



Victoria Housing Strategy Engagement Summary Report

MARCH – MAY 2019



Introduction

An update to the Victoria Housing Strategy (2016-2025) was identified as a City of Victoria priority for 2019, building off the existing Housing Strategy developed in 2016, incorporating the 25 housing-related action identified within Council Strategic Plan for 2019-2022, and establishing updated targets and tools to meet Victoria's housing needs over the next six years.

More than 2,000 participants provided input from March to May 2019 through a Housing Summit, an online survey, and two open house events.

Engagement Approach

Engagement was designed to support the update to the Victoria Housing Strategy through three methods of engagement:

- A Housing Summit held in March 2019 with stakeholders involved in the development of market and non-market housing, advocacy organizations related to housing and affordability, community associations, academic and research professionals and government organizations
- An online housing survey aimed to identify community priorities related to housing
- Two open house events at City Hall to identify community priorities related to housing

Additional engagement also involved input from the City's Renters' Advisory Committee and an Academic Roundtable of academic experts with expertise in housing policy.

Engagement Highlights

- 143 participants at the Housing Summit, representing 89 different organizations
- 1814 survey responses, with 63% of those identifying as renters
- 88 participants at two open house events

What We Did

Housing Summit

On March 11, 2019, the City of Victoria hosted the Victoria Housing Summit to help inform an update to the Victoria Housing Strategy. A total of 143 housing stakeholders attended the event, including representation from non-profit and market housing developers, the construction industry, non-profit organizations, advocacy groups, government organizations, academic and research professional and neighbourhood and community associations.

The full-day event included an overview of housing work currently underway followed by nine smaller workshop sessions. Three concurrent breakout sessions allowed participants to attend the three workshop sessions they were most interested in. The nine topics covered in the workshop sessions were:

- **Creating Greater Housing Choice Through Infill Housing**
In roundtable discussions, participants identified challenges and opportunities to creating different housing options through infill housing.

- **Tenant Assistance Plan Information Session**
This session provided information about the City's Tenant Assistance Policy. In table group discussions, participants provided feedback on the policy and its implementation so far.
- **Affordable Housing Partnerships: Connecting Charitable and Faith-Based Groups with Housing Development Partners**
This session brought together key stakeholders to discuss the challenges and opportunities related to creating affordable housing on underutilized land owned by faith-based and charitable organizations.
- **Family-Friendly Housing**
In roundtable discussions, participants provided input on approaches that could be effective in creating more family-oriented housing in Victoria.
- **Encouraging New Purpose-Built Rental Housing**
In groups, participants provided input on what the City can do to encourage more purpose-built rental housing.
- **Intergenerational Housing: Home Sharing Solutions for All Ages**
A panel discussion presented information related to intergenerational housing. Participants provide feedback on what the City's role could be in supporting intergenerational housing and home sharing opportunities.
- **Small Housing: Garden Suites and Tiny Homes**
Participants provided input on what's working and what could be improved with the City's existing Garden Suite policy. Participants also discussed tiny homes and what it might take to make them work in Victoria.
- **Residential Rental Tenure Zoning: Next Steps**
Participants learned about recent Council direction related the Residential Rental Tenure Zoning and provided input related to the benefits, opportunities, challenges and impacts.
- **Living Together: Co-ops, Co-Housing and Community Land Trusts**
This session explored three models of creating collective housing through a panel and group discussion. Participants provided input to help identify the City's role in facilitating the development of co-ops, co-housing, and community land trusts.



Housing Survey

From April 23 to May 3, the City collected input from 1814 individuals in the community through an online survey. The survey was designed to identify participants' most significant housing challenges well as identify the top community priorities they would like to see the City focus on. The survey asked participants to identify priorities related to the City's work to:

- improve affordability and stability for people who rent
- improve housing supply
- improve housing options/choice
- improve processes, tracking, and try new approaches

Open House Events

Two open house events were held on April 15 and 16, 2019 at Victoria City Hall. A total of 88 people attended the two events. Participants were able to ask questions and identify their priorities for action using sticky dots and post-it notes on topic boards. Participants discussed housing challenges and ideas for improving housing affordability, availability, and choice. Many of those who attended identified as renters and people directly affected by the housing crisis in Victoria.



Renters' Advisory Committee

The Renters' Advisory Committee have identified several housing priorities. Many of the priorities identified by the Committee align with actions identified in the Housing Strategy, with the additional priorities identified for follow up, clarification and consideration as the Committee's Strategic Work Plan is finalized. The Renters' Advisory Committee members were also invited to attend the Housing Summit, open house events, and complete the online survey. The Committee will continue to provide feedback on Housing Strategy actions as they are implemented, new issues relating to renters as they emerge, and will elect a representative to the Housing Policy Working Group (Housing Strategy action item).

Academic Round Table

An Academic Roundtable was comprised of eight academic experts on housing policy and was formed to provide a review and input into the draft Housing Strategy. Members were provided with an overview of

the draft actions, participated in a telephone conference, and provided written feedback. Some members also attended the Housing Summit and completed an online survey.

Communication Methods

The City has created an extensive housing stakeholder list used for communication on housing related initiatives. This distribution list was used to invite stakeholders to attend engagement events (Housing Summit and Open Houses) as well as to complete the online survey. Communication methods for the open house and survey also included the City of Victoria website and posts on Twitter, Facebook and Instagram. Additional one-on-one communication occurred with many stakeholders through in-person meetings, email, and telephone conversations.

Summary of Community Participation

Event / Activity	Date	Participation
Housing Summit	March 11	143
Open House #1	April 15	42
Open House #2	April 16	46
Online Survey	April 23 – May 3	1814
Renters' Advisory Committee Meetings	April 16, May 21, June 4	12
Academic Roundtable	April 30	8

Who We Heard From

Victoria Housing Summit

143 people attended the Summit, representing the following 89 organizations:

Market Developers, Construction and Design Industry: <ul style="list-style-type: none"> • Abstract Developments • Aryze Developments • Banks Design • Bayview Place • Bowcey Construction Ltd • Canadian Home Builders' Association Vancouver Island • Carsa Construction • Chard Development Ltd • Christine Lintott Architects • D'Ambrosio architecture + urbanism • Fort Properties Ltd • GMC Projects • HDR Architecture • Lapis Homes • MAC Renovations • Mike Geric Construction 	Non-Profit Developers and Housing Providers/Organizations: <ul style="list-style-type: none"> • Alf Toone Housing Co-op • BC Housing • BC Non-Profit Housing Association • Capital Regional District • Canadian Senior Cohousing Society • Community Land Trust BC • Dawson Heights Housing • Garth Homer Society • Greater Victoria Housing Society • James Bay Co-operative Housing Association • Mount Doug Seniors Housing • Nanaimo Affordable Housing Society • Our Place Society • Pacifica Housing • St John's Court Society • The Cridge Centre for Family • Threshold Housing Society
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<ul style="list-style-type: none"> • Murdoch de Greeff Landscape Architects • New Landmarks/ASH • PARC Retirement Living • Patriot Homes • StudioDB3 – small modern living • Urban Core Ventures • Urban Development Institute – Capital Region • Victoria Residential Builders Association • Zebra Group 	<ul style="list-style-type: none"> • Victoria Cool Aid Society • West Wind Harbour Cohousing
<p>Government Organizations:</p> <ul style="list-style-type: none"> • BC Housing • Building and Safety Standards Branch, BC Government • Canada Mortgage and Housing Corporation • Capital Regional District • City of Langford • City of Nanaimo • City of Vancouver • Co-operative Housing Federation of BC • Office of the Seniors Advocate • HousingHub (BC Housing) • New Westminster • School District 61 • Town of View Royal • Township of Esquimalt <p>Community Associations:</p> <ul style="list-style-type: none"> • Fairfield Gonzales Community Association • James Bay Neighbourhood Association • North Jubilee Neighbourhood Association • Rockland Neighbourhood Association • South Jubilee Neighbourhood Association 	<p>Other Organizations:</p> <ul style="list-style-type: none"> • Anglican Diocese of BC • Better Transit Alliance of Greater Victoria • Christ Church Cathedral • Cities for Everyone • Community Social Planning Council of Victoria • Condominium Homeowners Association of BC • Devon Properties • Downtown Blanshard Advisory Committee • Fairfield Gentle Density • Generation Squeeze • Greater Victoria Chamber of Commerce • Greater Victoria Coalition to End Homelessness • Island Community Mental Health • Landlord BC • Renter's Advisory Committee • Rethink Urban • Society of Saint Vincent de Paul • The United Church of Canada • Tiny Home Advocates of Vancouver Island • Together Against Poverty Society • UBC Centre for Urban Economics and Real Estate • UBC School of Community and Regional Planning • United Way Greater Victoria • University of Victoria • Victoria Health Co-op • Happipad • Lee F King Consulting • Linda E Ross Property Management

Housing Survey

Of the 1814 participants who completed the survey:

- 63% identified as renters and 37% identified as homeowners (2016 Census data notes renters make up 61% of Victoria's population)
- 81% identified as living in a City of Victoria neighbourhood, with the strongest representation coming from the neighbourhoods of James Bay (13%) and Fairfield/Gonzales (13%).
- Approximately half of the participants identified as being younger than 40. 1% were 19 or younger, 19% were 20-29, 29% were 30-39, 16% were 40-49, 20% were 50-64 and 12% were 65 or older.
- 28% identified as living in a home with dependents or in a family living situation (ie adult child or aging parents living at home) and 8% identified as living with roommates. 22% identified as living alone and 38% identified as living with a partner or spouse.

Open House Events

Of the 88 individuals who attended the two open house events, many identified as renters and being directly impacted by the housing crisis in Victoria. Several members of the Renters' Advisory Committee attended the event.

Renters' Advisory Committee

Council appointed the following 12 candidates to the Renters' Advisory Committee for a two-year term from February 1, 2019 to January 31, 2021. Many of the members have been directly impacted by the housing crisis:

- Megan Billings
- Maureen Bourke
- Jeff Dean
- Riga Godron
- Vanessa Hammond
- Yuka Kurokawa
- Ashley McKay
- Alfred Okot Ochen
- Leslie Robinson
- Emily Rogers
- Amy White
- Alieda Blandford

Academic Roundtable

The academic roundtable was comprised of eight academics with expertise in housing policy:

- Patrick Condon, University of British Columbia – School of Architecture & Landscape Architecture
- Sharon Dias, University of Victoria – Geography
- Tom Davidoff, University of British Columbia – Sauder School of Business
- Penny Gurstein, University of British Columbia – School of Community and Regional Planning

- Paul Kershaw, University of British Columbia – School of Population and Public Health
- Cam Owens, University of Victoria – Geography
- Jennifer Vornbrock, University of Victoria – Community and Government Relations
- Andy Yan, Simon Fraser University – City Program

What We Heard

Housing Summit

The full day Summit resulted in robust feedback on the nine topics covered during the breakout sessions. Overall feedback from those who attended the Housing Summit was very positive, with many noting the event as a worthwhile experience and appreciation for the opportunity to bring a diverse mix of stakeholders together for collaborative conversations on addressing the housing crisis. A summary of input from the session is attached.

Housing Survey

A full summary of the Housing Survey is attached. Below is a high-level summary:

Housing challenges:

- When asked to identify the most significant challenge experienced in the past five years, the top three choices selected by **renters** were:
 - Cost of rent
 - Cost of home ownership
 - I can't find the right type of housing for me/my family

**Another common challenge noted in comments was difficulty finding pet-friendly accommodation.

- When asked to identify the most significant challenge experienced in the past five years, the top three choices selected by **homeowners** were:
 - Cost of homeownership
 - Cost of rent
 - I can't find the right type of housing for me/my family

Community Priorities for Housing Action:

Support for Renters

- Survey participants were asked to identify the top three actions they would most like to see the City focus on to better support renters. The top priorities identified through the survey were:
 - Make it easier to build legal secondary and garden suites
 - Incentivize the development of new multi-family rental housing
 - Create more incentives and regulations to protect tenancies (such as preventing renovations) and preserve existing rental housing stock

Strong support was also identified for:

- A review of the short-term rental policy and its enforcement efforts and consideration for opportunities to direct funds towards affordable housing
- Consideration of ways to reduce discrimination in new developments (for example due to age or pet restrictions)

Encourage New Housing Supply

- Survey participants were asked to identify the top three actions they would most like to see the City focus on to encourage new housing supply. The top priorities identified through the survey were:
 - Use existing city-owned properties or city funds to acquire new land for affordable housing
 - Pre-zoning areas of the city for added density in exchange for rental housing and affordable housing
 - Consider allowing townhouses and houseplexes in certain areas or throughout the city as a right (requiring only a building permit)

Strong support was also identified for:

- a grant program to encourage more affordable garden suites and secondary suites
- allowing secondary suites in duplexes, townhomes or homes that already have a suite

More Housing Options

- Survey participants were asked to identify the top three actions they would most like to see the City focus on to create more housing options to better serve families, working individuals, seniors, and people experiencing homelessness. The top priorities identified through the survey were:
 - Make it easier to build a diversity of housing forms in the City including duplexes, townhouses, lock-off suites and live-work units
 - Facilitate the development of more co-op housing in Victoria
 - Explore opportunities to create tiny home communities for individuals experiencing homelessness

Strong support was also identified for:

- Incentivizing or mandating the creation of two- and three-bedroom units suitable for families in all new housing developments

Track, Improve and Innovate

- Survey participants were asked to identify the top three actions they would most like to see the City focus on to improve processes, track information, and use innovation. The top priorities identified through the survey were:
 - Explore grant opportunities to fund city and community housing initiatives, including acquiring land for affordable housing
 - Consider incentives such as fee waivers and tax deductions for new affordable housing projects
 - Create a city-led outreach team to assist homeless individuals find housing and supports to remain housed

Open House Events

The open house event provided an opportunity for participants to indicate their level of support for draft actions items for the Housing Strategy as well as provide additional comments and propose new ideas for consideration. Some of the draft action items that received the strongest support from participants who attended the open house events are listed below.

The following proposed actions received the most support at the public open houses:

- Develop a Secured Market Rental Policy
- Explore Pre-zoning for Inclusionary Housing
- Align Housing Initiatives with Climate Leadership Plan
- Affordable Home Ownership
- Transportation Considerations
- Explore external funding opportunities for housing initiatives
- Housing policy working group
- Consider fee waivers, reductions and tax exemptions

Renters' Advisory Committee

The Renters Advisory Committee identified actions and areas of focus that they'd like to prioritize over their two-year term. These actions were aligned with the draft Housing Strategy actions and have been prioritized by the committee as follows:

Draft Renters' Advisory Committee Work Plan Priority Actions:

- Explore ways to increase rental supply – a Secured Market Rental Policy
- Support ways to track and measure rental housing as a top priority
- Review and providing feedback on the draft Standards of Maintenance bylaw, and advocate for its enactment
- Review the Rental Replacement policy
- Recommend the creation of municipal housing advocates or champions
- Recommend that affordable rental housing be included in neighbourhood plans
- Advocate for the creation of a Market Rental Protection and Revitalization Policy,
- Advocate for the creation of a Family Housing Policy

Academic Roundtable

The academic roundtable provided input into the City's draft housing actions by identifying challenges, proposing modifications to existing actions, and suggesting possible new actions for consideration. Suggestions from the roundtable included considerations around:

- An aging workforce
- Housing demand as well as supply
- Transportation and housing affordability
- Wealth distribution
- Relationship with CRD
- Analysis of how single-family homes are used
- Advocating for tax changes

Next Steps

Continued dialogue and engagement with stakeholders and the public is expected for individual Housing Strategy action items and Council's Strategic Plan Affordable Housing action items. Consultation for these action items will be tailored based on the level of impact to stakeholders. Engagement opportunities will roll out, based on Council direction, through 2019 and subsequent years.

Victoria Housing Summit

March 11, 2019

Summary of Key Themes Identified in Workshop Sessions

Creating Greater Housing Choice Through Infill Housing

What are some of the key barriers for expanding infill housing to meet City-wide sustainability and housing goals? (top themes):

- Current zoning too restrictive
- Strong community opposition/lack of trust in process. Many feel that what is being built is luxury, not affordable. Desire to see more affordability in neighbourhoods through infill.
- Land and construction costs. As a result, housing that is created isn't always affordable.
- Approval times and uncertainty
- Parking requirements / community concerns about lack of parking availability

What are the key strategies for overcoming these barriers? (top themes):

- Pre-zoning
- Political leadership – take action
- Infill focussed on transportation corridors/transit
- Ensure residents can see benefits from new development
- Also need grassroots leadership from small developers
- Financing for small scale development
- Carshares (to address parking)

Tenant Assistance Plan Information Session

What are the top takeaways from this session you want the City to know? (top themes):

- Align policy to reflect OCP language in regard to redevelopment
- Identify proportion of properties that may be up for rezoning that this policy and other policies will apply
- Explore ways to incentivize other permits outside of rezoning to have tenant assistance/protection
- Dedicate city staff from start to finish with an emphasis on follow up procedures to both applicants and tenants to be able to revise, review and improve metrics and performance as needed
- The policy is a good start and foundation, but there are some concerns around implementation
- The Tenant Relocation Coordinator should be City staff, not a developer (conflict of interest) and needs to be a tenant advocate/mediator/expert
- There is too much room discrimination – there needs to be an assessment of needs, not vulnerabilities – make the policy universal, not targeted

Affordable Housing Partnerships: Connecting Charitable and Faith-Based Groups with Housing Development Partners

What are the challenges to redeveloping underutilized church lands for affordable housing in the community? (top themes):

- Neighbourhood support/opposition

- Lack of expertise/capacity of board
- Awareness/knowledge of development opportunities and funding opportunities
- Ensuring OCP and project are aligned
- Approval process

What kind of support would be necessary to facilitate the redevelopment of underutilized church land for affordable housing? (top themes):

- Support at early stage/inception
- Sharing risk (so church not carrying the burden)
- Support during the community consultation process/bringing stakeholders and community together
- Clear vision in OCP for church lands
- Access to start up funding
- Prioritized applications in city process/reduced development fees
- Rezoning church land to allow for housing or policy statements to allow for housing
- City could map out/identify other lands for housing: school, parking lots etc, not just church lands

Family-Friendly Housing

What incentives or regulations should the City of Victoria consider to encourage the development of 2 and 3 bedroom units? (top themes):

- Tax exemptions and breaks on development cost charges and servicing costs
- Look at parking regulations/requirements - explore parking alternatives or eliminating parking requirements
- Speed up the approval process: through pre-zoning for building types such as townhouse and/or eliminating neighbourhood association (CALUC) process
- Increase allowable size of secondary suites

What are the challenges to development that might occur when 'requiring or mandating' 2-3 bedroom units? (top themes):

- Families want ground-oriented homes
- It's hard for families to compete with senior and students for 3-bedroom units
- We need to redefine family units- not just 1 mom, 1 dad and a child, could be 2 mothers and 3 children, etc- then we need to create more flexible space for these groups
- Larger units are tough to "pre-sell" which is a requirement of most financing scenarios
- Minimum parking requirements
- B.C building code prevents larger suites and therefor limits number of bedrooms in secondary suites in single detached dwellings
- FSR/Density restrictions
- Community perception and opposition to rental housing

What other considerations should the City think about when developing a family-friendly housing policy? (top themes):

- Close to parks, schools, transportation/transit, amenities
- Need a high quality public realm- it's about quality not always quantity
- Families want ground orientation- otherwise they will continue to move to western communities etc- they prefer single family first- yard, own door, space for a dog- how do you incentivize builders/ developers in this market?

- Identify targets and suitable locations and evaluate and monitor family friendly areas to ensure implementation of family friendly housing.
- Pre-zone for townhouses
- Lock-off units / adaptable rental options / design flexibility
- Intergenerational housing

Encouraging New Purpose-Built Rental Housing

What are some of the current or emerging barriers to developing new purpose-built rental housing in the City of Victoria? (top themes):

Costs

- High land values / Competing for land that could be used for more lucrative condos and townhouses increases the price
- Cost of permitting process/City approval process
- Lack of tax incentives
- Step Code = cost
- Cost of constructions make building rental challenging: Lack of work force and workforce housing

Information

- Clear, concise language around the need and importance of rental housing is needed to help build understanding
- Better connections and conversations between the community and developers can create trust

Access / land use challenges

- (un)availability of land
- Restrictive zoning / land use designations
- Density needs more green space and parks

Other

- Lack of incentives
- Dealing with NIMBYism / neighbourhood pushback / lack of support for community associations
- Mismatch of incomes to rent/cost of housing
- Displacement of existing renters to build new rental buildings
- Not all landowners have professional development capacity (e.g. even to get funding/financing)
- Cultural expectations about appropriate housing (e.g. size, yard space per unit)
- Tension between development and heritage character

What are some of the policies or incentive programs that the City can consider for encouraging the development of purpose-built rental housing? (top themes):

Prioritize and incentivise

- Prioritize and incentivize: the development of affordable housing where land is cheapest
- Funding bedrooms over doors to encourage larger family size units is the right approach
- Fund rental housing application ambassador to speed these applications through the approvals process
- Relax/reduce taxes / property tax freeze
- Reduced parking requirements
- Streamline approval process for rental and family-sized housing / fast-track/prioritize approvals
- Allow creativity and flexibility

Zoning/land use

- Blanket zoning / upzoning / rental tenure zoning
- Bonus density calculation: allowing additional density / reducing community amenity contributions for rental housing
- Look at transportation nodes to help define good rental zones
- CALUC meetings should not be required for rental housing

Other

- Require rental in new developments
- Create density quotas for neighbourhoods
- Expanding policies for supporting lock-off suites

Intergenerational Housing: Home Sharing Solutions for All Ages

What are the key take-aways from this discussion the City take note of? (top themes):

- Ease up on requirements for Co-Housing
- Have the City hold focus groups with students and older people to create awareness; this could generate a community-driven/grassroots initiative
- Need a toolbox that the City could provide to assist in people to provide accommodation
- More flexible rules around how many unrelated people can be in one building; more sharing opportunities for space and cost

Small Housing: Garden Suites and Tiny Homes

How is current Garden Suites policy working? What are the challenges? (top themes):

Size challenges

- 1 storey height limit leads to more horizontal buildings forms
- 2nd suite + garden suite requires sufficient lot size
- Size – allow flexibility in size such as larger buildings (as proposed)

Affordability

- Garden suites do not represent affordable rental
- Need incentive for affordability (for prospective tenants)

Information

- Lack of clarity on cost to build
- Education – more education about garden suites to general public

Process

- City process is still challenging and takes too long: too many rounds of review. Doesn't seem like departments coordinate well on review process
- Staff treat the guidelines as if they were zoning policy. Lack of staff with design expertise on board, inability to actually interpret the guidelines.

What are your thoughts on the new Garden Suite policy and proposed changes? (top themes):

Information

- City should prepare an info package for all homeowners (to build awareness and buy in)
- Support / education is critical to let everyone know that they are allowed and where + monitoring afterwards to review implementation

Requirements

- Restrictions on rentals – long term focused to achieve social goals and family housing. No vacation rentals
- Revisit parking requirements
- Flexibility in the position of the suite retain mature trees
- Main house should be owner occupied
- Allow garden suites to become strata units

Incentive

- Offer tax holiday as incentive

What can the City do to support tiny homes? (top themes):

Regulations / logistics

- Supportive regulations/zoning and allow composting toilets
- Servicing provision is an issue;
- Drainage issues and grey water management. Sewer systems
- Provide design guidelines:
 - Parking
 - Privacy
 - Amenity
- Biggest challenge: Getting them in and out with size of lots.
- Storm water management
- Lower standard for Step Code?
- Size limit on tiny homes
- Portland Zoning Requirements - look at what other municipalities are doing
- Property tax implications
- City liability for a building form not covered by the B.C. building code (requirement of water service for toilet)
- Have regulations be flexible enough that people would actually provide the “pads.”

Policy consideration

- Supporting the relationship between the land owner and the owner of the tiny house
- What is the difference between a camper van / RV and a tiny house?
- Design considerations – does it fit in the neighbourhood
- Clear entitlements for tiny home vs garden suites (size and number)
- Clear understanding of how many allowed per lot (1 each to ensure neighbourhood acceptance)
- Permeable surface definition

Information

- Full cost/benefit analysis required to fully understand and evaluate trade-offs and whether this housing form actually meets City goals

Residential Rental Tenure Zoning: Next Steps

What are the potential benefits or opportunities with the City of Victoria's proposed approach for implementing Residential Rental Tenure? (top themes):

- Increase vacancy rate (i.e. easier to find a place to rent)
- Stabilize rent rates
- Encourage construction of rental units
- Create predictability of what will develop / Future tool for master planned communities or negotiation with developers (individual properties)
- Allows municipalities to address renovations / Secures existing rental buildings
- Provides security of tenure
- Tool to preserve and renew housing stock
- Pre-zone underutilized sites (parking lots etc)
- Pre-zoning near transit corridors
- If areas are pre-zoned developers wouldn't need to go through the rezoning process, but it still needs incentives

Based on the City of Victoria's approach with RRT, are there any potential negative impacts or unintended consequences that should be considered? (top themes):

Land Values

- Reduced asset / land values

Existing buildings

- Could disincentivize maintenance (demo by neglect?) / Potential to create slums
- Eliminates ability to redevelop as strata condos
- Will not eliminate ability to convert to strata-occupied if already stratified
- Doesn't deal with existing buildings that are at the end of their life or that are not seismically upgraded

Development impacts

- Will this impact project financing/investors support for new development?
- Uncertainty around impact on lots where this zoning is applied
- May lose flexibility of development locations if development might otherwise be outside the area where it is directed by this zoning
- Potential to see development only outside RRT zones (i.e. development goes elsewhere)
- May not incentivize new construction

Other

- Potential legal challenges
- Not building missing middle (especially smaller scale that isn't viable to build as purpose-built rental)
- Taxes paid as stratas (higher rates) over time
- Need to have clear outcomes that RRT will work to retain rental housing
- Lots of concern about impacts if applied to garden suites and secondary suites
- What are the goals/objectives? – does this address affordability?
- Creates lots of uncertainty

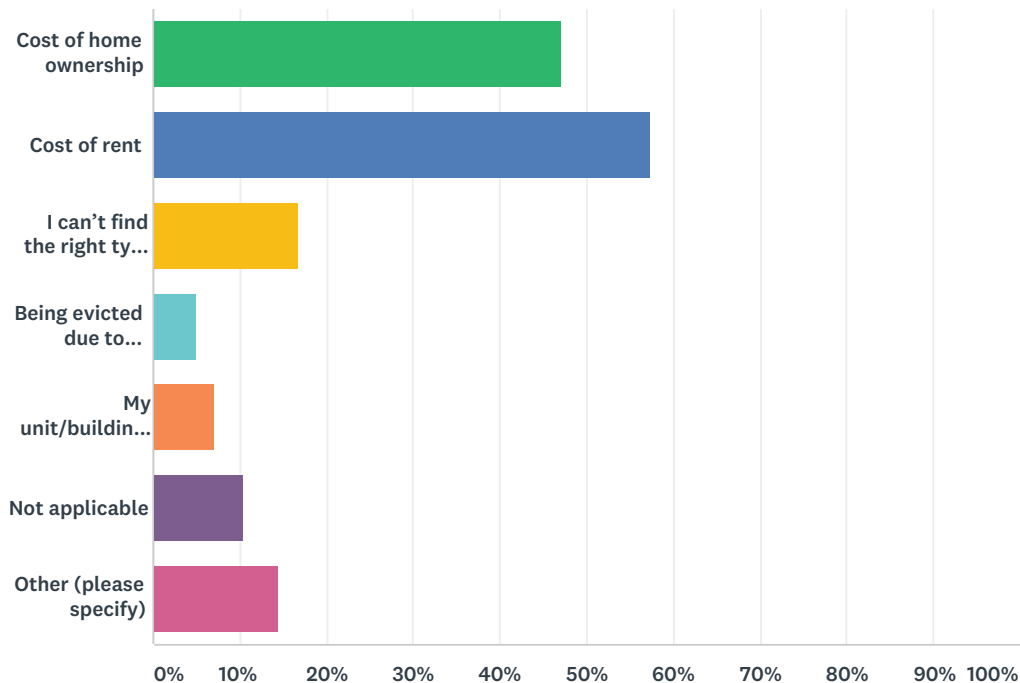
Living Together: Co-ops, Co-Housing and Community Land Trusts

What are the top takeaways from this discussion for the City to know? (top themes):

- Co-ops:
 - Invest City land in new co-op developments, affordable housing
 - Make development process quicker, cheaper and easier (i.e. streamline, fast track development and redevelopment applications from co-ops and community housing sector)
 - Reduce costs of co-op development by reducing fees and levies.
- Community Land Trust:
 - Have the land zoned for co-op and non-profit housing ready to go
 - Eliminate approval process in favour of a community planning process
 - Waive all municipal and regional fees
 - Do not expect housing to champion every social initiative
 - Be flexible – objective approach
- Cohousing:
 - City to help support land for cohousing development; allow more citizen-led development of housing
- You can develop all the policies and incentives you want, but you need the land to make it happen
- Free land is not enough to make it affordable, but it is the best starting point; City assets in land are most critical for co-ops, Community Land trust, and cohousing

Q1 What are the most significant housing challenges you have experienced in the last 5 years? (select up to 2 answers)

Answered: 1,814 Skipped: 0



ANSWER CHOICES	RESPONSES	
Cost of home ownership	47.13%	855
Cost of rent	57.33%	1,040
I can't find the right type of housing for me/my family	16.70%	303
Being evicted due to renovations (renoviction)	5.02%	91
My unit/building needs repairs and my landlord doesn't maintain it	7.06%	128
Not applicable	10.47%	190
Other (please specify)	14.33%	260
Total Respondents: 1,814		

#	OTHER (PLEASE SPECIFY)	DATE
1	Lack of pet friendly options, gender discrimination, marital status discrimination and disability discrimination	5/3/2019 11:32 PM
2	Renoviction is in the future, perhaps a year. Our building is now a holding property.	5/3/2019 7:00 PM
3	number 2 3 4 and 5 are applicable	5/3/2019 6:18 PM
4	Bullied by sadistic apartment manager: unfounded evictiin notices, verbal and physical harassment.	5/3/2019 5:26 PM
5	Yearly rent increases on the minute to the penny of the max allowed by the RTA. No justification. A holding company in Toronto just takes the money out of our pockets because it can.	5/3/2019 5:03 PM
6	Not finding pet friendly housing	5/3/2019 4:59 PM

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7	Illegal eviction and homelessness	5/3/2019 4:58 PM
8	Discrimination	5/3/2019 4:43 PM
9	I am fortunate to have bought a condo 15 years ago with a mortgage that I can afford	5/3/2019 4:26 PM
10	A lack of pet friendly rentals	5/3/2019 4:23 PM
11	Being illegally evicted from James Bay so landlord (Maisie Joergensen) could raise rent from 905/mo to 1690/mo.	5/3/2019 4:22 PM
12	Have a dog - rental restrictions	5/3/2019 4:02 PM
13	Feeling under the gun as landlords prepare for sale.	5/3/2019 3:10 PM
14	As a disabled person, my neighbourhood (James Bay) has become much more congested and difficult to navigate. My property taxes have also gone up significantly. I am very keen to see increased density and more affordable housing, but it needs to be spread fairly throughout the city, including places like Rockland and eastern Fairfield. Additionally, infrastructure must improve in tandem with major housing construction projection - improved traffic signals, pedestrian crossings, street lighting, greenspaces, transit, and better roadways/road access (how can you keep adding hundreds - soon thousands more people to James Bay and not improve the access into and out of the neighbourhood?). Using increased property taxes or making developers pay for more of infrastructure improvements. And these upgrades are needed as the areas undergo the stresses of rapid expansion. It also seems important to somehow maintain affordable prices for business in the city. It appears that lots of local businesses have been closing because of huge rent increases as land is being developed into condo developments. It won't be good to have better housing and no neighbourhood business around them.	5/3/2019 2:50 PM
15	currently in unaffordable housing	5/3/2019 8:47 AM
16	none	5/3/2019 8:38 AM
17	Unable to find available unit	5/3/2019 6:51 AM
18	Animal restrictions	5/3/2019 12:54 AM
19	my building I've rented in for 8 1/2 years. We are all afraid of renovation. I'm on disability and already can't afford what I'm paying. The current listings for bachelors are 50-100% more than I'm paying.	5/2/2019 9:33 PM
20	Ineffective pest control	5/2/2019 6:50 PM
21	No infrastructure to support increasing demand	5/2/2019 3:53 PM
22	Stressed at the non permanence of renting with a little dog.	5/2/2019 3:46 PM
23	Landlord needs to downsize and move into our place, displacing us.	5/2/2019 10:40 AM
24	Fire in building my suite was severely affected and can't move back in for a year approx	5/2/2019 10:12 AM
25	no pets allowed or dogs only allowed up to 20lbs	5/2/2019 9:19 AM
26	Overdevelopment causing eradication of once well-established supportive communities - basically throwing people to the wind in every direction - with consequent loss of neighbours, friends, established small business owners	5/2/2019 9:07 AM
27	Having two cats	5/2/2019 4:33 AM
28	homeless due to rent increase	5/1/2019 10:35 PM
29	Senior on fixed income	5/1/2019 4:52 PM
30	pets not allowed	5/1/2019 3:36 PM
31	Lack of zoning for creative living situations (like tiny houses)	5/1/2019 1:54 PM
32	Federal Mortgage Stress Test	5/1/2019 1:11 PM
33	We are seniors and own our own condo	5/1/2019 11:53 AM
34	Municipal delays in development and permit applications	5/1/2019 11:47 AM
35	Pet friendly places	5/1/2019 11:37 AM
36	neighbours complaining about the noise our SN child makes	5/1/2019 10:11 AM

Victoria Housing Strategy

37	I had tenants with historically low rents that I cannot raise. The property was no longer economically viable to operate as a rental in the face of ever-escalating municipal taxes and fees. Therefore I sold the building; the buyers kicked the tenants out in order for their family to occupy the building. The biggest challenge to ensuring a continuing and expanding supply of rentals is to ensure that renting is a financially attractive option for landlords.	5/1/2019 9:35 AM
38	density: not enough hosing near the urban centre	5/1/2019 8:23 AM
39	Increased density in my neighbourhood	5/1/2019 7:58 AM
40	Failure of the Municipality to allow developers to develop	5/1/2019 7:45 AM
41	The lack of flexibility and bureaucracy at city Hall that appears to impede positive development.	5/1/2019 7:34 AM
42	Qualifying for mortgage	5/1/2019 7:20 AM
43	My adult children could not afford housing in Victoria so moved east leaving me, at an advanced age, to rely on community and friends for support. This will ultimately cost the health care and other social support systems.	4/30/2019 7:59 PM
44	This will however apply in the next 3 years as I retire and will need to move to either rental or a smaller home	4/30/2019 4:22 PM
45	Homeowner - house maintenance	4/30/2019 3:34 PM
46	can't find right kind of housing - adult with intellectual disability	4/30/2019 3:05 PM
47	close to work	4/30/2019 11:01 AM
48	I'm speaking on behalf of others, as I have been lucky enough to have found a good landlord.	4/30/2019 6:51 AM
49	Not knowing if we will be renovicted - very stressful	4/30/2019 6:36 AM
50	Impact of water & sewer costs on overall housing costs	4/30/2019 6:00 AM
51	Finding pet friendly housing	4/30/2019 12:07 AM
52	no pets allowed	4/29/2019 11:39 PM
53	Slow rezoning approvals	4/29/2019 10:23 PM
54	Issues finding pet friendly places	4/29/2019 10:14 PM
55	Very high property taxes based on so called appraised value increases rents	4/29/2019 10:08 PM
56	Smokers - tobacco and marijuana in my building are making me sick	4/29/2019 9:49 PM
57	Trouble finding housing for my pet	4/29/2019 8:47 PM
58	Why there is no option of bad, defaulter tenants, are authorities really brainless to understand why landlords not preferring to rent. Give a thought not tenants rite	4/29/2019 7:20 PM
59	Finding something pet friendly as well as affordable	4/29/2019 6:11 PM
60	All of the above	4/29/2019 3:23 PM
61	Property taxes and service fees keep going up	4/29/2019 3:16 PM
62	The over densification of area such as James Bay. Parking and traffic problems in these areas.	4/29/2019 2:44 PM
63	Having terrible renters that did 6,000 damage and dealing with the RTB - it was not worth my time as they could not enforce repayment	4/29/2019 2:02 PM
64	assessment up 32 percent this year. Somebody is or was sleeping	4/29/2019 1:31 PM
65	City not dealing with neighbourhood derelict houses.	4/29/2019 1:28 PM
66	Maintaining home as both it and we age.	4/29/2019 1:26 PM
67	living in a leasehold	4/29/2019 1:05 PM
68	losing my home because of redevelopment	4/28/2019 9:42 PM
69	The extra taxes put on buying and selling property make moving unrealistic, and the high cost of labour leaves me struggling to afford changes to my house that are needed due to disability.	4/28/2019 8:03 PM
70	So many places are not pet friendly. I have a cat and finding a place is impossible.	4/28/2019 7:18 PM

Victoria Housing Strategy

71	Having a dog	4/28/2019 6:10 PM
72	No pet friendly housing available for someone with 1 cat.	4/28/2019 5:04 PM
73	cost of rent; my unit & building needs repairs and my landlord doesn't maintain it; taking time off of work to find rental housing; verbal abuse & veiled threats from landlord RE: "being a difficult tenant" after asking for basic repairs; landlords that do not respect my rights (accessing unit w/out notification; threat of inspections; arbitrary request for extra \$ for use of garden)	4/28/2019 4:48 PM
74	Finding a place	4/28/2019 4:40 PM
75	Security of belongings. I live downtown & my parking & car get broken into, people are openly using drugs outside my building & there are people that act erratically making my children feel unsafe. Social services need to be provided so those of us living downtown can feel more secure in and going to/from our homes.	4/28/2019 4:32 PM
76	Being stuck in a subletting loop until a lease opens up. Landlord increases rent but ongoing repairs/rodent issues continue to not be addressed and renters have no leverage in that situation.	4/28/2019 4:22 PM
77	being stuck in a building where everyone smokes and uses pot and having to deal with smoke coming in	4/28/2019 4:08 PM
78	If I was to move here today I couldn't afford to live on my own. I've lived in my current place since 2002. And cannot move, as would not afford anything on my own. Prey this building doesn't change.	4/28/2019 4:00 PM
79	I'm disabled with Multiple Sclerosis, I am on disability and homeowners won't rent to me because I'll be home often. They want tenants who work 5 days a week and are out in the evenings and weekends. I get denied and if you look at ads online you'll see this. So I rent a small place, an attic, low ceilings and two flights of stairs. 345 sq feet is small and I pay 870. It's robbery	4/28/2019 3:46 PM
80	Landlord intimidation but can't afford to move.	4/28/2019 2:40 PM
81	Getting unconscionable eviction notice with landlord attempting to coerce me to give notice.	4/28/2019 2:29 PM
82	I need an affordable pet friendly rental	4/28/2019 2:28 PM
83	Low vacancy rates for rentals	4/28/2019 2:08 PM
84	Lack of pet friendly homes	4/28/2019 2:04 PM
85	Building purchased by developers - we will all be evicted as they are going to bulldoze this building to construct a larger one.	4/28/2019 2:04 PM
86	finding a property that accepts a person on income assistance. Even when a family member contributes to the rent.	4/28/2019 11:12 AM
87	Finding an affordable place that allows pets	4/28/2019 8:07 AM
88	Landlords taking advantage of housing crisis and slacking on upkeep/breaking laws	4/27/2019 8:38 PM
89	Increased risk for homeowners with less responsibility on renters.	4/27/2019 4:04 PM
90	Home owner of 100 year old home. Significant maintenance costs.	4/27/2019 2:57 PM
91	I am worried that my landlord will sell and I won't be able to find rental housing.	4/27/2019 1:07 PM
92	Not being able to rent a place.	4/27/2019 10:35 AM
93	Handicap housing for seniors	4/27/2019 7:39 AM
94	Low vacancy rate for rentals. Having to leave rentals due to dangerous conditions and/or landlord needing suite for themselves.	4/27/2019 7:00 AM
95	Property taxes	4/27/2019 12:18 AM
96	Unnecessary intrusions into my privacy.	4/26/2019 11:01 PM
97	Rent increasing yearly, but no updates or improvements made to the individual suites.	4/26/2019 6:25 PM
98	Hard to find pet-friendly places (even super expensive ones)	4/26/2019 4:58 PM
99	Have a small dog	4/26/2019 2:34 PM
100	Ability to find suitable housing for families	4/26/2019 1:51 PM
101	Securing affordable safe pet friendly suite, apartment or even shared accommodations	4/26/2019 1:50 PM

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102	Can't charge enough rent to cover my operating costs due to rental controls.	4/26/2019 1:06 PM
103	elevated property taxes	4/26/2019 11:44 AM
104	Anxiety induced by landlord that uses unfair power tactics against us	4/26/2019 11:06 AM
105	The increasing fees of lisa helps and Victoria city council	4/26/2019 10:07 AM
106	having friends not being able to find a place to live, and sometimes leave Victoria	4/26/2019 8:13 AM
107	Not allowed a pet. Need for mental and emotional health. I work at coolaid with the homeless and they are allowed pets in housing but us staff are not allowed are on pets for stress relief because of the work we do with homeless. The irony	4/25/2019 11:20 PM
108	The city doesn't accept federal CPP disability as a disability and refuses to give the disability discount it gives others on disability! Unfair!	4/25/2019 8:23 PM
109	I'm good thx.	4/25/2019 8:11 PM
110	need bigger newer units, price is no object.	4/25/2019 7:44 PM
111	Quality of available housing	4/25/2019 7:38 PM
112	Property taxes rising so we may have to move away.	4/25/2019 6:53 PM
113	Ownership is not even an option, as a single parent. I am being evicted due to renovations, after 17 years, and my next residence is looking to be at least double the rent.	4/25/2019 6:43 PM
114	Do what you can to increase purpose built rental supply through incentivizing development of rentals -- not via anti-market development requirements to build rentals. And do away with rent control to the best of your ability (or phase it out for new rental builds).	4/25/2019 5:48 PM
115	Scarcity of pet-friendly rental units	4/25/2019 4:33 PM
116	My young family and I have been evicted or have had to move because we knew the house was for sale or landlords wanted to move in.	4/25/2019 4:22 PM
117	Tenant's hat don't respect the property.	4/25/2019 4:03 PM
118	Access to housing as a pet owner	4/25/2019 3:53 PM
119	I have had no challenges and that should be an option	4/25/2019 3:52 PM
120	Entitlement of others	4/25/2019 3:00 PM
121	Lack of affordable housing, owned and rental, for young family members and employees.	4/25/2019 2:22 PM
122	Single residences way too expensive	4/25/2019 2:17 PM
123	I have a cat and finding a place that allows pets is next to impossible!	4/25/2019 1:11 PM
124	Increasing taxes	4/25/2019 1:07 PM
125	Still no organics bin at my apartment building (666 Cook...)	4/25/2019 12:24 PM
126	Never any vacancy in rental apartments	4/25/2019 12:21 PM
127	Lack of pet friendly housing.	4/25/2019 11:32 AM
128	Finding pet friendly housing	4/25/2019 11:27 AM
129	Too many applicants for too few rentals	4/25/2019 11:05 AM
130	Rental availability and application process	4/25/2019 10:51 AM
131	Having a bad tenant and having too much redtape to deal with them.	4/25/2019 9:51 AM
132	I've been in my apt for 13 years so my rent is relatively low. I'm afraid to ask for repairs because my landlord will want to kick me out and find a tenant who pays more rent.	4/25/2019 9:40 AM
133	Trying to find pet friendly places	4/25/2019 9:27 AM
134	Location. Not enough housing easily accessible to school and city center	4/25/2019 9:03 AM
135	my area being overrun by supportive housing	4/25/2019 8:19 AM
136	Unrestricted rent increases by \$150 or more per year for years driving us out.	4/25/2019 7:55 AM
137	Not able to become a home owner due to grossly inflated prices.	4/25/2019 6:49 AM

Victoria Housing Strategy

138	Living in a mouldy home that the landlord doesn't care to fix	4/25/2019 5:59 AM
139	The area I live in has had an excessive amount of social housing placed in this part of Victoria. Crime and vandalism has increased as a result.	4/25/2019 5:44 AM
140	A division between the rich and poor.	4/25/2019 1:05 AM
141	My mom retired. Then get evicted from a building and ended up paying more for a bachelor suite. I tried to buy a new house with an on suite, but the prices went up to high within months.	4/25/2019 12:31 AM
142	Lack of pet friendly space	4/24/2019 11:15 PM
143	On income assistance and there is no where to live. I am forced to live with an emotionally abusive parent because rent for a single room costs more than my entire monthly cheque.	4/24/2019 11:11 PM
144	Landlords usually don't accept my pets	4/24/2019 11:04 PM
145	Landlord selling due to unstable housing market	4/24/2019 11:03 PM
146	Lack of pet friendly rentals	4/24/2019 10:46 PM
147	Rising property taxes	4/24/2019 10:03 PM
148	AirBNB taking away rental/purchase stock	4/24/2019 9:55 PM
149	trying to get approval to build a rental suite	4/24/2019 9:55 PM
150	Lack of availability when pets are a part of the family.	4/24/2019 9:55 PM
151	jh	4/24/2019 9:52 PM
152	increasing property taxes and reduced services	4/24/2019 9:39 PM
153	Pets and children	4/24/2019 8:56 PM
154	Huge intolerance for pets	4/24/2019 8:44 PM
155	I can afford a home	4/24/2019 8:31 PM
156	N/A	4/24/2019 8:17 PM
157	Pets. I have a quiet little dog but no one wants to rent to people with pets	4/24/2019 8:10 PM
158	Fearing renovation	4/24/2019 7:59 PM
159	Not enough rights for landlords	4/24/2019 7:12 PM
160	Being unable to find a variety of options within our budget	4/24/2019 6:30 PM
161	Finding smaller homes affordable to buy for younger families	4/24/2019 5:43 PM
162	Pets not accepted -- this limits the possibilities for pet owners even if they qualify in every way and are willing to pay market price.	4/24/2019 5:39 PM
163	Pet restrictions	4/24/2019 5:22 PM
164	Not enough new product being built	4/24/2019 5:10 PM
165	Lack of rental supply	4/24/2019 4:57 PM
166	Pet restrictions	4/24/2019 4:46 PM
167	Pet restrictions	4/24/2019 4:27 PM
168	finding decent rentals that accept pets	4/24/2019 4:21 PM
169	Finding rental housing that accepts pets	4/24/2019 2:53 PM
170	Availability	4/24/2019 2:28 PM
171	Nearby tenants are disrespectful and feel entitled to break noise bylaws and leave their trash lying about.	4/24/2019 2:23 PM
172	My family own my condo and i pay 0 rent	4/24/2019 1:56 PM
173	Lack of pet friendly housing	4/24/2019 1:21 PM
174	Pet friendly housing	4/24/2019 1:21 PM

