- 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.
- 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.

Luke Mari  
1839 Fairfield Road

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Wednesday, October 27, 2021 3:22 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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.
- I work nearby.
- I would like to live in this community one day.
- I have friends and family who live near the project.
- 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.
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- 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.

Philip MacKellar  
2530 Cedar Hill Rd.



[REDACTED]

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**From:** Quinn Yu [REDACTED]  
**Sent:** Thursday, October 28, 2021 8:54 AM  
**To:** Public Hearings  
**Subject:** Notice of Public Hearing - Development Permit Application #000567

Hello,

I'm writing regarding 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. I have five pieces of feedback I'd like to share, as a resident and close neighbour to the proposed development:

1) With a proposal of more than 150 residential units, I encourage the City to also consider some mixed-use opportunities to provide services and amenities for the influx of residents. The Gladstone/Fernwood area that is being contemplated for redevelopment has very few existing commercial services, such as food services, beverage services, and entertainment services. By contemplating some degree of mixed-use, the City has an opportunity to transform the space into a "hub", where residents can live, work, and play without needing to travel too far. This may also reduce the potential commuter traffic, as residents have services closer to their home and are not needing to get out to arterial roads or other areas of town for their lifestyle.

2) I'd like to suggest the City carefully contemplate the parking needs of the potential influx in residents, including their potential visitors. The existing area has very little street parking available, so I propose the residential buildings have underground parking which residents and residents' visitors **must** use. Otherwise, the residents and visitors may crowd out other neighbouring residents by parking on their streets. This spillover will then add extra pressure on City Bylaw officials as they'll be called out to more parking infractions.

3) I'd like to suggest the City work with BC Transit to contemplate new transit services or rideshare services to the area to help encourage the influx of residents to not be car ownership. Currently, there are limited transit opportunities servicing this area, and transfers are typically required to get to key destinations around the region based on the current transit services. By considering additional/more comprehensive transit services, the area may benefit by having less car traffic thereby reducing emissions and helping the City meet its emission targets. Additionally, this would reduce the pressure on parking requirements.

4) I'd like the City to consider the traffic signals of all neighbouring roadways that feed both in and out of the redevelopment complex. With more than 150 new households and residents, I suspect there will be more cars trying to turn left, go straight, or right into the area; therefore, the area's traffic pattern should be re-evaluated to ensure there's an effective and efficient flow for vehicle traffic. This is especially prevalent on high-risk intersections, such as any intersection where a left-turn may be made to enter the redevelopment area. For example, turning left (eastbound) from highway 1 to Caledonia Avenue to is a high-risk intersection where no left-turn advance results in lots of car crashes and near-misses, but this would be a very key path/direction for drivers trying to get to Chambers Street from out of town (e.g., Langford, Westshore, etc.).

5) I'd like the City to consider adding additional green spaces / common play spaces. I anticipate the City's target audience with these residential units is young and small families, which is representative of the Gladstone/Fernwood neighbourhood. Having some green spaces and common playground spaces may be

helpful to attract families and ensuring families have a safe space to play that's close to their home. This may have an added positive impact of reducing the need for car ownership and reduce vehicle traffic.

I would be happy to expand on my feedback. Thanks for your consideration.

Quinn

[REDACTED]

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**From:** Fern Wood [REDACTED]  
**Sent:** Wednesday, October 27, 2021 9:39 PM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** Disingenuous opposition to Caledonia Development.

Dear Mayor and Council,

I am writing in support of the Caledonia development.

I owned a business in Fernwood Village, and have lived in Fernwood for many years. My wife and I both work in the neighbourhood, and our son went to Central and Vic High. We love our neighbourhood, and work to make Fernwood even more awesome.

Obviously affordable housing is critically needed—as is a greater supply of rental units with rent indexed to income. This sort of rental arrangement is very important, for it creates a suppressive effect on landlords that are trying to charge the most that can be squeezed out of tenants.

I support this development.

But I want to mention how frustrating it has been to have disingenuous status-quo warriors fighting this development.  
**Personal information** . It boggles my mind.

I say they are disingenuous because they have held public processes hostage, but are not honestly seeking to solve problems. They raise an issue, and when it is resolved, they simply find another complaint—and they don't ask that the complaint be resolved, rather they demand that "the proposed rezoning of Vic High land...must be put on hold." It seems their only interest is to kill the project. They don't want to make it better, they just don't want affordable housing.

The reason for this was made clear to me, as I described in the comments section of Focus Magazine:

"a meeting was called for those concerned with the development, and since I was concerned I attended. This meeting was organized and hosted by the then-chair of the Land Use Committee.

And it quickly became clear the goal was not to improve the project, but to kill the project. Before that meeting a strategy had already been identified, which was to convince the School Board to cancel the land lease, because if this could be accomplished there would be no need to fight rezonings with the City.

Speakers at that meeting wandered through the usual complaints of traffic and parking, and noise—and then someone actually said it. "The wrong kind of people" would live there. Normally people don't say things like that so directly, but they must felt it was a friendly crowd because they actually said it out loud. "

<https://www.focusonvictoria.ca/commentary/65/?tab=comments#comment-1810>

Personal information

All they want is to keep affordable housing away from their houses, so they don't have to get too close to "the wrong kind of people".

