



## Hope and Belonging

City of Victoria Council Members

1 Centennial Square Victoria, BC

V8W 1P6

February 2, 2022

Dear Council Members,

I am writing to express our organizational support for the proposed Burnside School Affordable Housing Project that would be located at Jutland and Cecelia, a partnership between Pacifica Housing, School District 61, TL Housing Solutions, the Burnside Gorge Community Association, BC Housing and the City of Victoria.

At Our Place Society our family members (clients) are facing significant challenges with housing affordability. These are challenges faced by our clients who are homeless as well as those in transitional housing and seeking permanent housing and those already in market housing but vulnerable to losing it due to increasing and already high rental costs.

Consequently, we would urge you to support this proposal because it would deliver 88 much needed affordable homes to community members in Victoria; one in five units will be deeply subsidized for households earning less than \$26,000 a year, half for low to moderate incomes (up to \$84,500), and thirty percent for moderate to above-moderate household incomes (up to \$113,000) and that more than half the units will be two- or three-bedroom apartments suitable for families.

Furthermore, we know Pacifica Housing as a long-standing, trusted and professional operator of non-market housing in Greater Victoria and are confident that they will deliver a quality product as well as permanent homes for those who desperately need them and who currently don't have them.

For all these reasons, Our Place Society wholly supports this proposal and we hope that you can too.

Please let me know if you have any questions about this.

Yours sincerely

Julian Daly



# BCNPHA

BC Non-Profit Housing Association

TEL 604.291.2600

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220-1651 Commercial Dr.

Vancouver, BC V5L 3Y3

[www.bcnpha.ca](http://www.bcnpha.ca)

## Proposed Burnside School Affordable Housing Project

January 18, 2022

### City of Victoria

Council Members

1 Centennial Square

Victoria, BC V8W 1P6

Dear Council Members,

I am writing to express our organizational support for the proposed **Burnside School Affordable Housing Project** that would be located at **Jutland and Cecelia**, a partnership between Pacifica Housing, School District 61, TL Housing Solutions, the Burnside Gorge Community Association, BC Housing and the City of Victoria.

British Columbia Non-Profit Housing Association (BCNPHA) is the umbrella organization for the province's non-profit housing sector and is comprised of nearly 600 members, including many members operating in Victoria.

We know that renters in the city are facing significant challenges with affordability. As per the latest census there were 27,645 rental households in Victoria, representing more than half of all households. Overall, nearly half (46%) were spending more than the accepted standard of 30% of their pre-tax income on rent and utilities. More than one fifth (23%) of these renter households were spending more than 50% of their pre-tax income on rent and utilities, meaning they were forgoing other basic necessities and were at real risk of homelessness.

Furthermore, as you are likely aware, the 2020 Homeless Count in early 2020 found that 1,523 community members were actively experiencing homelessness across the city. Given the nature of the count, we know that number was only the minimum number of people without a safe and affordable home. It is also likely that the number of people in precarious housing situations and/or experiencing homelessness has increased significantly since the onset of the pandemic.

In light of this reality, upon your review of this project please consider the following supporting factors:

1. Notably, the proposed project would deliver 88 much needed affordable homes to community members in Victoria. Specifically, one in five units will be deeply subsidized for households earning less than \$26,000 a year, half for low to moderate incomes (up to \$84,500), and thirty percent for moderate to above-moderate household incomes (up to \$113,000).
2. More than half the units will be two- or three-bedroom apartments suitable for families.



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3. Pacifica Housing is a long-standing, trusted and professional operator of non-market housing. As steward of this community asset, Pacifica is in a position to work with the City to meet shared housing challenges.
4. The proposal includes a 59-space day care, providing another additional, much needed asset to the community.
5. The City of Victoria has a mandate to increase the city's housing supply, as articulated through the Victoria Housing Strategy 2016 - 2025. This includes supporting non-profit and non-market affordable housing options. The proposal for Jutland and Cecelia helps the city meet this commitment.
6. This project will be a valuable addition to the community of Burnside and the City of Victoria as a whole.