Victoria Housing Strategy

175	Widespread restrictions or bans on pets	4/24/2019 1:09 PM
176	needing to find a new home due to suite being sold. Also difficulty of finding allergen safe housing, including in suite laundry.	4/24/2019 12:57 PM
177	Neighbors complaining on the slightest noise	4/24/2019 12:33 PM
178	Government disrupting the market.	4/24/2019 12:22 PM
179	Most housing is not pet friendly. There should be policy that stops landlords from discriminating based on having a pet. Pet deposits should be adequate.	4/24/2019 12:13 PM
180	Eviction with short notice due to sale of unit.	4/24/2019 11:47 AM
181	Marxist government policy	4/24/2019 11:32 AM
182	Lease not extended so that the owner could move back in - only to find out they had us move out so they could increase the price of the rental	4/24/2019 11:20 AM
183	Air B&B proliferation	4/24/2019 10:54 AM
184	Not enough Manufactured Home Parks	4/24/2019 9:18 AM
185	High property taxes	4/24/2019 9:14 AM
186	Apts that allow pets next to non-existent	4/24/2019 9:10 AM
187	Competition from Airbnbs 1260 of them in Victoria with a population of 85,000	4/24/2019 7:58 AM
188	Provincial and municipal taxes keep rising without constraint. Outside of food it is my biggest uncontrlable cost.	4/24/2019 7:58 AM
189	Crazy taxes and out of control spending by the city	4/24/2019 7:35 AM
190	Lack of supply	4/24/2019 6:46 AM
191	Pet friendly housing.	4/24/2019 6:05 AM
192	Chairperson of Maintenance Committee refuses permission to pay for repairs & upgrades MYSELF 5 YEARS now!	4/24/2019 5:57 AM
193	pet restrictions and all of above especially cost renting and owning	4/24/2019 1:08 AM
194	Almost have lost our family home a number of times over the past years due to ever increasing prices associated with home, incl taxes, utilities, etc.	4/23/2019 11:37 PM
195	Rapid gentrification	4/23/2019 10:41 PM
196	Fear of renoviction	4/23/2019 10:40 PM
197	Dog friendly apartment for medium to large sized dog	4/23/2019 10:30 PM
198	Being evicted due to owner moving in	4/23/2019 10:16 PM
199	My neighbours are unpleasant.	4/23/2019 10:07 PM
200	Concern that items 2, 4 and 5 may occur.	4/23/2019 9:59 PM
201	Taxes keep going up!	4/23/2019 9:48 PM
202	High cost of property taxes, utilities, off-loaded fees (e.g. stormwater), all higher than inflation	4/23/2019 9:34 PM
203	Disabled persons have virtually no housing options, let alone affordable ones	4/23/2019 9:28 PM
204	Lack of green space near housing	4/23/2019 8:42 PM
205	No pets?We almost all have pets,I need pet friendly housing.Do you know how many people are dumping their animals?!	4/23/2019 8:17 PM
206	Pet friendly housing	4/23/2019 7:42 PM
207	Changing rental rules	4/23/2019 7:12 PM
208	Being forced to move when condo units are sold/flipped	4/23/2019 6:42 PM
209	Cost of my current housing	4/23/2019 6:24 PM
210	availability of rental accommodation	4/23/2019 5:57 PM

Victoria Housing Strategy

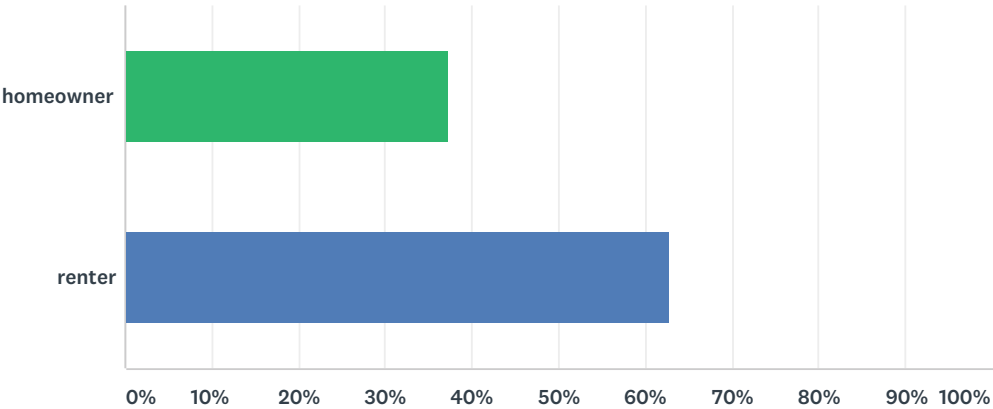
211	Pet-friendly housing	4/23/2019 5:54 PM
212	The loss of property values.	4/23/2019 5:53 PM
213	Real estate investing is different than workforce housing	4/23/2019 5:48 PM
214	Lucky enough to own my home	4/23/2019 5:25 PM
215	Unable to get into housing market	4/23/2019 5:09 PM
216	Air BnB indowntown condos is blocking many units that should be available for long term rentals.	4/23/2019 4:40 PM
217	Not being pet friendly	4/23/2019 4:37 PM
218	I have indicated cost of ownership, but I am extremely concerned for others trying to rent. I may be in that position myself as I age	4/23/2019 2:58 PM
219	Lack of choices.	4/23/2019 2:46 PM
220	Moved out because elevators not reliable and couldn't use stairs regularly because of health issues. (Lived in high floor in hi-rise building)	4/23/2019 2:45 PM
221	rising property taxes	4/23/2019 2:40 PM
222	none - I live in a small condo.	4/23/2019 2:39 PM
223	Continuing increases in taxes and fees	4/23/2019 2:38 PM
224	nasty neighbourhood	4/23/2019 2:08 PM
225	Rent continuing to increase and wages haven't.	4/23/2019 2:06 PM
226	Challenges getting a building permit to create a duplex	4/23/2019 2:05 PM
227	Cost of home ownership and not being able to find the right type of housing	4/23/2019 2:05 PM
228	Would have experienced some of these problems if I did not live in CRD housing	4/23/2019 1:51 PM
229	High property taxes and tenants who abuse "tenants rights"	4/23/2019 1:51 PM
230	Living in a mobile home park on Songhees land. I have no protection from insane rent increases, and no recourse for shared property improvements. Also no security-owner could sell the land and leave me with nothing.	4/23/2019 1:44 PM
231	None	4/23/2019 1:25 PM
232	Helping young people find affordable housing in the City. I have a long list of people looking.	4/23/2019 1:24 PM
233	Concerns about housing affordability for others	4/23/2019 1:22 PM
234	too many places not allowing pets	4/23/2019 12:44 PM
235	Landlord selling the house, and having to move. Landlord using "moving back in" to evict and then not moving back in.	4/23/2019 10:59 AM
236	We own our home and are retired.	4/20/2019 8:38 PM
237	quality of low-cost housing available (no windows, no stove, etc)	4/19/2019 7:38 PM
238	No pet friendly housing	4/19/2019 6:34 PM
239	Abstract Development is taking over the city and ruining it!	4/19/2019 2:34 PM
240	watching the City of Victoria constantly delay housing plans submitted by developers. Sometimes your nit-picking is beyond ridiculous. Also seeing the City/Province provide housing to "tent city dwellers" before giving it to those on waiting lists for years and years.	4/18/2019 9:46 PM
241	Very little pet-friendly housing	4/18/2019 8:36 PM
242	Property taxes	4/18/2019 6:40 PM
243	Cost of building maintenance	4/18/2019 1:11 PM
244	Places won't allow pets	4/18/2019 11:56 AM
245	lack of availability	4/18/2019 11:47 AM
246	Discrimination by landlords against people with children	4/18/2019 10:26 AM

Victoria Housing Strategy

247	Landlord has to raise rent due to increasing costs, specifically costs associated with water and property taxes	4/18/2019 9:39 AM
248	lack of pet friendly rentals	4/18/2019 9:38 AM
249	pet friendly	4/18/2019 9:26 AM
250	My clients have mental health and addiction issues and it is impossible for them to find housing.	4/18/2019 9:19 AM
251	I am fortunate to have purchased an older home in 2002 just before prices went up.	4/18/2019 8:34 AM
252	Dreadfully slow Re-zoning process	4/18/2019 8:06 AM
253	Finding a home which is not in a dangerous situation for kids (meaning needles in the streets)	4/18/2019 8:03 AM
254	Excessive requirements by the building department to renovate my home resulting in high costs	4/18/2019 6:16 AM
255	Ineffective city council	4/17/2019 9:16 PM
256	Mortgage renewal.	4/17/2019 9:00 PM
257	Community members who refuse to acknowledge density guidelines of the OCP - a path forward to creating more supply	4/17/2019 7:35 PM
258	Taxes	4/17/2019 7:27 PM
259	Development proposals take too long to approve. City hall is driving up the cost of housing due to delays that create demonstrable mortgage costs for developers. Those costs have to get passed down to buyers.	4/17/2019 5:32 PM
260	We are new residents in Victoria. Finding an apartment was challenging.	4/17/2019 4:54 PM

Q2 I am a:

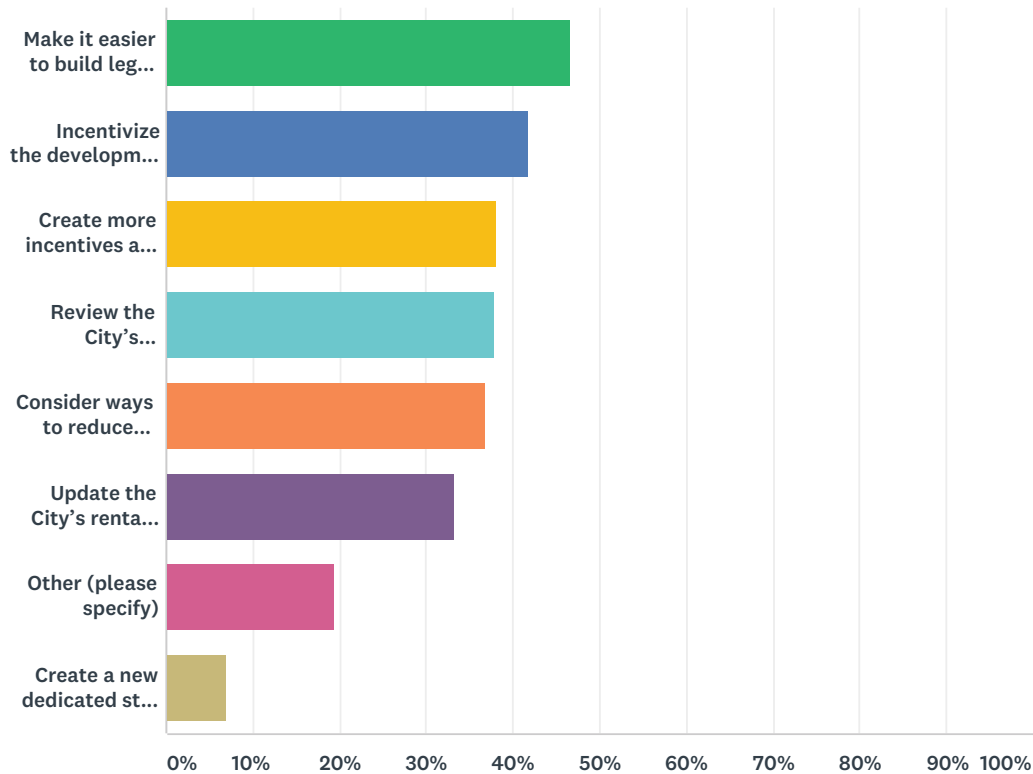
Answered: 1,804 Skipped: 10



ANSWER CHOICES	RESPONSES	
homeowner	37.20%	671
renter	62.80%	1,133
TOTAL		1,804

Q3 Below are some of the key actions we are considering to better support renters. Please indicate the top 3 you would like to see the City of Victoria focus on (select up to 3):

Answered: 1,705 Skipped: 109



ANSWER CHOICES		RESPONSES	
Make it easier to build legal secondary and garden suites		46.63%	795
Incentivize the development of new multi-family rental housing		41.76%	712
Create more incentives and regulations to protect tenancies (such as preventing renovations) and preserve existing rental housing stock		38.06%	649
Review the City's short-term rental policy and enforcement efforts and consider opportunities for directing funds towards the creation of more long-term affordable rental housing		37.95%	647
Consider ways to reduce renter discrimination in new developments (for example due to age or pet restrictions)		36.72%	626
Update the City's rental replacement policy to minimize the number of affordable rental units that may be lost through redevelopment		33.31%	568
Other (please specify)		19.35%	330
Create a new dedicated staff position to support tenants affected by redevelopment or rental housing concerns		6.92%	118
Total Respondents: 1,705			

#	OTHER (PLEASE SPECIFY)	DATE
1	Municipal restrictions on renovation and suite conditions to prevent predatory evictions and eviction by neglect, with fines or licensing used to enforce	5/3/2019 11:28 PM

Victoria Housing Strategy

2	April 10th meeting at Cook st activity centre had excellent suggestion if council had the will to be a leader in our nation	5/3/2019 9:22 PM
3	Implement land value tax to discipline the land market	5/3/2019 7:25 PM
4	Developers have too much influence in local and provincial politics.	5/3/2019 5:33 PM
5	Only approve applications to build rental housing if rents are declared before construction, and make these declarations legally binding. Approve applications to build affordable workforce housing not more luxury condos. Do not confuse affordability with supply. Building luxury condos does not increase the supply of affordable housing but decreases it as landlords are emboldened by increasing rents. Increase density. Treat housing as a human need not a commodity. Build as much public housing as possible. Prioritize applications to build functional, affordable, simple architectural designs not fancy projects built with expensive fixtures and materials. The goal is to house people not facilitate a few big investors making a killing.	5/3/2019 5:24 PM
6	Tenant Rights Education: Tenancy Rights and Rights in regards to Police.	5/3/2019 5:13 PM
7	Cost simply impossible to afford, especially as a single occupant. Please look at some way to either make renting more affordable, or helping first time home buyers who cannot break into the market	5/3/2019 4:54 PM
8	Stop development that is aimed only at the wealthy. Stop giving incentives to developers that do this kind of build (ie the tax break for the Customs House. Complete BS when ordinary people can't afford to live here.)	5/3/2019 4:51 PM
9	I understand that the City of Vancouver works directly with individual property owners to support redeveloping properties.	5/3/2019 4:32 PM
10	Landlords of 2 or more rental properties should pay for free public transit through taxation.	5/3/2019 4:27 PM
11	Perhaps zoning bylaws need to be reviewed. It does seem that a lot of pressure is on for development on certain areas of the city and there are other areas that are much lower density and could handle some people if zoning allowed it. Nobody enjoys construction and change, but as a city that wants to address housing issues, we should be facing and shouldering the task fairly and more evenly distributed fashion.	5/3/2019 3:36 PM
12	work with senior gov't to provide financial support to more affordable housing for households earning less than \$55K per year	5/3/2019 9:42 AM
13	Build and provide subsidized housing directly owned by the city and/or BC Housing, and build/provide a minimum of 500% increase in shelter beds in Victoria and all local municipalities.	5/3/2019 8:51 AM
14	Do not allow Airbnb type rentals	5/3/2019 6:54 AM
15	Find ways to create more affordable housing	5/2/2019 11:40 PM
16	build tiny home communities for people with disabilities. We need rents to go down. Nobody can afford to live in Victoria now!	5/2/2019 9:38 PM
17	Give homeowners that rent at or below par incentives to continue to do so.	5/2/2019 8:04 PM
18	Work on fixing rental rates	5/2/2019 7:49 PM
19	Update rental replacement policy to ensure the size and quality of rental units being lost is regained in new developments.	5/2/2019 7:22 PM
20	help protect the average landlord from bad tenants so they want to rent I have a plan see below	5/2/2019 6:27 PM
21	Make incentives for landlords. Don't deter them	5/2/2019 3:54 PM
22	Create a policy for people born and raised here to pay less rent than newcomers.	5/2/2019 3:52 PM
23	Create more affordable housing.	5/2/2019 2:29 PM
24	Stop implementing policies that increase the already gross imbalance in favor of tenants. All you are doing is reducing the pool of rental properties, in particular the less expensive and more pleasant rental suites	5/2/2019 11:29 AM
25	Ensure City policies for affordable housing are compatible with those of BC Housing	5/2/2019 11:16 AM
26	When creating affordable housing, needs to actually be affordable!!!	5/2/2019 9:43 AM

Victoria Housing Strategy

27	Stop supporting the treatment of housing as an investment - by saying no to development that increases the number of people that can live in Victoria - it is self-serving to pretend that increasing density helps anyone here - in fact it benefits investors, developers, people employed in the trades, City Hall (fees and taxes) - the planet can only hold so many people in a healthy manner so focus on maintaining the healthy communities already here. Throughout history, the market dictates where people can live and work. There is only so much a given communities can do to support those in need before the community itself is put in jeopardy.	5/2/2019 9:16 AM
28	Relax dev/variance restrictions on existing R2 zoning	5/2/2019 9:05 AM
29	have a yearly limit that caps how many luxury developments are built.	5/2/2019 8:14 AM
30	Do nothing	5/2/2019 8:08 AM
31	Build more co-op housing and support those already existing	5/2/2019 7:40 AM
32	Have City participate in actively acquiring, developing, and renting buildings directly to citizens. Act as Landlord, and provide affordable housing at livable rent (below market rate).	5/2/2019 1:15 AM
33	Change zoning to allow for more choices including tiny house development.	5/1/2019 9:52 PM
34	Directly invest in purpose-built affordable rental housing.	5/1/2019 8:24 PM
35	Adopt the revised Density Bonus and CAC Policy as recommended and not as amended by Council.	5/1/2019 8:21 PM
36	Support seniors more on limited income	5/1/2019 4:54 PM
37	Keeping taxes lower allows landlords to keep rents lower. Increases are passed on and make it more expensive to rent.	5/1/2019 12:24 PM
38	Speed up development applications and permit times.	5/1/2019 11:48 AM
39	more available housing for families special needs kids	5/1/2019 10:12 AM
40	Expedite the process for someone wanting to build or renovate a single family home as well as multi unit projects	5/1/2019 9:48 AM
41	Those options above are very limited and for the most part shortsighted. If there were 3,000 vacant rental units all vying for tenants in Victoria, wouldn't renters have the upper hand? We need more rentals built, period.	5/1/2019 9:45 AM
42	Strata - open up the rental and age restrictions in existing/future buildings	5/1/2019 9:32 AM
43	Ask Property Managers their advice on the rental industry in Victoria	5/1/2019 9:29 AM
44	Remove rental restrictions in existing condo buildings to open up more rental opportunities.	5/1/2019 9:13 AM
45	more duplex lots, more than one suite per homeowner	5/1/2019 8:24 AM
46	Require landlords to maintain existing rental housing to higher standards	5/1/2019 8:00 AM
47	All for higher density development that would minimize price appreciation. This would allow people who wish to be landlords by and rent out. It is a win for all. Let the individual pay for the rentals to rent out. The city should stay out of provincial matters.	5/1/2019 7:39 AM
48	Disallow STRATAS, from not allowing rentals. Mandate that stratas MUST allow a certain amount of rentals.	5/1/2019 7:22 AM
49	Require (or incentivize) new developments to include some below-market rental units.	5/1/2019 6:40 AM
50	Ban Air BnB	5/1/2019 3:30 AM
51	Get rid of airbnb	4/30/2019 9:17 PM
52	Discrimination of immigrant	4/30/2019 7:19 PM
53	Rental increase controls	4/30/2019 7:00 PM
54	Consider co-housing	4/30/2019 6:20 PM
55	Work with BC Housing to 1) ensure some units in their developments are dedicated to those living on PWD, and 2) advocate for portable rental subsidies to be available for people on disability, including developmental disabilities	4/30/2019 4:51 PM
56	Include persons with disabilities as a specific need group in strategy	4/30/2019 3:06 PM

Victoria Housing Strategy

57	how about using words we know -- what is "incentivize"?	4/30/2019 1:19 PM
58	create low cost renting outside of city w/free bus to city core	4/30/2019 11:03 AM
59	I can appreciate the cost of rent being high if a person has bought a new home in this market and that dictates the cost of renting out say a suite and said purchased home however the suite in a home I rent has been owned by the same owners for 20 years their home is most likely paid off it is one of multiple homes that they own and rent out and the cost of it still is high now it is a little bit lower than the current market only because we moved in 5 years ago but now for us to move and look for adequate housing we are looking at an increase of \$500 for a comparable two bedroom pet allowed home sweet even not even an entire home so I don't know what the solution is but it is just it currently rent is more than 50% of my wage and I have a very good wage in comparison to minimum wage but it is definitely not enough to live on with this type of rent.	4/30/2019 9:46 AM
60	tiny homes, rv's, park models, co-housing	4/30/2019 9:46 AM
61	Create a comprehensive set of policies which both incentivize the creation of affordable housing and ensure these units in perpetuity	4/30/2019 8:57 AM
62	Create Co-Ops It's the only way for people that can't afford to buy a house to have security and ownership.	4/30/2019 6:39 AM
63	AirB&B is choking out the rental market. You know this.	4/30/2019 12:41 AM
64	support the creation of more housing co ops	4/29/2019 11:41 PM
65	less luxury condos and more places for students/ young adults	4/29/2019 10:26 PM
66	Add Garden suites and additional suites to duplex zoned properties	4/29/2019 10:25 PM
67	Use city lands to build tiny house communities for elderly single people with daycares, community nurse, food growth area community kitchen and recreation area to reduce long term public health care costs and provide safe community for those who have contributed for their entire lives	4/29/2019 9:53 PM
68	Fewer regulations, and ensure any changes are balanced between owners and tenants (don't forget the significant capital owners have invested in their property and the risks they are exposed to such as maintenance, financing, property price depreciation, other expenses, etc	4/29/2019 8:36 PM
69	I believe renters misusing their rites, which is a big fear in landlords for which they don't want to rent	4/29/2019 7:28 PM
70	Need more protections for home owners with suites that could be rented. Owners need to be able to evict a bad tenant. Someone I know won't rent their suite because they are not protected.	4/29/2019 7:19 PM
71	Prevent developers from building "rent only" buildings. Occupiers should be owners.	4/29/2019 6:20 PM
72	rental caps (maximum rent a landlord can charge)	4/29/2019 6:16 PM
73	Work on regulations that keep renting cost at affordable levels and that prevent redevelopment of units that will not be used as rental units.	4/29/2019 6:00 PM
74	Build city owned rental buildings.	4/29/2019 4:12 PM
75	offer rental housing we can afford, not "affordable" housing. How does anyone whose salary is close of \$100,000 relate to someone whose income is less than \$35,000 when it comes to paying rent. Give us a rebate, let us claim a portion of our rent for a tax credit, put a stop to landlords gouging renters. Talk to renters who can give you input, work from the bottom up, not the top down (i.e. not City of Victoria staff who have no idea what it's really like to watch every penny because you have to pay rent which takes most of your pension money.	4/29/2019 3:44 PM
76	Support the adaptive reuse of heritage buildings as rental housing, rather than having them torn down and replaced with unaffordable housing.	4/29/2019 3:32 PM
77	build housing	4/29/2019 2:03 PM
78	Expedite approvals and allow rezoning of single family areas	4/29/2019 1:32 PM
79	Make the cost of rent equal to square footage not location	4/29/2019 12:09 PM
80	supports for landlords that guarantee better protection for their property and rights	4/29/2019 8:49 AM
81	Develop a new and realistic definition of "affordable". 80% of market value isn't that.	4/29/2019 8:35 AM
82	Increase supply by incentives to landlords by reduce time, cost, and effort to get rid of a non-paying tenant.	4/29/2019 6:18 AM

Victoria Housing Strategy

83	Keep property taxes lower so it doesn't get passed on to renters	4/29/2019 2:58 AM
84	Reasonable rent	4/28/2019 11:43 PM
85	Quit loading up and penalizing homeowners property taxes for your special projects.	4/28/2019 11:06 PM
86	Need more affordable single bedrooms/studio suites	4/28/2019 9:50 PM
87	Create a bylaw that states developers need to have a certain percentage of affordable housing (ownership or rentals) in their developments. BC Housing can manage this or the City can.	4/28/2019 9:41 PM
88	make basement suites legal in more areas	4/28/2019 8:05 PM
89	Cap rent in older suites	4/28/2019 7:55 PM
90	Maximum rent ceilings	4/28/2019 7:45 PM
91	All of the above	4/28/2019 7:26 PM
92	Ask developers to put aside a % of money to be put into new coop housing. Coop housing seems to be the only affordable, sustainable option if u have pets in this city and the wait lists are so long!!!	4/28/2019 6:19 PM
93	Create more housing for students, housing they can afford	4/28/2019 5:25 PM
94	More housing density as well as rentals under \$800 a month	4/28/2019 4:42 PM
95	Consider expanding affordable *student* housing in order to support those less financially stable and to create more space for those families searching for housing being taken up by students	4/28/2019 4:04 PM
96	Provide renters insurance so that landlords feel they have recourse when renters are disrespectful to their property	4/28/2019 2:49 PM
97	Simply promote more rental unit buildings.	4/28/2019 2:42 PM
98	Create more rentals to bring prices down!	4/28/2019 2:41 PM
99	Make cheaper housing for young adults 19+	4/28/2019 2:11 PM
100	Helping landlords with not great tenants	4/28/2019 2:01 PM
101	reduce demolitions, increase gardensuites & secondary suites. you are driving up housing the way you are going with Abstract, Zebra, etc etc	4/28/2019 10:46 AM
102	1. Take responsibility for Housing as a Human Right, as declared in the Act.	4/28/2019 9:12 AM
103	I'm against renter discrimination based on age (young people can be quiet too!) but restrictions on pets makes tons of sense due to damage.	4/27/2019 9:36 AM
104	Maintenance/Hydro/Property tax costs in Heritage designayed homes with rental suites have extra costs associated to them do open up more financial support towards energy effectiveness tools	4/27/2019 8:43 AM
105	No more staff you are taxing us out of our homes. I have paid for my home with taxed money and then the city taxes that already taxed money.	4/26/2019 11:22 PM
106	Love to see coop housing for seniors and families,.	4/26/2019 6:29 PM
107	REQUIRE all rental properties to charge a percentage of a persons income for rent according to best practice guidelines. Incentivize compliance with reduced property taxes for building owner.	4/26/2019 5:32 PM
108	Promote supply rather than trying to curb it which is what all the non ticked items do.	4/26/2019 3:48 PM
109	need better places for seniors to rent for their disabilities and health issues!	4/26/2019 3:41 PM
110	Build more low-income housing. The city of Victoria's definition of "affordable housing" is NOT affordable!!!	4/26/2019 3:14 PM
111	Stop raising taxes!	4/26/2019 2:26 PM
112	Look beyond multi family as a panacea. No one wants to live in a squished townhouse crammed in with hundreds of others. There has to be a more forward-thinking solution. Tiny house villages. Co-housing cooperatives. Anything besides build cheap boxes that people don't want to buy or see built in their neighborhood.	4/26/2019 2:25 PM
113	Giving homeowners with decent safe clean pet friendly suites and garden suites incentives to keep rents truly fair rather than sky high	4/26/2019 1:59 PM

Victoria Housing Strategy

114	We do not support increases in property taxes, gas taxes, liquor taxes, bus fare tax etc. or hiring additional staff	4/26/2019 1:39 PM
115	Stay out of strata property governance	4/26/2019 1:24 PM
116	See below	4/26/2019 12:29 PM
117	no new staff positions as city hall is bloated already. Furthermore, owning a pet is a choice not a human right. Landlords who do not want to rent to pet owners should not have to. Please check your biases	4/26/2019 11:48 AM
118	Stop air b and b.	4/26/2019 11:36 AM
119	dont increase taxes so we can afford to stay in our homes	4/26/2019 11:26 AM
120	Research a way to decrease rent prices.	4/26/2019 10:01 AM
121	Supply side measures that enable people to provide rental housing	4/26/2019 9:49 AM
122	Stop interfering	4/26/2019 9:12 AM
123	increase the housing supply through zoning changes	4/26/2019 9:04 AM
124	find ways to encourage co-op housing, and support ways for renters to gain equity	4/26/2019 8:19 AM
125	Rent control as in what landlords are asking for in terms of rent	4/26/2019 6:08 AM
126	Require landlords to accept pets with a deposit.	4/25/2019 10:49 PM
127	I rent, I want to buy a house or condo. Support affordable, not low income, but affordable housing.	4/25/2019 9:04 PM
128	Ban air B&B. The increased cost of housing is directly correlated with the introduction of this business. Housing gets built, snapped up by folks to rent out to visitors, further driving up the cost of housing. Ban Air B&B (or severely restrict) and suddenly you have +1000 units hit the market, no building & environmental degradation. Additionally would significantly reduce demand lowering prices. Win Win. Also, who wants to own or rent in a building that has become a defacto hotel.	4/25/2019 8:45 PM
129	Allow suites to be grandfathered in without extra costs.	4/25/2019 8:26 PM
130	Rezone all R1-B lots to allow duplexes. Loosen restrictions on qualifying buildings for house conversions.	4/25/2019 8:00 PM
131	Fast track process, eliminate community consultation and a guaranteed approval time for rezoning.	4/25/2019 7:46 PM
132	Zone for residential in Burnside Gorge and the Douglas corridor.	4/25/2019 7:40 PM
133	Aggressively support new rental developments in residential areas to expand housing options for tenants	4/25/2019 7:18 PM
134	Encourage development of 2-3 bedroom units, not studios or 1-bedrooms. Families can't live in 1-bedroom suites, but single people can get roommates. Studios and 1-beds encourage short term vacation rentals only.	4/25/2019 7:07 PM
135	Incentives for more Co-op housing (townhouses), that families can afford and children can have some sort of outdoor area to play (versus high rises)	4/25/2019 6:49 PM
136	Build more government funded low income housing for all people (not just families).	4/25/2019 6:16 PM
137	Until the rental vacancy rate dramatically improved, don't think that the terrible renter/rental protections will do anybody any good over the long term. Supply!!!	4/25/2019 5:51 PM
138	Build more rental only units on existing land, I.E SJ Willis school	4/25/2019 5:45 PM
139	Eliminate single-family detached zoning. Make it possible to build multi-family units in all residential areas of the city.	4/25/2019 5:36 PM
140	Wow seriously-none of these how about put a cap on rental rates or real estate prices or increases hourly wages how about make all buildings have 50-75% fair rental rates - caps	4/25/2019 5:29 PM
141	The provincial and federal government should build affordable descent houses. Not micro houses or small apartments that cost like mansions.	4/25/2019 4:59 PM
142	Support better transportation infrastructure to accommodate more traffic and provide a shorter commute	4/25/2019 3:52 PM
143	expedite rental housing development	4/25/2019 3:50 PM

Victoria Housing Strategy

144	Open up the area from downtown to Mayfair Mall, along Government, Douglas and Blanshard, for housing. The whole area is now mainly one story retail or light industrial and Parking Lots ... So many parknig lots. Why no housing in that whole area. AND put some pressure on Saanich to do the same, the area between Mayfair Mall and Uptown Mall for example, could be a site for a couple of thousand units. Again, it's all car dealerships, one story retail, AND the huge empty lot where the Mayfair Bowling lanes were 15 years ago. Empty now for 15 years. It's crazy	4/25/2019 3:34 PM
145	Pass bylaws that limit cost per square foot of rental space to rent control proves	4/25/2019 3:03 PM
146	Make it easier to build affordable townhouses, multiplexes and low-rise apartments in residential neighborhoods by upzoning (particularly corner lots and larger lots), reducing parking requirements, reducing fees and approval requirements for moderate-priced (under \$600,000 per unit) housing.	4/25/2019 2:31 PM
147	Create public/non-profit housing to decomodify housing	4/25/2019 2:15 PM
148	Make it AFFORDABLE	4/25/2019 1:18 PM
149	Is the city proposing to hire more staff? Even in light of more rentals coming on stream?	4/25/2019 1:11 PM
150	Create bylaw for cost limits for rentals in specific communities.	4/25/2019 1:09 PM
151	Incentives to developers to build smaller single dwelling homes. All new homes are enormous.	4/25/2019 1:05 PM
152	Speed up and lessen costs of permits to build.	4/25/2019 12:34 PM
153	Incentivize affordable rent-to-own housing developments	4/25/2019 12:17 PM
154	Enforce a wider selection of more affordable rental housing	4/25/2019 11:39 AM
155	Enable more density and encourage builders to build more housing inventory especially 2-3+ bed units for families.	4/25/2019 11:08 AM
156	Increase supply of purpose built rental housing	4/25/2019 10:53 AM
157	Basic rent credit to alleviate pay/income stress	4/25/2019 10:44 AM
158	Consider some sort of rent control policies to ensure we're not being priced out of the expensive places we already live in	4/25/2019 10:28 AM
159	create a housing standards bylaw that addresses the real needs of tenants and has real enforcement	4/25/2019 9:42 AM
160	Ensure that the application process become less one sided (See question 4)	4/25/2019 9:40 AM
161	Allow developers to build more housing without political hurdles.	4/25/2019 8:10 AM
162	Encourage more high density rental units	4/25/2019 8:00 AM
163	Brutal airbnb crackdown	4/25/2019 7:57 AM
164	address barriers and lack of resources for near homeless/homeless	4/25/2019 7:35 AM
165	Further market protection from foreign buyers	4/25/2019 7:18 AM
166	Create laws that address foreign and out of province ownership of homes and apartments	4/25/2019 7:17 AM
167	make it easier to evict people who dont pay to make room for responsible tenants	4/25/2019 6:51 AM
168	Short term rentals do not take away from the rental market. There needs to be incentives by way of no interest loans so people can put hands homes.	4/25/2019 6:27 AM
169	people must understand to live here and be affordable, having a roommate is reality. In many major cities around North America with expensive housing roommates are a reality even for young university professionals	4/25/2019 6:27 AM
170	Allow larger lots to be rezoned for multiple dwellings / duplex	4/25/2019 6:08 AM
171	Spend property tax revenue on essentials such as road repair and repainting centre lines. Reduce property taxes to keep rents lower	4/25/2019 5:48 AM
172	Create more affordable housing for sale, with multiple types of units, so that first time buyers can get in the market. Perhaps create incentives for low to mid income first time buyers.	4/25/2019 1:59 AM
173	Remove stigma and get more rich people involved in volunteering efforts.	4/25/2019 1:07 AM

Victoria Housing Strategy

174	Allow renovations, but make it possible for the tenant to move back in at the same or a max increase of 4%.	4/25/2019 12:36 AM
175	Incentivise the building of affordable apartments over condominiums.	4/25/2019 12:26 AM
176	When doing the above consider opportunities to encourage development around public parks/schools so there is green space that all can enjoy. Rutledge Park in Sannich is an excellent example of this. Increasing density because of costs makes good sense, however, access to green space is crucial to well being.	4/25/2019 12:09 AM
177	Low income and subsidized housing is almost entirely dedicated to families, seniors and people with disabilities. People on income assistance have no options.	4/24/2019 11:15 PM
178	People are afraid to rent out their property due to tenants disrespecting it. Need more action and mediation so potential landlords feel safe renting.	4/24/2019 11:07 PM
179	Turn places like View Towers into regulated affordable rental suites	4/24/2019 10:42 PM
180	Increase the vacant home tax, implement secondary home tax	4/24/2019 10:30 PM
181	Legislate that every new building must be wheelchair accessible. That means wheelchair accessible sinks, 5' diameter rotating space in every room, taking furniture into account, and ensuring that wheelchair users approve every new building plan. Every building and every piece of infrastructure MUST be easily accessible by those who use mobility aids.	4/24/2019 10:13 PM
182	Approve new higher height, higher density developments. People are forced to live outside of Victoria due to the lack of supply and it's effects on prices. Places like rock bay and upper government st are prime areas that could be developed.	4/24/2019 10:09 PM
183	Stop approving shitty bachelor suites	4/24/2019 10:01 PM
184	klj	4/24/2019 9:53 PM
185	Incentives for developers to create rental supply	4/24/2019 9:28 PM
186	Remove red tape and asks of developers that drive housing costs higher. Things are fit in the street scape look good but not cost the the developer and in turn the renter more money.	4/24/2019 9:02 PM
187	Create more co-op housing	4/24/2019 9:01 PM
188	Cut the red tape, DCC's, density restrictions, zoning restrictions	4/24/2019 8:52 PM
189	As the owner of a rental property I would object strongly to a mandate that I would be required to take a specific tenant. I don't see why I should be obligated to rent to someone with a pet. Having a pet in a flat increases the likelihood of damage and may reduce the possibility of attracting tenants in the future.	4/24/2019 8:38 PM
190	Lower rent would rock. Its shouldn't have to cost 1200 for a bachelor and its 1000 a room after that. Try to get a 3 bed for reasonable rate.	4/24/2019 8:14 PM
191	Land trust development for social housing	4/24/2019 7:53 PM
192	create programs to make it easier to transition from renting to buying	4/24/2019 7:28 PM
193	vacancy tax and limit non-resident ownership	4/24/2019 7:28 PM
194	Reduce pet restrictions	4/24/2019 7:22 PM
195	Create a citizen's assembly on the housing crisis	4/24/2019 7:15 PM
196	Let new owners select their own renters	4/24/2019 7:14 PM
197	Allow higher density development	4/24/2019 6:25 PM
198	Simply cut regulations.	4/24/2019 5:01 PM
199	Build more renter family density to replace wastful and unaffordable detached sprawl	4/24/2019 5:00 PM
200	allow increased development	4/24/2019 4:55 PM
201	Streamline building permit process on multifamily rentals.	4/24/2019 4:34 PM
202	Reduce city regulations and red tape on building new units.	4/24/2019 4:31 PM
203	Allowing creative infill solutions that retain existing rentals. Alternative is to demolish these homes and build 'monster' houses	4/24/2019 4:09 PM

Victoria Housing Strategy

204	Change the definition of "affordable" housing. New rental buildings are considered affordable if they offer units at market rate. The problem is that "market rate" and "affordable" are miles apart.	4/24/2019 4:06 PM
205	Something needs to be done about the crazy cost of rental housing.	4/24/2019 3:43 PM
206	Treat all renters equally - those who are homeless or on welfare get preferential and disproportionate treatment. As a working person, I cannot demand to be given housing downtown, but homeless can...how is that fair?	4/24/2019 3:34 PM
207	Laws to reduce the amount you can charge for rent, ban renovictions	4/24/2019 3:32 PM
208	Increase density through actions listed in question 4.	4/24/2019 3:32 PM
209	Less restrictions on new building development. Reduce the city hall bureaucracy. Make it easier to build. Make it cheaper to build.	4/24/2019 3:15 PM
210	stop foreign buyers so citizens can afford to buy/rent	4/24/2019 3:03 PM
211	Limit airbnb units so that people who actually live in this city can find places to live	4/24/2019 2:50 PM
212	Discourage excessive rate of population growth occurring by in migration.	4/24/2019 2:26 PM
213	Landlords should have to obtain business licenses and should face losing it if they do not meet their obligations.	4/24/2019 1:48 PM
214	Consult with countries/regions that have figured this out; consult with experts in the field. The above also only speak to rentals, does that mean that affordable home ownership is not being considered an option?	4/24/2019 1:47 PM
215	Require all strata councils to eliminate rental restriction bylaws so that owners can rent out their units rather than be forced to sell in a high market. Also tie rent of any unit to the unit so that it can't be jacked up when tenants leave or allow for a modest increase of no more than 5% upon change of tenants	4/24/2019 1:46 PM
216	Rent to own programs	4/24/2019 1:27 PM
217	Stabilize the current rental rates/laws on amount landlords can change for rent per square foot.	4/24/2019 1:20 PM
218	Reduce the bureaucratic cost of development by relaxing zoning restrictions and building permit costs.	4/24/2019 1:19 PM
219	Explore policies to freeze or reduce soaring rental costs	4/24/2019 1:12 PM
220	We need more affordable housing, not more ultra fancy rentals. Limits are needed for vacation rentals (in terms of impact on housing availability and disruption/noise impact for residents).	4/24/2019 1:04 PM
221	I mean. It's all who you want to protect. Connecting with uvic to make sure people aren't exploiting foreign students would be good. Because those rentals that are predatory on foreign students drive up all the rental costs.	4/24/2019 12:25 PM
222	Reconsider clumsy "speculation tax"	4/24/2019 11:48 AM
223	n/a	4/24/2019 11:38 AM
224	Wrong focus	4/24/2019 11:34 AM
225	Increase taxes and restrictions for vacation rentals. Or eliminate vacation rentals in the downtown core, altogether. Or perhaps limit the number of vacation rentals allowed per Strata. And then heavily enforce these bylaws!!	4/24/2019 10:43 AM
226	Provide incentives for developers to build market and non-market rentals. Developers will only build if they can earn a return, the City can help create incentives that allow developers to earn their ROI while building housing that is needed.	4/24/2019 10:01 AM
227	Provide a cash incentive to homeowners to develop secondary or garden suites.	4/24/2019 9:31 AM
228	Allow Manufactured home parks to be built	4/24/2019 9:21 AM
229	Add more single family and small multi-family (2,3 or 4 units) rental units instead of just the large apartment buildings.	4/24/2019 9:13 AM
230	Do not restrict a garden suite to 600 sq. ft. as that cannot house a couple with one child. 800 -100 would not increase the footprint dramatically, but would allow couples and a child to live in a garden suite comfortably	4/24/2019 9:07 AM

Victoria Housing Strategy

231	Set caps on rent amounts.to.reflect lower incomes	4/24/2019 9:05 AM
232	deny development of hotel size rooms billed as apartments	4/24/2019 9:05 AM
233	Stop raising the rent and lower rent costs as nobody can afford to live properly in this city.....	4/24/2019 8:15 AM
234	Enforce the AirBnb bylaws that will open up lots of housing that is already been built	4/24/2019 8:00 AM
235	None of the above; get rid of AirB and B	4/24/2019 7:37 AM
236	Actually enforce against short term rentals	4/24/2019 7:29 AM
237	Renters are already supported sufficiently	4/24/2019 7:14 AM
238	Rent cap	4/24/2019 7:12 AM
239	Rent restrictions limiting what can be charged per square foot	4/24/2019 7:09 AM
240	Less government involvement	4/24/2019 6:49 AM
241	Enforce Laws to make Owners REPAIR properly,not just facebook handymen etc. who make problems worse.	4/24/2019 6:03 AM
242	regulate rental costs, home owners have to much control they become greedy and charge whatever they want to leaving the renter completely broke with no equity to show for it either. renting is supposed to be the cheaper option not more expensive than owning. ei. half of a basement suite 500sqf shouldn't cost the entire mortgage.	4/24/2019 4:33 AM
243	Leave things alone	4/23/2019 11:06 PM
244	Ban micro-suites	4/23/2019 10:47 PM
245	Focus on creating affordable rent	4/23/2019 10:37 PM
246	Support landlords in order to make maintaining rental property a more attractive endeavour	4/23/2019 10:08 PM
247	Use the powers recently granted by the province for rental-only zoning	4/23/2019 10:00 PM
248	The law favours renters over owners, its impossible to evict terrible tenants since the government clearly favours renters!	4/23/2019 9:53 PM
249	zoning for co-operative housing	4/23/2019 9:45 PM
250	- Enforce your existing short-term rental policy (I see dozens of amazing self-contained suites within a hundred metres of where I live on Airbnb), and these should be for people that live here. I don't think the funds should be creating more "long-term affordable rental housing" if that is just going to be heavily subsidized housing.	4/23/2019 9:42 PM
251	Build taller buildings	4/23/2019 9:38 PM
252	Stop encouraging gentrification	4/23/2019 9:34 PM
253	Reduce development red tape	4/23/2019 9:31 PM
254	require developers of higher priced condominiums to pay into a fund that the city can use to buy land & build housing for low to moderate income families	4/23/2019 9:18 PM
255	Allow tiny homes on larger lots	4/23/2019 9:08 PM
256	NO foreign ownership unless they live here	4/23/2019 9:06 PM
257	sto building expensive condos	4/23/2019 9:00 PM
258	Reduce the regulatory and time costs of the rezoning and building permit process. Those obstacles (costs) council puts before developers get passed down to the renter or home owner.	4/23/2019 8:19 PM
259	Provide property tax breaks for homeowners who rent	4/23/2019 8:16 PM
260	Realize that your transient accomodation zones create "hotel" suites and not long term rentals... Figure out the balance..	4/23/2019 8:05 PM
261	Support Landlords who provide good affordable housing	4/23/2019 7:14 PM
262	More affordable rentals	4/23/2019 7:08 PM
263	address discrimination on the basis of no accessible features	4/23/2019 6:27 PM
264	Building permits in a more timely manner	4/23/2019 6:10 PM

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265	Forbid (render illegal) discrimination based on pet ownership. Owners will discriminate anyway but it would help.	4/23/2019 5:59 PM
266	Treat workforce housing as a separate issue from real estate market	4/23/2019 5:51 PM
267	Prevent rent cost to go up so much so quickly. Create affordable housing. Set a limit for rentals so that the cost is consistent with income.	4/23/2019 5:39 PM
268	provide incentives to homeowners who offer accomodation for rent that is below market rents (possibly small property tax incentives or other brilliant idea	4/23/2019 5:28 PM
269	Allow use of full rrsp for purchase of property. Not just first time home buyers.	4/23/2019 5:26 PM
270	Keep property taxes & water/sewer rates at or below inflation by utilizing monies from new developments	4/23/2019 5:07 PM
271	Stop trying to interfere in the free market. Socialism is dead. The overpriced market will take care of itself with all the excess apartments coming online.	4/23/2019 5:02 PM
272	Pet restrictions should be eliminated	4/23/2019 4:39 PM
273	Stop letting non- Victorians buy housing here.	4/23/2019 4:30 PM
274	Support owners who are hesitant about being landlords	4/23/2019 4:23 PM
275	tax incentives to affordable rental units	4/23/2019 4:06 PM
276	Control rising land costs	4/23/2019 3:29 PM
277	develop more co-op housing	4/23/2019 3:24 PM
278	consider a no pets policy illegal	4/23/2019 2:53 PM
279	Rental is not creating more affordable housing. You need more homes built to allow a lower purchase price.	4/23/2019 2:48 PM
280	reduce "red tape" and city initiated barriers to the creation of affordable housing	4/23/2019 2:42 PM
281	See below	4/23/2019 2:39 PM
282	Find a way to lower costs of rent	4/23/2019 2:33 PM
283	Cap rent!	4/23/2019 2:33 PM
284	Work with the province to end rental increases, and work with property management companies to reduce their property taxes (every time I get a rental increase, it sites "property tax and amenities (heat/hot water) increase for the property management company, which results in 'no choice but to raise the rent'"	4/23/2019 2:11 PM
285	Make densification easier.	4/23/2019 2:06 PM
286	Remove red tape and speed permitting, dont spend any money.	4/23/2019 1:57 PM
287	City investment into more affordable housing	4/23/2019 1:52 PM
288	Work towards creating affordable housing that represents rental rates that better reflect what renters can versus developer defined affordable housing	4/23/2019 1:31 PM
289	Stay out of province's business and stop making Victoria so crowded	4/23/2019 1:28 PM
290	Incentivize the development of below-market rental housing. Only grant increased density to landowners who are building truly affordable housing. We have enough market housing in place now to last us a long time!	4/23/2019 1:25 PM
291	control increases in rents more stringently	4/23/2019 6:06 AM
292	Remove requirement for parking spaces for new purpose built inventory, particularly for rent units	4/21/2019 6:38 PM
293	Mandate lower rents to reflect more fairness in response to wages offered here	4/21/2019 10:16 AM
294	Include landlords in these discussions. They are not your enemy, although you portray everything from renters' perspective which is only half the picture. There are many tenants who are difficult, skip out, do not pay rent, etc. The city needs to recognize a balance is the best approach. If you continue to treat all landlords as the enemy, there will be some who will say, "I've had it. I am tired of being the bad guy and getting screwed by every new city policy. I am no longer going to rent out my suite." What the city attitude will result in fewer rentals, not more. We are all in this together.	4/20/2019 8:45 PM

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295	focus on working with senior government to maximize affordable housing	4/20/2019 11:28 AM
296	Rent control, building a LOT more below market units	4/20/2019 12:56 AM
297	Support the creation of resident-controlled community land-trusts	4/19/2019 9:42 PM
298	Include moveable tiny houses in locations that allow for garden suites	4/19/2019 4:44 PM
299	permit tiny houses on wheels as accessory dwellings	4/19/2019 3:28 PM
300	Again, Abstract Dev. are ruining our city	4/19/2019 2:38 PM
301	Rent cap for tiny homes and low income people	4/19/2019 2:19 PM
302	Build more city owned property. Rent to own.	4/19/2019 9:30 AM
303	The opposite of all these ideas, open up the market by eliminating renter projections and, thereby, encourage developers to build more units.	4/19/2019 6:40 AM
304	Support development by reducing taxes/fees on new builds. Incentivize builders.	4/18/2019 6:42 PM
305	Increase allowable density downtown and North of downtown to encourage developers to build more market housing.	4/18/2019 6:05 PM
306	Permit Tiny Housing in certain areas, promote rentals of Tiny Housing.	4/18/2019 3:15 PM
307	Consider the middle class not just "homeless"	4/18/2019 2:04 PM
308	Please housing for low income!!	4/18/2019 1:33 PM
309	With the government of B.C. and others build more low cost rentals	4/18/2019 12:38 PM
310	Put policy incentives in place that make it easy and profitable to build more rental housing	4/18/2019 10:47 AM
311	Change the act that supportive housing is under.	4/18/2019 10:34 AM
312	Remove affordability component that has been proposed by council - prevents developers from being able to develop market rate rental units. Development decisions are made over years and the financial implications to a developer of suddenly having a council-mandated rent control as a part of their project will not be viable for most smaller scale (LOCAL) developers who want to create jobs in Victoria by building purpose-built, market rate rental units.	4/18/2019 9:40 AM
313	create more supportive housing development, create affordable housing for those who are on income assistance (current affordable housing is still too high for most people)	4/18/2019 9:34 AM
314	zone any religious property as rental only upon a sale	4/18/2019 9:11 AM
315	You dont share impacts of any of these so hard to know what might be good options	4/18/2019 9:06 AM
316	Encourage alternative tenure models like co-op housing and public housing through policy. Housing is a non-market problem and can't be addressed with market solutions.	4/18/2019 8:45 AM
317	City is doing a lot to disincentivise affordable housing and to discourage homeowners from becoming landlords.	4/18/2019 8:06 AM
318	Incentivize the building of rental units	4/18/2019 6:20 AM
319	Incent lower house prices & Reno costs for secondary suites	4/17/2019 11:11 PM
320	The city should manage purpose built rentals. Management companies that have a monopoly discriminate against those on income assistance and those with large families.	4/17/2019 11:07 PM
321	Reduce unnecessary red tape and don't prioritize rich home owners over new development projects that will increase supply for our terrible vacancy rate.	4/17/2019 10:07 PM
322	Processes streamlined as Langford	4/17/2019 9:18 PM
323	Stop trying to police everything....let builders and all levels of government create more housing	4/17/2019 8:54 PM
324	build rentals	4/17/2019 7:42 PM
325	Higher density downtown apartments	4/17/2019 7:38 PM
326	Cut building permit costs, time, red tape and developers will build rental stock, for sale stock, etc. It is way too onerous in the city of Victoria	4/17/2019 7:28 PM
327	Reduce or eliminate minimum parking requirements	4/17/2019 7:13 PM

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328	improve and speed up the approval process for new market rental projects	4/17/2019 6:01 PM
329	Bring back Rent Controls	4/17/2019 5:58 PM
330	Let builders determine how much parking their proposed building requires.	4/17/2019 5:48 PM

Q4 What other actions do you feel the city should take to better support renters?