I urge you to not waste your time on these callous bigots.

Warmly,

Ruben Anderson.  
Balmoral Rd.

[REDACTED]

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**From:** Stephen Tyler [REDACTED]  
**Sent:** Wednesday, October 27, 2021 5:50 PM  
**To:** Public Hearings  
**Subject:** Rezoning application 00715

Dear Mayor Helps and Council,

I wish to urge you in the strongest possible terms to support this re-zoning for the "Caledonia project". As a nearby resident and property owner in the City of Victoria I regularly walk or ride through Fernwood, and use the commercial and public facilities in the area. This project would be a benefit to the community by creating affordable family housing in an area where this is almost completely absent now.

As a retired professional planner, I must emphasize the remarkable extent to which this project will focus on creating housing for households who have virtually no other housing options in Victoria. Our city is desperately short of this kind of housing and any project that will assure low-cost and affordable housing, as this one will, should be given every possible encouragement.

As an active member of our community association and a large local church congregation, I can assure you that the lack of affordable housing is a focus of broad social concern among our members and I certainly hear of wide support in the community for more projects like this.

It is extremely difficult to develop affordable housing in our city today. The complexity of the land assembly and development agreement process in this case is testament to this fact. An enormous amount of time, effort and expense has been devoted to the project by many public agencies, who have made an effort to accommodate reasonable concerns about traffic, green space, and neighbourhood impact. The project leadership and financing of B.C. Housing for this project will ensure that it must be used exclusively for affordable housing purposes.

I hope that a successful rezoning application in this case will serve as an example and inspiration to the sponsoring agencies to explore other potential sites for such desperately needed projects in our city, and will encourage the province to provide additional funding for BC Housing to do so.

I look forward to your courage and leadership in supporting this rezoning and encouraging this kind of project to strengthen our residential communities in Victoria.

With appreciation for your consideration and service,

Stephen Tyler  
1722 Lee Ave  
Victoria B.C. V8R4W8

*I acknowledge with respect the Lək̓ʷəŋən peoples on whose traditional territory I work and play, represented today by the Songhees and Esquimalt Nations, and their continuing relationship with this land.*

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[REDACTED]

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**From:** Alex [REDACTED]  
**Sent:** Thursday, October 28, 2021 2:01 PM  
**To:** Public Hearings  
**Subject:** Written submission for Development Permit Application No. 000567

Hello,

I am a Fernwood resident living at unit 2-1258 Gladstone Ave in Victoria. I am writing to voice my support for the proposed development application (no. 000567) of the land adjacent to Victoria Secondary School. Our community needs more housing options, particularly affordable and below market level rental to encourage and maintain the diversity of our community. I hope that this project goes ahead.

Thank you for considering my support.

Kind regards,

Alexandria Marshall  
2-1258 Gladstone Ave  
Victoria BC, V8T 1G6  
phn: [REDACTED]

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Thursday, October 28, 2021 12:45 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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 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.
- 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.
- 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.

Breanna Merrigan  
B-1707 Stanley Ave

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Thursday, October 28, 2021 12:44 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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 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.
- 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.
- 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.
- I'm extremely supportive of this proposal, just a few blocks from my house. We desperately need more rental housing, especially non-market affordable housing. This is a better use of space in a highly desirable, walkable, and bikeable part of town. Everyone I know would love to live in Fernwood. We need to ensure the neighbourhood stays open to people of all income brackets.

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

Thank you for your consideration.

Brandon Williamson  
233B-1008 Pandora Ave



[REDACTED]

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**From:** Esther Callo [REDACTED]  
**Sent:** Thursday, October 28, 2021 11:59 AM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** For Oct 28 public hearing re proposed lease of Vic High land

Hello

Please accept these three documents for Council's review regarding the proposed rezoning of Vic High land.

- 1) Focus Magazine Article: <https://www.focusonvictoria.ca/commentary/65/>
- 2) The Martlet Article: <https://www.martlet.ca/vic-high-land-disposal-alumni-association/>
- 3) Living Document with notes:  
[REDACTED]

Best wishes,

Esther Callo  
[REDACTED]



# LEGISLATIVE ASSEMBLY

of BRITISH COLUMBIA

October 28, 2021

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC, V8W 1P6

Dear Mayor and Council:



Grace Lore, MLA  
Victoria-Beacon Hill

I am pleased to write a letter in support of the Caledonia Project under consideration.

Victoria – like many communities around B.C. – is in the midst of a housing crisis. Low vacancy rates and high rents mean that too many people are underhoused, facing house insecurity, or are unable to stay in the community where they work and raise their families. Housing is a right and we must act to address this crisis in every corner of our community. I believe this development will enrich our community and lift up our neighbours.

The proposal will create 158 units of much needed affordable, tied to income non-market housing. It will also address other housing needs within our community by including wheelchair-accessible and family-sized units.

