

Jenny Farkas, Executor for the Estate of Edward J Farkas
32 Paddon Avenue, Victoria BC V8V2M5

September 18, 2025

Mayor and Council
City of Victoria

Re: Request to remove covenants registered on 1029 Queens (PID 009-314-911) to align with current density and parking policies

Dear Mayor and Council,

I am writing as the Executor of the Estate of Edward J Farkas, regarding the property located at 1029 Queens Avenue (the "Property").

I respectfully request Council's support to remove the following covenants registered on the Property's title as a condition of a rezoning initiated in 2019:

1. Housing Agreement Covenant
2. Transportation Demand Management Covenant

Background and intent

- In 2019 my father initiated a rezoning to allow a second two-unit dwelling on a site that already contained a duplex. The objective was to responsibly increase housing supply on a lot well-suited for additional density.
- At that time, higher-density permissions on single-family lots were not common. As a condition of the rezoning, City approvals required the above covenants and registration of the existing house on the heritage registry.
- Since then, the City and Province have modernized land-use policy to strongly encourage infill and small-scale multi-unit housing while supporting heritage conservation. A single-family lot can now typically pursue up to six rental units, subject to bylaw and guideline compliance.

Why the covenants are now misaligned

- Policy evolution: The covenants were reasonable in a 2019 context; today they create an atypical, site-specific burden out of step with current, broadly applied density tools that already deliver affordability and supply and ease parking requirement.
- Unintended constraint on gentle density: The in-perpetuity below-market covenant narrows feasible forms of redevelopment and financing relative to comparable lots that can now add multiple units without such encumbrances.
- Marketability and value impacts: The two covenants materially depress marketability and value, complicating estate settlement and discouraging investment in the very housing outcomes current policy seeks.

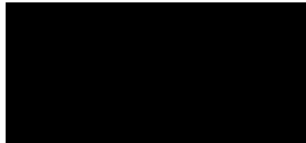
- Continued heritage stewardship: The house remains on the heritage register. I am not seeking removal from the register. Heritage conservation goals are preserved without needing the additional, unrelated covenants.

My father owned the Property from 2016 until his passing in 2022. Probate has now been finalized. To responsibly settle the estate, I seek to sell the Property in a manner that enables future, policy-aligned housing outcomes.

Clearing the covenants is essential to attracting a purchaser prepared to invest in the attainable, small-scale multi-unit housing that the City now encourages.

Thank you for your consideration and for your ongoing leadership on housing and heritage.

Sincerely,



Jenny Farkas Executor
32 Paddon Avenue
Victoria BC V8V 2M5