Answered: 937 Skipped: 877

#	RESPONSES	DATE
1	Offering rental income subsidies for non low income housing	5/3/2019 11:35 PM
2	License landlords and revoke licenses of those who evict in bad faith , demand no net loss of affordable units in developments, and push the province to tie rent control to units to end the incentive to displace current tenants to increase rent	5/3/2019 11:28 PM
3	ban Air BnB	5/3/2019 10:18 PM
4	Make information regarding tenant rights more accessible	5/3/2019 10:11 PM
5	Enforce rules regarding building, plumbing and electrical permits so that landlords who ignore these rules are fined or otherwise punished. To give some context, my landlord tried to 'renovict' my neighbour and claimed to have the necessary permits, but according to City staff, the landlord needed those permits but did not obtain them. The inspector tried to get into the building, and couldn't, and gave up, and that was the end of it. So close-to-zero enforcement. What good are rules when they go unenforced? And when the provincial 'renoviction' loophole relies on local permitting rules, yet those rules go unenforced, affordable housing is lost. Please do not toughen repair and maintenance rules without a counter-balancing push to enforce permitting rules to defend against renovictions. Otherwise, landlords will pretend to be victims of new regulations, while they move to victimize tenants.	5/3/2019 9:36 PM
6	See above	5/3/2019 9:22 PM
7	Affordable housing, at least the definition Victoria uses, leaves a good deal of our population either flat-out homeless because it's beyond unaffordable or they go hungry trying to keep paying rent. When the term 'affordable' is used, there should be a disclaimer that it's not affordable for anyone making under \$2500 per month. How could a disability recipient or senior pay that? You all seriously need to revamp your idea of 'affordable'. Seniors and families are homeless because your understanding of 'affordable' is unrealistic.	5/3/2019 8:41 PM
8	I believe incentivizing the development of new multi-family is THE most important step. Get creative.	5/3/2019 7:27 PM
9	When a developer evicts all the tenants in an apartment so that they can demolish and rebuild the building, the tenants that they evict should have first right of refusal for the apartments in the new building at the same rents.	5/3/2019 7:25 PM
10	Slow down rate of approval for up-market, high priced housing, especially new "affordable" rental buildings where rents are at luxury level.	5/3/2019 7:04 PM
11	A longer period of time for eviction notice plus financial support in the cost of moving.	5/3/2019 6:56 PM
12	Liberalise zoning regulations to allow more options for affordable housing.	5/3/2019 6:21 PM
13	We cannot afford to live in your city. We helped make it what it is; we slave for you and you are pushing us all out. Cap the rents, charge developers and rich people. This is getting ridiculous. Charge rich people higher taxes, provide incentives, do what ever it takes. Build more housing. Make this city hard for rich people and easier for middle/working/poor folks.	5/3/2019 6:21 PM
14	controlled rent. it should only go up with inflation on a yearly basis. no way should it go up every time a tenant leaves. perhaps a tax cut for the big group of people who work 40 hours a week making ~20,000/yr. and have to pay 1000/month in rent. its very hard to enjoy life when over 1/2 your wage goes to rent.	5/3/2019 5:34 PM
15	Strengthen and enforce Tenants Rights.	5/3/2019 5:33 PM

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16	- Stronger maintenance bylaws and enforcement. - License landlords. - Strong anti-renoviction protections with real penalties for noncompliance - Build much more public housing. - Use available public land for temporary and permanent shelter. - Offer a program in rental housing management at Camuson College to bring small apartment managers into the market and reduce the power of large corporations. - Return unceded land.	5/3/2019 5:24 PM
17	Incentives do not work. Regulations to deal with abusive poor badhinh landlords like thy need to take anti oppression and cultural sensitivity training.	5/3/2019 5:13 PM
18	Hire more Staff to attend to anything to do with rental situations (ie. new laws to support rental tenants with new Staff to enforce them with landlords). Thank You.	5/3/2019 5:11 PM
19	Housing needs to be easily accessible to young people, and age discrimination and fair rent prices need to be enforced	5/3/2019 5:04 PM
20	Rent that doesjt require signing away tenant rights that is within social assistance rent subsidy	5/3/2019 5:01 PM
21	Landlords should not be able to request Bank statements, pay stubs, credit checks,pet references, endless references for rentals. I personally did not know what my credit score was but knew I would be able to pay the rent due to my employment. Proof of gainful employment or a source of income(benefits, welfare or whatever it may be) should be the only thing which can be requested. It feels like a major invasion to have to share so much information for a rental, this is not buying a house after all, it is a lease agreement for a year. The rental notice window should also be 3 months instead of one to ensure that both tenants and landlords have sufficient time to find new housing/tenants. Landlords should not be able to discriminate against those with pets. It causes undue hardship on the tenant, the SPCA and the whole rental system. - I realize this was mentioned in the previous question however it is a big concern. Having moved from a city where there were no restrictions on pets, I found it very challenging to find housing that was affordable. It is often the trend that pet friendly rentals are 200-300\$ more expensive than others which is completely unfair. I would gladly pay a larger deposit for my pet than the cumulative rental cost of the usual higher rent. I, as a responsible pet owner should not have to pay more because some pet owners are not responsible. So called "affordable housing" should have their income to rent ratio reassessed. In the past I inquired and was shocked to find situations which would likely be family dwellings (2-3 bedroom townhouses) which based on their income maximums would be un-affordable for a family supporting 1-3 children. To give an example: I came across one where the income cap was roughly 60,000\$ per year for a rent price of 2200\$/month for 3 bedrooms. This price is prohibitive for families with children, and means a family must focus on work and rather than actually enjoying life. Right now the system feels like it supports landlords make money, especially rental companies. Companies, if anything should be more restricted in what costs they can increase without good reason. The city should in turn incentivise the construction of rental buildings while also maintaining control over what the starting rental costs can be, making it more appealing to build rentals but also keeping costs down for those renting. Unless the average person starts getting paid 20\$ per hour most housing is expensive enough that people either end up living in shared housing out of necessity (not because they are young/students), living in space that is not suitable for their families needs (or not safe), or far away from transit or their place of work. Safe, comfortable(and I don't mean a house in the burbs with a yard, I mean maintained and properly equipped) affordable housing is a human right.	5/3/2019 5:01 PM
22	Rent keeps going up, as does cost of living. Wages don't rise along with these things, forcing people to pay more and more just to keep roofs over their heads. If first time buyers could get good deals to enter the market, this will help the market flourish and also drive down rental prices.	5/3/2019 4:54 PM
23	Petition Provincial Government for better laws to protect renters and also for rent to own type housing.	5/3/2019 4:51 PM
24	Stop renovations & let people live in all the empty buildings- have had do many friend evicted & forced into extremely unstable situations while the house sits empty & full of squatters... On that note we need to house all of the people living in the street! They are human beings & they have the right to more than just shelter (let alone shelter!!!!)	5/3/2019 4:48 PM
25	funding for tenant associations	5/3/2019 4:36 PM
26	create more housing for people in recovery from substance use - they are often discriminated against when applying for housing	5/3/2019 4:33 PM
27	Many European cities or countries have developed and own their own housing developments.	5/3/2019 4:32 PM
28	Incentivize the development of affordable multi-family rental housing	5/3/2019 4:28 PM
29	Offer grocery vouchers to renters at and below poverty level.	5/3/2019 4:27 PM

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30	Build more rental housing by providing city-owned land for lease (so the cost of land is taken out of the equation)	5/3/2019 4:26 PM
31	Turn View Towers into fixed rate rentals. Require landlord licensing. Public housing. Low income housing. Anti-renoviction policies.	5/3/2019 4:04 PM
32	More affordable homes to buy that are 3bed plus.	5/3/2019 3:59 PM
33	Insisting that developers provide subsidized rentals with every proposal approved by the city and ensuring that developments include a range of housing types (not all studios and tiny one bedrooms or one bedrooms with dens that wouldn't suit families or people who need to share). Then ensuring that is what gets built. There should also be incentives for including larger proportions of rentals in a development and perhaps rules as well as incentives for rehoming displaced residents/tenants (both residential and small local businesses). I think strengthening renters rights would be good in most cases, but I also think it would make a big difference to have slightly different rules for large rental building/ property managers and people who are renting out one or two suites in there homes. I know several people who have a suite (or space in a home) and would probably rent it out except they are worried about losing control over there own homes and their day-to-day lives. For some older or single householders , etc. there is just as much fear about things not working out with a tenant and having someone who is aggressive or destructive etc in your home who you can't evict, as there likely is for tenants who live in fear of being unfairly evicted. Likewise with pets, not every home can handle the wear and tear of animals. I had a wonderful dog and it was worth the years of enjoyment I got from his companionship to accept the damage he did. But the several thousands it would cost to refinish my floors and redo some of my woodwork would probably be equal to most of a year's rental value. And that wasn't because he was destructive - it was just normal wear on old fir floors. To continue to encourage small scale rentals, maybe the city has to help ensure there is a fair balance between the risks a homeowner faces and the risks a tenant has to face.	5/3/2019 3:36 PM
34	Provide incentives for developers to build dedicated rental buildings.	5/3/2019 3:11 PM
35	Make outdoor play area safer for families with toddlers and autistic chil	5/3/2019 12:57 PM
36	Rental subsidies for low-income individuals that do not meet the parameters for RAP and often fall through the gap.	5/3/2019 12:23 PM
37	subsidies, initiatives to better support for existing/ailing co-op housing,	5/3/2019 11:42 AM
38	As a senior I now face choosing between food and housing, I have worked all my life, my pension and saving should have lasted me, but with rents almost doubled in 8 years I now will be unable to survive past 80 yrs of age. I'm becoming very depressed and afraid! I'm not joking!	5/3/2019 11:24 AM
39	Build more low-cost housing for the working class, families, dis-abled, and seniors.	5/3/2019 9:54 AM
40	First: Get closer to matching building developments to Victoria's demographic needs. This means more housing for Victorians in the largest demographic: from poor to middle class, than for those in the smallest group: the wealthy. The wealthy can always find housing. Those with lower incomes depend on elected governance to require suppliers to build to market /demographic needs as well as to their corporate benefit (I hold no grudge for builders; if I were one, I'd be building for greatest profit too, likely, if local government permitted me to do so.) Facilitating the choices of those who are fortunate to have abundant resources/choices means abandoning those who do not. Second: Affordable is a relative term. When using the term, it would be best to include critical information, such as 'Affordable for \$30,000 annual income', or 'Affordable for \$60,000 annual income'. This would save a lot of time for renters. Three: Lobby for CMHC to get back in the Co-op support business. Most co-ops say the wait for a home will be years in the future; as market rents go up, co-op residents stay put. Many co-ops do not accept applications at this time, as they have so many on file. Co-ops are the only safe haven for lower income people, as rents relate to income, and because each is governed by the people that live there, it is unlikely that an owner-resident can be uprooted for someone else's benefit.	5/3/2019 9:23 AM
41	Purchase and maintain rent-controlled subsidized housing units.	5/3/2019 8:51 AM
42	Allow other forms of housing not legal now, tiny houses for example	5/3/2019 8:42 AM
43	End short term rentals, enforce that. See how the new laws that have been enacted work. Slow down....	5/3/2019 8:41 AM
44	By working with the Provincial Government, provide rental subsidies, based on income. The amount of subsidy should not have a maximum.	5/3/2019 8:04 AM

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45	Enforce the vacation rental by-law completely. This would create many more long term rental units and also lower rents because of more units being available. We know of many vacation rental examples operating in our area. They are illegal but keep on because of no enforcement.	5/3/2019 7:40 AM
46	Somehow encourage/enforce websites such as usedvictoria to control scam rental postings	5/3/2019 6:54 AM
47	Moratorium on renovictions .	5/2/2019 11:58 PM
48	Better protections for renters from redevelopment. Ensure affordable rentals that people that live here can afford.	5/2/2019 11:40 PM
49	Figure out how to make it safe and encouraging for seniors to share their larger homes with younger singles of families, so the senior can stay in their home and others have a place to live and help the senior(s).	5/2/2019 10:56 PM
50	Find ways to control the market prices.	5/2/2019 10:03 PM
51	Reduce rents. The cost of housing in Victoria is ludicrous. There is a high population of retail workers and other low income people in Victoria.	5/2/2019 9:38 PM
52	Ensure new developments include units that are affordable. Protect old stock. Rent control	5/2/2019 9:13 PM
53	Allow for more than one legal secondary suite in single family homes. Many are doing it already, why not let people do it legally	5/2/2019 8:04 PM
54	Put some kind of cap on how much can be charged for rentals. It's not fair that some people charge more just because they can.	5/2/2019 7:49 PM
55	Support Tiny home development and increase supportive housing	5/2/2019 7:48 PM
56	Support co-op developments. Address issues on housing insecurity for people renting, especially those people renting or subletting rooms. Communities will thrive if people have secure, safe, dependable housing.	5/2/2019 7:22 PM
57	Put a higher priority on finding ways to build adorable rentals now while people still live here than build bike lanes for the future of a city that's only for the wealthy.	5/2/2019 6:55 PM
58	-Education, -codes of conduct beyond the tenancy act for landlords and tenants, -property tax breaks for rentals, -capital gains reductions, -relax zoning for more borders, -better-designed developments/units with pets in mind too crime prevention through environmental design, -remove dryer vents use washer dryer combo, better for everyone's health, a lot of complaints in strata's and rentals from odours, -rent to own help prequalify long term renters for mortgage assistance and down -payments plans with a monthly fee to join the program to buy any property? -do not punish property owners with long term 2nd homes they do not rent but use part-time, -change immigration policies and foreign property ownership your either a millionaire or a refugee it seems 120,000 Chinese millionaires in Vancouver? and people are homeless. I have a few more big ideas I have presented to the Victoria real estate board the Legion and numerous other professionals and received encouragement to push them forward if you want to hear them call Personal info	5/2/2019 6:27 PM
59	change the zoning so that rental units can be built in areas that currently only have family housing. Move the industrial area in Victoria further out as it is needed for housing.	5/2/2019 6:06 PM
60	Prevent a "market increase" of rent. Rentals are consistently increasing in price for no reason other than "everyone else is doing it." I moved here four years ago and a 1BR app was 1200/mth, that same building is asking 1600/mth without any renovations or any amenity additions in the area.	5/2/2019 5:45 PM
61	Perezone all properties designated multi family in the OCP to the corresponding multi family zone.	5/2/2019 5:33 PM
62	Housing costs should not be more than 35% of someone's income, and that includes rent, utilities, and insurance. \$2,000 a month is not affordable for a low-moderate income family.	5/2/2019 5:29 PM
63	If you cant afford to live here, move	5/2/2019 3:54 PM
64	Give grants or reduced rents to people born here and lived here longer than 40 years in the same city.	5/2/2019 3:52 PM
65	Lessen the restrictions for rental units to be legal.	5/2/2019 2:29 PM
66	Avoid blanket rezoning. Encourage duplexes, secondary suites, etc when existing building is retained.	5/2/2019 2:23 PM

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67	Keep a cap on rents. Balance this with the average costs of running a rental suite for home owners.	5/2/2019 2:15 PM
68	Affordability; rent scales based on income; rent caps	5/2/2019 2:01 PM
69	Create by-laws that require new developments to include affordable renting / subsidized rentals within their new condo developments.	5/2/2019 1:59 PM
70	Make it clear to the present provincial government that perpetuating the current gross delays, costs, and bias in the adjudication of tenant - landlord disputes will only continue the decline in rental properties available to low and moderate income families and individuals which the recent changes to the Rental Tenancy Act accelerated.	5/2/2019 11:29 AM
71	Ensure City policies do not discourage new development by being overly stringent/uneconomic.	5/2/2019 11:16 AM
72	Redefine affordable to what is genuinely and more realistically affordable to families on lower incomes.	5/2/2019 11:03 AM
73	Create affordable housing that is not JUST for people earning less than the poverty line and expand to include anyone that is making less than the living wage in Victoria, which is a lot higher than the provincial.	5/2/2019 10:51 AM
74	Low the rent value	5/2/2019 10:01 AM
75	Incentivize zoning changes to better use land available for developing additional living units. The only way to increase affordability is to increase the availability of living units.	5/2/2019 9:56 AM
76	Put a cap on how much rent can be raised once a Tennant has left. It has become outrageous, an apartment worth 1400 hundred can be rented out for 2200 with no renovations done... Becuase "the view"	5/2/2019 9:55 AM
77	Put a cap on rent, rent needs to be lower than what it is now.	5/2/2019 9:43 AM
78	Take action supporting a greater supply of affordable family rental stock. A working family with five kids should not be forced to rent a one bedroom apartment to make ends meet.	5/2/2019 9:40 AM
79	provide incentives/subsidies to landlords to make cost of rent lower - Subsidize rental suites as well as apartments.	5/2/2019 9:22 AM
80	Lobby the provincial government to keep improving the excellent Residential Tenancy Act; lobby other provinces and Cities to stop sending their homeless people to Victoria; continue your excellent programme wherein a team of police and social workers walk through the Park and work with people sleeping rough to connect them to services.	5/2/2019 9:16 AM
81	Push the provincial government to Raise the Rates and give people more money for rent. The Ministry of Social Development and Poverty Reduction are huge oppressors. Keeping people poor they cannot afford rent	5/2/2019 9:09 AM
82	Rent control, build and/or preserve affordable housing - housing should not cost 60% of my income.	5/2/2019 9:01 AM
83	Lowering the cost of living. Yes it can be done. The bigger number isn't important the ability to spend and relax in the knowledge you are not one pay check from living in a tent.	5/2/2019 8:18 AM
84	Cap rent? Not sure	5/2/2019 8:16 AM
85	The number one thing the city council needs to do is stick to their progressive vision of making a mandatory affordable housing percentage for any new development. It should be much higher then the failed 15% motion which city council caved to developers after the most recent election. Seeing this happen so soon after progressive housing candidates were elected was sickening. Council needs to put their foot down with money grubbing developers, because this is everybody's city, not just the highest bidder's.	5/2/2019 8:14 AM
86	Nothing	5/2/2019 8:08 AM
87	Make predatory practices such as large lease break fees or large fees for declining a suite applied for against bylaws.	5/2/2019 7:22 AM
88	Rental price cap	5/2/2019 6:58 AM
89	Make sure affordable means affordable for the lower end of the median wage. \$1300/month is not affordable.	5/2/2019 4:47 AM

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90	More accountability from developers to balance the number of high end condos with affordable renting properties.	5/2/2019 1:15 AM
91	Victoria should ensure that developers in the city are accountable for supplying rental housing, not just investing in large volumes of medium density luxury housing that come with higher profit margins. Many areas of the city are being gentrified with high-end developments, such as the many buildings being built by Abstract and Concert developments. It is not unreasonable to expect more regulations over development of these kinds of projects, as well as ensuring they maintain certain environmental and aesthetic designs that complement the historic neighbourhoods they are being built in.	5/2/2019 1:15 AM
92	Cap rent increase	5/1/2019 11:18 PM
93	rent freeze	5/1/2019 10:37 PM
94	Rent control. The unacceptably high rental prices, combined with the challenges of a low minimum wage, make living in this city extremely challenging.	5/1/2019 10:36 PM
95	Have landlords and property management be forced the have affordable housing	5/1/2019 10:27 PM
96	keep rent costs affordable	5/1/2019 10:07 PM
97	work with federal and provincial govts to increase supply of lower cost rental housing	5/1/2019 10:01 PM
98	Rent controls	5/1/2019 10:00 PM
99	More support for prefabricated building solutions.	5/1/2019 9:52 PM
100	Increase supply: create more co-op housing, create more CRD non-subsidized housing, increase municipal taxes on short-term rental units or empty houses, make it illegal for condos and townhouses to restrict rentals in bylaws, etc	5/1/2019 9:11 PM
101	Rental only zoning, quota for affordable units in all new developments, zoning for greater density (but not investor-owned condos), rent control tied to unit.	5/1/2019 8:24 PM
102	Bring business' To Victoria so there are more work opportunities for renters.	5/1/2019 7:56 PM
103	Build more affordable housing with subsidies available	5/1/2019 7:31 PM
104	Rent freezes, build more co-op housing	5/1/2019 7:28 PM
105	I think the City should stick to its jurisdiction and stop using municipal resources to address matters that are clearly within provincial jurisdiction.	5/1/2019 5:13 PM
106	Completely ignore the 'Not In My Backyard' (NIMBY) activists. Encourage development and rezoning. Limit or tax the purchase of housing that will only be used as an investment, and then sit empty.	5/1/2019 5:05 PM
107	Try to encourage the building of rental apartments as apposed to just condos for sale.	5/1/2019 4:59 PM
108	Incentives or support to encourage rentals for people with pets.	5/1/2019 4:56 PM
109	Keep Provincial govt control on increase for seniors	5/1/2019 4:54 PM
110	Stop approving development of housing that are to small for anyone to live in. To buy and to rent.	5/1/2019 4:51 PM
111	Stop Albertans moving here	5/1/2019 4:50 PM
112	Rental rates don't reflect the income of the majority when most wages are not increasing to suit renting minimums	5/1/2019 4:00 PM
113	Crack down on Air BnB	5/1/2019 2:47 PM
114	Scrutinize zoning to allow for things like tiny homes or prefab structures.	5/1/2019 1:56 PM
115	Possibly a rent subsidy	5/1/2019 1:18 PM
116	Reduce property taxes and tax incentives for homeowners with second properties or space to rent. The advantage is the city doesn't to build, manage, or be responsible for properties and would encourage potential landlords to rent their spaces out. My suite has been vacant for years because it's not worth the hassle of having a tenant in my house.	5/1/2019 1:16 PM
117	Reduce rents!	5/1/2019 12:12 PM
118	Increase availability of safe, affordable housing	5/1/2019 10:12 AM

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119	Create incentives for landlords to update and maintain their units	5/1/2019 10:07 AM
120	Allow tiny houses to be part of the Garden Suite Incentive - so many uses for safe certified Tiny Houses -	5/1/2019 10:01 AM
121	Have more rent inventory. Downtown needs more rental buildings for hardworking people. By having developers required to have 30% for lower income, it will make the cost for the 70% of "normal" rentals increase even more.	5/1/2019 9:50 AM
122	The notion that we should save 8 or 10 rental units rather than demo them and build 80 or 100 new rental units is asinine. More units must be built to alleviate the rental shortage. It matters not the value of the rental units built; if they are all high end, occupants either move up through the "food chain," into better digs while leaving their previous unit available to new occupants, or the pressure on the existing rental stock is reduced as people who move to Victoria and who can afford and who want higher quality rentals are not increasing the pressure on the existing rental stock. The notion that we must build only "affordable" rentals to reduce rental pressure is a stupid as contending that only long cars contribute to traffic jams, short ones don't. Just as every car contributes to the traffic jam, every rental unit built at any price level will alleviate the rental crunch. In short, the city needs to get out of the way of development, not try to pretend they know more about the business of developing property than developers do. City should control siting, density and appearance - leave the business model to the people who are putting up the money.	5/1/2019 9:45 AM
123	Have rentals on the MLS like they do in Toronto. Allow realtors more opportunity to work with renters & home owners. Look at Toronto to get an idea	5/1/2019 9:32 AM
124	I feel there are many systems in place to protect renters. We need better avenues to evict tenants more swiftly when they do not pay rent and ability to actually collect on Monetary orders. Good tenants can always find a place to live - it is the bad tenants who tarnish the industry and our inability to enforce consequences which makes many landlords shy away from renting their premises. If LL's have a bad experience and lose money or their property is devalued because of a bad tenancy, it is very unlikely they will rent their premises again. The secondary stock needs protection.	5/1/2019 9:29 AM
125	Shorten the approval process for new development. Allow builders to make money considering all the risk they take. Put shovels in the ground quicker.	5/1/2019 9:15 AM
126	None	5/1/2019 9:13 AM
127	we need more multi-family and the City has to make the process easier for developers to provide - too many roadblocks	5/1/2019 8:53 AM
128	More aged based housing,I am 45 and struggling with housing to live in🙏	5/1/2019 8:29 AM
129	If you support landlords, you will support tenants.	5/1/2019 8:24 AM
130	Relax rules and regulations for developers who are willing to build rental buildings. Do not enforce a mandatory minimum requirement to have a percentage of new construction be affordable units. This is counter intuitive to the goal. This will only prevent development, not increase it.	5/1/2019 8:12 AM
131	Rent control	5/1/2019 8:00 AM
132	streamline permit process to allow more and denser housing. More homes equals lower prices and more will go in to the rental pool. Remove ridiculous taxes preventing investors, builders and homeowners from normal free-market dealings.	5/1/2019 7:59 AM
133	Look into the allowance of tiny homes or rvs on properties as additional rental spaces	5/1/2019 7:51 AM
134	Guarantee developers a four month turnaround on zoned property and six months on property that needs rezoning. Allow maximum density permitted by zoning	5/1/2019 7:49 AM
135	Allow for more product to be built. More independent homeowners buy a 2nd property as investment and rent it out. The city does not need to spend money to build. The city should get out of the way of proper well thought out projects. Keep in mind we live in a desirable place and people just want to move here	5/1/2019 7:39 AM
136	Renters have plenty of rights.	5/1/2019 7:22 AM
137	It all comes down to supply, and professionally managed supply is preferable, however there should continue to be support for private landlords that provide stable rental housing.	5/1/2019 7:21 AM
138	When multi-unit buildings are built, they should be required to have a percentage of units to be sold or rented below-market. This may require a new staff position to oversee.	5/1/2019 6:40 AM

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139	Ban Air BnB or heavily tax it.	5/1/2019 3:30 AM
140	Address the Ministry of child and family development's housing policies and services. Raise the current \$375 for rent. Allow clients to receive rent if homeless so they can save to get into housing.	5/1/2019 2:52 AM
141	Rent cap. Rent affordability is the main issue	4/30/2019 11:26 PM
142	Create more non-market rental housing options.	4/30/2019 9:58 PM
143	Explore alternative models like co-op, co-housing, co-sharing for innovative solutions.	4/30/2019 9:57 PM
144	Make it easier for people with pets. There's almost no rentals that are pet-friendly. Focus on supporting development of affordable rental buildings. Many of the new purpose built rental buildings in the last couple years are at the top-top luxury end of the market. Build rental buildings for regular people and singles trying to get by on wages of \$40-50,000 a year BEFORE taxes. \$1500 one-bedroom units are NOT affordable. We need more pet-friendly one-bedrooms in the \$800-1000 range.	4/30/2019 8:25 PM
145	Harder restrictions on definitions of a bedroom, no closet means it's a half bedroom or office - renters should not pay more	4/30/2019 8:09 PM
146	Rent caps	4/30/2019 7:52 PM
147	Rent caps on housing.	4/30/2019 7:44 PM
148	Demand a certain percentage of all new build be rentable	4/30/2019 7:36 PM
149	Increase inventory for low income renters rather than unnecessary fees, taxes, and increased restrictions on law abiding vacation rental property owners. Lumping legal complying property owners who have been following laid out city municipal rules with current Airbnb, unlicensed short term rentals is unfair and unconstitutional.	4/30/2019 7:22 PM
150	More subsidy for renter	4/30/2019 7:19 PM
151	.	4/30/2019 7:04 PM
152	Legalize more rental suites...understand that affordable is not \$1600 for a micro suite...most specifically for seniors and homeless	4/30/2019 7:00 PM
153	Put a cap on rent costs	4/30/2019 6:20 PM
154	The number of one person households is increasing, but the provision of affordable housing seems to concentrate on families and seniors. You should be looking to help those who are single and working too.	4/30/2019 6:01 PM
155	Stop building unaffordable condos and build more affordable rentals and co-ops	4/30/2019 5:40 PM
156	make tiny homes legal along with other lower cost building on residential lots that already have a house	4/30/2019 4:59 PM
157	Renters subsidy	4/30/2019 4:58 PM
158	Engage with BC Housing and housing associations around diversity in housing so that we have buildings with mixed incomes, needs, supports, etc. There is a tendency to create housing for specific marginalized groups which is not inclusive.	4/30/2019 4:51 PM
159	Consider for new developments a portion of units be modest, not high end and rental units only not for investment, for a period of time to be determined by researchers.	4/30/2019 4:26 PM
160	Require set percentage of units in any build be geared to income affordable for perpetuity. Have a landlord/tenant liaison office.	4/30/2019 4:06 PM
161	Support non-discriminatory language at land use meetings - ensuring shelter rate and affordable units are included in proposals.	4/30/2019 3:36 PM
162	Ensure that landlords take care of rental suites on a regular basis, not just when they evict us to completely renovate and then list the unit at a much higher price.	4/30/2019 3:21 PM
163	Not sure at this time	4/30/2019 3:17 PM
164	Re: incentivizing new PBR: consider how new rental only zoning might be applied in a conditional way to low-density lots, so that the only redevelopment allowed (and encouraged) on the site would be PBR.	4/30/2019 3:15 PM
165	Prioritize new rental locations be close to public transit and suitable for mobility limited tenants.	4/30/2019 2:58 PM

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166	Lower rents...would help tremendously!!	4/30/2019 2:38 PM
167	I wish I had ideas! I just know I struggled as a renter with a dog (purchasing was hard too) and rents was so high. I was able to buy a small condo 2 or 3 years ago but I will never get it paid off before I die (I am almost 60) and I consider myself a lucky one.	4/30/2019 12:21 PM
168	even if there were cheap city owned or subsidized housing there is still higher cost of living in city	4/30/2019 11:03 AM
169	Allow development of garden suites & rezone for housing in areas not allowed at present.	4/30/2019 10:31 AM
170	Slow down on the number of luxury units. Do we really want to become the most expensive place in the world. Some of us were born here but cannot afford to live here. Seniors are selling there homes and moving to the apartment living but it stretches us to the limit.	4/30/2019 10:05 AM
171	Regulate the standards of the rental units so that all the rent keeps increasing the structure that you are renting should be properly maintained	4/30/2019 9:46 AM
172	Filling the gap between renters and owners- some renters have some equity but no way of utilizing it since the market is so high. Rent to own? land lease? micro micro suites?	4/30/2019 9:46 AM
173	None	4/30/2019 9:33 AM
174	Put rules and regulations around how much you can rent a place out for	4/30/2019 9:22 AM
175	I am not sure it is a municipal responsibility - however I think that the province needs to be encouraged to continue to support programs such as Rent smart - to ensure that tenants are informed of their rights and responsibilities.	4/30/2019 8:42 AM
176	Ensure that the rents ARE affordable, many people on disability and retirement are limited to \$375. rent. Possibly provide subsidies to help people with that gap until enough affordable housing is made available. Get rid of so many no pet policies also.	4/30/2019 8:30 AM
177	put a cap on rent, stop constant raises in rent	4/30/2019 8:07 AM
178	More according to income housing for seniors.	4/30/2019 7:42 AM
179	Substantial Rental subsidies for seniors earning less than \$25,000 pa.	4/30/2019 7:24 AM
180	Financially support purchasing properties that can be used for Co-Operatives. The city can keep ownership of the properties but the people living there run it as a Co-Op. This is being done in other cities. Invest in your people!	4/30/2019 6:39 AM
181	Needs to be part of a Regional Strategy. Victoria doing it alone won't work.	4/30/2019 6:15 AM
182	Pet restrictions should not be allowed to ban people from having different types and sizes of pets. All pets should be accepted. A pet deposit should be taken. Restricting the number of pets is acceptable in cases like small apartments.	4/30/2019 4:59 AM
183	Restrict AirB&B to primary residences. Heavily restrict the use of a property solely for the use of temporary rentals. Get out in front of this now before the situation becomes even less sustainable than it is now	4/30/2019 12:41 AM
184	lower property taxes for property owners who create rental space	4/29/2019 11:41 PM
185	affordable housing	4/29/2019 11:32 PM
186	— Living building framework for low income housing.	4/29/2019 10:36 PM
187	have more development reserved for young adults/students/low income individuals	4/29/2019 10:26 PM
188	Approve more rentals suites without design and delayed process	4/29/2019 10:25 PM
189	Higher percentages of affordable, rentable apartments being built. There are MANY condos/ apartments going up that start well above the budget of an average Victoria citizen under 35 years old. Affordable rent should be affordable based on average wages in the city.	4/29/2019 10:17 PM
190	Build more cooperative and community housing - not just high rise but multi-generation community style housing	4/29/2019 9:53 PM

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191	Developers do not create affordable rental stock, individual homeowners do. It is a well known fact that victoria is extremely difficult to deal with when it comes to issues of building and the inspectors are not well liked. It can be off-putting to homeowners inexperienced with issues of code and city bylaws (of which there seems to be an extraordinary amount). Private homeowners are the only source for really affordable rental options. We need to look at land sharing options between neighboring properties to carve out more space for extra homes and we also need a truly welcoming permits department. That department has a lot of power and they know it and it is pretty easy to feel like you're not in the club up there. Just saying.	4/29/2019 9:44 PM
192	Less restrictions for pets.	4/29/2019 8:49 PM
193	Rental price limits. There are far too many inadequate living spaces for far too much money.	4/29/2019 8:48 PM
194	Take action to keep rents reasonable, affordable.	4/29/2019 8:06 PM
195	restrictions on condos so that more high rise, multi-residential buildings are available to rent	4/29/2019 8:02 PM
196	Regulate 'luxury' developments whether they are rental (yellow) or owned.	4/29/2019 7:58 PM
197	Pet friendly places. Renters deserve to have companions too	4/29/2019 7:55 PM
198	Hold landlords accountable for illegal suites, etc. with stricter regulations. Make it easier for tenants to get support and help in the case of renovations and have a user-friendly website or other resources available so that renters know their rights and so that landlords are afraid to be slummy.	4/29/2019 7:46 PM
199	Discrimination is a big one, it's a battle trying to find a place to rent. And the city keeps making unaffordable condos/suits. What most people are doing is renting a home and having multiple roommates. Or renters rent out a room, which is tricky business. More comfortable living situations are necessary and hard to find in this small city.	4/29/2019 7:45 PM
200	Give some tax benefits to both and amend rules to have a balanced one for both.	4/29/2019 7:28 PM
201	Again protect owners so they feel good about renting out a suite in their house.	4/29/2019 7:19 PM
202	Enforce Air B and B regulations!	4/29/2019 7:17 PM
203	Bettering public transportation. The more easily citizens can move throughout the city the less density there will be nearer the downtown core and the less competition for housing that allows for a simpler commute to and from work and grocery stores. Not only is rent high but the cheaper the rent the more likely renters will need a car.	4/29/2019 6:46 PM
204	Help development of rent to own accommodations.	4/29/2019 6:35 PM
205	Rent control. Put a maximum price that can be charged per square foot of space regardless of location.	4/29/2019 6:20 PM
206	rental caps!!	4/29/2019 6:16 PM
207	Fining/higher taxes on those who use their property as a short-term rental/AirBNB/etc instead of renting to those who live here.	4/29/2019 6:15 PM
208	I've noticed none of the new rental developments in the city are affordable. There seems to be an oversupply of apartments renting at \$1800+ per month. Encouraging development of affordable housing should be a priority - the city doesn't need more luxury units, it needs homes.	4/29/2019 6:04 PM
209	There should be a cap for rent per unit size. Also, it should not be legal to completely ban pets.	4/29/2019 6:00 PM
210	change what the city thinks is affordable rent , no 1 bedroom apt. should be over \$1000 a month.	4/29/2019 4:34 PM
211	Providing rent subsidies does not increase the stock of affordable rentals, it just subsidizes landlords from the public purse.	4/29/2019 4:12 PM
212	Reduce renting prices	4/29/2019 4:08 PM
213	Look to province for support.	4/29/2019 4:07 PM
214	You can support by talking to renters, not City staff.	4/29/2019 3:44 PM
215	Lobby government to increase effective advocate action for renters vs landlords.	4/29/2019 3:32 PM
216	Allow rental units as additions on already existing properties like in-law housing. Ok rooming houses of good quality.	4/29/2019 3:32 PM

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217	Create incentives for small providers to offer housing, and be wary of policies that make it so onerous to provide rental housing that no one wants to do it.	4/29/2019 3:32 PM
218	Please, please do not hire another staff person! Have those currently on staff put more time into this problem.	4/29/2019 2:46 PM
219	Build more housing that is affordable so renters have options and landlords have more incentive to keep rents low and quality up.	4/29/2019 2:42 PM
220	When City Council proposes to solve transportation/environmental issues by raising property taxes, Council becomes directly responsible for making rental units less affordable. Had no one thought of that before such ideas were floated and given credibility?	4/29/2019 1:59 PM
221	Protection for long term renters, from continuous rent hikes.	4/29/2019 1:43 PM
222	Build more rental housing	4/29/2019 1:33 PM
223	Insist on high quality development that will last generations and be flexible to demographic change.	4/29/2019 1:32 PM
224	Making it easier for renters to get into the market. Different levels perhaps	4/29/2019 1:14 PM
225	Service dogs also get discriminated against (I have one) -- half of my rental viewing appointments when I came to Victoria 3 years ago cancelled because of my service dog (who had references, is fully certified, doesn't shed, and is basically mute).	4/29/2019 1:11 PM
226	I think it would be helpful to have more housing co-operatives built. They're a great alternative to renting for families and people who want to start a family.	4/29/2019 12:53 PM
227	work with both renters and landlords..... it can be very difficult to evict (due to non-payments, destroying property etc), which results in landlords do not want to take the chance on renting....	4/29/2019 12:51 PM
228	support the landlords when it is a BAD tenant - then we won't close our rentals	4/29/2019 12:13 PM
229	Force a rental reduction of 30% on all landlords	4/29/2019 12:09 PM
230	NA	4/29/2019 10:46 AM
231	Work with other governing bodies to improve accessibility of home ownership for local workers to better consider existing/potential secondary units in stress testing (given the low vacancy rate)	4/29/2019 10:20 AM
232	Capping rental rates/lowering market standard rates. Cost of renting has doubled since moving here in 2014.	4/29/2019 10:16 AM
233	Build places for seniors single rooms with pods to share living space .	4/29/2019 9:50 AM
234	less taxes paid by builders and landlords who have rental units.	4/29/2019 8:49 AM
235	Many landlords and property owners are not educated in the tenancy laws. And many are stretched financially to be effective landlords. Require the completion of property management courses and dont let assets rich people buy multiple homes.	4/29/2019 7:42 AM
236	Keep working with the co-op housing federation of BC to encourage local co-ops to redevelop for aging in place so that larger units now occupied by empty nesters can go to families	4/29/2019 7:28 AM
237	Put a cap on rents	4/29/2019 7:06 AM
238	Rent control	4/29/2019 7:04 AM
239	Affordable rent. Getting the word out that there are laws in place to protect some renters and advocates that can help said people during wrongful evictions.	4/29/2019 6:43 AM
240	Find a way to stop price gouging.	4/29/2019 4:41 AM
241	I think that the landlords should get incentives to rent their homes out, an example would be property tax breaks.	4/29/2019 12:58 AM
242	These ones above would be good to start with	4/29/2019 12:51 AM
243	Lower rent	4/28/2019 11:43 PM
244	put protections in place to prevent gentrification pushing out past tennants and marginalized groups in their communities (like chinatown)	4/28/2019 11:12 PM
245	institute a moratorium on renovating older apartment buildings by developers	4/28/2019 11:09 PM