BCNPHA would like to thank you for your time and consideration for this proposal and I urge you to approve this project when it comes across your desk.

Sincerely,

Jill Atkey  
Chief Executive Officer  
BC Non-Profit Housing Association  
Phone: [REDACTED]  
[www.bcnpha.ca](http://www.bcnpha.ca)

February 4, 2022

Mayor & Council  
#1 Centennial Square  
Victoria, BC

Dear Mayor and Council:

**Letter of Support for the Pacifica Housing proposal at 496-498 Cecelia Road**

I am writing on behalf of the Burnside Gorge Community Association (BGCA) Board of Directors to express our support for the latest updated proposal put forward by Pacifica Housing for 496-498 Cecelia, the rear field of the former Burnside Elementary School site.

We are excited that the partnerships involved with this project have enabled the site to be developed for the long term in a way that benefits the community. The proposed project is thoughtful and engaging in terms of adherence to the Burnside Gorge Local Area Plan (LAP) and includes features and amenities that bring added community value. Pacifica Housing Society and TL Housing Solutions presented the project at BGCA's annual general meeting on February 22, 2021 where residents had the opportunity to ask questions and share their thoughts.

The inclusion of childcare spaces, diverse and affordable housing options, and landscaped communal green space and gathering areas make this proposal a welcome addition to the neighbourhood. It is our view that this development will encourage the growth of much-needed neighbourhood amenities along Jutland Road.

As a project partner, our support of the proposal does not interfere with our responsibility as an organization to also represent the diverse views and values of neighbourhood residents. BGCA remains committed to fairly and accurately presenting community views as part of the formal Land Use process and continued advocacy for developments that meet the approved LAP for Burnside Gorge and provide benefit to our community.

Respectfully,



Avery Stetski  
Vice-Chair

cc: Sustainable Planning and Community Development Department  
Lauren Antifeau TL housing Solutions, Pacifica Housing



# Board of Education

School District No. 61 (Greater Victoria)  
556 Boleskine Road, Victoria, BC V8Z 1E8  
Phone (250) 475-4106 Fax (250) 475-4112

*Chair: Ryan Painter Vice-Chair: Tom Ferris*  
*Trustees: Nicole Duncan, Angie Hentze, Elaine Leonard,*  
*Diane McNally, Rob Paynter, Jordan Watters, Ann Whiteaker*

January 27, 2022

City of Victoria  
#1 Centennial Square  
Victoria, B.C.  
V8W 1P8

**BY EMAIL:** [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

**ATTENTION:** Mayor and Council

Dear Mayor Helps:

**RE: Pacifica Housing Burnside School Affordable Housing Project**

At its January 24, 2022 Regular Open Board meeting, the Board carried the following resolution with respect to supporting Pacifica Housing and its Burnside School Affordable Housing Project:

*That the Board of Education of School District No. 61 (Greater Victoria) write a letter to the City of Victoria Mayor and Council supporting Pacifica Housing and the Burnside School Affordable Housing Project."*

From the School District's, perspective affordable housing and access to childcare spaces benefit our students and staff, and their families. The co-location of dedicated SD61 multi-purpose space in the development will lend itself to the important work the District does to train, collaborate and gather, and will contribute to the provision of quality learning and work environments for students and staff.

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*The Greater Victoria School District wishes to recognize and acknowledge the Esquimalt and Songhees Nations, on whose traditional territories, we live, we learn, and we do our work.*

One *Learning* Community



The District thanks Mayor and Council for their consideration of this important community project.

Yours sincerely,

**SCHOOL DISTRICT NO. 61 (GREATER VICTORIA)**



Ryan Painter  
Chair, Board of Education

cc: Board of Education, SD61  
Deb Whitten, Interim Superintendent, SD61  
Kim Morris, Secretary-Treasurer, SD61  
Carolina Ibarra, CEO, Pacifica Housing  
Karen Hoese - Director of Sustainable Planning and Community Development, City of Victoria

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One *Learning* Community