This project represents an important collaboration between the Capital Regional Housing Corporation, the School District, and the City. It will mean that previously un/underused space will become homes. Additional amenity space for the community will be welcome in the growing, engaged, and vibrant Fernwood neighbourhood.

Fernwood is a convenient, walkable, and bikeable neighbourhood close to downtown. This means that this location will support the province's CleanBC climate goals by shortening people's commute and supporting a shift towards active transportation instead of CO2-intense modes of transport.

I support this project as the MLA of Victoria-Beacon Hill, and I am proud of the Community Housing Fund capital investment plus operating funding commitment from our provincial government through BC Housing.

I also support this project as a Fernwood resident and a parent of two children at George Jay Elementary and my support for this project pre-dates my time as MLA. I organized in support of this housing throughout 2019/2020 with neighbours - renters and owners, parents to current and future George Jay, Central, and Vic High students, educators, and service providers who know the importance of affordable housing. I continue to believe in this housing, and I look forward to welcoming it to our community.

Sincerely,

Grace Lore,  
MLA for Victoria-Beacon Hill

**Victoria-Beacon Hill Constituency Office**  
1084 Fort Street  
Victoria, B.C. V8V 3K4

**Legislative Office**  
Parliament Buildings  
Victoria, B.C. V8V 1X4

[REDACTED]

---

**From:** Erika Sagert [REDACTED]  
**Sent:** Thursday, October 28, 2021 12:45 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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.
- I have friends and family who live near the project.
- 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.
- It's within walking distance to many community amenities.
- 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.

Jennifer Bradshaw  
3583 Kingsway

[REDACTED]

---

**From:** Erika Sagert [REDACTED]  
**Sent:** Thursday, October 28, 2021 12:45 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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 grew up nearby.
- I would like to live in this community one day.
- I have friends and family who live near the project.
- 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.
- 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.
- 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.

Julia Buckingham  
2-1116 Collinson Street

October 28, 2021

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

Re: 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 wish to state that I support the need for affordable housing but do not support the proposed CRHC project in its current form for the following reasons:

1. The 5 storey height and 1.29 FSR proposed have been justified because of project's location within the outermost orbit of the North Park Urban Village. I respectfully suggest this rationale is weak given that detailed planning for the Village as called for in the current Official Community Plan has yet to take place. The resultant need to amend the current OCP land use designation from Traditional Residential to Urban Residential illustrates this point and, if approved, the project will represent a classic case of "spot rezoning" conceived in the absence of an established, community supported planning context.
2. The demolition of 18 ground oriented, family townhouse units is wasteful given their recent 1990s vintage, embodied energy and our collective current imperative to reduce, re-use and recycle buildings.
3. The proposed 8m wide easement for a greenway along east border represents a wasteful disposition of scarce land better utilised by the Victoria High School's Memorial Stadium Revitalization Project.

Thank you for your consideration.

Yours sincerely

Jim Kerr  
1423 Haultain Street, Victoria BC

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Thursday, October 28, 2021 12:45 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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 like that a range of housing tenures are included in the proposal.
- I support alternatives to single-family home ownership.
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- 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.

Jessica Knowler  
A-1909 Fernwood Road, Victoria, V8t2y6

[REDACTED]

---

**From:** Erika Sagert [REDACTED]  
**Sent:** Thursday, October 28, 2021 12:45 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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.
- I work nearby.
- I would like to live in this community one day.
- 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.
- 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.
- Accessible units are hard to come by in our neighbourhood.
- 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.

Mary McNeill Knowles  
1911 Chambers Street, Victoria, V8T 3K5

[REDACTED]

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**From:** Erika Sagert [REDACTED]  
**Sent:** Thursday, October 28, 2021 12:44 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Support for Caledonia

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.
- I work nearby.
- I have friends and family who live near the project.
- 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.
- 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.
- 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.

Nicole Chaland  
1148 Chapman Street



October 28, 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>

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<sup>1</sup> Vic High's catchment area: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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 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:

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<sup>4</sup> [REDACTED]

<sup>5</sup> Ministry of Education's Policy regarding land disposal [REDACTED]

<sup>6</sup> [REDACTED]

<sup>7</sup> November 12, 2019 consultation See p.8 [REDACTED]

Compare with information boards from the April 2018 Seismic Upgrade Consultation that share this key information. See p. 4 [REDACTED]

<sup>8</sup> [REDACTED]

- 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 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.

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<sup>9</sup> Vic High did not have a \$2.6M shortfall due to heritage preservation (the difference in cost between a new build and the chosen “heritage option #3” was less than \$1M, and the “new build” did not include a theatre). The “new build” was considered only for the purposes of comparison (see p.3, pp. 10-11, and p. 46 of pdf): [REDACTED]

Yet, the District reported that heritage preservation resulted in a funding shortfall that precipitated the proposed lease: [REDACTED]

<sup>11</sup> Images at the November 12, 2019 consultation inaccurately show the proposed 8m easement as available for “educational purposes.” See pp.10 [REDACTED]

Thank you,

Paloma Callo