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246	Provide more parking spaces in all the condos you are allowing to be built for 2 car families so they don't fill up the parkades with their overflow.	4/28/2019 11:06 PM
247	If landlords had more rights than tenants then they would be more inclined to rent to them instead of using the home for themselves or putting their place on air bnb. This would create more rentals in the market. Also lower tax percentages on income to those who rent to tenants.	4/28/2019 10:57 PM
248	Landlords cannot afford to provide cheaper rent because the cost of their housing is so high, alongside strata fees and taxes that they must pay. This drives the rent up for the renters. Then because there is less options for renters, we are often forced into uncomfortable and unsuitable situations because finding a new apartment includes a bidding war with a zillion other people in similar situations.	4/28/2019 9:50 PM
249	I think the City should really look at pushing developers to create affordable housing. The City doesn't have the money to build but developers do, and are already building. Make it a partnership program. I feel like some of the key actions listed in #3 can be superseded by provincial govt legislation.	4/28/2019 9:41 PM
250	Create mobile home parks or places like Kettle Creek to buy.	4/28/2019 9:35 PM
251	Ensure "affordable rent" does not skyrocket.	4/28/2019 9:09 PM
252	There need to be more affordable options that better reflect the real wages people are making here.	4/28/2019 8:58 PM
253	Review tax structure and bylaws to make it easier make a basement suite viable.	4/28/2019 8:05 PM
254	More areas of affordable housing that have rent ceilings. No one should be making absolute profit off of others needing a place to live. That said, people should not have to work to the bone to have 80% of their income go towards rent. That leaves nothing for people to be able to pay other bills, go to school, or better themselves and their family.	4/28/2019 7:45 PM
255	Better control development so that rental stock is increased	4/28/2019 7:26 PM
256	Cap rental price	4/28/2019 7:20 PM
257	Rent control! I don't know how it plays out in practice, but everything is too expensive.	4/28/2019 7:20 PM
258	make developers set aside a percentage of units for low (not "affordable") income housing	4/28/2019 7:09 PM
259	affordable housing that can be afforded by a single person on minimum wage	4/28/2019 7:06 PM
260	Increase wages, it's hardly affordable to make it in Victoria when you are just barely getting by.	4/28/2019 6:42 PM
261	Match the demand to control the prices. Improve public transport to avoid congestion in downtown rental market	4/28/2019 6:36 PM
262	taxes on vacant properties to incentivise home owners to not leave houses empty while many are unable to find affordable accomodation	4/28/2019 6:32 PM
263	The rental pricing is outrageous and having to also pay for utilities on top of that is very difficult. Maybe there's a way rental pricing is a standard for the type of unit and or making it mandantory that utilities a part of rental price.	4/28/2019 6:32 PM
264	Build more coop Housing. Tie rental fees to avg incomes. I read that the ravens crossing cohousing development is selling base units for 600k but that would mean a single person would need 120k down payment and a job that pays 95k a yeAr! This is in Sidney.	4/28/2019 6:19 PM
265	Rental cap? Its crazy that an average job downtown pays between \$12-17 which means an affordable unit for someone living on that budget is about \$500-\$750. Yet the currently the average market value for one bedroom bedroom rental \$1200-1500+ thats no pets no smoking, and often has no utilities or laundry included.	4/28/2019 6:17 PM
266	Bigger monthly rental benefits for seniors	4/28/2019 6:06 PM
267	Affordability is very important for all students!	4/28/2019 5:25 PM
268	I think that one of the biggest issues facing renters is the lack of housing that meets their budget. As someone who makes 40,000 a year, I cannot afford a 1 bedroom apartment full stop. I'm not picky, but 1100 a month in rent is half of my income and the norm for a 1 bedroom. This needs to be dealt with	4/28/2019 5:10 PM
269	Encourage rent-to-own developments	4/28/2019 5:08 PM

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270	Start an investigation in to where owners of homes reside	4/28/2019 4:42 PM
271	Advocate or build more social housing	4/28/2019 4:34 PM
272	More affordable housing	4/28/2019 4:26 PM
273	Put rent down . I am in an abusive situation and I csnt leave because I cant afford anywhere for myself and my son	4/28/2019 4:25 PM
274	Regular inspections of rental homes as to prevent renters from living in subpar conditions and illegal sweets. Rent is set by landlords but who monitors the conditions of rental homes?	4/28/2019 4:25 PM
275	I'm not sure	4/28/2019 4:22 PM
276	set a maximun prize per ft2 and make more developments for affordable rent happen	4/28/2019 4:10 PM
277	Smaller (mini individual) affordable, drug free zones for those who can't afford to rent now, to reduce. homelessness. Coops where everyone helps each other	4/28/2019 4:05 PM
278	More flexibility in terms of rental applicant requirements. Restricting potential tenants based on age/gender/pets limits a large demographic from being able to find housing. Affordable housing is the largest issue. Students can not afford housing in Victoria period. Victoria is a student-based city and the city should accommodate this growing change in demographic.	4/28/2019 4:04 PM
279	Have a rental pricing guideline that both home owners and renters can refer to when negotiating a price for rent. Making pet deposits a flat rate or less than 50% of total monthly rent.	4/28/2019 3:53 PM
280	Create more low income housing	4/28/2019 3:51 PM
281	A cap on rent. Based on walk score, amenities, square footage, a baseline essentially so landlords homeowners can't overcharge due to low vacancy.	4/28/2019 3:49 PM
282	Build housing affordable for low/modest incomes	4/28/2019 3:42 PM
283	Consider restricting bidding on rents. This is a common issue I've heard happening in this city from friends of mine who have had to look for rental housing in the past few years.	4/28/2019 3:29 PM
284	Work towards creating a stable and affordable housing market for both renters and buyers. It is completely unaffordable currently.	4/28/2019 3:10 PM
285	More rental subsidies for low to middle income tenants	4/28/2019 3:06 PM
286	Rent to own options	4/28/2019 3:02 PM
287	Provide 4 to 6 months of financial compensation for renter displaced by renovictions and make a cap on the increased rents thereafter	4/28/2019 3:00 PM
288	There should be more help for people who rent, that have mental health issues,,those issues intafere with the living conditions of other renters !	4/28/2019 2:53 PM
289	Provide free financial management courses to those who complain about affordability. Or support the landlords so they feel secure in providing housing.	4/28/2019 2:49 PM
290	More affordable new housing - less new condos downtown that only few can afford.	4/28/2019 2:48 PM
291	More co op housing should be available to keep rental costs affordable	4/28/2019 2:47 PM
292	More punitive measure against landlords who make false accusations and demand corrections at renters cost. And if refused are threatened with eviction.	4/28/2019 2:42 PM
293	Living wages, more affordable rental homes. More family sized homes eg. 3+ bedrooms	4/28/2019 2:41 PM
294	cap on rent increases	4/28/2019 2:39 PM
295	Make strict laws regarding moving tenants out of established homes with regard to months of notice and/or compensation, and or threats of withholding references: i.e. establish a hefty fine/compensation to tenant when landlord abuses eviction notices; obligate rental property managers to be licensed and have strict anti-bullying, and strict anti-harassment legislation and enforcement; make it easier for tenants to dispute eviction notices	4/28/2019 2:35 PM
296	create more affordable housing options for students	4/28/2019 2:34 PM
297	Build more affordable housing instead of condos no one can afford condos.	4/28/2019 2:31 PM
298	More adorable housing.	4/28/2019 2:17 PM

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299	work more closely with developers to find innovative solutions to incentivize affordable rental construction	4/28/2019 2:15 PM
300	I'm not sure what the solution is but the city is severely lacking in affordable rentals. I'm low income, but above the threshold for subsidised housing, and my rent is about 60% of my family's household income and we rent a tiny basement suite with no closets and the heat doesn't work (I have a 6 month old baby). Anytime I look for available rentals they are out of my price range, or when I show up to view the place I'm competing with 50 other people, and they are bribing the landlord with higher rent, or the place is garbage. My job is here so I can't move to another city and I don't know what to do.	4/28/2019 2:13 PM
301	make cheaper housing for young adults, as low income housing already exists, and there is alot more resources for families than there is for young adults struggling (students as well as non students).	4/28/2019 2:11 PM
302	Building Fewer condos and more affordable rental housing Develop strategies to house the mentally ill living on Victoria's streets	4/28/2019 2:09 PM
303	More low income housing, as well as procedures filling low income housing, possible income caps in low income housing to allow more availability for those in desperate need	4/28/2019 2:08 PM
304	Make affordable housing a percentage of units in new developments part of the permit approval process.	4/28/2019 2:06 PM
305	Building more affordable housing	4/28/2019 2:01 PM
306	Subsidized housing, enforced and mandated maintenance regulations on rental properties. First and last months rent in place for owners.	4/28/2019 1:10 PM
307	Rent cap	4/28/2019 12:52 PM
308	We need fewer for sale condo developments and more buildings that are entirely rental suites, pet friendly	4/28/2019 11:24 AM
309	make long term rental contracts an option	4/28/2019 11:17 AM
310	Reassess property taxes so that good landlords are not forced to raise rents. Landlords need to survive as well.	4/28/2019 11:02 AM
311	Work with the Province and Feds on strategies.	4/28/2019 10:46 AM
312	consider incentivizing landlords to upgrade current facilities. incentivize SFD owners to add garden suites, basement and secondary suites. this is the only action that will increase affordability for renters	4/28/2019 10:46 AM
313	Stopping pet discrimination	4/28/2019 10:21 AM
314	Capping the amount somewhere is allowed to charge for rent so that people are not homeless when the cost of rent rises but the wages do not.	4/28/2019 10:12 AM
315	Garden suites serve the home owner, renter and mortgage carrier... Cost nothing for city to change policy	4/28/2019 8:36 AM
316	Lower the cost of rent	4/28/2019 8:08 AM
317	Encourage development of rental units suitable for working families.	4/27/2019 10:10 PM
318	Make it easier for tenants to flag bad landlords/subletters, create a registry of "known" bad apples. Had a landlord who did not keep our deposit money separate, actually spent the deposit money and admitted it via email, among many other admitted things. Build affordable housing. Keep existing affordable housing. Thank you so much for taking our concerns and considerations seriously. When I moved to Victoria I was able to find an affordable bachelor for \$690, that was in 2015, and now I know I couldn't even rent a room in most decent apartments for that much.	4/27/2019 9:48 PM
319	We have so few choices. We'd like to buy because our rent is crazy, but we can't afford to get into the market. More co-op housing would be fantastic.	4/27/2019 8:12 PM
320	Need more supply. Need more rental. Stop blaming developers meanwhile you are taking hundreds of thousands in fees. Shame on you. Stop being a hypocrite and let's get more rental supply built NOW.	4/27/2019 5:42 PM
321	Reduce the language that seems to suggest landlords are the problem. The increases on landlord restrictions make it less likely to increase housing stock.	4/27/2019 4:06 PM

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322	Make building secondary suites, garden suites easier!! We own a duplex zoned lot. We've inquired to build an accessory building that we would rent for long term renters. We were told it's a no go, or incredibly difficult. Why only allow developers to make high density? Home owners need extra income to manage mortgage/maintenance, and are happy to build on their property to accommodate renters	4/27/2019 3:00 PM
323	Create tax system for development, affordable units per development, get break on taxes.	4/27/2019 1:46 PM
324	More pet friendly rentals especially for mental health reasons	4/27/2019 1:09 PM
325	mandatory affordable suites mixed throughout new developments.	4/27/2019 11:48 AM
326	Lobby provincial and federal governments to buy/build more affordable housing projects.	4/27/2019 11:45 AM
327	Homeowner grants to afford Limits to how much rent can increase - shouldn't increase every year if nothing is updated or maintained and someone's wage doesn't increase Pets should be allowed	4/27/2019 11:00 AM
328	Cost of housing (buying) effects cost of rentals. When we were kicked out (our rental was sold) we were stuck in the place of not being ready to buy but renting was going to be more than a mortgage.	4/27/2019 9:24 AM
329	Help them understand that not all landlords are out to gouge renters. We have many increased expenses too that are absorbed or not able to be equally shared with tenants.	4/27/2019 8:43 AM
330	It's all about supply and demand. Fund ways to increase supply through incentives or convert older hotels etc. Into affordable housing for homeless etc.	4/27/2019 7:48 AM
331	subsidize low income renters	4/27/2019 7:43 AM
332	Support both landlords and renters. Landlords are afraid to rent out their homes,when there is an issue the landlord tenant act sides with tenants, makes landlords overly cautious	4/27/2019 6:13 AM
333	Review the laws to protect people facing renovations.	4/27/2019 2:12 AM
334	cap on rental units so they do not reflect prices of vancouver and toronto	4/27/2019 12:26 AM
335	I have no idea how to give more power back to renters, to be honest. Landlords have us over a barrel to a point where I will agree to an illegal credit check just so I won't get passed over for housing. The fact that they can also take an extra lump of my money because I have a cat is also absurd. She's not a 90 pound dog that will ruin the floors, doors & walls by living in the home. But I will agree & pay that deposit because I need a home & they have the power. I love my cat & i'm not putting her out on the street to please a landlord.	4/26/2019 11:07 PM
336	More affordable housing units. And by affordable most people do NOT mean \$1,500 a month for rent for a 1 bedroom apartment that won't even allow pets	4/26/2019 10:49 PM
337	Reduce maximum rental increase per annum. Cap maximum rent prices per number of bedrooms.	4/26/2019 9:52 PM
338	stop building over priced condos EVERYWHERE	4/26/2019 9:40 PM
339	build more supply to reduce growing costs	4/26/2019 9:38 PM
340	Put taxes in place to stop people from parking money in the local housing economy and forcing local people out of the market	4/26/2019 8:48 PM
341	The city should buy or lease land and build housing, not high rises but coop housing, or rental units.	4/26/2019 6:29 PM
342	I don't know what else we could do. Capitalism is bad.	4/26/2019 6:03 PM
343	The main problem I see is that rent and wages don't line up in this city. Rent is so unaffordable here and mine gets raised the maximum every year, my wage doesn't. Cap rent increases? Stop raising property taxes so landlords don't need to pass on the cost to renters?	4/26/2019 5:43 PM
344	Guarantee long term loans for societies who wish to initiate co op housing complexes. Purchase multiple properties NOW to create banks of land for future development into affordable housing. This housing will be created through public, corporate and individual investors.	4/26/2019 5:32 PM
345	Build rental units that allow non-family members to share a rental property while providing privacy. E.g 2 master bedrooms with en-suite, shared kitchen and living area.	4/26/2019 5:14 PM
346	Zoning to support multi family over single family, including three plus bedroom rentals.	4/26/2019 5:02 PM

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347	Actually LOWER costs. Just building more stock doesn't help; look at Toronto. Over 130 new condos went up in one year and prices are still soaring. Simply building more condos/apartments in Victoria isn't going to stop prices from getting higher, and they are already too high - you need to REVERSE the price trend, not just slow it.	4/26/2019 5:01 PM
348	Incentives for homeowners who are renting out units- make it easier and more affordable for homeowners who may have a costly mortgage to rent out their space.	4/26/2019 4:53 PM
349	Focus on ensuring supply is created. The current councils view that all landlords are evil is just plain wrong and not helpful at all.	4/26/2019 3:48 PM
350	there could be a tax break for LL that are willing to keep rents low to help stop homelessness - better board for renters to take problems too without the costs!	4/26/2019 3:41 PM
351	Don't reject high density strata developments on principle (e.g. not purpose-built rental, too tall, doesn't fit with character, etc.). Some of these units will be rented. Some will be purchased by current renters who will free up existing rental stock for others looking to rent.	4/26/2019 3:31 PM
352	Build more low income housing, change the city's definition of "affordable housing" it's too expensive, make renovictions illegal, stop allowing landlords to discriminate against you due to age, pets, etc.	4/26/2019 3:14 PM
353	The city should pursue zoning bylaws and covenants on title that lock-in conditions on both new strata and market rental developments such as: share of units affordable in perpetuity (e.g. inclusionary zoning), share of units rental in perpetuity (e.g. rental zoning), conditions that prevent discrimination (e.g. prohibit age and pet restrictions). It is critical to lock-in these changes and applying them city-wide to provide certainty and an even playing field to tenants, owners and commercial landlords.	4/26/2019 2:57 PM
354	consider renters who live alone, i.e., single-income without biased benefits towards couples; consider amount of rent based on number of occupants - why should 1 person pay \$1400 if they're solo when couples only pay \$700 per person	4/26/2019 2:41 PM
355	Rent is outrageous in this city - I will have to leave the city soon over it. I have been here for 23 years and volunteer, work hard, and give back to this city. My \$48,000 a year career does not allow me to live easily with the insane rental costs. 3 years ago I rented a 1 bed for \$900.00. Now pet friendly rentals are \$1,500 plus. It should be a crime	4/26/2019 2:37 PM
356	The increase in property taxes just makes home ownership and renting more expensive for everyone. City council is being irresponsible with spending! Learn to live within your means.	4/26/2019 2:26 PM
357	Invent developers to offer rent-to-own properties.	4/26/2019 2:25 PM
358	Besides needing more affordable safe clean and pet friendly housing for families, seniors and individuals with disabilities/addictions, we need regular truly affordable safe clean and pet friendly housing for single individuals - young, and middle aged. In the end this becomes down to federal and provincial governments really really really investing in affordable housing instead of looking at short term goals.	4/26/2019 1:59 PM
359	Freeze rent increases!	4/26/2019 1:53 PM
360	Rent caps (?)	4/26/2019 1:52 PM
361	Would it be possible for renters to receive a rental rebate based on the renter's income similar to homeowner's property tax rebate?	4/26/2019 1:39 PM
362	Stop increasing rents each year. There should be a max number of years rent can be increased. Like after 10 yrs renting same unit no more rent increases	4/26/2019 1:26 PM
363	Lower pricing and better security. More affordable housing options either building or buying. It is a market economic decision but government can start in right direction.	4/26/2019 1:18 PM
364	The market is cyclical. Prices have stabilized now, vacancy is heading up, and it is important not to try new experiments that may have unintended effects	4/26/2019 1:07 PM
365	Make 'affordable housing' actually affordable. Apparently livable wage is 21/hr in Victoria and I'm lucky to get 15 being a newcomer	4/26/2019 12:48 PM
366	*incentivise developers and homeowners to offer affordable rental units *encourage rezoning for higher density development in areas accessible to major bus/bike routes, grocery stores, schools, libraries, and community centres	4/26/2019 12:36 PM

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367	Having invested in rental property in Victoria and having only lost \$ I would say give landlords more rights to protect their investments and support them when it comes to eviction for non compliant or non paying renters. We sold our investment property after losing money consistently for ten years. Increased taxes, damage and non compliant renters were a factor	4/26/2019 12:29 PM
368	Regulating affordability as well as discrimination against pet ownership.	4/26/2019 12:02 PM
369	End single family dwelling zoning as much as possible, bulid up and increase housing density	4/26/2019 12:01 PM
370	Decrease property taxes so landlords can decrease rents. It is very simple.	4/26/2019 11:48 AM
371	Don't increase home owner taxes so that it doesn't impact the rents charged for suites and the home. Rent subsidies for young adult housing	4/26/2019 11:26 AM
372	None of the above actions really address the rapidly rising cost of rentals, outside of supply/demand dynamics. I feel it would be worth thinking about how rent prices can be reduced, or at least cause them to stop rising so fast.	4/26/2019 11:11 AM
373	More incentives for landlords (e.g., tax breaks) who provide long-term affordable units	4/26/2019 10:21 AM
374	More public owned housing, stricter fines against landlords who are found breaking regulations, renovation grants to those providing secondary units that will only rent monthly, possibly to elderly or disabled clients.	4/26/2019 10:21 AM
375	Make rental insurance mandatory	4/26/2019 10:10 AM
376	Some ideas off the top of my head.. Develop a platform for renters and landlords to communicate more clearly and frequently. Organize town halls for community involvement in dense rental markets. Develop an in-house website for landlords to advertise their vacancies so guidelines can be more clearly followed. Work with RTB to establish a more reasonable notice period before renovations/eviction start. 120 days is not long enough when there's no affordable place to go. Support renters being evicted due to renovations. Maybe a few months of bus ticket credits for those moving into brentwood or langford could be offered? Dog/pet friendly acceptability/discrimination is ruff. I have a large dog who is non-destructive, very timid and quiet, great with people/other dogs and it's near impossible to find a place for us. I adopted her when my landlord stated they didn't foresee any changes to our agreement. Three months later I was "renovicted" with a new companion to feed. More opportunities for rent-to-own scenarios - my money as a renter is only padding pockets. Advertise renter rights and communicate general living standards for renters that are living with leaking ceilings, mold, rodents and poor insulation/heat etc.	4/26/2019 10:01 AM
377	donate land for rental properties	4/26/2019 9:58 AM
378	Allow for building of more housing supply. Cut the red tape and bureaucracy that adds time and costs to projects.	4/26/2019 9:57 AM
379	Three story walk up apartment buildings are cost effective options that fit well in most neighbourhoods. If too many regulations are in place, people will refrain from providing rental stock, leading to an even tighter rental market, even lower vacancy rates and even higher rents for low-quality housing.	4/26/2019 9:49 AM
380	the largest challenge is the housing supply and the demand level, encouraging the construction of new rental housing (e.g. easing zoning and development approvals for rental units) would go a long way and do far more then preserving existing units and heritage buildings	4/26/2019 9:04 AM
381	there should be more focus for young families, with appropriate units/buildings and community development that includes consideration of downtown schools - the children's park behind the courthouses was a great addition	4/26/2019 8:19 AM
382	.	4/26/2019 7:41 AM
383	Helping financially low income tenants by giving money to pay their rent	4/26/2019 7:32 AM
384	Focus on reducing taxes and fees. I used to not raise my rent on tenants but now do because of increasing costs.	4/26/2019 6:16 AM
385	The " rent" that is asked from people is sky rocketing and so people are becoming the "working poor"	4/26/2019 6:08 AM
386	More affordable living to match wages.	4/26/2019 2:49 AM
387	Give renters the option to rent-to-own their apartment.	4/26/2019 1:24 AM

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388	I'm not sure it's within your remit, but I would really appreciate more clarity on what repairs landlords *must* perform for tenants, and what actions we can take to ensure they are done. Our building is infested throughout with clothes moths (I've seen them on every floor - the building's carpeting is wool-based), and at least one of the building's balconies is displaying dangerous levels of rot (the floor has a hole you can put your foot through!). We tenants have little to no leverage to get the manager/landlord to do anything about these issues. In the case of the balconies, there are clear signs of rot on several and I am genuinely worried for the safety of my fellow tenants, but there seems to be nothing we can legally do to get the issue fixed before something bad happens.	4/25/2019 11:30 PM
389	I would like to see clear bylaws for short term rentals that disincentivate short term rentals. I would also like to see secondary suites or development of more duplexes encouraged.	4/25/2019 11:07 PM
390	None. It isn't your job to support renters. Your job is to support homeowners. We pay the taxes.	4/25/2019 10:26 PM
391	Carrots for rental development, not sticks to developers. Rather than trying to force uneconomic development, encourage through tax incentives to get the necessary rental units.	4/25/2019 10:13 PM
392	Reducing parking requirements, stop voting down affordable and supportive housing proposals.	4/25/2019 10:03 PM
393	Enforce building codes on buildings that haven't had electrical, windows etc upgraded in 50yrs. And all of this at market value. Building that I live in on Cook st is a 1960's wood frame building and all the rental suites are still equipped with screw in fuses. No breaker. Increases apartment insurance due to sub par wiring. Same building is all the same era single pane windows. Subfloors are bowed in sections, doors don't fit sills, blowing out appliances that I plug into certain outlets. And lastly, ensuring that if there's been a suicide/death in a rental property, that it's actually overseen by the city. There was one in the building I lived in, last year. We were never notified that a body had been decomposing in a suite for almost 2 weeks before it was discovered. They used positive pressure to air out the suite, which due to the sub-par door sealing job, sent biohazard out into the hallways for almost a month. Devon Properties certainly couldn't care less.	4/25/2019 9:09 PM
394	Support affordable housing for the middle class	4/25/2019 9:04 PM
395	Ensure landlords maintain properties. Aging rental buildings need renovation and repairs.	4/25/2019 8:57 PM
396	Incentivize is not a word. Incentive is the word you are looking for. So you are wanting to say, "Incentives for the development of new multi-family rental housing."	4/25/2019 8:57 PM
397	Not all renters want to live near kids or pets. I am completely against forcing landlords to accept either (particularly the pets). Pets are often disruptive and destructive. If I owned a home I could choose not to have pets - as a renter I should enjoy this same right. Pets should never be given the same weight and consideration as people who don't want them. They are a luxury, not a requirement - no matter how much people protest that they are. Pets put huge demand on the surrounding eco systems and parks and destroy habitat and waste (my) tax dollars addressing the myriad of issues.	4/25/2019 8:45 PM
398	Make available more affordable LOW income housing. What is currently considered LOW income is still unaffordable for OAPs and other low income folks	4/25/2019 8:35 PM
399	Stop predatory landlord situations and action when landlords force potential tenants to give information illegally such as forcing tenants to give them their SIN#	4/25/2019 8:28 PM
400	Give a discount on municipal taxes to people renting suites to others. Or a discount to homes housing more than 4-5 people?	4/25/2019 8:26 PM
401	Have an option where the rent goes towards the purchase of the home	4/25/2019 8:04 PM
402	lower rent for bachelor suits, garden suits, 1 bedroom suits!	4/25/2019 7:55 PM
403	None, let the market determine. Enough supply would force landlords to be more professional and deliver good services through market forces.	4/25/2019 7:46 PM
404	Rezone properties north of Herald Street and west of Blanchard to high density residential - this part of the City is very underutilized	4/25/2019 7:43 PM
405	Fix the zoning. Downtown can be much larger but dies at Fisgard for some reason. I am sick of driving past new car lots in the middle of what could be downtown.	4/25/2019 7:40 PM
406	Generally consider the supply side of the rental market as a significant issue; the region has grossly underbuilt for over a generation already. Need to cooperate with other CRD municipalities to improve rental stock, specially the likes of Saanich and Oak Bay who stonewall new supply even as more workers, students and retirees move in.	4/25/2019 7:18 PM

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407	Is there a way to control the amount charged for parking spaces? I've learned that for newer tenants in my building it is almost double my fee and I've only been renting for almost five years.	4/25/2019 7:15 PM
408	Look closely at how some rental companies operate - often they are taking advantage of renter's who don't know their rights. I have had Devon properties try to get around giving me 24 hours notice before entering my apartment and they also require apartment applicants to give a deposit with the application.	4/25/2019 7:14 PM
409	Give owners of buildings a tax break so they don't pass increases on to renters.	4/25/2019 6:54 PM
410	Push to improve public transit so that renters who work in the Downtown Victoria core can rent or own property further away where property values are more affordable. Incentivize preference for large numbers of lower-cost rental units over fewer, higher-cost units.	4/25/2019 6:53 PM
411	Family focused opportunities. Think outside of the box. Even ideas such as developing the second floor of the old Sears location at Hillside Mall, into big family suites, with a playground attached outside. Grocery shopping would be nearby for all of the tenants, which would then also be good for all of the businesses in the mall.	4/25/2019 6:49 PM
412	Create laws to support legally binding landlords to remediate for black mould and disrepair. Currently tenants must pay out of pocket for an inspection and the landlords are not bound to remediate.	4/25/2019 6:38 PM
413	Enforce rental rates to be reasonable, and not based on over-inflated home values.	4/25/2019 6:16 PM
414	None	4/25/2019 5:45 PM
415	AirBNBs are more profitable for landlords giving less incentive for rental suites	4/25/2019 5:44 PM
416	Fight house-owning NIMBYs. Why are a few vocal homeowners permitted to block new housing in places that make sense like along Cook st. between Fort and Dallas?	4/25/2019 5:36 PM
417	Remind renters that cheaper accommodation is available in other prairie towns	4/25/2019 5:29 PM
418	Read the above - rental rates are ridiculously high - wages have stayed the same - real estate has gone up - put caps on these issues - why should we have to pay more then double the amount for a one bedroom - the rates have doubled over the past few years - why is that ?	4/25/2019 5:29 PM
419	The city can't get anything done without the province and the federal government.	4/25/2019 4:59 PM
420	Reduce maximum rent increase percentage	4/25/2019 4:49 PM
421	No new staff for anything Try to enlarge programs without too many rules and regulations	4/25/2019 4:46 PM
422	Refuse to define "affordability" as a percentage of average market rent (usually 75-90% AMR). That formula doesn't work when markets are flooded with money from people who don't live and work in the region. Instead, mark an affordable rental rate to 30% of median income or some similar measure. Fight to have other municipalities and other levels of government take this approach to defining affordability.	4/25/2019 4:36 PM
423	Have a hotline and field agents who can respond immediately to emergent rental needs, including for instances when landlords purposefully disobey tenancy laws. Create dedicated staff positions to enforce tenancy laws on behalf of residential tenants. Waive the filing fee required for arbitration of tenancy matters, the cost of which may be prohibitive to some renter demographics. Created dedicated interdepartmental staff positions to work as liaisons between the tenancy branch and the municipalities to ensure that landlords maintain properties in accordance with municipal bylaws, including and in particular bylaws that deal with pests, crumbling structures, and arbour issues. Incentivize the development of new multi-family rental housing that retains private yard and other recreational living spaces for all types of families and single persons. Create a hotline to report landlords, and follow-up on complaints received. Maintain limits on rent amounts to ensure housing remains affordable in the city and surrounding areas. Make it easier to build legal secondary and garden suites without detracting from existing tenancy rights and health and safety laws.	4/25/2019 4:33 PM
424	Develop strategies to help group (4 people) of healthy senior women to rent together to help them to afford a decent place to live.	4/25/2019 4:27 PM
425	Blanket upzone neighbourhoods (i.e. Harris Green, downtown) or high density corridors (Cook St. Quadra St, Blanshard St, Douglas St, etc.) to allow for bonus density and height for rental buildings or buildings that have a certain percentage of rental units.	4/25/2019 4:26 PM
426	Make it easier for those with pets to find a place to rent.	4/25/2019 4:14 PM

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427	Completely ban short term rentals in anything other than your primary residence and actually enforce it. There are so many listings on Airbnb and no action is ever taken it seems. Even if there is action it's a slap on the wrist. Make some examples of people that are caught breaking the bylaws and create some media attention around it.	4/25/2019 4:07 PM
428	rent control	4/25/2019 4:05 PM
429	1)Give property tax breaks to rental locations where rent is less than \$200 per square foot per month. So a bachelor that is 500 square feet and rents for less than \$1000 qualifies. 2) give grants to convert existing non rental space to rental space. The grants are a property tax credit paid out over 10 years.	4/25/2019 3:59 PM
430	Update the City's rental replacement policy to minimize the number of affordable rental units that may be lost through redevelopment	4/25/2019 3:54 PM
431	Give the renters more input on outside smoking. Eg. when an next door neighbor that owns the unit smokes on their patio from which your house fills with it and your kids that are playing on their patio dont have to inhale it.	4/25/2019 3:54 PM
432	Practice fiscal responsibility by the City of Victoria to diminish the tax burden. That tax burden lands on property owners and tenants.	4/25/2019 3:50 PM
433	Increase density	4/25/2019 3:34 PM
434	Pressure the Federal and Provincial governments to BUILD housing. Say Something. Do something.	4/25/2019 3:34 PM
435	Improved bus service to/from areas with affordable rent. Bus service is great in desirable areas which also have high rent. Cheaper areas have less direct bus routes which disproportionately affects lower income people.	4/25/2019 3:17 PM
436	eliminate parking minimums so that renters without cars don't need to subsidize driving	4/25/2019 3:03 PM
437	Bad renters are just the same problem as landlords. Having a bad experience with renters took our rental suite off the market and got it turned into a home business. If you make it so that renters get more support, landlords will limit their stock in the rental market. Passing laws to support renters more will only shrink inventory further.	4/25/2019 3:03 PM
438	Require developers and building managers to unbundle parking, so residents are not forced to pay for costly parking spaces they do not need. Reduce parking requirements and encourage apartment owners to build more housing on underutilized parking lots. Allow and encourage owners of older apartment building to replace them with larger buildings that contain more units. Avoid imposing excessive restrictions on older apartment building demolitions if they can be replaced with significantly more units.	4/25/2019 2:31 PM
439	Stricter rules on AirBnBs and short term rentals. Restrictions that control rent in comparison to the current minimum wage or ensure that there are enough affordable places for renters based on census data	4/25/2019 2:30 PM
440	Stop pushing developments. More units don't support the renters - they support only the developer.	4/25/2019 2:19 PM
441	Allow for rent subsidies wherever people qualify.	4/25/2019 2:15 PM
442	More rent control	4/25/2019 1:40 PM
443	Allow rezoning in neighbourhoods like Fairfield to allow for construction of rental properties and increase density.	4/25/2019 1:39 PM

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444	Application of a new zoning framework that does not include an exclusive zone for single family detached housing. This form of housing gets exclusive protection from market dynamics at the cost of all other residents and future generations. Triplex/Quadplex should generally be allowed in the neighbourhoods that have traditionally been protected from increased population. Reduce/eliminate parking minimums for purpose built rental within a 20 minute walk of downtown, or some other reasonable distance (and reduce them in general). Integrating gentle density is good, but not really going far enough if it is the only approach. Analysis should be conducted to determine whether gentle density vs. mid-rise more effectively achieves housing goals, while maintaining open space and efficient transportation. Land is expensive, and forcing multi-family into the housing form of a single family home isn't necessarily the most effective way to establish more affordable housing (although it may be more palatable to current residents, policy should be based on evidence and strong rationale, not people's nostalgic preference for a housing form that has lost relevance in modern cities)	4/25/2019 1:35 PM
445	Crack down on air bnb units reducing rental inventory. Incentivise rental units in large developments.	4/25/2019 1:28 PM
446	Ensure that rental facilities are of a standard on par with "for purchase" facilities. I think by classifying housing as affordable allows for it to be treated as substandard.	4/25/2019 1:24 PM
447	Set rent cap on 1bdr apartments. It's becoming increasingly more expensive and not possible for comfortable living in Victoria. Limit reasons for eviction.	4/25/2019 1:19 PM
448	Limit the amount homeowners and landlords/companies can charge for units! 1 bedroom units should NOT be \$1500.	4/25/2019 1:14 PM
449	Eliminate parking minimums - lots of people without cars shouldn't have to pay for parking.	4/25/2019 1:12 PM
450	In recognizing that rental housing is largely a provincial responsibility, work with province and possibly federal government on incentives to build rental housing, from tax relief to bringing back co-ops.	4/25/2019 1:11 PM
451	Make it easier and cheaper for developers to build more housing	4/25/2019 1:10 PM
452	I feel it was homeowners driving the markets up. Basic renovations do not justify higher rent pricing. Now it seems more like availability. Dont let 1 or 2 ridiculous usedvictoria ads fool you in to believing descrimination is that large a factor. They all read the same though. Single female student with no furniture or guests for short term no smokers drug users or pets. It would be funny to see these if people werent so desperate these days.	4/25/2019 1:09 PM
453	Follow up on enforcement of illegal AirBnBs.	4/25/2019 12:57 PM
454	I think the Air BNB situation remains a problem. My neighbor put their house on sale while they applied for an Air BNB permit from the city. They simply put the house at a price that no one would ever pay for it and it sat on the market until their permit came through. Now it is an Air BNB again. They make more money off of renting their house out than they would make from selling the home to people who would actually live in it. That is a real problem. Units for families and individuals are not available unless they are priced at exorbitant rates. How can we expect a thriving, dynamic, and vibrant city when it is occupied by tourists only? Why would tourists want to come to a city that nobody lives in?	4/25/2019 12:44 PM
455	Simply cap the dollar amount per square foot someone is allowed to charge for rentals. Tough regulations are needed to control the market.	4/25/2019 12:35 PM
456	Work with other municipalities to create stricter regulations for short term rentals such as Airbnb throughout the whole region. This is the greatest threat to our rental stock.	4/25/2019 12:33 PM
457	Work with software provider/real estate group that creates trustworthy/legitimate online database to search for rental properties. Too many scams online.	4/25/2019 12:24 PM
458	More low income housing	4/25/2019 12:17 PM
459	Increase ways for renters to avoid being rent poor and to achieve meaningful progression towards home ownership	4/25/2019 12:17 PM
460	More rental inspections/inspectors	4/25/2019 12:13 PM
461	Basically we need more affordable units. I was a home owner and moved back but have now been unable to find an affordable home unless it's a mobile and that isn't stable either if you look at the Craigflower park. We need more units that are affordable and that allow for pets.	4/25/2019 12:12 PM
462	Ban Airbnb and other STR providers. Period.	4/25/2019 12:10 PM

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463	Look to implement policies to help take financial burden off renters in current economic climate.	4/25/2019 12:08 PM
464	Work with other levels of government to develop an integrated approach to the rental housing challenges both short and long term.	4/25/2019 12:06 PM
465	More affordable housing, no building luxury condos in areas traditionally populated by low income people to prevent gentrification, limits on how much landlords can charge for rent	4/25/2019 12:01 PM
466	Many students and young adults are ill-informed on how to find safe, affordable rental housing and accomodation. An initiative to ease the process would be nice	4/25/2019 11:39 AM
467	Actually build housing stock and not bullshit luxury condos	4/25/2019 11:34 AM
468	nom pet restrictions	4/25/2019 11:12 AM
469	Don't enforce bylaws in regards to "car camping" and "illegal" secondary suites. Enforcing these punish renters and do nothing to help. encourage builders to make more 3+ bed units. Even if they're considered unaffordable now they'll be part of the older more affordable stock in 20 years.	4/25/2019 11:08 AM
470	Regulate rent increases - landlords like apartment building owners often slap on some new paint and then increase rent; or between tenants increase rent several hundred dollars	4/25/2019 10:56 AM
471	Vienna style public development	4/25/2019 10:53 AM
472	I	4/25/2019 10:28 AM
473	Solicit the Rental Advisory Committee's feedback & recommendations on the proposed Property Maintenance Bylaw before implementation.	4/25/2019 10:21 AM
474	Increase the amount of new affordable rental units being built, stop allowing so many luxury condos that are out of reach for local, working class people. Also require landlords to allow pets up to 25 lbs in all rental units.	4/25/2019 10:18 AM
475	Make it easier and faster to build rental housing (or just all housing).	4/25/2019 10:16 AM
476	Do not implement policies that would adversely affect landlords without prior notification and consent.	4/25/2019 10:07 AM
477	license landlords and property managers and prevent those with serious infractions from having access (keys) to the homes of tenants or from being landlords in Victoria	4/25/2019 9:42 AM
478	Tax foreign owners and air bnbs through the arse	4/25/2019 9:40 AM
479	City needs more pet friendly rentals, and more affordable rentals. Also the application process is requires a lot from the renter, but nothing from the landlord. I had to provide, proof of employment, pet references, character references, bank statements, credit check, rental resume, previous land lord references, and fill out a very thorough application. In some cases even pay a fee to put in a rental application. Meanwhile landlords are not required to provide any proof of ethics or quality assurance to any potential renters. Most landlords couldn't provide me with decent photos, answer basic questions about the property, or even both to show up on time to viewings.	4/25/2019 9:40 AM
480	Capping the rental increase further. I am always stunned to find my rent increase my the MAXIMUM allowed amount every year. They are always going to increase rent by the max because they can. I also feel initiatives to build more affordable housing should be pushed forward. We focus too much on preserving heritage and consulting with residents, when in reality we should be taking a more aggressive approach. The fact remains Victoria is a growing city and people need to get with the program.	4/25/2019 9:35 AM
481	Crack down harder on vacation rentals	4/25/2019 9:16 AM
482	Be careful about increasing property owners' property tax because if homeowners have to pay more, then they'll increase their rents or stop renting out.	4/25/2019 9:10 AM
483	limit airbnb, actually enforce low income units on new developments. I see building proposals where low income is defined at \$1400 for a studio apartment.	4/25/2019 9:10 AM
484	Subsidized housing for senior couples that is not limited to only 1 bedroom or bachelors. (so they can have their grandkids for sleepovers etc)	4/25/2019 8:55 AM

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485	More regulation of landlords who have secondary/garden rental suites and how much they charge, and regulate discrimination. These suites are exorbitantly priced, rarely fully legal, and landlords are taking full advantage of the terrible market to charge absurd prices. I look online every day and rarely see a private landlord who is not discriminating based on age and number of people (charging 1700 for a one bedroom suite and indicating "best suited for quiet individual").	4/25/2019 8:42 AM
486	disperse rental units and supportive housing throughout all the municipalities and communities, to lower barriers related to perceptions of "bad" areas within Victoria	4/25/2019 8:21 AM
487	If possible, support the province in the application of proper rent control.	4/25/2019 8:14 AM
488	Support landlords. Renters have enough protections.	4/25/2019 8:10 AM
489	Stop allowing micro condo projects. Although smaller, they are not more affordable. These large developers are not building with the goal of providing housing, they are here for the cash grab. Perhaps capping rent on units under 700 sq ft?	4/25/2019 8:09 AM
490	Improve road infrastructure so that people can still work in town but rent further away.	4/25/2019 8:04 AM
491	Baby and pet discrimination	4/25/2019 8:01 AM
492	Relax residential zoning restrictions	4/25/2019 8:00 AM
493	Change zoning and tax policies to stop punishing landlords who don't want to sell their buildings and demolish for condos. If you tax the little 5-unit affordable rental building as if it was a 20 unit luxury condo you're giving a huge financial policy push towards demovictions.	4/25/2019 7:57 AM
494	address barriers and lack of resources for near homeless/homeless	4/25/2019 7:35 AM
495	More units that allow pets	4/25/2019 7:33 AM
496	Restrictions on renovations	4/25/2019 7:17 AM
497	Massively increase housing supply at all price levels and housing types. End exclusionary single family zoning. Fundamentally the bad situation renters are in is due to a shortage of housing units.	4/25/2019 7:12 AM
498	Make affordable housing actually affordable. No one can afford 800 for a bachelor or 1600+ for a 2 bedroom, and those are on the cheaper end of whats available.	4/25/2019 7:04 AM
499	Consider imposing a maximum amount that a unit's monthly price can increase between tenants, not just within a single tenancy (based on FMV).	4/25/2019 6:56 AM
500	remove the costly municipal barriers (administrative and financial) to building and managing rentals. the city is the biggest cost	4/25/2019 6:51 AM
501	Support if renovation occurs	4/25/2019 6:44 AM
502	There is not enough competition, and too much cost. Low density housing is not a viable option, we need a focus on higher density housing	4/25/2019 6:28 AM
503	nothing, its not the job of government, especially a municipality to provide affordable housing. We need education to change peoples mindsets that they might have to have a roommate if they want to live here	4/25/2019 6:27 AM
504	Stop approving bad projects that only serve greedy developers interests. Improve building and electrical inspections (actually do them) on new construction.	4/25/2019 6:23 AM
505	A lot of landlords take advantage of students.	4/25/2019 6:19 AM
506	There needs to be more available suitable rental units that are affordable. I can't continue to spend 50-75% of income on a rental unit.	4/25/2019 6:18 AM
507	Freeze or reduce the amount landlords are allowed to increase debt by each year. My wage isn't increasing by 4% each year, so why is my landlord allowed to ask for that much more? He does not maintain the house at all	4/25/2019 6:06 AM
508	Increase area of street parking for residents only.	4/25/2019 5:48 AM
509	Look at revising bylaws that are preventing new types of housing being built, ie home-sharing by multiple individuals.	4/25/2019 3:52 AM
510	Build city owned housing stock; ban or heavily restrict Airbnb (ghost hotels like the Janion or the Union building should not be able to exist-other cities have done this, what are we waiting for?); ban or heavily restrict ownership to those who do not intend to live full time in whatever property they are buying (housing is for living in, it should not be just another investment in a portfolio).	4/25/2019 2:14 AM

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511	<p>Short term rental rules need to be both more strict and more punitive, and rules need to be enforced. It needs to cost more to have a short term rental than a longer term one. This could be done in many ways; add an extra tax, increase license fees, astronomical fines for renting out non-principal residence for times shorter than two months. No grandfathering in of pre-existing units. I have seen many units disappear from the long term stock over the years and show up on sites like Airbnb. Perhaps there can be a partnership with other municipalities similarly effected. Make sure landlords comply with privacy rules; landlords collect a lot of information but it is hard to similarly vet a landlord. There should be a registry to verify who the owner of a property is (without having to pay fees to find the title holder as with bc assessment), if they intend to rent out. It may help weed out rental scams. Adding affordable units for sale may allow some renters to leave that market and enter the buyers market. Perhaps the sale could be restricted to people intending to make Victoria a long term home, or as above, have an incentive that favours first time buyers. If adding more units for sale, luxury stock is not helpful as people who can afford it usually have homes already. Many new units are small and not comfortable for the long term use - it seems clear the developers had short term rentals in mind. The same could be said of luxury rentals. They take up space and do not add housing that the majority of people need and are able to afford. If units are designated as affordable, make sure they are affordable ie linked to local incomes at all levels. A lot of these issues fall within the jurisdiction of higher levels of government, but the municipality can effect a fair bit with how they choose to develop and rezone. Think ahead - does it help long term or is it a band-aid that will cause more problems down the road? There are also plenty of elderly folks, and those with disabilities - units should be accessible or easy to convert to accessible. If the unit is too small, this may not be possible.</p>	4/25/2019 1:59 AM
512	<p>My strata doesn't allow renters, as an owner with two spare bedrooms I find this rule discriminatory towards renters and unfair. Assume this is a repeated problem in many townhome groups like mine.</p>	4/25/2019 1:49 AM
513	<p>Capping rental increase. Bachelors four years ago were available for \$500 less than they are now.</p>	4/25/2019 1:27 AM
514	<p>Remove bureaucracy.</p>	4/25/2019 1:07 AM
515	<p>Stop slumlord baby boomers and speculation investment.</p>	4/25/2019 12:47 AM
516	<p>There is alot of overt family and gender discrimination in rentals. Dozens of listings on any day specifically say single person only or single and female only. There should be no reason why a childless couple can't rent a small apartment and yet I am regularly turned away because the listing is only for one person because it is "too small" for two people. I have also heard how hard it is for families to find multi bedroom apartments.</p>	4/25/2019 12:47 AM
517	<p>Rent increases are limited. But only if there is a tenant. So they just kick out the tenant and Jack up the price by \$800/month. So regulate price increases whether or not there is a tenant. If you plan to give a \$ support of some sort, lock price increases first because for Evey \$1 you hand out, companies are going to raise prices to get it and then people are paying \$2 for every \$1 they get given.</p>	4/25/2019 12:36 AM
518	<p>Build more apartment buildings.</p>	4/25/2019 12:32 AM
519	<p>Incentivise construction of moderately priced apartments near commercial areas.</p>	4/25/2019 12:26 AM
520	<p>More housing options for people with disabilities</p>	4/25/2019 12:18 AM
521	<p>Continue to work with other levels of gov't to partner. Revisit the Federal co op housing model. We need to ensure that people of all income brackets can live and work in our city with dignity. The chef cooking dinner for tourists downtown should also be able to find an affordable place to live in greater victoria</p>	4/25/2019 12:09 AM
522	<p>Support pet owners. As owners of two really well behaved cats we have never caused an issue anywhere we have ever lived, yet we face constant discrimination due to having pets.</p>	4/25/2019 12:08 AM
523	<p>More support w/r/t protecting tenant rights</p>	4/24/2019 11:45 PM
524	<p>Reducing age and pet restrictions would go a long way. I also believe that easing regulations on garden suites and/or laneway housing will only lead to more Airbnb's in our neighbourhood, not more rentable suites. I believe limiting the amount that a landlord can raise their rent in between tenants would help too. When we moved out of our last rental suite, Devon Properties raised the rent from \$1293 monthly to \$2100 monthly. I dont understand how we can sustainably live in a community where that is legal.</p>	4/24/2019 11:31 PM
525	<p>Have more affordable pet frendly apartments</p>	4/24/2019 11:17 PM
526	<p>Nothing. I think the city is already overstepping.</p>	4/24/2019 11:09 PM

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527	Have laws against discrimination (pets, children, age), instead focus on heavy fines in case of property damage so the landlords don't feel unprotected.	4/24/2019 11:07 PM
528	Build more houses.	4/24/2019 11:07 PM
529	No other suggestions.	4/24/2019 10:50 PM
530	Please allow more highrise builds downtown. Desperately need more housing	4/24/2019 10:42 PM
531	Ensuring all buildings are up to code and keeping the rates of rent increase as low as possible.	4/24/2019 10:37 PM
532	Stop forcing developers to include low income rentals in their buildings, opening up newer buildings will open up lower cost units in older buildings.	4/24/2019 10:37 PM
533	Crack down on short term/airbnb rentals	4/24/2019 10:32 PM
534	Encourage more rental development that is suitable for families.	4/24/2019 10:21 PM
535	Zone more areas for multi-family rentals	4/24/2019 10:14 PM
536	Set rent limits and only allow higher rent rates if the unit meets a predetermined set of criteria. A basic, 600 sq ft apartment should cost less to rent than a 1200 sq ft apartment with in-suite laundry, for example. It's reasonable for tenants to pay slightly more for more amenities. However, it seems even basic units cost as much as some luxury rentals to rent. Also, set limits on how often a landlord can raise the rent. They are permitted to raise the rent every year, but wages don't rise every year to match. Wages often remain the same. If there are average costs set for 1,2 and 3 bedroom rentals, landlords should have to prove the need for the rental increase or for any drastic changes in rental rates (such as the extra money going toward building or suite improvements). If a long term tenant leaves, that unit's rent can triple in rental rates for the new tenant desperate for housing. Keep rents consistent over time and fair across the board.	4/24/2019 10:14 PM
537	Actively seek the input of disabled people - including people with neurological conditions - and people with the lowest incomes or no incomes, and create a committee of disabled people/poor people to oversee everything involving housing policy. And give this committee power to veto, approve, and propose policy. It's not enough to get input from people through surveys. Those who are most disadvantaged need to be the ones deciding policy.	4/24/2019 10:13 PM
538	Stop raising property taxes. These increases have to be passed onto renters, thereby raising the cost of renting.	4/24/2019 10:09 PM
539	Rent needs to be affordable for those who work minimum wage jobs! Rent should not be half or more than half of a pay check!	4/24/2019 10:08 PM
540	Ban Air Bnb and the likes	4/24/2019 10:07 PM
541	Offer more consistency in rental options.	4/24/2019 10:02 PM
542	Why do I have to rent? Why can't I own?	4/24/2019 10:01 PM
543	Relax zoning laws in Saanich and the peninsula so that huge acreage properties can be more easily split up and sold/rented on the residential more market	4/24/2019 10:00 PM
544	Complete ban on AirBNB.	4/24/2019 9:55 PM
545	Build more affordable housing!	4/24/2019 9:52 PM
546	the more you interfere the less rental properties will be available. Landlords arent obligated to rent, its a business and the more you regulate and attempt to control the worse it will be for renters	4/24/2019 9:43 PM
547	Encourage a rental culture, like in Europe, where one is not considered a second-class citizen if one rents. People think because they *own* the property, it is theirs. Well it is the home of the tenant also.	4/24/2019 9:37 PM
548	Rent caps, so that rent can't skyrocket	4/24/2019 9:33 PM
549	Kick Ben Isitt out of town hall.	4/24/2019 9:28 PM
550	Eliminate vehicle parking minimums on all new developments. Develop policy for mandatory SECURE bike parking in all multi-family/apartment dwellings.	4/24/2019 9:20 PM
551	Have more rental housing that is affordable. I want to live by myself and not with 6 other people sharing 1 bathroom in a basement. Focus should be on family units, single units, and cluster units. Everyone wants and needs different housing styles and I think the city should do more to help.	4/24/2019 9:18 PM
552	Rent caps, create less God damn condos and more apartments.	4/24/2019 9:14 PM

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553	Allow developers to replace aging rental stock with higher density newer buildings.	4/24/2019 9:02 PM
554	I think the city needs to realize that they can't please everyone. I also think the focus has been on homeless folks. Although painful to say I think resources to some degree need to be shifted to Renter's and work force labour housing.	4/24/2019 9:02 PM
555	Support seems fine, but there are not nearly enough rental units available.	4/24/2019 9:01 PM
556	Support lines/people for those being exploited by their landlords to get advice from, limit the number of air bnbs municipally, encourage UVic to provide more affordable on and off campus options for students	4/24/2019 8:53 PM
557	it's not the city's responsibility to support renters. Get out of the way and let developers build multi-family dwellings with small units of about 250 sq. ft. with basic appliances, finishings etc.	4/24/2019 8:52 PM
558	1. More mixed-use zoning of downtown space. The amount of real estate sitting vacant downtown because it's zoned only for commercial use is silly when you consider the housing crisis. 2. Build upward! Needing to go to Langford to buy a house is one thing, but to find a condo!? This constant expansion outward is costly, inconvenient and moving unnecessarily fast when you consider that buildings in Victoria are half the height of that of other cities (Other cities that manage to still retain their reputations for ocean and/or mountain views despite proper-sized buildings: Vancouver, Seattle, Calgary, Halifax, etc). This is extremely frustrating in conjunction with the city's constant references to building up business in downtown. If there were places to live downtown, more retailers would follow! If people weren't losing substantial percentages of their income to commute costs, they'd have the money to spend at said retailers.	4/24/2019 8:39 PM
559	all of the above	4/24/2019 8:38 PM
560	The current rental policy is EXTREMELY liberal. Thus I suggest that if the city believes this is an important initiative the city should take it upon themselves to build and operate housing.	4/24/2019 8:38 PM
561	Stop letting condo developers build 'sleek', 'modern', 'micro' condos that are basically just Airbnb units for investors. Approve new condo developments that prioritize affordable community living. Keep statistics on renovations. Cap rental increases and maybe a renter hotline to help renters. Allow garden suites.	4/24/2019 8:35 PM
562	Do not know?	4/24/2019 8:19 PM
563	- limit stratas ability to impose rental and age restrictions - create co-operative housing where each resident has an interest in the complex possibly encouraging shared responsibility and mixed ages - more suitable housing sizes for subsidized housing ie: 3 beds for families bachelors for seniors	4/24/2019 8:19 PM
564	More family and pet friendly housing. Less one bedrooms and more 3 beds.i have 2 kids one of each gender a boy and a girl. They need separate rooms and no one will rent 4 people a 2 bed. Arg	4/24/2019 8:14 PM
565	Make it affordable for people who earn minimum wage or old age pensioners who have a fixed income. Unfortunately these two areas of income do not relate to the the cost of renting in Victoria.	4/24/2019 7:57 PM
566	Force developers to maintain 50% of affordable housing based on income.	4/24/2019 7:53 PM
567	Rent control.	4/24/2019 7:51 PM
568	The real problem is that the pricing of rental suites inside of the Downtown core slowly drives up the surrounding less premium suites. In the 5 years I have personally lived in Victoria, I have watched Rental prices climb rather quickly. In the same neighborhood (Literally 2 doors apart) I started at less than 1500 and am currently at 1900. I am now moving to a place in Royal Oak that is physically smaller and the same cost.	4/24/2019 7:41 PM
569	Rental caps, seriously. Please.	4/24/2019 7:29 PM
570	vacancy tax and limit non-resident ownership	4/24/2019 7:28 PM
571	A rent cap price based on suite size and property value and proximity to amenities. There is no reason except greed that I can think of why I should lose >80% of my income monthly to live in this town.	4/24/2019 7:25 PM
572	Remove pet restrictions	4/24/2019 7:22 PM
573	grants/incentives for home owners to add rental suites. less regulatory barriers to increasing property development, for both purchase and rental	4/24/2019 7:17 PM

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574	Emphasize housing cooperatives, create citizen's assemblies to address the housing crisis and poverty.	4/24/2019 7:15 PM
575	Let basic economics dictate prices without constant government interference	4/24/2019 7:14 PM
576	family with low income declare the rent amount and have tax deduction.	4/24/2019 6:46 PM
577	Build more rental-only buildings, especially in the downtown core.	4/24/2019 6:39 PM
578	A blanket acceptance of pets (with a security deposit), create a centralized 'hub' that shows all available rentals in one place, have a department that handles rental negotiations/safety/legal concerns and enforces jurisdiction	4/24/2019 6:34 PM
579	Ensure adequate parking in new developments, not offset using bike parking alternative.	4/24/2019 6:27 PM
580	Stop the ham fisted policy making that prevents the market from working.	4/24/2019 6:25 PM
581	Rent controll	4/24/2019 6:24 PM
582	Better housing support \$\$\$\$ for single hardworking student's / individuals.	4/24/2019 6:18 PM
583	Create more affordable housing; limit rental costs	4/24/2019 6:11 PM
584	Affordable housing integration - rather than creating tax bracket segregation	4/24/2019 6:08 PM
585	More housing that allows pets. Finding something is way too difficult and people end up staying in unsafe situations because they can't find housing for them and their animal	4/24/2019 6:05 PM
586	More efficient methods of transportation. Shorter commutes to and from the city center will hugely boost economic productivity and livability for locals.	4/24/2019 6:04 PM
587	increase the number of rental units	4/24/2019 5:58 PM
588	Support the University of Victoria as it attempts to build more student housing—realize that more on-campus housing would alleviate the housing crisis (with almost 20,000 students and only 5,000 spots on campus)	4/24/2019 5:47 PM
589	More rentals that allow dogs	4/24/2019 5:39 PM
590	Work towards allowing pets in the majority of rental suites. Overall, work toward creating more rental suites so that competition goes up and average rental prices go down.	4/24/2019 5:35 PM
591	Incentivize multi-bedroom multi-family housing units	4/24/2019 5:24 PM
592	Aiding both tenants and landlords with rights and follow through on management such as evictions and renovations. Incentivizing owning a home and renting the units while still protecting the homeowner.	4/24/2019 5:07 PM
593	More affordable housing. Lots of new rentals are being built, but the rents are the same as new condo rentals.	4/24/2019 5:07 PM
594	#1 issue is cost of rental housing. I think it should be close to criminal for anyone to charge \$900 for a bachelor suite that is in a basement with no sound proofing, minimal light and ugly as hell (i.e., bits and pieces scrapped together and who knows if any of the electrical or plumbing can be trusted). We don't just need housing that low-income people can afford. We need housing that average, working people can afford! The rental market is insane because we are all so desperate that landlords can charge a price that has ZERO relation to what is being provided in that rental unit. There are so many old houses in Victoria that have been split up into multiple suites with zero consideration for the quality of those units and the quality of life of the people living in those units and maximum consideration for how much money can be made from those units. I would like to be able to translate this problem into a specific action, but I don't know what is possible for the city to do. #2 issue for is pet-friendly suites. Only about 1 in 10 available suites are pet-friendly. This is ridiculous. I would be happy to pay a pet deposit to compensate for damages my pet might inflict on a suite, yet most of the time, whole buildings place a blanket policy of no pets simply to avoid having to deal with it. There absolutely MUST be more options available for people with pets. AGain, I don't have a solution because I know there are limits to what the City has jurisdiction over. A fair percentage of the newer developments do allow pets in their buildings, yet these newer developments are quite expensive and unaffordable to me personally.	4/24/2019 5:05 PM
595	It affordable that's the main issue	4/24/2019 5:02 PM
596	Simply cut regulations.	4/24/2019 5:01 PM

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597	Counter the balance of NIMBY homeowners who's voice is over represented. Create more space for renter voice and renter power	4/24/2019 5:00 PM
598	Allow developer's to build more density to increase stock.	4/24/2019 4:55 PM
599	House-plexes are unaffordable to most young families and rents are unaffordable to students, pensioners and modest income workers. Suites being built are used as higher-income short-term rentals to accommodate tourists not locals. Place a moratorium on condo construction and house renters first who comprise 60% of Victoria households. Homeownership is not the answer to everything, especially when a home is well beyond the ability of ordinary working people, fixed income retirees, and students.	4/24/2019 4:38 PM
600	Make renters more accountable for damages and to put themselves in the place of a landlord.	4/24/2019 4:34 PM
601	End all forms of rent controls, and reduce red tape and the bureaucratic cost of building new buildings.	4/24/2019 4:31 PM
602	Is it possible to create a standards list for unit pricing and put a cap on pricing? A single working mom having to pay over \$2000 in rent is outlandish.	4/24/2019 4:26 PM
603	Fast-track new developments & associated businesses (i.e. why did the pub in Hudson Walk Two take over a year to get approval for its liquor license, obstacles like that make developers less likely to want to build and drive up cost of the renters as the owners need to make up the cost of unrented space), allow developers to build taller buildings downtown, rezone more land that's currently filled with barely-used industrial sites near downtown.	4/24/2019 4:15 PM
604	If renovations occur, the tenants affected should be given first dibs to move in when the units are ready.....but at the rate they were paying when they were pushed out. Not at the "going rate".	4/24/2019 4:06 PM
605	In general, a focus on affordable housing is absolutely necessary. Projects that create high-cost housing ought to be severely limited and low-cost housing incentivized while maintaining strong protection for renters.	4/24/2019 3:55 PM
606	Landlords feel like tenants have all the rights, and this discourages people from having tenants/renting their properties.	4/24/2019 3:44 PM
607	Build more affordable houses, incentivize buikders to make more mutl-family houses, extend the city to create more affordable neighbourhoods	4/24/2019 3:40 PM
608	Find a way to regulate rent cost within the city.	4/24/2019 3:34 PM
609	Do a better job of creating a business/investor friendly climate to developers, businesses, etc. Recent changes will discourage investment, tourism and businesses and they are where you get taxes from to do your social development initiatives.	4/24/2019 3:34 PM
610	Reduce pet restrictions	4/24/2019 3:32 PM
611	No more fancy condos, wealthy people dont make our city better	4/24/2019 3:32 PM
612	Increase average density to 50 people per acre through upzoning (convert single-family homes to multit-family developments), vacancy taxes, speculation taxes, mixed use developments, elimination of parking minimums, increased walking biking and transit infrastructure. 50 people per acre, on average, will tip the scales to a vibrant, human-scaled community with a diversity of services and lower infrastructure costs.	4/24/2019 3:32 PM
613	Create more rentals indexed to income. Don't age families out when their kids turn 19.. not all kids are ready to take on full time post secondary right away, nor can they afford to move out. This policy causes massive hardship and stress to families.	4/24/2019 3:32 PM
614	Protection of areas that are super inflated and promote the development of new neighborhood that are available at lowers costs	4/24/2019 3:27 PM
615	Minimize Out of Country and Out of Province casual ownership.	4/24/2019 3:27 PM
616	New rules for landlords. Tenants aren't the only people affected. I have almost zero rights being a landlord if my rental is drstroyed.	4/24/2019 3:15 PM
617	Stop letting developers buy up all the land and build expensive apartments that sit empty because most of the people who work downtown can't afford a \$450 000 condo. Doesn't seem that complicated.	4/24/2019 3:14 PM

Victoria Housing Strategy

618	I'd be interested in seeing some community agreement on what exactly "affordable" housing is, as distinct from market-rate housing and other developments that sell themselves as "affordable." When you compare the average rent + utilities of many of these developments, they still significantly surpass the budgets of many Victorians, especially low-income folks and folks receiving provincial disability benefits. I think that developments that bill themselves as 'affordable', but are in effect not actually within most Victorians' reach, should be monitored and challenged on their costs and use of the language of affordability. I do sympathize that we're in a crappy housing and rental market, but at the same time it's policies and pricing schemes like the ones I describe that contribute to the barbaric market we so woefully are subject to.	4/24/2019 3:05 PM
619	rent control	4/24/2019 3:03 PM
620	The creation of more affordable housing. New developments mean nothing if they're priced above what people can afford. Additionally, finding some way to adjust rent hike caps to apply to new tenancy agreements as well. I am a student and often need to find a new place to live every year, and rent hike caps do nothing to help people when they're regularly signing new leases, as many young and low-income people are. When landlords can raise the rent as much as they want between tenants there is greater incentive for them to refuse to renew leases so that they can find new people to rent to and hike up the costs each time.	4/24/2019 2:57 PM
621	Stop tearing down rental buildings to erect yet more expensive luxury condominiums,	4/24/2019 2:56 PM
622	More 'rent only' buildings such as Yello on Yates (but more affordable); repurposing spaces that are left empty for affordable housing; make it easier to create legal suites for landlords; dedicated staff to assist with rental disputes, tenancy act breaches, etc; the answer isn't Langford...Victoria proper needs more housing that is close to work, schools, and college/university	4/24/2019 2:51 PM
623	develope more co-ops	4/24/2019 2:48 PM
624	For the city to look at developing affordable rental housing (tied to actual income and as defined by the CMHC), ensure that any new market developments include new multi-family plans (not just a bunch of microsutes that go for \$1600/month), make it easier and incentivize the development of alternative housing arrangements like cooperatives, develop social and supportive housing for those that need extra support, create a new dedicated staff position to support tenants, and every other strategy mentioned above. The enforcement of the short-term rental regulations is woefully inadequate and needs to be addressed (complaints should be able to be anonymous, it's very awkward to tell on your neighbours even when you know they are breaking the law, and really the onus shouldn't be on neighbours to put themselves out there for the enforcement of that regulation).	4/24/2019 2:44 PM
625	stop building micro condos and luxury rental apartments, invest in the creation of affordable rental housing, we are considering leaving victoria after 10 years due to unaffordability :(4/24/2019 2:33 PM
626	More incentives for landlords to keep their rental units at affordable level	4/24/2019 2:30 PM
627	Don't allow people from outside to buy houses if they are not going to live in it.	4/24/2019 2:30 PM
628	None. This is a provincial responsibility. Tax dollars should be spent on infrastructure, services, police, fire, parks and recreation primarily.	4/24/2019 2:26 PM
629	Give all current rental units legal status (unless they are found to be dangerous) and allow renters to bring problems forward without fear of eviction.	4/24/2019 2:06 PM
630	Consider policies that recognize access to clean, safe and affordable housing is a vital aspect of a progressive society. And that renting is how many citizens live and should be considered in all housing strategies.	4/24/2019 1:58 PM
631	As mentioned, having a rental property is a business and should require a business license. This creates accountability for landlords to maintain their properties and if they lose their business licence due to inaction they should not be able to collect rent. Landlords need to be accountable and tenants need piece of mind that they aren't going to be renovicted or persecuted.	4/24/2019 1:48 PM
632	I think we've lost the plot with respect to understanding that land and housing are not commodities but necessities. What actions will help us to remember this and keep the market respectful of this fact?	4/24/2019 1:47 PM
633	Tighter regulations on short term rentals and vacation rentals.	4/24/2019 1:46 PM

Victoria Housing Strategy

634	Go after slumlords more aggressively. Make them pay higher taxes aka a fine for not taking care of their property or for treating their tenants badly, improve the number of CRD housing for low income people, influence BC Housing to change their one size fits all model of SAFER subsidy to allow for a higher amount in high cost areas - to suggest that people should move from a community they've lived in for the majority of their lives doesn't help the housing situation it just allows landlords to charge more rent when people move. Give landlords better ability to get rid of or penalise problem tenants, so that the playing field of rentals is opened up and landlords have recourse and incentive to rent.	4/24/2019 1:46 PM
635	Make sections of condos more affordable	4/24/2019 1:37 PM
636	Affordable housing, micro/tiny home subsidies, rent to own programs	4/24/2019 1:27 PM
637	Pet friendly housing! It is absolutely unacceptable that so many places refuse to rent to someone who has a pet. This is particularly challenging to the elderly who have had pets for a long time, people who use the animals for companionship and mental health support or those who were recently transient and have had an animal protector and companion for a long time.	4/24/2019 1:23 PM
638	See above	4/24/2019 1:20 PM
639	Remove yourselves from the free market and let individuals decide where and what to build, rent, and own.	4/24/2019 1:19 PM
640	Rethink what you consider to be affordable. Particularly think about people on fixed income like people with disabilities. We often feel like "affordable" housing is a slap in the face considering the low assistance rates.	4/24/2019 1:12 PM
641	prevent air bnb	4/24/2019 1:09 PM
642	I would like to see policy enacted to ensure that folks with invisible disabilities including sensitivities to fragrances/perfumes/laundry scents, and smoke/vape of all sorts have some protection. It should be illegal for rental buildings to use a "fragrancing system" or plug ins in common areas. Laundry ventilation should be placed such that it does not vent back into windows of another unit. Smoking needs to be off site. And buildings should be built with sufficient sound proofing to allow apartment residents to have reasonable quiet enjoyment of their homes. I live in a wood frame building and hear far too much from my neighbours - both humans and pets. Like I know the dog's favourite toy, and the human's favourite TV shows.	4/24/2019 1:04 PM
643	Bylaw officer should be visiting current building and ensure that they are being properly maintained and any work that is being done is done according to city policy and standards. Safety concerns are a factor when considering the age of the majority of the current inventory.	4/24/2019 12:52 PM
644	Make sure affordable housing is truly affordable to very low/low income people. Stop land prices from going up.	4/24/2019 12:47 PM
645	Every new development needs to have rental units, not just for purchase units. Enforce empty homes taxes, foreign buyer taxes, and audit any realtor that advertises they can circumvent either tax.	4/24/2019 12:39 PM
646	Make units more affordable to rent, especially when the average income for people is \$15, that's not including all the bills they're forgetting and tuition, etc. Have no age limits on buildings. Not everyone acts the same.	4/24/2019 12:36 PM
647	It is a landlord's paradise right now. If you lodge a complaint about repairs, etc, you are apprehensive in that too much trouble could result in expulsion. There are many that will take your place instantly. Like CRA random audits of landlords?	4/24/2019 12:27 PM
648	I don't know. Connect with the ministry of social development and families and let them know rent doesn't cost 375 dollars a month maybe??	4/24/2019 12:25 PM
649	Finding a pet friendly place is incredibly difficult. Anything that can be done to incentivize landlords to rent to pet owners would be appreciated. Also, rental prices are incredibly high. Unless you have a roommate or partner it's impossible to afford a decent place to live. Micro units for single renters would be a good use of space to house many's	4/24/2019 12:24 PM
650	Have a legitimate conversation with developers/owners of what constitutes "affordable housing" as the often the reality after being built is far from that.	4/24/2019 12:23 PM
651	Make it harder for developers to saturate the market with luxury rentals.	4/24/2019 12:17 PM
652	I don't have other suggestions, I would just choose more of the options above. This is a serious crisis and all of these actions should be implemented.	4/24/2019 12:16 PM

Victoria Housing Strategy

653	Better rent control, increase renters rights, housing board and assistance for navigating the board (i.e. QC's regie du logement and the organizations that assist each jurisdiction)	4/24/2019 12:15 PM
654	Define legal timelines for repairs to be completed.	4/24/2019 12:04 PM
655	Invest and incentivize larger projects. The city is booming with construction, but the units are often micro-apartments unsuitable for more than one or two persons. The jump from apartment renting to possible home ownership is impossible for many because the price gap is so large. There is a shortage of in-between housing for growing families such as townhouses.	4/24/2019 11:55 AM
656	Discourage jobless migrants and reduce demand at the low end.	4/24/2019 11:48 AM
657	City could help developers WANT to provide affordable housing	4/24/2019 11:41 AM
658	n/a	4/24/2019 11:38 AM
659	Eliminate the speculate housing market, it drives up prices of housing and the burden moves to renters whom are paying the mortgage of the landlord.	4/24/2019 11:37 AM
660	Help them pay!	4/24/2019 11:34 AM
661	There needs to be more accessible housing available in the city. Many of my clients are being placed out of victoria (moved to the west shore or further) to find housing that meets their accessibility needs	4/24/2019 11:22 AM
662	Evaluate the cost of living in this city. Note that we are indeed a tourist city, and lose A LOT of housing to vacation rentals. Look at Montreal's renting cap that they've enforced. Perhaps impose a rental cap involving a certain amount of \$/sqf. \$2500 for a 303sqf condo is preposterous. Cap the amount a unit is allowed to increase per year. Currently, a landlord can only increase a tenant's rent by 2.5%/year. But once that person moves out, they can increase the cost of the unit to hundreds of dollars more. Observe the rental market trends; I have been over the last five years and they have skyrocketed.	4/24/2019 10:43 AM
663	Stop asking for so much. There are more obstacles than incentives for new housing.	4/24/2019 10:41 AM
664	Price vs space needs to be looked at. Most "2 bedrooms" are now under 700sq ft and the price is \$1,800 or more.	4/24/2019 10:25 AM
665	We need to implement a Housing First policy. I work with homeless people searching for housing and some have been on the top of the list for over a year without anything opening up. We need to consider affordable housing (and modular housing) more of a solution than temporary stopgap measures that don't effectively change the base problems. More affordable housing is needed but low barrier is essential. Also more options for women and trans/Non-Binary housing as many women and trans/Non-Binary people who are street involved or at risk of homelessness are not safe in the majority of programs or options which approach resolving homelessness and housing from the lens of a white cisgender man's needs.	4/24/2019 10:16 AM
666	Cash incentives or conditional grants to existing homeowners to develop new secondary suites or garden suites. Homeowner gets a mortgage helper to assist with high cost of home ownership and city gets more rental stock. Also the city should lobby for income tax changes in which income for small landlords is taxed at a lower rate. All this will alleviate the shortage. DO NOT lobby for more uneven changes to the RTA!!! That will absolutely discourage more rental accommodation. Landlords like me will just keep suites empty as it's NOT worth the hassle.	4/24/2019 9:31 AM
667	At heart, it is a supply-demand issue; build more affordable housing with guaranteed rental units.	4/24/2019 9:28 AM
668	Stop putting so much red tape and taxes in the way of the creation of affordable housing stock. Taxing people who own short term rentals isn't a solution it is a tax grab.	4/24/2019 9:21 AM
669	More low income housing, more rent control, more apartments that allow pets, perhaps looking at existing rentals and determining whether price set is cost effective (affordable for renter, still covers costs for landlord)	4/24/2019 9:13 AM
670	Provide good transportation information for new movers so that they can choose the most environmentally and economically efficient transportation like biking, transit and walking more easily.	4/24/2019 9:13 AM
671	create a mandatory landlord registry to identify problem landlords and make it available to renters	4/24/2019 9:11 AM
672	permit higher densities on city lots (townhouses, apartments)	4/24/2019 9:07 AM
673	Expropriate vacant & derelict buildings and put in BC Housing stock: in particular the Turner building on Richmond, and 1176 Yates street	4/24/2019 9:05 AM

Victoria Housing Strategy

674	Need more units like apartments to help reduce rent prices.	4/24/2019 8:45 AM
675	Make laws about how much people can charge for rent. Lower ALL refusal market housing	4/24/2019 8:15 AM
676	Build more non-market housing. Stop renovictions. Stop market-based solutions which enrich developers and have repeatedly failed here and in the lower mainland.	4/24/2019 8:07 AM
677	A lot of affordable rentals are still \$1800+ when really the rental stock most needed is really \$1500 down. Even single bedrooms with utilities not included are \$700-\$800. That's just not affordable.	4/24/2019 8:01 AM
678	Well the big down turn is on it's way and that will lower rents	4/24/2019 8:00 AM
679	Rent pricing restriction based on the quality of the property and management	4/24/2019 7:51 AM
680	Rent caps/control to keep living in core areas affordable. Require new units to be built with accessible and eco friendly features, ie bike storage and wheelchair accessible units (which are prioritized for wheelchair users and not more expensive than other units)	4/24/2019 7:42 AM
681	Get rid of Air B and B and most of the problem is solved	4/24/2019 7:37 AM
682	More affordable housing that is actually affordable, rent control, tighter short term rental bylaws	4/24/2019 7:29 AM
683	City should stay out of the marketplace, both physically and in policy formation	4/24/2019 7:26 AM
684	Build more long term rental only properties	4/24/2019 7:18 AM
685	None. The city already does an excellent job.	4/24/2019 7:14 AM
686	Tax landlords charging excessive rents. Use those funds toward tenancy issues	4/24/2019 7:09 AM
687	Stop caring so much about bike lanes and focus on the housing CRISIS. Bike lanes are none urgent. Shelter for all is.	4/24/2019 6:51 AM
688	Remove the height restrictions imposed on new developments to allow for greater density on city lots.	4/24/2019 6:49 AM
689	Build and/or fund nonprofit housing units.	4/24/2019 6:05 AM
690	make sure the FARCE of 'new Senior Housing downtown' doesn't turn into "sold to architect's Daddy(billionaire developer in Ontario) who is famous for LUXURY bldgs AFTER all permits issued changes into 'parc' another LUXURY bldg. It took me few hours to find out all info ,why wasn't a background check done BEFORE issuing?	4/24/2019 6:03 AM
691	Cc	4/24/2019 5:38 AM
692	Stop the lengthy process whereby the City thinks they are architects in the development permit process. Developers want to build and the City is unnecessarily stopping them.	4/24/2019 5:25 AM
693	Stop the increases or make them a lower percentage on an annual basis	4/24/2019 4:58 AM
694	create/approve/build more rental units to suit families ei: rental townhouses not just apartment buildings. Restrict/regulate/eliminate illegal suites, there is no way a renter in a basement suite should be paying most or all of the mortgage. It is ridiculous renters pay these insane prices and get nothing that benefits them no protection, equity, security or any incentives not even a credit boost unlike the owner. Costs need to be regulated for this reason landlords shouldn't be able to charge whatever their greediness desires. Renting is supposed to be the cheap option. Pet discrimination is also a major problem. Pet size/weight restrictions make no sense if you accept a small dog a big dog should be just as welcomed what does the size or weight or breed have to do with anything we don't do this with people. I can understand some places not accepting them but the ones that do there is unnecessary size restrictions forcing people to give up their family member or go homeless.	4/24/2019 4:33 AM
695	Readdress the yearly rental increase. It needs to be kept lower to make it more affordable	4/24/2019 1:54 AM
696	Incentives for more affordable housing to be built is the single biggest action that would help. But also higher % of affordable units required for all new developments (20% at least), partner with Saanich for a cross-municipality housing strategy, incentives for homeowners to legally rent out basement suites. The dedicated staff position is also a good idea.	4/24/2019 1:28 AM
697	a fund for affordable housing should be started by taxing every new development	4/24/2019 1:25 AM
698	Invest in programs like "attainable housing" in calgary. This will get higher income earners out of the rental market with a gifted mortgage.	4/24/2019 1:19 AM

Victoria Housing Strategy

699	Preventing renoviction. I can think of 5 dear friends who have been renovicted. All are hard working, kind, and reliable. One has two young daughters. Staff who report to me have been highly stressed or had to miss work to deal with renoviction. I'm appalled at how frequent it is. I've lived here 14 years, and in the past 5 i've been priced out of the housing market, and suddenly began seeing people being renovicted. It's heartbreaking.	4/24/2019 12:59 AM
700	Protection of affordable housing is vitally important for everyone. It would also help to have control and notification of available affordable housing through the city rather than through BC Housing, we might have more luck actually getting a place to live. I've had to leave Victoria, where I've lived nearly all my life, because of the high rentals and want nothing more than to get back home. Perhaps it is time for communities to start handling housing rather than BC Housing.	4/24/2019 12:08 AM
701	Restrict "adult only" buildings, including condos that prohibit families.	4/23/2019 11:39 PM
702	Lower rent so a person can live in a decent suite. Paying 1200 per month for a dump that I would not let my dog live in is highway robbery.	4/23/2019 11:38 PM
703	Prevent annual rent increases, allowing for larger time gaps between increases and have smaller increments of the increase. Monetary incentives for good tenants e.g. a reduced rate of increase or no increase at all that year, etc.	4/23/2019 11:33 PM
704	incentivizing the development of affordable rental units	4/23/2019 11:30 PM
705	I think it's too late to be honest. I'm fully employed by the federal government and I can't even afford to rent here anymore	4/23/2019 11:22 PM
706	increase supply of rental housing	4/23/2019 11:02 PM
707	Rents in the city should reflect the average salaries of the jobs within the city, including those who work in the service/tourism sectors	4/23/2019 10:47 PM
708	Minimize the loss of older (affordable) rental properties that are being replaced by more expensive rentals and condos	4/23/2019 10:41 PM
709	To create affordable housing for lower income individuals.	4/23/2019 10:37 PM
710	Create incentives for developers to redevelop old run-down stock into decent affordable(read less than \$1000 for a reasonable sized (600square feet) housing. Review the tenancy act and make changes so it is fair for both renters and landlords. Go after slum landlords and compile database of bad tenants and bad landlords that can be viewed by prospective landlords and tenants.	4/23/2019 10:33 PM
711	Make landlords report annual maintenance like checking smoke detectors, furnaces, washing windows, etc as many don't fulfill their obligations and renters feel powerless as they fear filing a dispute against the landlord may encourage an eviction (I.e. family member moving in).	4/23/2019 10:28 PM
712	An overall increase in housing supply.	4/23/2019 10:25 PM
713	Tourist tax	4/23/2019 10:22 PM
714	Reduce number of Air BnB units in the city.	4/23/2019 10:17 PM
715	More affordable live/work townhouse developments close to town.	4/23/2019 10:15 PM
716	More co-op housing!	4/23/2019 10:12 PM
717	Nothing - too much is done for renters as it is.	4/23/2019 10:08 PM
718	Pursue an information-sharing agreement with short-term rental companies so that bylaw officers can link listings with addresses, rather than relying on reporters to know the exact address in order to report one.	4/23/2019 10:00 PM
719	Please cap rental costs	4/23/2019 9:59 PM
720	Renters are already overly protected, taxes keep going up for homeowners and if needed it takes months to evict a terrible tenant or one that simply stopped paying rent! Will I get a break on my mortgage or taxes? NO!	4/23/2019 9:53 PM
721	Implement some sort of rent control that caps rent at the value of average wages not land assessment value! Yes the land is worth a million dollars but very few people here make that and no one should feel like getting a one bedroom apartment for \$1500 a month is 'a steal'	4/23/2019 9:49 PM
722	restrict air b&bs	4/23/2019 9:45 PM

Victoria Housing Strategy

723	Stop trying to interfere in market forces. The City should not be in the business of building or running housing. Streamline the approval process so the private sector can building housing. More units in the market will put downward pressure on prices/rents.	4/23/2019 9:42 PM
724	Consider directing funding to Create long term affordable (not market rate) rental housing in partnership with B.C. housing and other organizations. Support creative options like multi family tiny homes in areas with large lots.	4/23/2019 9:38 PM
725	Stop new development. It encourages owners to sell rental homes. New builds are always more expensive for rent or sale and never offer the same space on a cost per square foot comparison.	4/23/2019 9:34 PM
726	Program to help home owners develop rental suites such as reduction in property taxes or utility bills.	4/23/2019 9:32 PM
727	Cap rent. Shouldn't be able to charge obscene prices for units.	4/23/2019 9:31 PM
728	See other above. If condo developers had to pay a development fee that would go into a housing fund, the city could build rental housing, or provide incentives to those who do, or buy land for rental housing	4/23/2019 9:18 PM
729	Disallow rent increases where the building is obviously being neglected by the owners.	4/23/2019 9:12 PM
730	Lower rental costs, allow more pet friendly lodging	4/23/2019 9:08 PM
731	Allow tiny homes and appropriate (i.e. park model) travel trailers as rental units on suitable properties - and create guidelines for utility hookups, etc. to streamline the approval process.	4/23/2019 9:08 PM
732	Empty unit taxes, double or triple it.	4/23/2019 9:06 PM
733	Continue to limit the amount a landlord can raise the rent every year!	4/23/2019 9:05 PM
734	Increase density by allow more properties to be subdivided and encourage townhouse/ rowhouse building types to be built.	4/23/2019 9:03 PM
735	Blanket up-zone large areas that can handle higher density (can be properly serviced by emergency services, water/sewer, transit, etc.) Reduce permit fees and time to process for rental developments.	4/23/2019 8:19 PM
736	Affordable housing for not only families but everyone. We are saving up to buy a home but our rent is steadily increasing which is making it harder to save.	4/23/2019 8:16 PM
737	Provide municipal grants for housing for those professions being driven out of Victoria by the housing market.	4/23/2019 8:13 PM
738	Provide workshops for renters to better inform them of their rights included in the tenants act.	4/23/2019 8:06 PM
739	Focus on what Victoria is responsible for and don't pretend that by talking about what the Province and Feds are responsible you can do anything but lobby..	4/23/2019 8:05 PM
740	Speed up development permit processes	4/23/2019 7:54 PM
741	Make it easier for landlords to rent and have some control over their property. Provide govt subsidized assistance	4/23/2019 7:14 PM
742	city should own units that are rented based on percentage of income and implement rent increase controls	4/23/2019 7:09 PM
743	Rent to own development	4/23/2019 7:08 PM
744	Heavy taxes on AirB&Bs and Properties left vacant by Owners. Encourage the construction of purpose-built small but affordable dorms for the post-secondary student population, so students aren't taking up places families could live in. Incentivize building of livable micro-suites (In the style of Japan's LeoPalaces) for Students or other short-term rental.	4/23/2019 7:00 PM
745	Stop taking bribes from developers to build nothing but luxury condos	4/23/2019 6:54 PM
746	Try to turn airbags into legitimate business where home owners want to run a airing need a commercial business licence and comply to the viha health and regulation standards of running such boarding establishment.	4/23/2019 6:54 PM
747	-remove or reduce restrictions on building/developing multi family housing where it makes sense (ie zoning) -champion multi-use buildings, ie commercial/residential/other	4/23/2019 6:45 PM

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748	Provide benefits (tax deductions?) for landlords who limit rent increases to less-than-permitted, and/or to ensure accommodation cost (rent, hydro, insurance) does not exceed 35% of tenants' income (families, seniors). Creative incentives for landlord and tenant agreements to exchange services (cleaning, maintenance, yard work, etc.) in lieu of rent increases. Promote and encourage shared accommodation options.	4/23/2019 6:28 PM
749	Revise design guidelines or Development Bylaw and Inclusionary Housing Policy to ensure that people with disabilities have housing choice. Require accessible housing to be built in ALL kinds of housing.	4/23/2019 6:27 PM
750	Pacifica housing or crd housing	4/23/2019 6:10 PM
751	protect and increase rentals that are affordable for single wage earners and pensioners.	4/23/2019 6:02 PM
752	Subsidized rentals with rent based on income. More low and moderate rentals.	4/23/2019 5:59 PM
753	stop the yearly increases on rents	4/23/2019 5:56 PM
754	High quality non-market housing has proven to be a good solution in many cities with international real estate markets	4/23/2019 5:51 PM
755	Prohibit demolition of apartment buildings	4/23/2019 5:50 PM
756	Provide a site for landlords to post rentals. Too many scams on regular rental sites	4/23/2019 5:47 PM
757	More public housing	4/23/2019 5:44 PM
758	Create policies and laws that protect renters from evictions, high costs of rent and poor quality accommodations. Renters should have more power and be provided with adequate housing. Rent should not be above 50% of one's income.	4/23/2019 5:39 PM
759	Improve transportation to downtown so that people can choose to life in the Western community or the Saanich peninsula. Our present system is not effective or efficient. Not everyone needs or wants to life downtown but they should be aware to get there easily. Stop focusing solely on building low cost housing in the city. Help people live outside the city and still work and play downtown. The recent change to charge for parking on Sunday and holidays is totally wrong.	4/23/2019 5:38 PM
760	To create more rental housing the City should streamline development of rental projects, it seems to take years for new housing to be built.	4/23/2019 5:33 PM
761	accumulate land to help keep the cost of rental housing down	4/23/2019 5:28 PM
762	Keeping cost of home ownership lower will ultimately assist renters.	4/23/2019 5:07 PM
763	Please place a cap on the price of rent. Victoria needs rent control. I went to go see a number of suites with a rental property manager with Devon Properties the other day and he was laughing about how they can charge as much as they want because the market allows for it. I didn't find this funny at all. Victoria has four large sub-populations, as I see it: retirees, students, working professionals/government employees, and homeless people. I've worked in transition housing/low-barrier housing and while there are many organizations creating those opportunities, there is not an adequate supply in affordable housing for the average person. Often people in affordable housing are not able to transition into the "regular population" because of this. The housing market is geared towards wealthy retirees and working professionals with an income above 40K. Rental markets like Toronto (where I am from) and Montreal and Halifax are more accessible just for the sheer range of prices. Victoria's starting price of a decent place is around \$700 for shared accommodations and \$1110 for solo-living	4/23/2019 4:57 PM
764	Put the pressure on the developers. Refuse to allow developments that do not accommodate low income units.	4/23/2019 4:46 PM
765	Block all air bnb in downtown condos that have permanent residents in some units	4/23/2019 4:44 PM
766	Too much money and effort going into low barrier housing.	4/23/2019 4:39 PM
767	introduce a 5 yr rent control	4/23/2019 4:32 PM
768	More larger units, ie 3-4 bedroom townhomes	4/23/2019 4:30 PM
769	Crack down on short term rentals & 2nd homes. Housing should be for humans over profits.	4/23/2019 4:29 PM
770	When there is a new lease rent can be increased as much as the landlord likes, there should be restrictions on rent increases.	4/23/2019 4:28 PM

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771	Stick to incentives for owners to become landlords, more regulation could scare owners into keeping their extra rooms/suites empty. Help with creative solutions like microloans for security deposits.	4/23/2019 4:23 PM
772	Closer supervision of rental buildings or unit that change ownership hands to ensure tenants are not subject to unfair rental increases, renoevictions or other means of unfairly removing a tenant from the unit when other options are available	4/23/2019 4:14 PM
773	ceiling % rental increase allowed	4/23/2019 4:06 PM
774	No renovictions. Less high end rentals and condos and more space for affordable. Maybe require a certain percentage of new developments to be affordable reantas.	4/23/2019 3:51 PM
775	rent should be no more then 30% of the household income	4/23/2019 3:45 PM
776	I haven't looked into the legality of this but it would be amazing if there was some sort of cap of price on size of units. I have viewed some rental units the size of a bedroom charged at \$1200 and another thrice the size at the same price...how is this not monitored? How can it be legal to charge whatever you want for any size?!	4/23/2019 3:39 PM
777	Tax credit for renters	4/23/2019 3:38 PM
778	It's hard because demand is so high for a place to rent that awful landlords get away with everything. They'll just find someone to put up with their BS. I don't know what the city can do. Foreign buyers should be affected. Don't let their properties sit empty.	4/23/2019 3:33 PM
779	Don't know	4/23/2019 3:32 PM
780	Prevent the cost of land to rise exponentially.	4/23/2019 3:29 PM
781	Landlords need to either be a hands on landlord living in the general area or have property managers to take care of repairs as needed.	4/23/2019 3:22 PM
782	Let the housing societies do their jobs. City has no experience with this. Rather than duplication, support the societies better.	4/23/2019 3:17 PM
783	The current tenant agreements require that notice must be given at least 30 days before vacating, even if you are renting month to month. That means that the people who are trying to find a place to rent have to be looking more than 30 out, so they can give their notice. That timing does not make sense. Month to month renters should be able to give 30 days notice regardless of the date of the month and then pay for the portions of the month that they occupy the apartment. Then persons who are looking for a new place can move in after that date and pay a partial month's rent before starting the lease term. That would facilitate finding new housing as well as the double rent that the vacating party often has to pay because they couldn't find a place before the 30 day notice period. This current system is crazy!	4/23/2019 3:11 PM
784	Less foriegn buyers	4/23/2019 3:06 PM
785	Tiny Homes!!!	4/23/2019 3:05 PM
786	I would like to see some kind of rent control. There seems to be no rhyme or reason for rent increases, especially when tenants leave. Perhaps the rent increases could be tied to the unit at a max of 4% a year. When a vacancy opens in our building the cost is increasing sometimes 40%.	4/23/2019 3:01 PM
787	create or maintain parks near developements for apartment renters	4/23/2019 2:51 PM
788	Why is rental only considered a solution to housing affordability? What about more density to allow more purchases.	4/23/2019 2:48 PM
789	an ombudsman who can understand unit owners are demanding too much	4/23/2019 2:47 PM
790	Avoid over-burdening landlords with regulations that make managing/owning rental properties prohibitively expensive	4/23/2019 2:42 PM
791	Increases in fees and taxes are passed on to renters - these costs are not borne by owners. Consistent increases in these serve to increase rental costs.	4/23/2019 2:39 PM
792	building more affordable rental housing	4/23/2019 2:34 PM
793	Rent credits similar to Ontario	4/23/2019 2:33 PM
794	Rent is too expensive	4/23/2019 2:28 PM
795	Lobby neighbouring municipality Oak Bay to legalize secondary suites and laneway housing!!!	4/23/2019 2:27 PM

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796	Place rent increase restrictions on the suite itself not based on the tenancy.	4/23/2019 2:20 PM
797	A substantial portion of renters would like to become homeowners but may not be able to due to cost. As such, the provision of more affordable ownership opportunities (such as the Yates on Yates by Chard Development) would create opportunities for people to move out of the rental market and into the ownership market, and this should help to lower vacancy rates at the same time.	4/23/2019 2:19 PM
798	Preventing renovictions like in the first option is not wise. Helping renters through a renoviction-type scenario through working with development/property management companies to try to retain renters through a renovation process would be much better. My building WAS renovicted, but I stood up for myself and other tenants and asked for first right of refusal when the reno's were done. After checking with their legal team, and working with me and us, the property management company got 6 units pre-filled in the building, thus retaining long-term tenants that consider the building their home. It was more expensive after the reno's, but we were very lucky that the property management company was open to having us back. Really, it was in their best interest, anyway. But having some sort of option for tenants would be a good start to the renoviction problem.	4/23/2019 2:11 PM
799	emergency no-interest loan fund for those in short term difficulties--to avoid eviction	4/23/2019 2:09 PM
800	rent control and viewing a new place should not be like an open house! to impersonal and uncomfortable	4/23/2019 2:09 PM
801	Helping homeowners add density in single family neighborhoods. The time has passed when neighborhoods can say no to density.	4/23/2019 2:06 PM
802	There needs to be programs to support renters to be good tenants.	4/23/2019 2:00 PM
803	Require buildings to provide safe and secure bicycle storage and/or to allow renters to bring bikes into their apartments for protection from theft. Many building have bylaws that prohibit bikes in elevators and stairwells.	4/23/2019 2:00 PM
804	Encourage development, make the permitting process quicker and less expensive, remove the height restriction on apartments and condos in the downtown core and transit hubs etc. Minimize government involvement. let the market solve the problem.	4/23/2019 1:57 PM
805	More affordable housing, especially for families. Include more options for people with pets.	4/23/2019 1:55 PM
806	Encourage mass construction of sustainable social housing and co-operatives. These are the most stable, community-oriented form of housing and they are immune to capitalist pressures.	4/23/2019 1:54 PM
807	The city should build affordable housing itself, instead of punishing homeowners.	4/23/2019 1:52 PM
808	Cap max rental costs, Work with Uvic and Camson to build student housing to remove them from the pool. Make it more difficult to denie people housing because of pets (within reason) Incentivize cheap rentals via tax breaks, funds, or some scheme	4/23/2019 1:52 PM
809	Make landlords more accountable-ensure they are treating the tenants as the Act dictates so that tenants do not feel like they are at the mercy of the landlord.	4/23/2019 1:46 PM
810	Accessible and transparent renters knowledge to avoid being exploited, especially for those who may not be familiar with renters rights and laws.	4/23/2019 1:40 PM
811	THERE NEEDS TO BE A LIMIT ON WHAT A LANDLORD CAN CHARGE BASED ON BEDROOMS/SQUARE FOOTAGE. THERE IS ALSO MAJOR DISCRIMINATION AGAINST LARGE FAMILIES AND SINGLE PARENTS FAMILIES. EVERYONE DESERVES A HOME.	4/23/2019 1:37 PM
812	advocate/encourage/develop more co-op housing	4/23/2019 1:33 PM
813	Encourage the development and senior governments to creating more purpose built rental versus those built by developers that represent higher end rental housing.	4/23/2019 1:31 PM
814	Lower renting cost	4/23/2019 1:30 PM
815	Clean up the drug addicts in the city to make it liveable.	4/23/2019 1:28 PM
816	Remove rezoning and variance limitations to allow new multi-family builds, and better in-fill density.	4/23/2019 1:24 PM
817	Tax breaks for Rental developments	4/23/2019 1:21 PM

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818	Enforce regulations and tenants' rights. It can't just be a list of things, landlords have to be held accountable and face consequences for exploiting people or taking advantage of people. Also figure out what 'affordable' actually means. \$1200 for a single occupancy suite is not affordable.	4/23/2019 12:51 PM
819	Being more strict about Airbnbs, making 'pet deposits' illegal (regular damage deposits should suffice), make it harder for landlords to increase rent when they have new tenants.	4/23/2019 11:55 AM
820	Some of the "legal suite" requirements encourage landlords to operate illegal suites. As a short person, low ceilings aren't a concern for me, but these suites aren't legally allowed. Garden suites should be encouraged. Would like to see a set of pre-approved plans for average lot sizes. Cost of building is too high. Tax offsets or something for home owners that add rental suites or garden suites might be good. Encourage 1970s apartment buildings to build on their parking lots/move parking underground.	4/23/2019 11:02 AM
821	Enforce landlords to maintain their properties.	4/23/2019 11:01 AM
822	Incentives for those using their potential rental spaces as airBNBs, etc so that they can return to the rental market.	4/23/2019 10:52 AM
823	If there are programs to help building owners, such as the grants to improve stormwater management in Victoria, the owners of rental properties cannot apply. This means that the 4 buildings I own in Fernwood that are all rental properties, cannot take advantage of City supports to improve stormwater management. This is unfair!	4/23/2019 10:43 AM
824	I think the idea of the "rental ombudsman" above has merit	4/23/2019 6:06 AM
825	Create more multi family housing. Make it easier for landlords to develop legal rental housing.	4/22/2019 12:33 PM
826	Many units are rented short-term as Airbnb stays, especially over the summer, but there are many people who live in Victoria permanently that need rental spaces available to live in. We desperately need more affordable rentals as well - meaning actually affordable for people making minimum wage, not some abstract number that is classified as "affordable", but which no one can actually afford.	4/22/2019 12:10 PM
827	Some landlords have decided to stop renting due to the landlord having almost no rights. Assist the rules to make to me fair for renters and landlords.	4/22/2019 7:23 AM
828	Hold a public forum on how to better support renters (e.g. engage those directly affected).	4/22/2019 2:30 AM
829	Do not accept any new or revised Local Area Plan that does not include provision for increased residential building including multi-family projects.	4/21/2019 9:42 PM
830	Facilitate/support the rezoning of single-family or low-density sites to higher density. This would help increase the housing supply and support denser, more walkable, more vibrant neighborhoods. Support smart/sustainable development.	4/21/2019 10:28 AM
831	Consider rentals of those people who live alone 1 bedroom \$1300 , 2 bedroom \$1500 not exactly fair. A lot of people here are living alone and should not be forced to find a roommate in their 50,s just to survive.	4/21/2019 10:16 AM
832	Build more purpose-built rental units.	4/21/2019 7:55 AM
833	More affordable housing and cap rent increases	4/20/2019 11:23 PM
834	I would like to add a garden suite to my home to rent to someone but the biggest hurdle is the cost so I probably won't be able to add one for a long time. I don't think the city should necessarily help with the cost since I'm privileged enough to afford the mortgage on my home but maybe there are other ways low impact, minimal construction/disruption densities could be supported in all neighbourhoods. Something needs to be done about restrictions in existing rental units. We have large populations of older people and young students but many rentals restrict pets affecting older people wanting a companion animal. Younger people are affected most by buildings with age restrictions (55+) and restrictions on number of renters, such as landlords not wanting to rent a one bedroom to a young couple, preferring single tenants to reduce wear and tear.	4/20/2019 9:59 PM
835	Renters are very well served by the RTA, the right to appeal decisions, etc. Landlords do not have the power, although that is the usual knee-jerk comment. Renters have legal options. There is no such thing as a renovation, because a renter can appeal this. Renters present themselves as victims. They need to use the leg system which is in place, not for the city to create more rules. Do not make it so difficult to be a landlord. I respect our tenants and always follow the law, but have been screwed by four tenants over ten years and am still owed \$6000 which I cannot collect. I am not the bad guy. There is legislation in place. Let's use it.	4/20/2019 8:45 PM

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836	create new laws around supportive housing that reflect the challenges faced by workers and tenants in these buildings that are not being met by the current RTA	4/20/2019 7:22 PM
837	Have more safe up to date rental available. This is not rental for two income no kid 'families', but for families with children or older parents.	4/20/2019 5:52 PM
838	The city should stick to their mandate in the Local Government Act. Residential tenancy is the responsibility of the province. If action must be taken do it through the province	4/20/2019 11:28 AM
839	Change legislation to allow for tiny homes	4/20/2019 9:16 AM
840	Campaigns explaining how air bnb only apartments directly relates to housing crisis. But all of these options should be pursued.	4/20/2019 8:23 AM
841	RENT CONTROL!!!	4/20/2019 12:56 AM
842	Affordability and sustainability before young professionals move to different provinces or countries	4/19/2019 11:14 PM
843	Incentivize the development of new affordable (for incomes below 50,000) multi-family rental housing and coops.	4/19/2019 10:18 PM
844	Rent Control and elimination of Air BnB rentals	4/19/2019 9:42 PM
845	Allow tiny houses	4/19/2019 9:11 PM
846	enforcement of airbnb bylaws, rent control, improve landlord maintenance, no new high-income developments - only affordable developments as measured by income (not market)	4/19/2019 7:44 PM
847	set more limits to rent-raising that is obvious gouging of tenants	4/19/2019 6:56 PM
848	More pet friendly housing for well-behaved larger animals	4/19/2019 6:36 PM
849	Outlaw Air B & B short term rentals. This will also help the hotel industry.	4/19/2019 6:25 PM
850	tiny houses	4/19/2019 4:58 PM
851	All of the above are important steps, but whatever is done, there has to be enough "affordable" rental options for low income earners. Building rental units that charge too much doesn't help the working poor.	4/19/2019 4:44 PM
852	develop more housing cooperatives	4/19/2019 3:28 PM
853	Take old homes, renovate them, and make multi suites within rather than the same old, same old townhouses. It appears that is all Abstract Dev. can build.	4/19/2019 2:38 PM
854	Renters working full time on minimum wage should be able to afford multiple renting options. This could be done with a rent cap for low income tenants and incentives for landlords to house low income people or a raise of the minimum wage	4/19/2019 2:19 PM
855	City could motivate inclusionary approaches by telling more stories, publicizing more, successful rental developments/initiatives - ones that align closely with city strategies. If city doesn't tell stories, others may and they may not be as positive - and of course, people connect via an emotional story (vs just the facts)	4/19/2019 11:46 AM
856	Incentives for landlords to keep rents low	4/19/2019 11:17 AM
857	Tax incentives to landlords, so they can afford necessary repairs and maintenance.	4/19/2019 10:12 AM
858	redefine what "affordable" means, when it applies to cost of renting. Tie it more to existing conditions in Victoria with respect to actual incomes	4/19/2019 9:50 AM
859	Build more city owned property. Create rent to own initiatives. Stop lying about multi-income buildings that exist now. If the cashier working in coffee shop of a building can't afford to live in said building, it shouldn't be built.	4/19/2019 9:30 AM
860	Lack of pet friendly housing has always been a huge barrier for us as renters. We understand landlords concerns when it comes to pets, but there must be some kind of solution that allows a balance of pet friendly and pet free rentals.	4/19/2019 8:06 AM
861	Encourage density and reduce renter protections	4/19/2019 6:40 AM
862	Make the annual increase in rent illegal.	4/18/2019 8:37 PM
863	I want home owners who rent out space to be protected from tenants who are too noisy, smoke when not allowed and don't pay on time.	4/18/2019 6:52 PM

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864	Stop the Province from downloading expenses to the City.	4/18/2019 6:42 PM
865	Support the building of new rental units through incentives to builders/investors that reduce their risk and increase their return in invested capital.	4/18/2019 6:42 PM
866	Enforce the existing policies re STVRs to bring units back into the long-term rental market. Homes not hotels.	4/18/2019 6:30 PM
867	Stop getting in the way of development through height and density limits. Encourage rental over condos.	4/18/2019 6:05 PM
868	Rent cap on old buildings	4/18/2019 5:11 PM
869	Cheaper rent	4/18/2019 4:52 PM
870	Up zone rental properties in collaboration with landowners to incentive increased rental supply. Seattle is a great example of a city that "built" its way out of a housing crisis.	4/18/2019 4:20 PM
871	The City could consider a program in which it finances the updating of older 4-storey rental buildings and adds units in areas of those buildings no longer required for parking. The rents would remain the same, affordable for those currently living in the buildings. This would be less expensive than buying land and building, there would be much less disruption and impact on neighbourhoods, and greenspace and the tree canopy would be protected.	4/18/2019 3:39 PM
872	Permit Tiny Housing in diverse areas. Promote rental opportunities of Tiny Housing. Promote and support rent to own of Tiny Housing.	4/18/2019 3:15 PM
873	Build more townhouses type provincial housing	4/18/2019 2:04 PM
874	A registry of landlords that flaunt tenancy laws as well as reasonable maintenance for rental....information available to the public	4/18/2019 1:41 PM
875	Mexico has an organization named INFONAVIT, they create affordable houses for low income, they build and build houses or apartments, develop complete neighborhoods and they are subsidized and also the individuals can pay their mortgage directly through their PAYCHEQUE , monthly payments are according to monthly salaries. WE NEED THIS! This is a first world country with third world salaries and first world expenses like housing. Rents should also be cap as landlords are very picky, discriminatory and they charge 1300 for places that are worth 600 dollars, crappy crappy smelly small crowded spaces. Bachelor suites should all be under 800 dollars per month and one bedroom under 1000 at the most to make it affordable. Also stop the buying of animals, we love animals but NO ONE accepts you with ONE at any place.... please HELP!	4/18/2019 1:33 PM
876	Stop treating businesses as the enemy. Build relationships and with developers and create more supply with their help.	4/18/2019 1:14 PM
877	Develop by-laws that hold renters more accountable for damage, making it less risky for developers and home landlords to consider renting, thus increasing rental stock	4/18/2019 1:09 PM
878	Make more units pet friendly	4/18/2019 12:38 PM
879	I think the City should, through UBCM, work with other municipalities to get the province to better fund initiatives, programs and services to help tenants. It is really a provincial responsibility, and spending municipal tax dollars on that service, I think, is inappropriate and lets the province off the hook.	4/18/2019 12:27 PM
880	Raise the limits on subsidies for rental assistance! My Husband and I make approx. 80k/year together and we are *STRUGGLING* to survive. We pay \$1800/month for rent with all utilities on top of that, but we "make too much money" to qualify for any assistance.	4/18/2019 12:02 PM
881	Allow for more creativity and thinking outside the box for both rental and homeownership development	4/18/2019 11:49 AM
882	Put a cap on rental prices. Lower the 'affordable housing' figures to better reflect reasonable prices.	4/18/2019 11:48 AM
883	Non market developments for low to moderate incomes	4/18/2019 10:43 AM
884	I think the City's focus should be directed towards alleviating homelessness in the City....the people sleeping on the pavement, who can't even find a place to rent. The provincial government has the authority and role to play in protecting renter's rights... does the City really need to play a role in this too? The City should be looking for ways to provide land and opportunities to house the homeless people in our community.	4/18/2019 10:42 AM

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885	The supportive housing should be under the transitional act not the regular RTA. Clients that need supportive housing cannot live well in regular housing. The ability to give some one 24 hours ban then have to just gather information and that leads to 30 day eviction does not help. Some residents have guest issues and support around that does not happen due to the RTA	4/18/2019 10:34 AM
886	Work with the province to proactively enforce laws	4/18/2019 10:28 AM
887	Require all new housing/condo developments to include 10% of units to be reserved for Subsidized Housing, whether rentals or ownership. Require all new housing/ condo developments to include some units designed for mobility challenged disabled.	4/18/2019 10:25 AM
888	Put a limit on 1 and 2 bedrooms. Develop housing co-ops for families for people earning between 35,000 - 100,000.	4/18/2019 9:47 AM
889	Give tax and water cost breaks to individuals that own rental properties.	4/18/2019 9:41 AM
890	We need to create more housing and services for people who live with mental health and addictions. The amount of people who are living on the streets is the collective shame of Canada. We stand on the backs of our most vulnerable if we ignore this problem.	4/18/2019 9:37 AM
891	More supportive housing available by creating connections to services (mental health/psych, pharmacy delivery, care providers/nursing)	4/18/2019 9:34 AM
892	cap rent increases. match rental cost to income	4/18/2019 9:27 AM
893	Being clear on why one wasn't approved for the rental. More rentals for young adults who are not in school.	4/18/2019 9:20 AM
894	Policy and other incentives that can increase the supply of new purpose built rental housing	4/18/2019 9:19 AM
895	- ban or limit short term rentals (such as Air Bnb) - support the development of new affordable, supportive and mixed use rental buildings	4/18/2019 9:19 AM
896	More affordable rents, cost of living, for families. The stuck in the middle families who make too much for subsidized housing and too little for market rent are stuck paying 80% of their income to rent.	4/18/2019 9:17 AM
897	Advocate for rent controls to apply to units rather than people so landlords cannot arbitrarily jack up rents whenever someone moves. Advocate for landlords not to get 2% above inflation without question every year. They should have to justify rental increases higher than inflation.	4/18/2019 9:16 AM
898	do not make Victoria a unique zone	4/18/2019 9:11 AM
899	The rents in this city have gone up significantly. When I first moved as a student 10 years ago, my rent is half what I'm paying now. I have a good job, but struggle to make ends meet, paying rent and student loans. There needs to be more rental units and cheaper rent, and not just for the lowest income people, but for people like me.	4/18/2019 9:03 AM
900	Ensure that rentals are in walkable neighbourhoods, green spaces and amenities. Renters are less likely to own vehicles and have lower incomes or are single young professionals from my experience. It is difficult to save money when one is paying rent in an area that is liveable and on their own.	4/18/2019 8:56 AM
901	Encourage alternative tenure models like co-op housing and public housing through policy. Expand commitment to the Greater Victoria Housing Authority and expand development of public housing for people of most income levels, not just the most desperate. Housing is a non-market problem and can't be addressed with market solutions aimed at incentivizing private development.	4/18/2019 8:45 AM
902	sUBSTANTIALLY REDUCE PRESENT very lengthy AND DIFFICULT APPROVAL PROCESS....8 MONTHS TO TWO YEARS INCREASE COSTS TO THE POINT WHERE PROJECTS ARE ABANDONED	4/18/2019 8:40 AM
903	Use re-zoning powers to incentivize new purpose built rentals, not do restrict zoning on current rental stock. Use the power as it was intended - positively	4/18/2019 8:10 AM
904	The landlord-tenancy legislation is heavily supportive of renters. City would be wise to carry out its responsibility and get away from social engineering which is divisive.	4/18/2019 8:06 AM
905	no more luxury buildings when so many people can't find affordable housing.... want density? then make it affordable. lino not hardwood, skip the stainless steel appliances, etc.	4/18/2019 8:05 AM
906	Work with developers to mutually agree on affordable housing options . ie. the rent-to-own example that is happening in the Western Communities is brilliant	4/18/2019 7:55 AM

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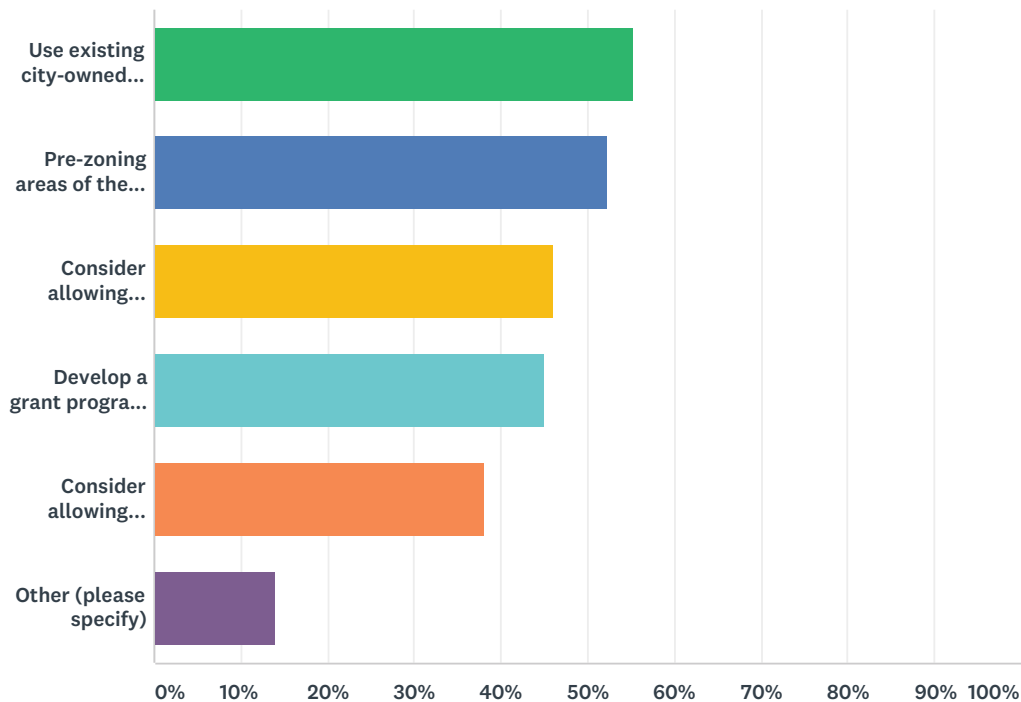
907	Tax breaks for homeowners with rental units that have long term lease agreements. They lose the break if they do short term rentals.	4/18/2019 6:20 AM
908	Actions that encourage renters to treat the dwelling as their home.	4/18/2019 6:02 AM
909	move the shipyard and the factories inside the city to an outside place and build homes in their locations.	4/17/2019 11:48 PM
910	Amalgamation and looking at the issues across the CRD	4/17/2019 11:11 PM
911	The city should buy, build and rent properties to prevent further gentrification of Victoria.	4/17/2019 11:07 PM
912	Eliminate the city's participatory process when development permits are submitted and streamline the process for developers.	4/17/2019 10:07 PM
913	Look at Economic and Financial Tools that work. Call council members out when implementing bad policy such as rent control for political gain	4/17/2019 9:18 PM
914	Develop policies to ensure that guidelines for new developments include a focus on the wellness of residents, with particular concern for social isolation whether of immigrants, seniors or teens.	4/17/2019 9:06 PM
915	Allow densification in any neighbourhood that supports the concept but do not force neighbourhoods to densify, like heritage designation, it should be on a block by block basis.	4/17/2019 9:02 PM
916	1:1 replacement of any affordable rental units lost to redevelopment; 1st right of return for displaced tenants; responsible development of non-market housing to meet the urgent need (6000 households earning less than \$31,000/yr, paying more than 50% income for rent).	4/17/2019 8:57 PM
917	Stay out of it and let the market determine, rents and assist developments get built faster.	4/17/2019 8:03 PM
918	ensure rents remain affordable	4/17/2019 7:42 PM
919	Identity transportation corridors, work with BC Transit to establish high frequency service with priority bus lanes on them, and reform zoning to encourage high density housing (of all sorts) along those corridors.	4/17/2019 7:41 PM
920	Require availability of EV charging stations in building parking	4/17/2019 7:38 PM
921	Incentivize rental housing / reduce barriers to delivering supply of all housing. For example stop letting single family neighbourhoods control the supply of housing in our city	4/17/2019 7:24 PM
922	Make it as palatable as possible for developers to build rental accommodations...speed up the lengthy process. I am speaking on behalf of family members who are and always be renters....YIMBY....also speedy approval for garden suites and tiny homes on existing lots. On my block, I live in a 6 unit conversion, there is a new duplex next door and a 4 unit home on the other side. Across the street three single family homes with large lots with 2, 1, and 2 occupants....they are the NIMBYS. There needs to be more education regarding reality of today.	4/17/2019 7:19 PM
923	Improve the land use planning process to enable in fill development, particularly the "missing middle". Development approval should not be a protracted political process, with design and density choices driven by neighbours demands.	4/17/2019 7:13 PM
924	All more middle density housing to be developed (most infills should be at least a duplex)	4/17/2019 6:32 PM
925	Implement policies that facilitate the increase of high quality rental units supply. More supply vs demand will lower costs and relieve pressure on the rental market.	4/17/2019 6:18 PM
926	Build more housing!	4/17/2019 6:17 PM
927	The city needs to enable more housing. Lack of new housing means even with rent control we are just moving between increasingly unfunctional housing options	4/17/2019 6:09 PM
928	Creating housing stock on city owned land for families (ie. 3+ bedroom units) that could be co-operative style, or 99yr leases like the city of vancouver does in the river district.	4/17/2019 6:06 PM
929	Increase supply of market rental for the missing middle . This group is vital to the Victoria economy and vitality of the city. This seems to be lost on council	4/17/2019 6:01 PM
930	Encourage landlords to allow fur friends for renters.	4/17/2019 5:58 PM
931	rent controls to ensure artificial inflation of land costs when rental development is incentivized.	4/17/2019 5:58 PM
932	Encouraging new rental development. It's all about the cost, so any reduction in fees, charges, and approval time will help.	4/17/2019 5:48 PM

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933	Penalize absentee landlords.	4/17/2019 5:46 PM
934	Incentivizing the development of rental housing is the best way to fairly influence more rental housing.	4/17/2019 5:32 PM
935	Support landlords needs too, so that they are able and willing to do what is right for their tenants. Punishing landlords for owning property does not help landlord-tenant relations. Most landlords will get fed up with over-regulation and simply choose to sell their properties rather than create/provide rental housing.	4/17/2019 5:21 PM
936	That there someone that can make sure things get done to The regulations And building keep the up clean	4/17/2019 5:12 PM
937	Focus on protection for those at the low end of the housing continuum - those who are supporting business as retail workers.	4/17/2019 4:59 PM

Q5 Below are some of the key actions we are considering to improve housing supply in Victoria. Please indicate the top 3 you would like to see the City of Victoria focus on (select up to 3):

Answered: 1,620 Skipped: 194



ANSWER CHOICES	RESPONSES	
Use existing city-owned properties or use city funds to acquire new land for affordable housing	55.31%	896
Pre-zoning areas of the city for added density in exchange for rental housing and affordable housing	52.35%	848
Consider allowing townhouses and houseplexes in certain areas or throughout the City as of right (requiring only building permits)	46.11%	747
Develop a grant program to encourage more affordable garden suites and secondary suites	45.00%	729
Consider allowing secondary suites in duplexes, townhomes, or homes that already have a suite	38.15%	618
Other (please specify)	14.01%	227
Total Respondents: 1,620		

#	OTHER (PLEASE SPECIFY)	DATE
1	Wield taxation and permitting aggressively to extract as much affordability as possibly from developers. If they can't meet it, then that doesn't mean settle for what tg developer is willing to do- it means public housing should be being built instead	5/3/2019 11:32 PM
2	limit or further regulate investment property buyers who don't live in the home they buy	5/3/2019 10:22 PM
3	unsure of the nuances and implications of these	5/3/2019 10:13 PM

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4	Make developing low cost housing more attractive to developers. Soooo many ways. For example, retail on the first floor, allow tops floor(s) to be upscale with a private elevator. Multiple tower or wing developments for market and sub-market rates or pets and no pets or smoking and non-smoking. Incentivize adding a pool or exercise room, sell memberships to the facilities... access wellness funds to build. More....be creative.	5/3/2019 7:42 PM
5	Completely ban Airbnb and all vacation rentals. Add a municipal vacancy tax like Vancouver, on top of the speculation tax. The Rose report shows that there is more housing in Victoria per family now than there was 10 years ago: https://www.kpu.ca/sites/default/files/The%20Housing%20Supply%20Myth%20Report%20John%20Rose.pdf	5/3/2019 7:33 PM
6	Only build affordable workforce housing until every worker in Victoria is properly housed.	5/3/2019 5:32 PM
7	Allow tiny homes!!!!	5/3/2019 5:03 PM
8	Landlord licencing- there is rampant discrimination going on	5/3/2019 4:52 PM
9	address deplorable condition of much of the existing housing	5/3/2019 4:37 PM
10	Consider float homes and floating neighbourhoods outside of the gorge area which should be protected, possibly between selkirk trestle and mermaid wharf. There is great potential for floating businesses here as well.	5/3/2019 4:32 PM
11	In your first 3 options you use terms like "certain areas" or "exist city-owned properties" and "city funds". With reference to certain areas, does that mean that the areas that are already being most effected will continued to undergo rapid change, while other areas that seem to have a lot of political clout (money) stay far less changed. Perhaps it should be all areas. With regards to "city-owned" and "city funds" will the city, as in the public then develop and benefit from the properties? Or will they be handed over to large developers (often with interests largely in the mainland or farther afield). These developments often look adquate as paper (or digital plans), but not as publicly beneficial in reality - and what will become of the public asset or money?	5/3/2019 3:53 PM
12	discourage construction of expensive or large dwellings that do not reflect needs of existing residents	5/3/2019 11:27 AM
13	work with senior go'ts to provide finacial support for housing for families with incomes below 55K	5/3/2019 9:43 AM
14	All the above should factor in the demographic needs of Victorians. Please see my first point in question 4.	5/3/2019 9:25 AM
15	Incentives to allow many forms of accommodation	5/3/2019 8:44 AM
16	Work with for-profit and non-profit developers to build only affordable rental units until we have enough.	5/3/2019 7:43 AM
17	Ensure affordability in all new developments	5/2/2019 11:42 PM
18	levy on all new builds (incl those in the works), be it commercial or residential	5/2/2019 9:37 PM
19	Remember that turnover is big with renters in Victoria. You have to make sure the homeowner continues to recieve incentives to rent at reasonable prices	5/2/2019 8:08 PM
20	Consider what a healthy density for our city is before allowing unregulated infilling. Please be sure we have the infrastructure capable of handing denser communities. Please lets avoid problems of parking and erosion of natural spaces due to overuse.	5/2/2019 7:44 PM
21	Where is the infrastructure to support any of the above	5/2/2019 3:57 PM
22	Create a modular or mini home complex for the homeless	5/2/2019 2:33 PM
23	see below	5/2/2019 11:22 AM
24	I don't know enough about this to answer.	5/2/2019 10:43 AM
25	a rental cost cap is required. rental prices are out of reach for too many people.	5/2/2019 9:54 AM
26	Container housing	5/2/2019 9:54 AM
27	Again, I find the City's approach as part of the problem - including the ideas above.	5/2/2019 9:18 AM
28	Affordable living period.	5/2/2019 8:32 AM
29	Make a 50% mandatory affordable housing quota for all new developments.	5/2/2019 8:20 AM

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30	Inner city RV parking type communities that accommodate tiny houses.	5/1/2019 9:58 PM
31	Number one Jobs and number Two encourage affordable mortgage rates	5/1/2019 8:05 PM
32	Give homeowners tax breaks, stop increasing property taxes because that cost is paid for by the tenant.	5/1/2019 1:20 PM
33	I don't want to see an increase in the population therefore do not approve of you increasing the housing supply.	5/1/2019 12:29 PM
34	Speed up development and permit process.	5/1/2019 11:50 AM
35	None of the above	5/1/2019 8:03 AM
36	ALLOW RENTALS IN DUPLEXES AND TOWNHOUSES. This is a no-brainer	5/1/2019 7:24 AM
37	Need to reduce suites being used for air B and B. No point in working to increase supply of homes if owners just turn around and rent them as short term rentals	5/1/2019 6:28 AM
38	percentage of all suites in new developments for low income housing	4/30/2019 9:01 PM
39	Use existing city owned yes but NOT city funds. That statement is way to grey.	4/30/2019 7:38 PM
40	Consider co-housing	4/30/2019 6:21 PM
41	legalize tiny home and similar structures on existing lots	4/30/2019 5:02 PM
42	Consider ways to work with new partners who can bring some assets to the table. For example, families of people with developmental disabilities.	4/30/2019 4:54 PM
43	Use existing city-owned properties or use city funds to acquire new land for affordable housing AND shelter rate housing	4/30/2019 3:38 PM
44	Insist on a rental and affordable housing in ALL areas of the city. I am quite leery of the terms used in these questions where it appears you would be selecting certain areas of the city for density while protecting others like say Rockland? Fairfield?	4/30/2019 3:30 PM
45	high rises create ghetto slums - why ruin a pretty city	4/30/2019 11:06 AM
46	Regulations around renting cost	4/30/2019 9:24 AM
47	Do not allow any neighborhood or covenant to restrict suites and the building of suites. Any one should be able to have a suite in their house or townhome.	4/30/2019 5:10 AM
48	Unless you restrict the use of AirB&B, none of these options are going to have an impact	4/30/2019 12:44 AM
49	support the creation of cooperative housing	4/29/2019 11:45 PM
50	Questions lack clarity	4/29/2019 10:13 PM
51	Work together with B.C. government and community to build affordable, sustainable housing to support healthy, community living.	4/29/2019 9:57 PM
52	I'm a socialist, but only so far. The grant program is a good way to help homeowners afford the building of a secondary suite but it should be paid back in full, without interest, in a reasonable amount of time. The secondary suite will accrue wealth to the homeowner going forward and should not be paid for by other citizens.	4/29/2019 9:52 PM
53	Grants program for buildings that already have multiple suites and are older so that those lower rent suites remain but the building is maintained and updated.	4/29/2019 8:02 PM
54	streamline legal suite certification	4/29/2019 8:02 PM
55	Restrict or ban airbnb in the city core. A lot of people use their income properties as short-term rentals through AirBnb because they make more money this way than they would renting to a long-term tenant. This would add more legal, 1 and 2 bedroom rentals to the market and tourism wouldn't take a huge hit. Hotels in and around the downtown core are often par with AirBnb nightly rates if not slightly more (<25/night).	4/29/2019 7:57 PM
56	Enhance transit services, automatically renter will get more n budget places	4/29/2019 7:38 PM
57	Density in low density areas first. Quit overloading already dense areas such as James Bay	4/29/2019 7:24 PM
58	require new multi-family condominiums to include affordable housing units	4/29/2019 6:19 PM
59	Subsidies and legal structure for new co-op housing.	4/29/2019 4:12 PM

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60	Why give home owners a grant or allowing them to rent suites in their homes - look the enormous amount of rent they want for a basement suite! Don't favour homeowners, talk to renters!!	4/29/2019 3:47 PM
61	Improve transit and the affordability of transit, so people without vehicles can choose from a wider range of neighbourhoods, and people with cars can get rid of them and choose more affordable places that don't offer parking.	4/29/2019 3:40 PM
62	keep charging owners for leaving homes empty	4/29/2019 3:11 PM
63	Build more places like Blanchard Courts	4/29/2019 2:05 PM
64	Do not interfere in strata bylaws such as requiring a certain proportion of rentals. That is interfering with owners property rights.	4/29/2019 1:35 PM
65	Build senior sharing buildings like a pod	4/29/2019 9:52 AM
66	Develop more co-op housing partnering with provincial / federal housing Ministries.	4/29/2019 8:40 AM
67	If the city is considering using city funds to acquire land for affordable housing why can't they consider buying land and building an additional parkade?	4/28/2019 11:10 PM
68	Use existing city-owned properties for affordable housing developments.	4/28/2019 9:45 PM
69	Fewer sales to foreign buyers in terms of land, which they then hike the rent costs of.	4/28/2019 7:46 PM
70	All of the above	4/28/2019 7:29 PM
71	Allow tiny homes on single house properties	4/28/2019 6:24 PM
72	Simply encourage more rental buildings.	4/28/2019 2:44 PM
73	Help groups of like-minded people to come together to form housing co-ops and support the development of housing co-ops for house purchase	4/28/2019 2:38 PM
74	Review, amend, and introduce new policies to encourage homeowners to create suites, protect tenancies to encourage long term renting, and prevent discrimination against potential renters	4/28/2019 2:13 PM
75	More subsidized housing options. If you're not in a family there is hardly any support	4/28/2019 1:12 PM
76	If we are going to allow secondary suites in duplexes, they need to not be allowed to just Airbnb them. Making these allowances for home owners and then just seeing them list suites on Airbnb doesn't help.	4/28/2019 11:27 AM
77	Don't make Victoria a developer's dream! this does NOT increase affordability!!!	4/28/2019 10:49 AM
78	1. Halt any and all new commercial developments in lieu of sufficient, dedicated housing developments..	4/28/2019 9:16 AM
79	allow subdivisions for people applying for them. If you have 0.20 acres of space and want to subdivide your own lot, you should always be allowed to, regardless of what your nimby neighbours think.	4/27/2019 9:38 AM
80	affordable housing for single adults with no children	4/27/2019 12:31 AM
81	Where will any grant monies come from oh yes tax home owner right out if their home.	4/26/2019 11:24 PM
82	Regulate AirBNB	4/26/2019 11:11 PM
83	equitable property taxes (single family homes should pay far more property tax than apartment units)	4/26/2019 9:44 PM
84	Stop allowing developers to put up buildings without adequate parking spaces. No one wants to spend time in traffic, but I (for one) will be damned if I am expected to not own a vehicle.	4/26/2019 7:21 PM
85	I'm totally against high density living, it puts a strain on our water, and high rises do not build community.	4/26/2019 6:35 PM
86	Include affordable housing in community plans, no surprises. Educate communities regarding affordable housing versus supportive housing. The term affordable is used too freely.	4/26/2019 5:17 PM
87	a program that would help renters and seniors help each other, so the elderly could stay in their homes longer with the help of a better senior with better health helping them with appointments gardening grocery shopping etc.	4/26/2019 3:51 PM

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88	require developers to dedicate a section of their new developments or replace on another lot first rental units they will be tearing down to replace lost rental housing when they are redeveloping especially in the cases where we've seen them tear down rental housing such as apartments and replace them with Condos thus displacing all those people causing the issue we have today.	4/26/2019 3:29 PM
89	Reduce property taxes.	4/26/2019 2:29 PM
90	Use existing city land for affordable housing; please do not add to our tax burden to fund this. We do not understand the second option listed in this section.	4/26/2019 1:47 PM
91	No comment	4/26/2019 1:25 PM
92	Allow higher apt buildings, ie with more floors. Verticle density is the best for the environment and people	4/26/2019 11:50 AM
93	Added density and affordable housing should be available in ALL areas of the city, including Fairfield Gonzeles.	4/26/2019 10:49 AM
94	less density	4/26/2019 9:13 AM
95	consider grants for those that are retrofitting suites for seniors	4/26/2019 8:30 AM
96	Support densification by allowing taller structures with more units.	4/25/2019 9:05 PM
97	None of the above. Let market forces work. You should be focusing on the basics. Stay out of it. You are not our Mom and Dad. You don't know better. Stick to the basics. Keep the lights on, streets clean, and support policing.	4/25/2019 8:49 PM
98	Build more Gov't Owned low income housing	4/25/2019 8:38 PM
99	Stop letting foreign money/money laundering dictate housing prices	4/25/2019 8:31 PM
100	Zone for residential where all those car lots and auto shops are on Douglas St.	4/25/2019 7:45 PM
101	none of the above. Too many wonderful houses are being demolished.	4/25/2019 6:56 PM
102	Build up, instead of building out.	4/25/2019 6:17 PM
103	Caps - buildings should have affordable units at least 50-75 % of units in any building should be capped off at an affordable rental rate	4/25/2019 5:31 PM
104	Have them move in with Helps, Isitt and Loveday	4/25/2019 5:30 PM
105	Ease subdivision restrictions on existing zoning; simultaneously allow construction of fee simple row housing (or other medium density equivalent)	4/25/2019 4:25 PM
106	Ban short term rentals (less than 2 weeks)	4/25/2019 4:01 PM
107	Pre-zoning areas of the city for added density in exchange for rental housing. Just increase the stock of rentals to drive down prices.	4/25/2019 4:01 PM
108	Make inventory for working, non-affluent, non-at-risk renters.	4/25/2019 3:52 PM
109	See my answer to previous question	4/25/2019 3:34 PM
110	Significantly reduce or eliminate minimum parking requirements so residents are no longer forced to pay for costly parking spaces that they don't need.	4/25/2019 2:35 PM
111	Eliminate parking minimums to reduce real development costs	4/25/2019 2:18 PM
112	Speed up permitting and lessen the costs.	4/25/2019 12:35 PM
113	Improved transportation to bedroom communities with lower housing costs	4/25/2019 11:36 AM
114	Rezone everything to allow 3 storey rental apartments	4/25/2019 10:56 AM
115	nothing will work to improve the supply if you don't hold on to the affordable housing that now exists - so put a freeze on renovations and demolitions of rental housing that is affordable and habitable and prevent landlords from letting places go into disrepair so they can redevelop	4/25/2019 9:44 AM
116	Cap rental rates	4/25/2019 9:44 AM
117	Make it easier for homeowners to convert unauthorized suites into legal suites to increase supply	4/25/2019 9:10 AM
118	Also encourage development of condos or townhouses aimed the middle class rather than upper-middle or upper class.	4/25/2019 8:32 AM

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119	Make ownership an affordable option. We concentrate on making more rentals while we should concentrate or diminishing the amount of renters	4/25/2019 8:03 AM
120	only allow high density developments	4/25/2019 7:37 AM
121	Ad campaign telling people they might have to have a roommate to be able to afford to live here	4/25/2019 6:31 AM
122	None	4/25/2019 5:52 AM
123	Let people who want to rent do it. Current laws are far too restrictive and expensive	4/25/2019 1:52 AM
124	I do not believe any of the above will help.	4/25/2019 1:10 AM
125	Make a 2% low payment housing in each condo complex and rental building. Don't put an area into low payment as the whole area will drop in quality of life. If you spread low payment around those not on low payment, it should lift them up and help more than pushing them aside.	4/25/2019 12:43 AM
126	Please don't increase density to the point where we are losing green space. More buildings are being built right up to the side walk. Please ensure there is a border of greenery/or perhaps a linear (strip) park that residents and neighbors could enjoy sitting on a bench and a sense of space. Some streets in Victoria are feeling like windy canyons.	4/25/2019 12:40 AM
127	Tiny house village development	4/25/2019 12:19 AM
128	Remove tenancy number restrictions in houses.	4/24/2019 11:11 PM
129	Fines for landlords that don't do proper maintenance	4/24/2019 11:10 PM
130	Fasttrack applications for rental only buildings	4/24/2019 10:38 PM
131	More government-owned housing	4/24/2019 10:25 PM
132	Increase incentives for developers to build. Find new sources of revenue to build or finance projects. Residential Property taxes should not be used for this as we can barely afford to live here as is.	4/24/2019 10:14 PM
133	Provide property tax brakes to rental houses/units	4/24/2019 10:09 PM
134	ljki	4/24/2019 9:53 PM
135	look at the impact of the costs of permits, fees and time it takes to develop a property and work towards reducing all of it in exchange for more rental construction with private money resulting in lower rents...gotta look and understand the cost per sq ft to build and the ROI of the rental unit.	4/24/2019 9:45 PM
136	Develop a grant program to encourage more affordable garden suites/basement suites who will have long term renters	4/24/2019 9:39 PM
137	The City shouldn't build housing. They should use city owned land to partner with developers and others to build units. The other option is to create a corporation that's outside of the city political reaches and transfer city land to it allowing for that corporation to complete the development. Current example Calgary Lands Corporation does this I believe.	4/24/2019 9:06 PM
138	More co-op housing	4/24/2019 9:02 PM
139	Build upward!	4/24/2019 8:42 PM
140	Let the free market determine price/affordability	4/24/2019 7:35 PM
141	Remove bylaw rental restrictions in older condos	4/24/2019 7:16 PM
142	create citizen's assemblies to address the housing crisis and poverty	4/24/2019 7:15 PM
143	Better transportation to outside communities	4/24/2019 6:41 PM
144	Focus on other forms of housing in addition to traditional add and multi. Eg small sfd affordable for families, freehold townhomes	4/24/2019 5:46 PM
145	Penalties for owning space/suites that are empty without adequate reason.	4/24/2019 5:10 PM
146	Renter friendly zoning. Density does more affordability so don't put added decencnetives on new builds. Raise land taxes instead to pay for affordable units.	4/24/2019 5:07 PM
147	All these options focus on increasing homeownership and displacing renters living in affordable housing. Place a moratorium on private market housing in this city which only serves developers, financial investors, and home-owners.	4/24/2019 4:45 PM

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148	All these options suck just lower our rent	4/24/2019 3:33 PM
149	None of these, secondary and garden suits won't solve problems. New developments should be of a size that would be livable for families (not micro suits). Development should consider the neighbourhood character	4/24/2019 3:22 PM
150	non of these options will work	4/24/2019 3:04 PM
151	INVEST IN TINY HOME MOVEMENT	4/24/2019 1:53 PM
152	I do not know enough about housing outside of rentals.	4/24/2019 1:24 PM
153	Restrict the building of new and renovating of existing properties as little as possible	4/24/2019 1:21 PM
154	Proper policing of the Air B&B	4/24/2019 12:56 PM
155	Do nothing. Downtown is dense enough as it is. If those earning a lower income cannot afford to live here, they should move to Langford or more affordable communities. Living here is a privilage, not a right.	4/24/2019 11:42 AM
156	understanding what the economics are of building residential homes, then develop policies that recognize the economic reality, then build incentives on top of them to add non market housing, worker housing to the housing stock.	4/24/2019 10:03 AM
157	Absolutely NOT items 1 and 2 above. That quiz be a disaster!	4/24/2019 9:34 AM
158	Lower rent	4/24/2019 8:16 AM
159	Incentivize renovations that keep old tenents on their lease. An updated building doesn't have as high costs as an old building that always needs repairs	4/24/2019 8:09 AM
160	the down turn in real estate is coming This will help unlike your planned initiatives which ironically will increase the cost of renting	4/24/2019 8:02 AM
161	City facilities are reaching a limit; and endless increases in density is only making developers rich	4/24/2019 7:43 AM
162	Limit people renting suites as air bnbs, etc.	4/24/2019 7:16 AM
163	Avoid competing with or complicating the private sector who are required to understand supply and demand.	4/24/2019 7:04 AM
164	the realtors are already pricing for Bidding Wars! 30% increase! Fact in condos,ratty 1980's build, poor water, no ensuite laundry, only accessible door back parking, large speedbumps prevent use of scooters,* NEW ELEVATORS needed, etc.	4/24/2019 6:13 AM
165	Stop wordng surveys to get the desired answers out desire	4/23/2019 11:15 PM
166	Implement a vacant home tax like Vancouver	4/23/2019 10:45 PM
167	Streamline the approval process for developers, as some proposals in the past have taken far too many years.	4/23/2019 9:51 PM
168	Stop the push for densification. It does not produce affordable housing, it increases pricing.	4/23/2019 9:35 PM
169	again, make developers pay a fee into a housing fund controlled by the city	4/23/2019 9:20 PM
170	Enough freebies, I don't work 2 jobs so others get it for free or super low. Unfair to actual workers	4/23/2019 9:10 PM
171	The first option (pre-zoning) is excellent, but shouldn't just be in exchange for affordable housing, but ALL market rental projects	4/23/2019 8:22 PM
172	More affordable housing for first time homebuyers	4/23/2019 8:18 PM
173	Just increase density and reduce red tape	4/23/2019 7:16 PM
174	Only take densification action if you address parking	4/23/2019 6:30 PM
175	encourage/incentivize retention of older homes and gentle densification in single family neighbourhoods.	4/23/2019 6:18 PM
176	Hold developers accountable for leaving rental stock unoccupied	4/23/2019 5:50 PM
177	All of the above	4/23/2019 5:45 PM
178	Work with other municipalities to improve transportation systems so people have options	4/23/2019 5:43 PM
179	Build affordable apartment buildings like in europe that are community friendly and eco friendly.	4/23/2019 5:43 PM

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180	There are many condos in downtown that are investments with no one living in the condos. Stop this nonsense.	4/23/2019 4:49 PM
181	Stop listening to all the old entitled wealthy almost dead people about their fears of change.	4/23/2019 4:32 PM
182	de-normalize the culture of protecting single family enclaves from any increase in density	4/23/2019 4:21 PM
183	I like option 2 especially. There are many multifamily options that blend well with single family homes. Not right to allow detached home owners refuse multifamily units. Also don't put all the multifamily on busy streets. Noisy and often young families who also appreciate quiet and safe neighbourhoods away from busy roads.	4/23/2019 3:36 PM
184	Work with and support the housing societies. There's no need to add city bureaucracy.	4/23/2019 3:20 PM
185	Ensure that the definition of "affordable" captures those who make less than \$20,000 per year.	4/23/2019 2:57 PM
186	Pre-zoning more density period! You have no more land. Affordable is driven by supply!!	4/23/2019 2:53 PM
187	Rather than continue to give developers opportunity to build expensive hi-rise condo's or luxury rental buildings, for a period, set aside a time that the only opportunities would be for developing rental housing for average people, working or pensioners or disabled young adults who are unable to work.	4/23/2019 2:53 PM
188	none of the above	4/23/2019 2:43 PM
189	Encourage existing property management companies to engage in new rental units rather than condos.	4/23/2019 2:23 PM
190	allow more options for tiny houses	4/23/2019 1:47 PM
191	Create a regional rental office that responds to the needs of renters.	4/23/2019 1:35 PM
192	Don't prezone certain areas if it leads to ghettoization. Spread affordable housing in all neighbourhoods.	4/23/2019 1:27 PM
193	Remove barriers to small-scale infill housing development (turning 1 single-family parcel into 3-6 townhouses) in terms of zoning and fees	4/21/2019 7:59 AM
194	Lower city fees for affordable rental and put applications at front of line. Enforce Airbnb bylaws now!	4/20/2019 11:36 AM
195	Reading this frustrates me. What do you even mean by "affordable" housing? The category disguises who owns the land and who gets to decide how it is used? Does affordable mean CLT? Does it mean non-profit? Those aspects of land-use seem much more telling than "affordability". Does affordable mean a place someone on welfare, PWD or refugee assistance can live? I (mostly) doubt it.	4/19/2019 9:48 PM
196	no approval of high income developments / only affordable housing developments	4/19/2019 7:53 PM
197	put limits on amount of rent based on square feet and other factors	4/19/2019 7:03 PM
198	None	4/19/2019 4:58 PM
199	Allow garden suites and moveable tiny houses on properties that already have secondary suites in the main house	4/19/2019 4:52 PM
200	tiny houses on wheels need to be permitted on private property as accessory dwellings	4/19/2019 3:29 PM
201	Very sick and tired of townhouses	4/19/2019 2:43 PM
202	Increase the minimum wage	4/19/2019 2:22 PM
203	Allow low-impact types of housing, develop policies for alternative building materials	4/19/2019 2:10 PM
204	easier laws inlaw suits	4/19/2019 9:59 AM
205	Sell marketable city properties to fund building in areas with lower land costs	4/18/2019 6:08 PM

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206	Most of these actions have serious negative consequences. Pre-zoning has been shown to result in spikes in land value, which exacerbates the problem. Townhouses and houseplexes are not suitable in all areas of the City. Nor are they necessarily appropriate along all transit corridors. They can greatly impact existing neighbourhoods, and should therefore always be subject to rezoning. Garden suites are in direct contradiction to the City's own stated goal of greatly increasing the tree canopy. The single greatest impact on the tree canopy is the incremental loss of green space due to densification and development. Garden suites reduce the green space where it is most needed to support trees and their ecosystems: in private back yards.	4/18/2019 3:45 PM
207	Allow Tiny Housing opportunities, such as developments and smaller lots.	4/18/2019 3:20 PM
208	Create new housing developments, we do not want to live in someone else house, in a attached suite to the landlord as it is NIGHTMARE	4/18/2019 1:35 PM
209	Raise the caps on income limits for subsidies etc.	4/18/2019 12:05 PM
210	mpore housing subsidy	4/18/2019 10:38 AM
211	require condo developments to include 10 -15% units for subsidized renters.	4/18/2019 10:28 AM
212	Create incentives (deferred property tax, reduced CDCs, etc) for smaller scale developers to build purpose built rental and keep those construction jobs in Victoria	4/18/2019 9:41 AM
213	Stop spending money on bike lanes and side walks and start spending money on creating more supportive and actually affordable housing for people experiencing mental health, disability and homelessness	4/18/2019 9:37 AM
214	not allowing condos to replace previous apartments	4/18/2019 9:30 AM
215	Density bonusing has never made housing more affordable (see Jones and Ley's 2016 research on Vancouver) and a grant program gives money to those who already own their own homes! Why would we give money to people who are the most privileged? Incentives garden suites by making them easier to build, but don't actively give money to people who already have it.	4/18/2019 8:54 AM
216	reduce the parking requirements for all developments to make better use of land for housing and green space. THere is plenty of room on roads.	4/18/2019 8:37 AM
217	the suggesteions of pre-zoning and giving 'rights' to build more will raise the price of the properties. Why would the city be doing that?	4/18/2019 8:09 AM
218	no more luxury condos	4/18/2019 8:06 AM
219	Speed up the development process.	4/17/2019 11:16 PM
220	Pursue productive partnerships with developers who will cooperate with efforts to create affordable housing..	4/17/2019 9:01 PM
221	Reduce time to get rezonibg and development permits approved	4/17/2019 8:04 PM
222	Allow taller buildings	4/17/2019 7:39 PM
223	Incentivizing co-op housing	4/17/2019 6:11 PM
224	do not introduce Inclusionary housing for market rental - it will kill new rental projects ill kill	4/17/2019 6:05 PM
225	Rent controls	4/17/2019 6:00 PM
226	Some kind of approval fast track for new rental projects	4/17/2019 5:54 PM
227	Develop non-market affordable housing	4/17/2019 5:27 PM

Q6 What other actions do you feel the city should be take to increase the supply of housing in Victoria?

Answered: 645 Skipped: 1,169

#	RESPONSES	DATE
1	Public housing on a massive scale and stronger maintenance bylaws to preserve existing affordable stock	5/3/2019 11:32 PM
2	require all new condominiums leave a minimum ten percent of units for lower income residents	5/3/2019 10:22 PM
3	Section 49(6) of the Residential Tenancy Act regarding renovations and demovictions refers to "all the necessary permits and approvals required by law". Clearly, "permits required by law" means City permits under City bylaws. In my legal opinion, "approvals" can mean City approvals under City bylaws. Find the courage to pass a bylaw imposing a municipal approval process on renovations, and let landlords or anyone else fight it in court if they wish. I say the City of Victoria will win, likely legally, and almost certainly from a political point of view. Find the guts to fight for affordable housing in this city!	5/3/2019 9:43 PM
4	When rental units are knocked down to build new rental housing, the # of units lost should be rented to displaced tenants at the same rent, and they should get right of first refusal.	5/3/2019 8:19 PM
5	Increase the percentage of low-cost and affordable housing developers must build for each for profit development they build. (Want to build a ridiculously expensive condo? Great, build one sub-market and one affordable building first.)	5/3/2019 7:42 PM
6	Stop focussing on adding new supply and get to the heart of why the existing supply is inadequate. Increase the supply of housing in Victoria by incentivizing or banning the use of current housing supply as vacation homes or short term rentals.	5/3/2019 7:33 PM
7	Tax the rich, tax the rich, tax the rich, tax the developers. Provide priority land for subsidized and (actual) affordable housing. Don't limit this to just families. Poor white queer disabled dudes need it too. We all need it.	5/3/2019 6:23 PM
8	i know people are working hard to build new affordable developments, but i find them all very ugly. it would be amazing to see old buildings with character turned into rental units. Sort of like the dominion rocket, although that was renovated poorly and is extremely overpriced. the abandoned hotel on gov/pandora would be a cool place to live.	5/3/2019 5:37 PM
9	Build social housing. Freeze rent increases. Penalize greedy and/or abusive landlords and their agents.	5/3/2019 5:36 PM
10	- Replace aging non-repairable 4-storey walkups that must be demolished with least 1/4 more density. Do not use the land for luxury condos.	5/3/2019 5:32 PM
11	Shut down slum landlords.	5/3/2019 5:17 PM
12	Allowing tiny homes,	5/3/2019 5:05 PM
13	Make the construction of rentals attractive to builders in such a way that benefits tenants. Consider lowered property taxes or rebates for new build rentals. The cost of buying does not seem like it will decrease in the near future so likely for many buying will not be something they can consider in the foreseeable future.	5/3/2019 5:05 PM
14	Tiny homes	5/3/2019 5:03 PM
15	Stop giving developers cart-Blanche to build homes only for the wealthy. Pick areas that are already densified to build multi family houses. Do not ruin single family home neighborhoods by densifying (ie teardown one home to our up four ones that are way out of people's price range. Adding suits ok).	5/3/2019 4:55 PM
16	Look into the behaviour and motives of landlords- licencing, licensing, licensing. So many people have been awful to myself & others due to their abuse of power & misinformed & harmful ideas	5/3/2019 4:52 PM
17	hold on to the supply that exists now by banning demolitions and reno-victions	5/3/2019 4:37 PM

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18	work with citizens who own private property to rezone for building of multi-family rentals when selling their property	5/3/2019 4:37 PM
19	Improve your grammar, "...should be take..." ;)	5/3/2019 4:36 PM
20	Promote rapid transit up to the Cowichan Valley to alleviate the housing pressures on Victoria.	5/3/2019 4:32 PM
21	Allow housing throughout the city as of right	5/3/2019 4:30 PM
22	Reduce air-bnb and short term rentals and continue with speculation tax to reduce empty houses.	5/3/2019 4:05 PM
23	Less high rises more homes that are affordable	5/3/2019 4:00 PM
24	I think Victoria is a highly desirable place to live. We need to provide more housing and far more housing options. It worries me that with geographical limitations, we might not be able to ever offer enough options or affordable options for everyone who'd probably like to come live here. Of course, if we do replace the cherry trees, people in other parts of Canada won't be bombarded with dreamy pictures of Victorians walking through blizzards of pink petals while they are still dealing with snow! :)	5/3/2019 3:53 PM
25	Make rental property more affordable	5/3/2019 12:58 PM
26	Work with the provincial government to have renters grants...real grants so housing is affordable not market housing	5/3/2019 11:28 AM
27	encourage housing sharing among all age groups	5/3/2019 11:27 AM
28	Partner with other local municipalities to provide funding for subsidized housing in Victoria, or to provide increased amounts of subsidized housing in their own regional municipalities.	5/3/2019 8:56 AM
29	Stop gettoizing neighbourhoods to protect elite communities	5/3/2019 8:44 AM
30	None.	5/3/2019 8:43 AM
31	Eliminate all vacation rentals. How to police that is another question.	5/3/2019 8:08 AM
32	Tell developers that affordable rental housing is all we want or need here. Don't approve anything else. Use federal rental housing grants and other govt. funds to make it happen. Other cities are doing it all over the world.	5/3/2019 7:43 AM
33	Restrict/remove airbnbs	5/3/2019 6:56 AM
34	Restricting short term rentals	5/3/2019 12:56 AM
35	The city should buy land to develop low cost housing , and work to create more streets to housing low cost housing units for people transitioning off the street .	5/3/2019 12:01 AM
36	Make sure we are building what is right for this city ie what ppl can afford	5/2/2019 11:42 PM
37	If you only leave it up to home owners to create more rentals space, 1st of all there won't be enough created and 2nd those homeowners will charge a fortune for the rent. But if the city incentivizes development of rental space alongwith home owners adding space then hopefully the Volume of rentals with adjust thenrental rates to affordable. Plus youll get more people into Victoria to take on the jobs and trades that we're currently lacking.	5/2/2019 11:02 PM
38	Don't let foreign investors buy up properties to sit vacant and/or be airBnB's.	5/2/2019 9:40 PM
39	the bonus density trade off was too low for all the highrises that have been built. increase the amount of below mkt units in all builds that want more density/height. i actually hate all the highrises downtown - we're starting to look like any other city, and there is more shade and darkness -- stop!	5/2/2019 9:37 PM
40	Don't sell out to developers who will build exhorbitant priced condos, ensure gentrification does not push people out of thwir communities, tiny home developments,	5/2/2019 9:15 PM
41	Work with the province and federal government to build more co-op style housing	5/2/2019 8:08 PM
42	Support co-op developments, mandate developers to build affordable housing within all new developments. Prevent foreign ownership of residential housing or create limited foreign ownership.	5/2/2019 7:44 PM
43	renovate abandoned buildings for housing.	5/2/2019 6:13 PM
44	Allow more high-density housing in areas like Oak Bay, James Bay, Downtown	5/2/2019 5:46 PM

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45	Be careful with your Community Amenity Contributions policy. Use it only in cases where you are granting true 'bonus' density. Don't use it when you are simply rezoning to comply with or implement the OCP designation. That's NOT bonus density zoning.	5/2/2019 5:36 PM
46	The small business' are being forced from the core due to lack of parking. Soon most renters will move to Saanich to find work	5/2/2019 3:57 PM
47	More grants to builders of affordable rental housing.	5/2/2019 3:55 PM
48	Place a cap on rental fees	5/2/2019 2:33 PM
49	Developing policies that require/encourage densification of existing residential dwellings vs rezoning which result in much more expensive, and less diverse, housing options.	5/2/2019 2:26 PM
50	Place a limit on the number of "luxury" homes and McMansions	5/2/2019 2:20 PM
51	See previous comments.	5/2/2019 11:30 AM
52	streamline process for obtaining increased density on/rezoning existing rental townhouse sites nearing end of life	5/2/2019 11:22 AM
53	Ensure that it is a requirement that every new housing/condo development in the city must include a minimum mandatory 20%+ of affordable units.	5/2/2019 11:05 AM
54	The City needs to clearly outline the need for tax reform at all three levels of government to rein in the escalation of land costs and to capture unearned windfalls in housing wealth. The appetite for/acceptance of new supply, and the affordability of that new supply, I think, is pretty heavily influenced by this area of policy. This is one of those examples where the best way to encourage and benefit from new supply might not be, strictly, a "supply" policy.	5/2/2019 10:16 AM
55	All cities: Stop talking and just do what we need to, to house everyone!	5/2/2019 9:54 AM
56	Stop making Victoria such a desirable place to live. This will lower the demand, increase supply and freeze or lower rental rates. ;)	5/2/2019 9:43 AM
57	take away restrictions on secondary suites or room rentals so that people can use their homes to their full capacity, or make it easier to gain occupancy permits	5/2/2019 9:24 AM
58	I think the City should not increase housing in Victoria. I'm shocked that you think it's a good idea.	5/2/2019 9:18 AM
59	Just do anything to help people get dignity and housing	5/2/2019 9:11 AM
60	streamline/simplify entire re-zone/variance process re: application, review & approval process "gentle densification" of all - but particularly - R2 zones	5/2/2019 9:10 AM
61	Restrict rent increases and costs (rent control); limit short term rentals (air bnb); variety of affordable housing options (include single-person accommodation, not only for families.	5/2/2019 9:06 AM
62	Lower the cost of living in Victoria. So people can actually afford to build and grow.	5/2/2019 8:32 AM
63	Be cautious of what housing supply actually means, Because luxury housing is not housing supply, for the most part they are vacation homes. Add a city vacant tax on top of the provincial one, so people who are not contributing to the community in any meaningful way (this doesn't include spending money) are paying much more for their absence.	5/2/2019 8:20 AM
64	More against air bnbs	5/2/2019 7:24 AM
65	Rental price cap	5/2/2019 6:58 AM
66	Require all new developments to include affordable units. EVERY SINGLE ONE.	5/2/2019 4:48 AM
67	I support much of the zoning regulations above, but ensure that they are specifically zoned to limit short term housing (non-commercial residential).	5/2/2019 1:23 AM
68	affordable according to income , seniors, etc	5/1/2019 10:39 PM
69	Affordable housing. No one can pay these high prices	5/1/2019 10:31 PM
70	Research ideas like shared living, housing cooperatives, and multi-generational housing strategies.	5/1/2019 9:58 PM
71	Increase the number of non-subsidized housing units, increase co-operative housing, increase municipal taxes on short-term rental properties and empty houses, make strata bylaws that restrict rentals illegal	5/1/2019 9:14 PM

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72	Much stricter conditions on new developments in terms of affordability. They will threaten not to build. Call their bluff.	5/1/2019 8:26 PM
73	Ensure that all neighbourhood local plans are consistent with OCP objectives regarding density targets	5/1/2019 8:23 PM
74	Some developments eg. The railroads in west Victoria are greatand for those who are out of work and health issues subsidized aptments	5/1/2019 8:05 PM
75	I'm not sure if it applies here, but it seems shameful that there are so many empty houses sitting unused	5/1/2019 7:44 PM
76	Low cost co-op or pet friendly family buildings	5/1/2019 7:29 PM
77	Please look into people buying properties as investment and not living in them.	5/1/2019 6:15 PM
78	Is there really a need to create as much housing in Victoria as the above proposals would allow?? Why does city council seem to think that the Victoria has to bear the entire burden of densification??	5/1/2019 5:17 PM
79	Avoid 'green belts' which we have seen in places like metro London. Despite extremely high rents in London, politicians, media figures, and local residents have resisted any attempt to free up some of this land so as to allow housing developments. We can't allow the same to happen to Victoria. Vancouver Island is big, building over some empty land or tearing down some trees isn't going to be the end of us.	5/1/2019 5:12 PM
80	Support tight control and/or taxing of transient accommodation to encourage landowners to rent to long-term tenants or sell properties.	5/1/2019 5:00 PM
81	Massive investment in mass transit electric infrastructure so that housing can be built further out	5/1/2019 4:52 PM
82	Increase housing options for families	5/1/2019 4:01 PM
83	Don't campaign on affordable housing for homeowners and tenants and then turn around and raise property taxes for pet projects and offer free bus fare when you know its going to come out of the property taxes and make living more affordable for owners and tenants.	5/1/2019 1:20 PM
84	Free birth control would reduce the need for some future housing. The idea is not any more outlandish than some of the other things you're doing	5/1/2019 12:29 PM
85	Reduce the lot sizes	5/1/2019 10:09 AM
86	Allow for Tiny Houses to be part of the compliment of new affordable and flexible low footprint housing options. Create community and allow us to help each other.	5/1/2019 10:04 AM
87	Use all of the money it is receiving from all of the taxes we pay, ie: Speculation & Vacancy tax, GST, Property Transfer Tax, Foreign Buyer Tax, etc, to assist local people get into the housing market. There are so many hard working young people who could use assistance getting into the market. Hard working people should be helped.	5/1/2019 9:53 AM
88	Put together a panel of Property Managers and ask the people who work in the industry every day what their take is on improving the housing supply	5/1/2019 9:45 AM
89	Cities don't make good landlords. Lease city property to developers, let them build it and manage it and the City has overview and control through Bylaws.	5/1/2019 9:18 AM
90	A	5/1/2019 9:14 AM
91	allow landlords to create small units. Many single people require and prefer smaller units. Where was a 4-plex can be a 6-plex with no change to community aesthetics.	5/1/2019 8:25 AM
92	Allow developers to build rental housing with limited restrictions.	5/1/2019 8:13 AM
93	increase density, streamline building application processes and remove associated costs.	5/1/2019 8:01 AM
94	Make it harder for people to sell their suites on Air bnb so they are more inclined to accept long term rentals	5/1/2019 7:53 AM
95	Lobby the Province to ease rent controls	5/1/2019 7:52 AM
96	Approve garden suites and secondary suites without all the red tape and cost to the homeowner and risk of being exposed. Allow grandfathered suites in. Allow duplexes and townhomes to have suites. Open the flood gate to allow these accommodations to supply the housing needed at decent rental rates. Stop taxing the home owner so much!!!!	5/1/2019 7:24 AM

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97	Zoning is key. Please follow Vancouvers lead and duplex zone most single family by default.	5/1/2019 7:23 AM
98	Air B and B is central to this crisis. So many more homes, suites and apartments have been removed from regular rental market. This needs to be curbed or the housing crisis will never be solved.	5/1/2019 6:28 AM
99	Air BnB is using a lot more of the rental stock. Regulate and heavily tax.	5/1/2019 3:31 AM
100	Increase support to landlords. More would rent out if support was there	4/30/2019 11:28 PM
101	Victoria is already growing faster than projected. Growth in housing is not matched by growth in amenities (e.g., recreation facilities, rental halls for dances, libraries). The more the city increases supply the more people will move here; that isn't necessarily a good thing. Perhaps it's time to slow down on increasing housing supply and focus on ensuring more diversity in supply - more emphasis on the missing middle in forms of housing.	4/30/2019 10:21 PM
102	Regulate the short-term vacation rental market. We need homes not hotels.	4/30/2019 8:26 PM
103	Reduce AirBnB	4/30/2019 7:54 PM
104	Give the opportunity to the family to have access easily to a property.	4/30/2019 7:26 PM
105	Have minimum requirements for suites that is regulated. Here were several unsafe place I saw while looking recently	4/30/2019 7:06 PM
106	Define affordability	4/30/2019 7:01 PM
107	Ensure that developers who are granted zoning and density changes contribute a realistic amount to the pool for affordable housing, either by providing units or by paying into a community fund. If zoning and/or density changes allow them to build say 10 more units they should provide at least 5 affordable units.	4/30/2019 6:11 PM
108	Tenants need to be treated as equal to homeowners, not second class citizens. A rental should be able to be seen as long term housing, since that is what families need. I'm not sure that garden suites or secondary suites are seen that way by the owners, so tenants are not encouraged to stay. There also has to be more housing subsidy, as incomes are not adequate to afford "market" rents.	4/30/2019 5:44 PM
109	allow multiple small homes to build where townhouses would already be allowed	4/30/2019 5:02 PM
110	Subsidized single person units for homeless	4/30/2019 5:02 PM
111	On inclusive zoning - require developers to include some affordable housing in order to develop.	4/30/2019 4:54 PM
112	Consider opening dialogue with developers for what they want/would desire to help them move forward with more affordable rental units for seniors	4/30/2019 4:31 PM
113	Build modular housing units to create immediate housing relief for those experiencing abject homelessness; this will free up resource costs of policing, hospitalisation and intensive outreach services, and create stability from which to start plans.	4/30/2019 3:38 PM
114	Insist that all zoning requires a component of either density or affordable housing or both. A perfect example is the development that is going in near Rockland. Not a single affordable home is going in there. Or the developement going in off Oak Shade lane...only 5 enormous lots on that huge parcel of land, where 5 mega houses will be built...and still the entitled residents complain. Let's make Victoria truly diverse by keeping any area of the city accessible to all incomes. Exclusive neighbourhoods are not healthy.	4/30/2019 3:30 PM
115	Minimize high priced condos that have tax exemptions	4/30/2019 3:21 PM
116	Legislate that condo buildings must permit 10% rentals to seniors (age 50+)	4/30/2019 3:07 PM
117	Is there a way to make it worth a builders while to build affordable housing?	4/30/2019 12:23 PM
118	when city taxes subsidized garden suites they were built but rented short term holiday airbnb	4/30/2019 11:06 AM
119	Rent controls regarding rental based on income. More affordable housing for the working poor.	4/30/2019 10:33 AM
120	No more luxury. The city is flooded with them.	4/30/2019 10:07 AM
121	Densification, discouraging sooo much pavement and vehicles, traffic calming,	4/30/2019 9:53 AM
122	The ones above would be a great start.	4/30/2019 9:35 AM
123	Regulations around rent price	4/30/2019 9:24 AM

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124	Encourage the provincial and federal governments to see their role in housing development especially for rent geared to income rentals or coop housing	4/30/2019 8:46 AM
125	Stop putting drug abusers in good buildings that could house disabled and retired people. Ex. Johnson Street building.	4/30/2019 8:34 AM
126	Supplying housing should not override rights of current residents to protect the unique features of existing neighbourhoods.	4/30/2019 8:09 AM
127	crack down on home owners who don't use their homes	4/30/2019 8:08 AM
128	Tax incentives for developers to build affordable rental housing.	4/30/2019 7:27 AM
129	Facilitate and support elders / seniors by finding larger homes that can be shared with younger people. Shared living is good for everyone.	4/30/2019 6:42 AM
130	The fact that a \$250000-300000 home can cost 8000000-1000000 is preposterous. Letting the market get as inflated as it already is, is the problem. I am from Saskatchewan where 1000000 actually gets you a house that is worth that. Cookie cutter homes built tight together with no yard and no garage are simply not worth 750000. You have let this situation balloon so big and now you are trying to bandaid something that has spun completely out of control. This is fucked. Our whole country and the wage gap are to blame here. I am talking the fact that in the 70s the average yearly income was close to the cost of an average house. Now houses are insanely expensive but average wages have not increased to match this ridiculous inflation. On top of that we are now getting carbon taxed on top of carbon tax and the oil companies are still increasing the price of fuel despite the actual cost of oil by the barrel... revolution is what we need.	4/30/2019 5:10 AM
131	I am a user of AirB&B and a supporter of creative destruction in the economy, but unless the city faces its very real problem of available rental stock being repurposed for temporary vacation rentals we are going to see the continual erosion of the community	4/30/2019 12:44 AM
132	i dont know but our current system is broken.	4/29/2019 11:34 PM
133	Change the rules! Make developers do better. Be better. Make developments have more mandatory rental suites.	4/29/2019 10:44 PM
134	building more low income housing / reserve spaces/units in large developments that can be rented to low income individuals, students, and young adults. build taller buildings if ya have to	4/29/2019 10:30 PM
135	Start giving bonus density to builders who are ready to build, reduce DCC charges	4/29/2019 10:27 PM
136	Restrict the number of vacation rentals that can occur in the city. It is an absurdly high number, they sit empty while others can't find a home.	4/29/2019 10:18 PM
137	I don't know	4/29/2019 10:13 PM
138	Work with community to build it. See hedgehog housing project in Brighton UK.	4/29/2019 9:57 PM
139	Stop letting developers build unless they provide said low income housing in the proposal they are seeking approval for. No more poor people units somewhere else. "The wait is over."	4/29/2019 9:52 PM
140	Reduce red tape and wait times for permits, etc	4/29/2019 8:38 PM
141	In some way out a lid on rental costs so the renters can afford to live even in upsacle neighbourhoods.	4/29/2019 8:09 PM
142	Encouraging the school board to sell their vacant lots and to use those areas for housing developments.	4/29/2019 8:02 PM
143	Further sanctions on foreign buyers and higher tax on owners not occupying their homes (income properties). Town hall meetings in richer neighbourhoods aimed at giving perspective to owners who are trying to stop condo and rental unit development. Presentations aimed at these same owners on the issues facing new renters and/or owners in Victoria. Collaboration between current owners, renters and council. Increased awareness of tenant rights for both landlord and tenants.	4/29/2019 7:57 PM
144	There's a lot of old buildings/houses that could be re modeled into some kind of townhouse set up. New properties are great, but there's a lot of beauty in the old ones here. They just need to be fixed up and affordable. It's insane to have to pay 1300\$ + a month on something newly renovated. This city needs more family housing as well, like Uvic family housing. Affordable living for families is very important here.	4/29/2019 7:45 PM
145	Understand the actual problem why landlords don't want to rent the property.	4/29/2019 7:38 PM

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146	Have protection for owners and renters so both sides feel safe.	4/29/2019 7:24 PM
147	Crack down on Air B and B. There are so many "furnished suites" available for weekly and monthly rental in James Bay that are likely outside the regulations.	4/29/2019 7:21 PM
148	Reduce city cost and time to get houses and projects done.	4/29/2019 6:41 PM
149	More buildings with smaller units. People don't need as much space as they think.	4/29/2019 6:22 PM
150	tax on empty houses owned by rich people	4/29/2019 6:18 PM
151	Banning/restricting AirBNB's and the like.	4/29/2019 6:16 PM
152	Secondary/vacation homes should only be permitted under certain circumstances.	4/29/2019 6:01 PM
153	force homeowners to not have vacant homes	4/29/2019 4:36 PM
154	More funding towards housing initiatives	4/29/2019 4:16 PM
155	Trade bonus density for housing	4/29/2019 4:10 PM
156	Why not offer annual tax-free grants to renters who would like to live in a modern, well kept building instead of these old wood frame buildings with outdated appliances and carpets.	4/29/2019 3:47 PM
157	Coordinate with other municipalities to identify underutilized lands. City of Victoria itself is pretty small and densely populated.	4/29/2019 3:40 PM
158	Find more land available for affordable housing.	4/29/2019 3:34 PM
159	tax homeowners that rarely use their home	4/29/2019 3:11 PM
160	Require developers to provide a higher percentage of affordable units as well as make it faster & easier for those developers to get their permits.	4/29/2019 2:45 PM
161	Don't allow developers to knock down houses only to be replaced by expensive houses to be sold on spec and to achieve nothing for our city except make the developer and his realtor rich.	4/29/2019 2:05 PM
162	Use what's readily available!!! Quit destroying our lands and green spaces. There is enough vacant usable buildings that can be converted to livable space, without further destruction of our City.	4/29/2019 1:48 PM
163	Avoid over densification throughout the city, and giving the council power to rezone the city	4/29/2019 1:37 PM
164	Require redevelop of derelict housing and/or demolition. Redevelop existing public housing at higher density AND higher quality.	4/29/2019 1:35 PM
165	Put an upset on rents	4/29/2019 1:16 PM
166	Get rid of restrictions on building height downtown. Yes it could affect the old charm of Victoria (but that can be mitigated with good design that blends into the old structures), but I look at all the flat roofed retail buildings downtown that could be used to add additional housing on top of (assuming the structure underneath could support it). Or building rental housing or affordable condos onto the tops of malls or other big sprawling buildings. More housing downtown means more people not having to commute for ages to get to work which means less cars on the road, less congestion, more likelihood people will use cycling and walking as their main means of transport (as I do)...	4/29/2019 1:16 PM
167	limit time frame for developers to hold "land/buildings" they plan on re-development	4/29/2019 12:56 PM
168	Build more housing co-operatives.	4/29/2019 12:54 PM
169	They should building apartments or condos that dont exceed a monthly payment of \$1000 a month for living. Nobody can afford \$2000 for a 800 square foot bachelor.	4/29/2019 12:11 PM
170	NA	4/29/2019 10:47 AM
171	Incentivize long-term rentals to full-time residents of victoria and districts, incentivize conversion of vacant office spaces into affordable housing, penalize vacant homes	4/29/2019 10:33 AM
172	Preventing rental rates from rising so exponentially. Requirements for Air B&B's. Increase number of low income rental units.	4/29/2019 10:23 AM
173	Looking after senior needs because some can't live on their pensions alone	4/29/2019 9:52 AM
174	smaller rental units for single working young adults.	4/29/2019 8:50 AM
175	Allow housing everywhere. Nothing wrong with putting housing in industrial zones.	4/29/2019 7:30 AM

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176	For every condo unit add a rental unit	4/29/2019 7:07 AM
177	Stop building luxury suites	4/29/2019 7:05 AM
178	Allowing people to renovate their basement suites and renting them out easier.	4/29/2019 6:44 AM
179	One of the most effective ways to increase supply will be to help small landlords with bad tenants. Faster is the process, more ppl will be willing to share their living space or investment with renters.	4/29/2019 6:23 AM
180	restrict insane rent price hikes that are unnecessary and make rent proportional to minimum wage	4/28/2019 11:14 PM
181	Everywhere is becoming too over populated. Not everyone has to live in Victoria there are other places for those to move to if they can not find housing. I think we have enough housing here as it is. We should keep the green space we have left for parks and nature which is what Victoria is known for.	4/28/2019 11:01 PM
182	Provide incentives for developers to build more rental housing. Perhaps require a certain percentage of the building consist of studio suites. (A lot of the ones right now claim to have affordable options but only have one studio to for every 20 expensive one bedrooms. this is not ideal)	4/28/2019 9:53 PM
183	allow tiny home complexes	4/28/2019 9:51 PM
184	There needs to be more big dog friendly & kid friendly places.	4/28/2019 9:38 PM
185	No idea. But rents have to come down. The city is unaffordable to ordinary people.	4/28/2019 7:29 PM
186	More affordable housing! All these new units that are being built are upwards of \$1500 a month for a one bedroom, that doesn't help average renters.	4/28/2019 7:22 PM
187	You mean taken. Stop building high rises for the high income folks. If developers don't like it, too bad. They have to do their part to increase affordability.	4/28/2019 7:12 PM
188	Taller buildings. Less bureaucracy over permits	4/28/2019 6:38 PM
189	More live-work zoning and building. As a working Artist this would be ideal instead of renting 2 spaces. Have more subsidized units like in dockside green that are tied to income. The average income won't sustain housing costs in Victoria.	4/28/2019 6:24 PM
190	I think vacant pre existing properties, could also be converted into affordable housing.	4/28/2019 6:21 PM
191	Regulate unaffordable units going up in the downtown core. I live downtown and am surrounded by new developments all inaccessible to average Victorians. And if you are to live in One of these new buildings you are committing to live as working poor	4/28/2019 5:43 PM
192	The city its doing a good job with getting additional supply to market. I am thinking of number of rental specific projects in the Harris green area. Good work!	4/28/2019 5:20 PM
193	Honestly these options seem very out of line with what is actually needed. Maybe do more research into what is currently being done in the city by federal and provincial funders (BC housing)	4/28/2019 5:12 PM
194	Less development focused on buyers	4/28/2019 4:43 PM
195	In force no empty houses ... lower rent ..	4/28/2019 4:26 PM
196	Not sure	4/28/2019 4:23 PM
197	Less one bedroom and bachelor apartment buildings. More housing that can accommodate multiple people for shared housing. Building larger amounts of housing concentrated near the University of Victoria for students, then focusing outward.	4/28/2019 4:09 PM
198	Give home owners incentive to make suites in existing houses. Create student affordable housing off campus.	4/28/2019 3:54 PM
199	Elder share, match students with elderly. Works in other countries	4/28/2019 3:50 PM
200	I don't know enough about implementing this type of infrastructure to have an intelligent contribution here.	4/28/2019 3:31 PM
201	Penalties for unoccupied dwellings Limitations on short term vacation rentals from: Airbnb Tripping.com. HomeToGo. ... FlipKey. ... HomeAway. ... VRBO. ... HouseTrip. ... VayStays. ... VacayHero.	4/28/2019 3:14 PM
202	Create a better transportation infrastructure that allows for efficient commuting options.	4/28/2019 3:12 PM

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203	Provide a tax grant to those offering secondary suites	4/28/2019 2:51 PM
204	University and college students take up a lot of rental properties for short term and they need to be close to school. Make more housing for just students and this could help	4/28/2019 2:51 PM
205	Again, living wages would be a good start	4/28/2019 2:42 PM
206	build more	4/28/2019 2:40 PM
207	discourage empty residential properties by allowing squatters rights - and make it easy for squatters to claim the property - i'm Serious - there would be one more empty properties if we had squatters rights	4/28/2019 2:38 PM
208	Turn abandoned houses into homeless shelters or a tiny home lot	4/28/2019 2:33 PM
209	Places to rent for songke working adults, i dont find it fare that that students and singke mothers get rentals and i have to live in my car	4/28/2019 2:33 PM
210	Allowing people to build a secondary small house type structure on their property to rent out, as long as they are up to code.	4/28/2019 2:15 PM
211	building higher buildings and condos for people struggling to get by.	4/28/2019 2:13 PM
212	Focussing on more affordable housing development and lowering the overall cost of rent in the area	4/28/2019 2:13 PM
213	Stop spending millions on confusing bike lanes and put it into affordable housing!	4/28/2019 2:08 PM
214	More rights for landlords	4/28/2019 2:02 PM
215	We need to crack down on Airbnb suites. This has taken away a substantial portion of the rental market	4/28/2019 11:27 AM
216	-STOP Air BnB in the rental apartment buildings -STOP housing purchases by out of country residents	4/28/2019 11:25 AM
217	Slow down large development pace, slow down demolitions of older stock housing; increase garden suites, basement & secondary suite uptakes	4/28/2019 10:49 AM
218	Encourage development in all forms and reduce descrimination by landlords	4/28/2019 10:48 AM
219	More affordable housing	4/28/2019 10:21 AM
220	Focusing on space already available and when creating affordable housing truly make it affordable not just create it and call it "affordable" when it is not affordable for majority of the people it is intended for	4/28/2019 10:14 AM
221	Convert office spaces and hotels in the downtown core. Rent to own schemes, build higher to utilize space. Reduce strata restrictions	4/28/2019 9:44 AM
222	Eliminate hight restrictions downtown. Takes pressure if roads and revitalizes downtown business with increased population.	4/28/2019 8:40 AM
223	More co-op housing! Especially for families.	4/27/2019 8:14 PM
224	Garden suites for duplex zoned properties!!	4/27/2019 3:01 PM
225	Be sure that grants or subsidies don't just end up in the pockets of developers and they more directly increase affordability for the buyer	4/27/2019 2:48 PM
226	The social housing is old and in need of updating. Single people with disabilities are most affected not all require supportive housing , Just a home.	4/27/2019 1:48 PM
227	Encourage supportive housing grants for those with mental health challenges. Consider that aging parents caregiving for a loved one with mental health challenges need help to plan new and supported housing options for their loved one outside of family home. (Aging demographic). BCSS Victoria could be a good partner to plan with.	4/27/2019 1:14 PM
228	Grant for renters. why are homeowners getting all the incentives?	4/27/2019 11:50 AM
229	Shorten permit approval times.	4/27/2019 9:13 AM
230	Target empty homes and money launderers	4/27/2019 8:45 AM

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231	Do not over build ,use what's available. Most homeowners have more space then they need ,we need to adapt with what we have. Suites are a great way to keep our original footprint,just re work it.	4/27/2019 6:15 AM
232	Find out exactly what is needed.	4/27/2019 2:15 AM
233	cap the cost of 1 bedroom units .. it should not be 1200 or more for a decent 1 bedroom.. instead we live in run down filthy units	4/27/2019 12:31 AM
234	Why did you not do any of this in your first term□	4/26/2019 11:24 PM
235	Regulate foreign buyers more heavily.	4/26/2019 11:11 PM
236	Instead of letting every empty plot of land be sold to a developer to make over priced condos, the city should be bidding on more land. With that land affordable housing could be built	4/26/2019 10:50 PM
237	Encourage condo growth on main arteries and in the downtown core.	4/26/2019 10:07 PM
238	there's no supply between 2 bedroom and a single detached house. this is a big challenge for families. Anything that will help speed up density for townhouse and middle density development in the otherwise largely single family zoned regions of Victoria.	4/26/2019 9:44 PM
239	Tax non citizen homeownership to subsidize local housing costs	4/26/2019 8:50 PM
240	Any new development should have to include some units less than market rate, and have to provide amenities to the neighbourhood.	4/26/2019 6:35 PM
241	Partner with other cities and municipalities within commutable distance of Victoria to create affordable housing opportunities. EG. Duncan. Langford. Port Angeles. Nanaimo. Sunshine Coast. Anywhere with ground, air or water commutes.	4/26/2019 5:41 PM
242	Victoria area is actually quite small. Work with other municipalities to locate housing, near schools for families with children.	4/26/2019 5:17 PM
243	STOP foreign ownership entirely. Attract more construction workers so building projects can actually be finished; I've lived beside a hole in the ground for a year and a half and they're STILL blasting because there's not enough labour to actually accomplish the building plans.	4/26/2019 5:03 PM
244	take the control out of the hands of real-a-state agents as they are asking as much as house prices, not the same..too many condos that people can not afford. The eviction out of apartments so can build condo's not a good plan.	4/26/2019 3:51 PM
245	Don't get bogged down with design. Let developers build what they want. Relax parking requirements (e.g. allow development with no parking / less parking than previously required). Trade reduced regulation for rental/affordable housing.	4/26/2019 3:34 PM
246	stop the development of condos. There are so many empty ones and it seems like developers are just building more. People can't afford to buy right now and those who are lower income will never be able to and yet these developers are allowed to go in and tear down their rental units and have no penalty or responsibility to replace those buildings.	4/26/2019 3:29 PM
247	Crack down on short term rentals.	4/26/2019 3:16 PM
248	Compel owners of empty buildings to add to rental supply	4/26/2019 2:43 PM
249	Cap the amount Owners charge. A bachelor for \$1,300 should simply not be allowed.	4/26/2019 2:40 PM
250	Most of your socialist ideas actually dissuade developers from building housing.	4/26/2019 2:29 PM
251	decentralize industry & offices throughout CRD. Expand opportunities for people to live nearer to work which eases traffic and helps affordability.	4/26/2019 2:28 PM
252	Change zoning in residential detached house zones in the city to include affordable multi-family units. Or get the trains back and making it possible for people to buy or rent in more affordable areas.	4/26/2019 1:55 PM
253	Grants will help to a degree but you also must be able to afford a down payment which most can't because the rent is sucking up all savings. More rent to own availability?	4/26/2019 1:21 PM
254	Prioritize new, dense, affordable development over maintaining small heritage homes	4/26/2019 12:06 PM
255	stop making it so difficult for developers.	4/26/2019 11:50 AM
256	Amalgamation so that you can share same housing bylaws, restrictions etc, expanding options. Rent to own supports as well	4/26/2019 11:27 AM

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257	Partner with BC Housing to produce more social housing in ALL neighbourhoods in the city including Fairfield Gonzeles.	4/26/2019 10:49 AM
258	Support property owners better holding renters accountable for their actions damaged and non payment	4/26/2019 10:14 AM
259	More developments on education property so students can stay on / near campus.	4/26/2019 10:04 AM
260	Make it easier to be a landlord and harder to be an amateur hotelier.	4/26/2019 9:51 AM
261	Questions above #5 unclear	4/26/2019 9:00 AM
262	Find a way to use the buildings and/or land that has run down hotels that are unsightly and vandalized to re build or update for rentals or health centric transitional spaces.	4/26/2019 8:30 AM
263	.	4/26/2019 7:42 AM
264	Build shelter spaces and safe injection sites next door to each city councilor's home. Not kidding.	4/26/2019 6:18 AM
265	I feel like this is a world problem, until all of us value people, housing, the environment more than money it will be very difficult to make changes - the change has to be sustainable	4/26/2019 6:13 AM
266	Allow easy access legal suits, allow multiple dwellings on one property	4/26/2019 2:50 AM
267	Convert churches into housing. Make businesses that occupy houses move into commercial spaces so that houses can be homes again.	4/26/2019 1:29 AM
268	Tax incentives for *affordable* rental housing projects, rather than *any* rental housing. (For example, Capital Park is new rental housing, but the suites are tiny and extremely expensive. It's beyond the reach of any but young urban professionals without families.)	4/25/2019 11:32 PM
269	Nothing. Housing is not a municipal issue. Fix the potholes. Give VicPD the budget they need to keep us safe. Deal with aggressive panhandlers. Clean up downtown and especially Centennial Square.	4/25/2019 10:28 PM
270	More low income housing is definitely going to be needed. Rents in Victoria are already at ridiculous levels, which means those most in need are going to have major issues not becoming homeless.	4/25/2019 9:12 PM
271	None. Let market forces work (with the exception of disallowing Air B&B).	4/25/2019 8:49 PM
272	Designate land just for that purpose instead of allowing it to all fall into the hands of those just making a massive profit. We have a severe affordable housing, rental housing shortage and it's a big shame to see that in BC	4/25/2019 8:38 PM
273	All options listed in 5 will not fix the problem and will only allow more predatory companies to take advantage of people in a now vulnerable situation	4/25/2019 8:31 PM
274	How about portable microhomes that could be moved to different locations, connected to utilities and rented...ideal for universities and colleges and even some retired communities....	4/25/2019 8:30 PM
275	why should all the affordable housing be in Victoria, when my daughter has to live outside Victoria and bus an hour to work downtown	4/25/2019 8:12 PM
276	increase basic wage to stabilize housing affordability	4/25/2019 7:59 PM
277	Rezone properties north of Herald Street and west of Blanchard to high density residential - this part of the City is very underutilized	4/25/2019 7:45 PM
278	Why do you let so many new car lots get built so close to downtown? Those could be condos or apartments. All along Douglas St. past Fisgard. This so called housing shortage is artificial.	4/25/2019 7:45 PM
279	Expediting the approval of middle-density developments (chiefly 4-6 floors high apartment buildings) in low-density neighborhoods, perhaps achieved by relaxing zoning requirements.	4/25/2019 7:20 PM
280	I've heard there is a new luxury car dealership across the street from a homeless shelter. Is there a way to add more taxes luxury car sales to help improve the shelter?	4/25/2019 7:18 PM
281	Burnside school has been getting renovated. It is a nice looking building, but imagine if it was demolished and a large townhouse complex was built there, designed like a large Market Square (lower Johnson St), with the center being one big, safe, back yard for children and families - Its own little community!	4/25/2019 6:52 PM
282	Annex Oak Bay.	4/25/2019 6:39 PM

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283	Build. More. Housing.	4/25/2019 6:17 PM
284	Rent price cap like in Japan	4/25/2019 5:45 PM
285	Ignore the loud NIMBYs. Trust that you are taking the right action and do it. People often loudly oppose change but eventually get used to accept it.	4/25/2019 5:38 PM
286	Build more units - at affordable rental rates - not closet size ones either	4/25/2019 5:31 PM
287	Get the developers out the scene. Developer are looking for profit. If the province and the federal government does not step in like in the seventies, forget, the city can't do much.	4/25/2019 5:00 PM
288	If you intend to leverage city-owned property to support the development of affordable housing, look to Ottawa to see what they did there. By using an RFP process that prioritized experience in social and affordable housing supply, they were able to provide resources to existing non-profit housing providers. As a result, even at the end of their contracts (usually 20 to 30 years), because the societies have a mandate to provide affordable, non-profit housing, they continue to do so with the investment made by the City well beyond the initial term of the contract. The results speak for themselves -- Ottawa's rental rates are incredibly affordable given the size and composition of the city's residents. Victoria should examine Ottawa's example, not cities like Toronto or Vancouver who have used affordable housing initiatives to line the pockets of private developers with laughably insufficient affordable housing terms.	4/25/2019 4:41 PM
289	Grant money to rebuild existing multi-suite dwellings that do not meet current code standards. Remove car parks to outside of the city and increase bus transport into the city (including rapid transit and bicycle-compatible transit options), thereby creating space to build additional rental housing and green living spaces. If applicable, add rail transport into city to further mitigate vehicular congestion.	4/25/2019 4:39 PM
290	Walk-ups, townhomes, brownstones and rowhouses should be encouraged and in fact allowed on any property not in or near the downtown core or on a high density corridor. Government constraints and red tape should be cut to encourage developers to do business in Victoria. Increase the density and height allowed downtown and in surrounding neighbourhoods (Harris Green, Vic West, Rock Bay, Fairfield, James Bay). Densify and allow taller buildings. Encourage supply by allowing for height and density bonuses for rental buildings and buildings that meet a rental supply threshold (i.e. if a building contains 25% rentals, for example). Encourage the construction industry to build, build, build. The critical issue here is a lack of housing supply. The only way out of this mess is thousands of more housing units in the CRD. The pace of construction has not kept up with population growth.	4/25/2019 4:31 PM
291	Tax incentive	4/25/2019 4:29 PM
292	Ease off zoning restrictions. Decrease barriers to homeowner projects (eg, rebuilding as duplex/row house). Allow tiny homes as secondary suites on lots of sufficient size (eg 8000sqft). Create subsidized RV/mobile home parks on city land for students/renters to build capital. Demolish cemeteries and golf courses within city limits and use for housing. Mandate 1 : 1 (by sq footage) housing supply for every sqft that is occupied by churches etc.	4/25/2019 4:25 PM
293	Seriously slow down the luxury condo developments by not approving so many and incentivize purpose built rental buildings.	4/25/2019 4:08 PM
294	•Pre-zone all parcels designated for attached housing in the OCP, allowing at least three stories. •Allow an additional story for corner lots, larger lots (each 1,000 square meters of lot size), and location on busier roads (subarterials). •Reduce or eliminate minimum parking requirements, and require parking unbundling (parking rented separately from housing units) so residents are not required to pay for expensive parking spaces they don't need. •Reduce or eliminate development fees and approval requirements for smaller (under 20 unit) and moderate-priced (under \$600,000 per unit) projects	4/25/2019 4:02 PM
295	Create more accessible housing - market rates are unsustainable and I personally cannot access the majority of housing due to 'no pet' policies that have no bearing on my excellent tenant history.	4/25/2019 4:01 PM
296	Controll the rent increases there should be a cap on what rentals should cost. Enough with making the renters pay for their landlords mortgage as well as give them some extra but not allow those renters get their own mortgage which would be less expensive.	4/25/2019 3:57 PM
297	Tax vacant properties. The Janion sat empty for decades. There is no incentive to fill property inventory.	4/25/2019 3:52 PM
298	Make it easy for developers to build environmentally friendly, multi-family units (increased density)	4/25/2019 3:36 PM

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299	Provide a reference system online. Be able to reference bad tenants and bad land lords so that bad tenants don't ruin a landlords experience and prevent rentals from being removed from circulation, and to protect renters from sleazy landlords	4/25/2019 3:06 PM
300	More gentle density - low rises of 4 stories are fine pretty much everywhere	4/25/2019 3:04 PM
301	Upzone corner lots and larger lots (allow one extra story for each 10,000 square feet) to allow more infill. Minimize fees and development approval requirements, such as traffic impact studies and inclusivity requirements, on smaller (under 20 unit) moderate-priced (\$300-600k per unit) residential projects.	4/25/2019 2:35 PM
302	Short term rentals should not be allowed for condos - just for suites. We can only build so densely; if a large portion of housing is off the market for locals due to short term rentals we're not effectively using our space	4/25/2019 2:33 PM
303	Maybe time to close some malls and use those parking spots for something more useful than failing brick and mortar shops.	4/25/2019 2:21 PM
304	I selected "Pre-zoning areas of the city for added density in exchange for rental housing and affordable housing" above, but I am generally nervous about pre-zoning as it gives up a discretionary phase of the approval process. I think designating certain areas to have extra bonus density provisions is more ideal than pre-zoning outright. People tend to use the idea of insufficient servicing as a weapon against denser multi-family/rental developments and I would be wary of this aspect of pre-zoning. I feel similarly about allowing townhouses/houseplexes with only requiring a building permit, and perhaps some limitations on size should be built in. I DEFINITELY think triplex/quadplex/(and maybe even small lot apartments) should be allowed anywhere currently zoned for single family. There are many houses being redeveloped in neighbourhoods (particularly in Fairfield) that are as big or bigger than many small lot multi-family dwellings. It is ridiculous this is allowed, but a triplex/quadplex or small-lot apartment is not. Due to the nature of townhouse developments generally involving lot assembly they can become relatively large, and I would be wary of just allowing them outright in all conditions without council or staff oversight. Perhaps simply limiting the number of lots consolidated (or a lot size limitation) for townhouse projects could address this. I would rather see purpose built rental given more freedom/less oversight than ground oriented or owner tenured housing.	4/25/2019 1:47 PM
305	More support for landlords to handle "bad renters" so that they don't give up on providing housing entirely	4/25/2019 1:41 PM
306	Streamline construction permit process. Allow for higher density development in Fairfield, Gonzalez etc	4/25/2019 1:41 PM
307	If possible - make it mandatory for landlords to require each tenant to sign a separate leave when moving into a shared home. If anyone (or multiple people) decide to move out without paying rent, the other tenants are required to pay that share... and nothing can be done. It's not even illegal. A lot of homes, especially near the university - are shared with strangers and this impacts everyone in the house, when someone decides to not pay rent - the landlord doesn't take action and expects everyone else in that home to pay the extra share.	4/25/2019 1:22 PM
308	Make it AFFORDABLE	4/25/2019 1:21 PM
309	Give incentives to owners who follow a reasonable guideline for rental prices.	4/25/2019 1:16 PM
310	Simplify development process, and public consultation in particular.	4/25/2019 1:14 PM
311	See previous comments.	4/25/2019 1:12 PM
312	Make it easier and cheaper for developers to build new houses/condos. Lower taxes and burdensome regulations.	4/25/2019 1:11 PM
313	Rent prices determined by the city. Rent can only be increased a very small percentage per year based on occupant salaries. Rent will decrease if landlords do not do their job properly. Yes, this requires an annual inspection by city employees. If housing is unoccupied for more than 6 months of the year land owners will face 50% increase on their property taxes. It is up to land owners to prove that their properties are inhabited.	4/25/2019 12:50 PM
314	#1 should be increasing co-op housing supply. This solves a lot of problems all at once.	4/25/2019 12:34 PM
315	Improve the number of mixed zoning development areas to improve local walkability, so less renters have to support the additional cost of a car	4/25/2019 12:19 PM
316	Take down illegal Airbnb's	4/25/2019 12:18 PM

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317	send the junkies back to their hometowns & let them house them.	4/25/2019 12:16 PM
318	Allow for something like mobile home parks but for tiny homes. Many people are downsizing and tiny homes are a viable option for single or couples with no children.	4/25/2019 12:13 PM
319	Encourage construction of more housing co ops on city owned land and allow long term land leases on those lands	4/25/2019 12:12 PM
320	All of these are great I select all 5	4/25/2019 11:48 AM
321	Due to the size of the island compared to the population concentration, I would support a tax on those who have enough space for rental units/affordable housing and willingly choose to not act upon it.	4/25/2019 11:40 AM
322	Rent control.	4/25/2019 11:36 AM
323	Add municipal speculation/vacancy tax, in addition to provincial tax. Grant program for current residents looking to become first time home owners.	4/25/2019 11:29 AM
324	Lobby the federal and provincial governments for incentives for builders to create more rental stock (like back when a lot of Victoria's stock was built.) Encourage building more housing stock for UVic and Camosun. Look for ways to reduce red tape for density. Come up with a math equation to pre-determine if the density proposed for a project is appropriate rather than give weight to the neighbours	4/25/2019 11:14 AM
325	Ban foreign purchase of Real Estate properties as was done in New Zealand.	4/25/2019 10:36 AM
326	Remove as much bureaucracy and delay as possible	4/25/2019 10:18 AM
327	non-profit cooperative housing is the best housing I've ever lived in (1983-1993 in Toronto) - bring it back!!!!	4/25/2019 9:44 AM
328	Allow people to sleep in their cars	4/25/2019 9:44 AM
329	Stop consulting and just do. Make it attractive for builders to build new buildings. And for the love of god let them build higher buildings! Cities have high buildings, we need more of them in Victoria. I see so many buildings that could have rental units built on top of them, but are just flat. Wasted space.	4/25/2019 9:36 AM
330	Reduce restrictions on suites to make it easier to put them in your home. Not many houses in Victoria have high enough ceiling heights, and all the requirements disincentivize many people who would otherwise love to rent out a suite in their home and don't like renting out an unauthorized space.	4/25/2019 9:19 AM
331	Quit with the all housing has to be affordable housing. Also, reduce the constant tax increases. Statistically we as a city and nation are insignificant in terms of carbon output and ocean waste when you look at the global numbers. Increasing the cost of living via tax increases and absurd regulations does nothing but work as a feel-good initiative. Plastic straws and bags are not the problem. Not only was the survey done regarding plastic straws done by a 9 year-old in an unscientific manner, but straws aren't even close to a problem in terms of ocean waste. Plastic bags aren't specifically single-use unless the user is wasteful. The energy required to create a reusable bag or deal with the life cycle of a paper bag is actually larger in terms of carbon footprint.	4/25/2019 8:34 AM
332	Look at ways to develop more forms of housing in areas that are predominantly single family zoned but are still in walkable locations where amenities are nearby including good access to public transit.	4/25/2019 8:26 AM
333	look to share the burden with areas such as Saanich, View Royal and Oak Bay	4/25/2019 8:23 AM
334	More tax on foreign buyers	4/25/2019 8:03 AM
335	Taxes that make speculation extremely undesirable and drives down the cost of land. Zone to lower the value of land. Use those increased tax dollars to buy up land at fire-sale prices then build cheap dense mass-housing.	4/25/2019 7:59 AM
336	implement a stricter building code with a focus on earthquake/fire safety and environmental design	4/25/2019 7:37 AM
337	Allow for taller buildings	4/25/2019 7:19 AM
338	End exclusionary single family zoning everywhere. It has racist, classist roots and only serves to maintain an aesthetic preferred by extremely well off home owners. Aesthetic choice is not a good reason for continuing our housing shortage. Victoria needs widespread upzonings for dense townhouses and walk up apartment s.	4/25/2019 7:16 AM

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339	Curb and reduce rental costs as they are rising to absurd rates, many people if evicted, or faced with even a single rental cost increase, would not be able to afford to find (if anything is actually even available) another home here.	4/25/2019 7:08 AM
340	Require landlord education for those who rent suites. In a landlord's market, they are asking for too much and their requests are often illegal.	4/25/2019 6:59 AM
341	zone rentals!!!!	4/25/2019 6:52 AM
342	nothing, again this isn't the job of a local municipality to provide affordable housing If anything allow for a reduced building code - basic basic basic for the rental to be affordable	4/25/2019 6:31 AM
343	Limiting Airbnb's	4/25/2019 6:20 AM
344	There needs to be better regulations as many just people will develop a suit and then only do short ten rentals or Airbnb	4/25/2019 6:20 AM
345	Simple rezoning and permit process for existing homes that want to build a duplex / suite	4/25/2019 6:10 AM
346	Better enforcement of short term rental bylaws to ensure more housing stock used for actual tenancies vs. Airbnb, etc.	4/25/2019 5:56 AM
347	Reduce property taxes and concentrate revenue on core needs	4/25/2019 5:52 AM
348	No comment,	4/25/2019 3:55 AM
349	Do not focus only on rental housing. Make buying more affordable for first time buyers who intend to stay. Avoid more luxury developments for either rentals or for buying; that helps people with money, not people who need housing. Perhaps new housing should be mixed income - mostly affordable with some high end units. Supply is a problem, so increasing density or allowing more suites helps, but only if these units are going to people who live here, rather than only invest here. Supply needs to be with in the reach of local incomes, and that includes minimum wage workers. In theory, increasing supply will lower prices, but it seems that they only continue to rise, even though there are a lot of new developments right now. One bedrooms are starting at \$1350, but are more commonly found at \$1600 or more. Seriously, get rid of Airbnb (we'll make it mostly illegal to rent through such sites) or make using it painful and costly enough that most people would rather rent long term.	4/25/2019 2:21 AM
350	Stop discrimination against renters via 'no renting rules' in cases where home owners want to rent/share their spaces.	4/25/2019 1:52 AM
351	More high rise housing for year to year rentals. Affordable small housing styles such as "tiny homes".	4/25/2019 1:30 AM
352	I can't quite understand this sentence. "What other actions do you feel the city should be take to increase ..."	4/25/2019 1:10 AM
353	The city should allow for more use of a lot. I barely see any rowhouses or duplexes or quadraplexes despite that being a easy way to encourage density without building up the way so many people here object to. Particularly quad/duplexes are great becuae they allow someone to own their own home and rent out without calling it a secondary suite because there is no access to the other units and they are usually quite easy to revert back into a regular house should a homeowner decide down the line.	4/25/2019 12:52 AM
354	Make new buildings/construction livable. You can not say that a 500 square foot apt is ok to raise a family...	4/25/2019 12:50 AM
355	At this point it's a bit late in the city limits unless you let companies tear down existing buildings to build higher up. But that will result in renoviction. So lock price increases on rent for those locations.	4/25/2019 12:43 AM
356	Work with neighboring municipalities, school brds, transit, to plan more wholistic communities. Encourage rental apt buildings close to parks/school yards. Perhaps the city buys/creates more green space and or changes zoning around pocket parks (eg. Jackson and Tolmie)	4/25/2019 12:40 AM
357	Protect pet owners from discrimination.	4/25/2019 12:09 AM
358	Institute an empty homes tax	4/24/2019 11:50 PM
359	Definitely allow for higher wood frame, multi-story residential buildings where current restrictions want to keep developments shorter. It should not be uncommon to see new 14 or 15 story buildings going into residential neighborhoods, and as high a portion as possible should be price regulated by the city.	4/24/2019 11:34 PM

Victoria Housing Strategy

360	Remove parking minimums in developments to reduce costs. Promote active transportation	4/24/2019 11:24 PM
361	Keep removing parking options downtown, and keep pushing people out of Victoria or dissuading them from coming here. Stop allowing companies to hire foreigners at low pay. Stop allowing in refugees. Then we'll have more available units.	4/24/2019 11:11 PM
362	Nothing. The city is already overstepping	4/24/2019 11:10 PM
363	No other ideas.	4/24/2019 10:52 PM
364	Incentivize houses used as primary residence. Incentivize smaller, but ground oriented, housing units	4/24/2019 10:51 PM
365	Modernize zoning. Zoning in the city is outdated	4/24/2019 10:43 PM
366	Adopt the speculation and empty homes tax Vancouver has in place. Last month, there were almost 1,000 new listings of affordable (under or slightly more than \$1,000 per month) rooms in mansions that rich homeowners were forced to rent out because of the taxes.	4/24/2019 10:25 PM
367	Create incentives for developers to build more small, 2-3 bedroom starter homes. Homes that cost between \$300-\$500k. Before I moved to Victoria, I was told Victoria is mainly a city of newly weds and retirees. Victoria is a university town. I would imagine a large demographic of this city consists of young, middle class families or working professionals. Many want to own their own home but are limited. They either move out to Langford to afford a small house, or they move elsewhere. There are not enough small homes or townhouses in this city (compared to others). Small homes could also be rented out for those renters wanting to enjoy things like pets and gardens. I know many people who would be delighted to rent or buy a small home.	4/24/2019 10:24 PM
368	Increase density	4/24/2019 10:21 PM
369	Relax building height restrictions. There are parts of the city tethered you could build higher building to increase housing stock.	4/24/2019 10:14 PM
370	Less time going through the process with council for developers. Stop demanding concessions from developers(percentage of affordable units in order to build). Only way to bring down prices is to have an over supply of units so the faster they get built the better.	4/24/2019 10:11 PM
371	I feel like options 1 & 3 from the above question will lead to ghettos... neither solves anything in the long term as both simply offer a minor absolute increase in available units. The city needs a complete paradigm shift with respect to hi just relax zoning laws in the whole greater Victoria area - in both desirable and undesirable neighborhoods - and watch developers meet demand to the available supply. Start by removing non-progressive district and city council members who a	4/24/2019 10:09 PM
372	Consider creating updated cooperative housing units.	4/24/2019 10:05 PM
373	Ask people from Ontario yo move back to Ontario.	4/24/2019 10:02 PM
374	Build more affordable housing! Crack down on Air BnB. No more tax breaks for condo developers- please tax them to the max and use the funds to build more affordable housing. Require a percentage of all new housing to contain affordable units or cash in lieu. Incentivize new rental developments.	4/24/2019 9:55 PM
375	More affordable housing initiatives for lower and middle class residents	4/24/2019 9:34 PM
376	Ship Ben Isitt off to a country that doesn't celebrate Christmas.	4/24/2019 9:28 PM
377	Less condos! Most people can't afford to rent them let alone but them!	4/24/2019 9:15 PM
378	Cut red tape and processing times.	4/24/2019 9:06 PM
379	Allow density without extorting amenities.	4/24/2019 9:03 PM
380	it's not the cities responsibility	4/24/2019 8:53 PM

Victoria Housing Strategy

381	1. More mixed-use zoning of downtown space. The amount of real estate sitting vacant downtown because it's zoned only for commercial use is silly when you consider the housing crisis. 2. Build upward! Needing to go to Langford to buy a house is one thing, but to find a condo!? This constant expansion outward is costly, inconvenient and moving unnecessarily fast when you consider that buildings in Victoria are half the height of that of other cities (Other cities that manage to still retain their reputations for ocean and/or mountain views despite proper-sized buildings: Vancouver, Seattle, Calgary, Halifax, etc). This is extremely frustrating in conjunction with the city's constant references to building up business in downtown. If there were places to live downtown, more retailers would follow! If people weren't losing substantial percentages of their income to commute costs, they'd have the money to spend at said retailers.	4/24/2019 8:42 PM
382	The city should build and operate decent quality low income and affordable housing themselves. You can't expect developers to all of this.	4/24/2019 8:41 PM
383	Don't fall for the trick of 'affordable housing' when they're really just building micro condos that are so small they could only ever be used as Airbnb units. Forget the marble countertops and prioritize affordable housing.	4/24/2019 8:38 PM
384	My concern with rental only zones is that we will have a higher concentration of low or blue collar wage earners. Perhaps an integrated approach of mixed housing would encourage better community housing	4/24/2019 8:23 PM
385	Provide incentives to developers to develop affordable housing opportunities.	4/24/2019 8:21 PM
386	Do not know?	4/24/2019 8:20 PM
387	Build more affordable family dwellings	4/24/2019 8:15 PM
388	Use older buildings in the city centre for affordable housing. So many buildings are vacant.	4/24/2019 8:00 PM
389	Rent control.	4/24/2019 7:52 PM
390	Update the Official Community Plan	4/24/2019 7:35 PM
391	incentize urban density and walkability. I would stop driving if all my amenities were within walking distance (grocery store and gym). Victoria has no grocery stores!	4/24/2019 7:30 PM
392	Land lord accountability. I lived in a place that had no heat, a flea infestation, and open spaces through to the outside via broken windows and chimneys. The landlord owned eight other properties with multiple suites in each, but never maintained them. Then she left the house in control of an angels with specific instructions to not repair anything unless it was life endangering. I tried to get help from the tenancy board, but there was no recourse.	4/24/2019 7:30 PM
393	Emphasize housing cooperatives, create citizen's assemblies to address the housing crisis and poverty.	4/24/2019 7:15 PM
394	Our city can't support more density unless we improve our transportation systems. People are buying in the west shore because it's the only place they can afford. Improve our transportation to the west shore.	4/24/2019 6:41 PM
395	Have a cap on amount a landlord can charge for certain housing	4/24/2019 6:37 PM
396	More buildings that are rental and not for sale	4/24/2019 6:25 PM
397	Lower rent	4/24/2019 6:19 PM
398	develop a plan for a "Housing First" strategy to provide guaranteed housing for all - regardless of income or "status"	4/24/2019 6:11 PM
399	Densify existing neighbourhoods by strongly encouraging affordable housing.	4/24/2019 6:11 PM
400	Encourage densification in the downtown area. Encourage housing developments that include green space and flowers for residents.	4/24/2019 6:01 PM
401	Fewer luxury condos within the greater Victoria area, more focus/incentives on average or affordable housing.	4/24/2019 5:36 PM

Victoria Housing Strategy

402	Stop allowing the development of insanely priced housing. A studio suite for \$300,000 (to pick on the the Jukebox Condominiums being built on View Street)? That's fucking ridiculous. Plus who wants to live in a studio suite? Do we really need more studio suites? How about 1, 2 and 3 bedroom suites? Let's find out what kind of housing stock is ACTUALLY needed and then approve developments that supply those. As well, there's got to be some way of preventing the extremely wealthy and/or organizations from buying "affordable" housing to simply flip it around and rent it out at exorbitant rates. Not only am I now unable to buy something that might be, just barely, affordable for me because the wealthy & connected folks swooped in and snapped it out before I could --- but also, I have now been pushed out from renting it as well.	4/24/2019 5:18 PM
403	Student-based subsidies	4/24/2019 5:10 PM
404	Land value tax to capture land lift on new density. This way you don't tax building which subsidizing sprawl.	4/24/2019 5:07 PM
405	Simply cut regulations.	4/24/2019 5:02 PM
406	Support developer's to build more units.	4/24/2019 4:56 PM
407	No more tax holidays for premium housing re-development (like Customs House) using "heritage restoration" as a way to justify incentives for high-net worth individuals at the expense of all taxpayers who must pay not only their own share but for owners of heritage units for the next 10 years. Incentives should only be considered for non-market and social housing providers in this city.	4/24/2019 4:45 PM
408	Lower property taxes, and encourage development.	4/24/2019 4:32 PM
409	Lobby for stigma free Rental Subsidy/Assistance for families. Establish guidelines and caps for determining rental prices.	4/24/2019 4:32 PM
410	Reducing barriers for approvals. ie Small Lot nieghbour petition where 75% must agree or get thumbs down from Planning. Crazy! 4-5 people dictate how infill occurs, when a proposal meets/exceeds requirements of new zone. This should go. Processing timelines reduced. This isn't adding staff, this is 'downloading' decisions like prezoning.	4/24/2019 4:15 PM
411	1- Stop giving tax credits to builders who build luxury developments. If the tax credits are given instead to developers who build places normal people can afford, they'll build more normal places. 2- Crack down on Airbnbs that act like hotels (but still allow people to airbnb a room so they can actually afford their rent). 3- Consider options an affordable mandated rental price calculated from sq footage, location, and quality of furnishings (maybe starting with new developments but eventually applied to more). It might make it hard for people/companies who own properties and rely on them for income, but they're the ones who can afford it! The property owners might have to sell to someone who would actually live there, which could lower housing prices considerably. Also it might make repairs less likely, but perhaps that could be countered by a property tax credit for rental repairs/upgrades.	4/24/2019 4:15 PM
412	Ban short term rentals.	4/24/2019 4:10 PM
413	Municipal housing is the easiest way to develop and ensure ethically maintained affordable housing options	4/24/2019 3:58 PM
414	Lay the smack down on NIMBY complaints about loss of street parking, changing the "nature" of a neighbourhood, or loss of individual trees.	4/24/2019 3:34 PM
415	Listen to the people who live here	4/24/2019 3:28 PM
416	In addition to the concrete policy and planning steps mentioned above, I think it's important to challenge and push back on some of the stigma around housing density and affordability. For example, there's a great deal of hostility and resistance to the Fairfield neighbourhood becoming more dense---I'd like to see actions being taken to educate and support Victorians who are being disrupted by housing developments and increased density; the housing and wealth disparity in this city is tremendous and impacts the housing market and availability of rental properties in subtle but powerful ways.	4/24/2019 3:10 PM
417	Reduce foreign investment	4/24/2019 3:04 PM
418	STOP TEARING DOWN RENTAL COMPLEXES TO ERECT YET MORE EXPENSIVE LUXURY CONDOMINIUMS	4/24/2019 2:57 PM
419	co-op housing developements	4/24/2019 2:50 PM

Victoria Housing Strategy

420	A grant program to encourage more affordable garden suits and secondary suites would need to be carefully constructed. The grant would have to be tied to the price of the rental which could be hard for the City to enforce (Nutrition North is an example of a subsidy that failed. The Federal government gave subsidies to grocery stores to provide affordable groceries but there was no mechanism to ensure the cost savings were passed on to consumers and folks up there ended up paying way more than they should have for food while grocery stores pocketed the subsidy). We should definitely encourage townhouses, houseplexes, and cooperatives that could house a range of family size as new developments that would increase supply.	4/24/2019 2:49 PM
421	Research other cities that have been successful with regards to similar challenges, even failed programs provide useful data.	4/24/2019 2:41 PM
422	None	4/24/2019 2:31 PM
423	Allow taller buildings and larger developments	4/24/2019 2:30 PM
424	Demand management. Trying to increase supply to match demand is a fools ambition.	4/24/2019 2:29 PM
425	Allow three-story walk-ups, built on a single-family lot, at intersections of primary AND secondary streets in ALL residential neighbourhoods.	4/24/2019 2:09 PM
426	Encourage people to add suites to their homes. Make it easy and cheap to apply for the permits. Do inspections quickly to ensure safety if the new units. Allow for tiny homes, or trailers to be parked in driveways or yards (depending on the of yard, maybe limit it to 2 per property. Allow for homeowners to have connections to sewer and hydro for said tiny home or trailer, maybe requiring the installation of a gravel or cement pad. Remove the overnight vehicle camping/parking restrictions along douglas street and dallas road by the park. People need to park somewhere. Encourage overnight parking close to the public toilets. Keep the public toilets open at night, or perhaps issue a key or swipe card for overnight use with a small deposit, or an smart app that enables the door to unlock. Let those who can buy a parking pass, or add it as an option to the victoria parking app, to park in designated spots overnight - work with landlords and those who manage surface parking lots like westpark or robbins to allow for a limited number of overnight parking of recreational vehicles or vans and let people know where those spots are.	4/24/2019 1:59 PM
427	Do not under any circumstances give grants to home owners who will turn around and charge and arm and a leg to desperate renters. If you want to help people invest in the tiny homes movement. Build spaces and facilities to park tiny homes and create legislation allowing them to be parked other places. Build a significant number of tiny homes and set up a rent to own program. Offer grants for people who want to build AND live in tiny homes. If people can rent/build/own their own tiny home they will move out of the rental housing and prices will drop and become more affordable.	4/24/2019 1:53 PM
428	Restrict the building of new and renovating of existing properties as little as possible	4/24/2019 1:21 PM
429	encourage/incentivise the development of affordable housing. It is not reasonable for a one bedroom rental to require an income of \$50,000+.	4/24/2019 1:06 PM
430	Encourage more family size rentals. One bedroom and den is not adequate enough for a family of three, four or five. 600 square feet is not large enough for two people let alone a family.	4/24/2019 12:56 PM
431	Enough with the micro condos! We need new high density buildings that people can have a family in. As in condos with 3+ bedrooms and more than 900 square feet for a price that a family can afford.	4/24/2019 12:47 PM
432	Amalgamation and allowing for multi-family dwellings to be built, even when NIMBY'ers contest the plans for new buildings	4/24/2019 12:41 PM
433	Allowing densification, taller buildings.	4/24/2019 12:34 PM
434	I honestly don't know. But affordability has become a very large issue. And then it forces choices liking moving far from work, then spending hours commuting like Vancouver.	4/24/2019 12:30 PM
435	Improvement of transit to outer regions and suburbs would make housing in those as reason more accessible - why does Victoria still not have an LRT between it and Langford? Langford-Downtown-UVic???	4/24/2019 12:27 PM
436	Develop grant program or make it easier for homeowners to build tiny homes etc. on properties.	4/24/2019 12:19 PM
437	In development, implement a mandatory percentage of new housing that is created to be rental, or affordable to purchase for median income or have both options mandatory.	4/24/2019 12:06 PM
438	Incentivise self- build kit houses on brownfield sites.	4/24/2019 12:04 PM

Victoria Housing Strategy

439	Increase regulation and taxation of foreign investment and apply that generated income to facilitate the solutions above.	4/24/2019 11:58 AM
440	City could help developers WANT to build affordable homes	4/24/2019 11:43 AM
441	Explore the potential of integrating more housing into fully commercial areas (particularly second floor and up, in areas down town where there are so many empty/ abandoned commercial spaces)	4/24/2019 11:25 AM
442	encourage secondary suites!!! and encourage pet and child friendly spaces	4/24/2019 11:17 AM
443	Pre-zoning is a good approach to add gentle density to single-family neighbourhoods	4/24/2019 10:42 AM
444	The housing crisis has swung this issue so far on the side of developers and land owners that even the "compromises" we are trying to find are still far on their side of interests. We are in a political environment where undue advantages and focus on what's good for developers and landowners has been so engrained its seen as normal and initiatives which don't even give renters or street involved people extra focus but merely return things back to how they were 5 years ago are seen as undue burdens. We need to stop compromising affordable housing with unaffordable for-profit housing as our ideas of compromise are far too tilted to provide meaningful change. (look at BC housing and their initial goal of 10% affordable housing and planning to house 150 street-involved people in the next year, tho it shifted up to 30%) we see this same mindset and obstacles affecting policies and city actions on the municipal level.	4/24/2019 10:20 AM
445	Develop the light industrial lands on the government street slope for high rise development mix of condos and rental stock.	4/24/2019 9:34 AM
446	Just relax all the policy that prevents solutions- there are several ways to do that which has been mentioned in here already.	4/24/2019 9:23 AM
447	I don't know what the system for permits is like, but it is often cumbersome and bureaucratic. Maybe some attention to streamlining the process which other cities have done would be something to consider if it is not already done here.	4/24/2019 9:17 AM
448	Better regulation/local taxation of AirBnB rentals	4/24/2019 8:20 AM
449	Low rent	4/24/2019 8:16 AM
450	Encourage upward development not outward. It may pollute a skyline. But the preservation of large house communities over apartment buildings is way worse. We can't all live in those large underpopulated houses without losing green space and sacred sites. For me Bear mountain is the epitome of desecrated green space. And I don't want to lose all ours just because we're scared of a little upward development.	4/24/2019 8:09 AM
451	Do NOT listen to the NIMBYs. They are counterproductive and myopic. DO spend more on transit. Less car dependency means more livable, affordable, healthier cities.	4/24/2019 7:58 AM
452	Encourage developers to make quality built affordable rent to own programs	4/24/2019 7:52 AM
453	INVESTING in new, lasting, livable, affordable, and green townhouse/apartment complexes. Stop selling land to developers who are just going to build luxury apartments and contribute to housing inafforability and gentrification.	4/24/2019 7:47 AM
454	You are overcrowding the city already and turning it into another American style city.	4/24/2019 7:43 AM
455	No homeowner grants that put renters in the basement. The divide between homeowner and renter is already too great.	4/24/2019 7:33 AM
456	Tax breaks and incentives for new rental buildings	4/24/2019 7:16 AM
457	Encourage the supply outside the core - but not in the core.	4/24/2019 7:15 AM
458	Relax hight and density restrictions, less bureaucracy and costly project delays. Amalgamate with all neighboring municipalities.	4/24/2019 7:04 AM
459	Take steps to help protect landlords from deadbeat tenants.	4/24/2019 7:01 AM
460	Rent should not be has high as it is. The only way you can sort of survive in this city is with a roommate. It is criminal that people are renting there dingy bedrooms for \$700 or more. What is wrong with this world.	4/24/2019 6:54 AM

Victoria Housing Strategy

461	Stop LUXURY taking over our City. The whole Vic West Corridor(as we LOCALS called it) has been turned into a nightmare. STOP cutting off our fresh air supply! Every building over 8 levels our air supply cut down. NO COOKING ON BALCONIES!!!! Thanks for the putrid,gagging, hot steam,smoke,etc. during heat waves or be hospitalized for heat stroke with window and balcony door closed.	4/24/2019 6:13 AM
462	Build and/or fund nonprofit housing units.	4/24/2019 6:05 AM
463	Disallow Airbnb type rentals	4/24/2019 6:02 AM
464	Cc	4/24/2019 5:40 AM
465	Stop the lengthy process whereby the City thinks they are architects in the development permit process. Developers want to build and the City is unnecessarily stopping them.	4/24/2019 5:26 AM
466	The City should be taken to build more affordable housing. Real Estate prices are astronomical.	4/24/2019 5:02 AM
467	build more	4/24/2019 4:36 AM
468	Building dorms for university kids.	4/24/2019 1:57 AM
469	Honestly, developing city-owned properties for affordable housing is going to be one of the most immediate responses you can make, so I think that's a great starting point while other initiatives rumble away in the background.	4/24/2019 1:31 AM
470	retrofitting existing homes to accommodate more inhabitants instead of demolishing	4/24/2019 1:29 AM
471	Rent control based on the suite not the tenant.	4/24/2019 1:20 AM
472	Perhaps the Langford model could be adopted, requiring all new projects to pay into a fund for affordable housing. Langford is hundreds of times ahead of Victoria in building starts for affordable housing.	4/24/2019 12:10 AM
473	Set a min and max rental price per square foot of the area. This price can be constant in a given postal address. Something on the grounds of ICBC car insurance where the insurance price changes based on the postal address. Factors contributing to the price can include the age of place being rented, land value, amenities provided, how long ago last renovation was done etc. Think out of the box.	4/23/2019 11:47 PM
474	More affordable condos that are also reasonably sized (not micro condos) Setting a percentage profit cap on rental properties	4/23/2019 11:43 PM
475	Stop predetermining your outcome with wording on a survey	4/23/2019 11:15 PM
476	thoughtful rezoning to increase density instead of just approving every development that adds density. Much of that development does zero for low income renters.	4/23/2019 11:04 PM
477	Do not grant business licenses to out of country luxury real estate brokers, increase taxes on vacant investment/secondary properties, increase taxes for out of province property/homeowners	4/23/2019 10:51 PM
478	Incentives to encourage home owners to rent suites to long term renters instead of air bnb (or tax air bnb's?)	4/23/2019 10:45 PM
479	I would not approve of using any existing park land or green space owned by the city being built upon	4/23/2019 10:43 PM
480	Repurposing pre existing buildings/homes to accommodate more people.	4/23/2019 10:40 PM
481	I don't think the issue is that there isn't enough housing. The issue is that most people can't afford the rent. Every 2 bedroom apt goes for at least \$1600... for most people that is simply too much.	4/23/2019 10:38 PM
482	See my previous answers.	4/23/2019 10:35 PM
483	Anything to increase housing supply.	4/23/2019 10:26 PM
484	Do not approve any more micro condos in the city. They tend to turn into Air BnB units. Approved units must be big enough for families to live in.	4/23/2019 10:21 PM
485	Place restrictions on rental increases between tenants...so they can't hugely jack the rent when one tenant leaves	4/23/2019 10:13 PM
486	Discontinue tax incentives that encourage seniors to remain in single family houses. They should be incentivized to downsize so that these large properties can return to the market.	4/23/2019 10:11 PM
487	Stop wasting money on bike lanes!	4/23/2019 9:54 PM

Victoria Housing Strategy

488	Get some better controls on short term and holiday rentals like air b&b - landlords are less likely to rent their garden suite for \$1300/month when they can rent it for \$90-150/night	4/23/2019 9:51 PM
489	Control usage of housing for Airbnb. There are so MANY properties that are simply used as money-earning investments.	4/23/2019 9:51 PM
490	greater density - build up, not out	4/23/2019 9:48 PM
491	Make it easier to develop higher density buildings.	4/23/2019 9:32 PM
492	don't do the stupid mandatory xx% of all units must be low income or affordable. make that one option the city can require, but be open to other options that contribute to low/mod income housing stock	4/23/2019 9:20 PM
493	Encourage people to have a roommate	4/23/2019 9:19 PM
494	Should be take???? Clean up downtown to make living there appealing.	4/23/2019 9:10 PM
495	There is no easy answer but hopefully increasing the density of our city will bring down the entry cost of home ownership.	4/23/2019 9:10 PM
496	Tearing down rental houses/apartment buildings to build expensive condos and townhouses must be discouraged!	4/23/2019 9:09 PM
497	Townhomes which would allow secondary suites for rentals and income. It is impossible to find something for under \$500000 for first time buyers	4/23/2019 8:18 PM
498	Further restrictions on foreign buyers and vacant homes. Incentives for local first time homebuyers.	4/23/2019 8:15 PM
499	Direct grant for in-demand workers.	4/23/2019 8:13 PM
500	Simplify and speed up the process for obtaining development and building permits.	4/23/2019 7:25 PM
501	Reduce the time, cost and beurocracy involved in development. You need to increase supply!	4/23/2019 7:16 PM
502	More family friendly brownstone type homes with garages	4/23/2019 7:11 PM
503	Tax Airbnb suites higher if they are separate suites	4/23/2019 7:09 PM
504	Work with developers to find ways of camouflaging multi-family houses to better blend in in Neighbourhoods - eg. Find townhouse/condo design that looks like a mansion and sneak several of them into Rockland, Fairfield, and Fernwood. Enact a civic bylaw that removes age restrictions and pet restrictions from all apartments and condos, so I don't have to move if I want to have kids or pets. Identify industrial areas that should be re-zoned to also allow housing as well.	4/23/2019 7:07 PM
505	Remove single family zoning in favour of townhomes and more multi family homes in Fairfield and Gonzales.	4/23/2019 7:02 PM
506	Providing more shelter spaces for the homeless and more housing for low income earners.	4/23/2019 6:57 PM
507	Stop taking bribes from developers that build nothing but luxury condos	4/23/2019 6:55 PM
508	Housing needs accessible parking, especially with Victoria's demographic. It is shameful that Victoria did not develop a standard and dwellings can be built with none. You can't live somewhere if you and caregivers can't park	4/23/2019 6:30 PM
509	As evidenced in Vancouver, rezoning for increased density actually raised property values and decreased affordability. Victoria needs to think very carefully about this. More supply doesn't lead to increased affordability. Densifying one area with pricey new builds in exchange for rentals in another area of the City can lead to gentrified neighbourhoods and concentrates income classes.	4/23/2019 6:18 PM
510	Permits should not take 20 working days or more. Deters home owners from getting permits	4/23/2019 6:11 PM
511	build more rental buildings like happened in the late 60s and early 70s	4/23/2019 5:58 PM
512	prohibit demolition/conversion of apartment buildings	4/23/2019 5:51 PM
513	Work with non profits for development. Take the profit incentives away from the greedy real estate industry.	4/23/2019 5:50 PM
514	Build more public housing	4/23/2019 5:45 PM

Victoria Housing Strategy

515	There is a very narrow view that is not effective. The entire lower island should be working together to address this issue. The isolated approach is not cost effective or overall effective. The territorial approach waates time, money and resources.	4/23/2019 5:43 PM
516	Look at examples of housing co-operatives in Switzerland, such as SCHL in Lausanne who provide 100s of affordable high quality apartment buildings across the city for single occupants and families.	4/23/2019 5:43 PM
517	As mentioned earlier - provide incentives to owners to provide secondary housing	4/23/2019 5:31 PM
518	Let the market take care of itself as has been the case for the last 50 years. Victoria just didn't become unaffordable, its a tourist city its always been unaffordable even when the unemployment was as high as Newfoundland	4/23/2019 5:04 PM
519	Stop allowing companies like Brown Bros, Capret, and Devon to buy up and over charge. They are running the city rental markets.	4/23/2019 4:59 PM
520	Build condos outside of the downtown area.	4/23/2019 4:49 PM
521	Restrict Airbnb's. Restrict vacant homes that are money holding properties. Restrict foreign ownership. Allow more suits in existing homes. Make it illegal to discriminate against renters with pets. Have rent control, nothing over certain amounts based off percentage of income.	4/23/2019 4:33 PM
522	Housing and home ownership should be for people who live and work here. Not an investment for anyone else.	4/23/2019 4:32 PM
523	Review the definition of "affordable" and don't allow developers to slip through loopholes.	4/23/2019 4:32 PM
524	In the established neighbourhoods redevelopment is not that supportive of renters- old housing stock which actually is affordable and rented is destroyed (evicting people) to make way for unaffordable condos.. The crappy new builds that are still wildly unaffordable but don't match the style or heritage of the neighbourhood then over time bring down the desirability of the neighbourhood because in the long run they create unattractive, hodgepodge neighbourhoods (meaning only the developer wins). Allowing homeowners to develop suites/garden suites would bring more affordable rentals and densify neighbourhoods in ways that enhance their existing character and charm (which is why people want to move here in the first place). Strict development zoning by neighbourhood would be super helpful - we could improve and create neighbourhoods were we need them. For example, around the douglas st corridor and other currently less desirable neighbourhoods- land here is cheaper to develop and less desirable to people right now making them more affordable- good development would improve these neighbourhoods and then make them liveable and desirable over time but initially would create more affordable housing stock for people, improve our city and preserve our heritage (in the existing neighbourhoods)	4/23/2019 4:22 PM
525	creative use of containers on land that the city might own, for super basic/ bed/ shower/ small kitchen to get people off the street.	4/23/2019 4:10 PM
526	Build BC Housing buildings	4/23/2019 3:59 PM
527	Build homes for single parent families with children over the age of 19	4/23/2019 3:47 PM
528	I don't necessarily think creating more housing is a good option for this city. We literally only have so much land and natural beauty left on this Island...how many more people are we trying to squish in? It is only going to make the problem worse down the line when these people start r-populating... where are we supposed to go?!	4/23/2019 3:42 PM
529	Unsure	4/23/2019 3:36 PM
530	Only allow high density builds for social purpose or affordable housing projects.	4/23/2019 3:31 PM
531	Increase co-op housing supply	4/23/2019 3:25 PM
532	Maybe councillors such as Ben Isitt should stop voting against every development proposal. Stock will not increase if nothing is allowed to be built.	4/23/2019 3:20 PM
533	Hire a research firm to inform City Hall of viable small living spaces through innovative design. Also what solutions have been implemented in other countries around the world ex: Tiny homes in the UK, New Zealand and Australia	4/23/2019 3:10 PM
534	Less foreign buyers with vacation homes	4/23/2019 3:07 PM
535	Perhaps require condo owned building to allow more rentals. The number of strata run buildings seems quite high to me.	4/23/2019 3:03 PM

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536	Ensure that the definition of "affordable" captures those who make less than \$20,000 per year.	4/23/2019 2:57 PM
537	Build affordable housing	4/23/2019 2:53 PM
538	Speed development permit process. You have been consistently behind since the 1980's.	4/23/2019 2:53 PM
539	See 5. above	4/23/2019 2:53 PM
540	renters cannot afford to buy; affordable rent is a necessity, so make units available - build them if necessary	4/23/2019 2:51 PM
541	Support regional transit plan - so not everyone has to live in Victoria but can still work/shop/play here. We can't "do it all" on the housing front.	4/23/2019 2:43 PM
542	Just build more affordable housing	4/23/2019 2:32 PM
543	Lobby the City of Oak Bay to legalize secondary suites in single family homes, as well as laneway housing.	4/23/2019 2:29 PM
544	Encourage neighbourhood association to put affordable housing into their community plans. Increase the required number of affordable housing units for proposed developments.	4/23/2019 2:29 PM
545	Stand up loudly for renters! There is for some reason still a stigma that renters are scum and do not support any sort of public taxation (like property taxes), when we clearly do. I have neighbours in a high end condo that practically spit on me and my other renter neighbours, been specifically, and without provocation, told that I contribute nothing to society due to the fact I rent. The building I live in was purpose-built as a rental in 1947, and the condo building next door was completed in 2007, and is quite high end. It's pretty crazy to be discriminated against on a quiet street where people have rented for over 70 years. Just a bit of what renters have to deal with for your knowledge.	4/23/2019 2:23 PM
546	Many rental buildings have large surface parking lots adjacent to and behind their buildings. Consider allowing new units to be built on this underutilized space, combined with underground parking for all tenants who require it.	4/23/2019 2:21 PM
547	fix condemnde housing or sell for super cheep so ppl can repair	4/23/2019 2:12 PM
548	fix your grammar!	4/23/2019 2:10 PM
549	Consider raising the income cut-offs for affordable housing. We are just (barely) above the cut-offs to qualify.	4/23/2019 2:04 PM
550	Garden suites are good infill, however they are not as effective as townhomes, small apartments, small social/co-op housing developments, and the addition of stories to low-rise buildings.	4/23/2019 1:58 PM
551	Watch what Langford is doing.	4/23/2019 1:58 PM
552	Turn old, empty, broken down buildings into affordable housing	4/23/2019 1:56 PM
553	City built and maintained high density affordable housing supported solely through rental revenue and lowered taxes.	4/23/2019 1:54 PM
554	Push a little harder for housing equity in those communities that have the least density (ie: all of the nonsense with Gonzales's local area planning process)	4/23/2019 1:37 PM
555	Create zoning to permit only purpose built rental housing at low densities.	4/23/2019 1:35 PM
556	None, stop spending money, you are not in the housing business. Reduce taxes to make life more affordable.	4/23/2019 1:29 PM
557	Dedicate a good segment of your development services staff to Community Development. Right now it feels like city staff work more for the interests of the developers than citizens.	4/23/2019 1:27 PM
558	Change zoning rules to allow multiple tiny homes on one property	4/23/2019 1:26 PM
559	lower housing prices and yearly rent increase	4/23/2019 1:21 PM
560	Ensure new condos are not being sold to foreign owners who will flip the properties and drove up prices.	4/23/2019 11:16 AM
561	Tax breaks for homeowners that live on site, to build garden suites/basement suites.	4/23/2019 11:03 AM
562	ensure rental uses maintained on title	4/23/2019 6:08 AM

Victoria Housing Strategy

563	Increase density of housing, make use of underused buildings to create living spaces above and commercial at ground level.	4/22/2019 8:44 AM
564	.	4/22/2019 7:25 AM
565	Relax parking requirements with new developments located near the core or on transit corridors. Not only does this lower building costs which would translate to better affordability and increased housing supply, it would also lead to lower vehicle congestion/traffic and lower road and parking infrastructure maintenance costs.	4/21/2019 10:33 AM
566	Drop the rents in the new buildings and force others to lower rents to compete. This opens the availability of more money to support local business.	4/21/2019 10:18 AM
567	Remove barriers to affordable infill housing development, such as unjustified minimum parcel and unit sizes, restrictions on multi-family housing and secondary suites, setback requirements, development impact study requirements, and unjustified fees for infill development. Significantly reduce or eliminate minimum parking requirements for lower-priced housing in accessible, multi-modal neighbourhoods.	4/21/2019 7:59 AM
568	Reign in on AirBnBs	4/20/2019 11:27 PM
569	Consider allowing garden and secondary suites on the same site. Add single-level city-owned garden suites to large boulevards for rent or add them on the roadway facing the boulevard as the entrance, removing only one or two car storage spaces that in many neighbourhoods the city receives no revenue from.	4/20/2019 10:06 PM
570	Really hard to do in this market. Developers already get huge breaks.	4/20/2019 5:55 PM
571	Do not enact the inclusionary housing provisions or anything else that will disincentivize the provision of any form of housing. Stop politicizing strata development by referring to it as "luxury" as it is in fact the only affordable form of home ownership available to first time home owners. Cost of housing is based on supply so all forms need to be supported.	4/20/2019 11:36 AM
572	Limit vacation rentals	4/20/2019 9:18 AM
573	Stop building bike lanes. Use all available finances to build more, affordable units	4/20/2019 12:58 AM
574	Allowing tiny houses	4/19/2019 11:16 PM
575	Increasing the supply of housing is such a limited understanding of the role you could take in shaping the housing market. Increasing its supply...do you mean building more yourself? Do you mean advocating for the province or the federal government to build more? Or, do you mean developers like BOSA or the Jawls, etc. making some minor concessions to continue accumulating their capital and making the city *unaffordable* to most people in the city? Or, again, why not ask what actions the city could be taking to change the form of ownership in the city? Or, to return land to Lekwungen or WSA NEC?	4/19/2019 9:48 PM
576	I don't know	4/19/2019 8:02 PM
577	enforcement of airbnb bylaw to open up existing spaces to tenants rather than encouraging private rentals through subsidizing landlords, encourage co-operative development and land trusts (especially in low density neighbourhoods concerned with "character" like Gonzales)	4/19/2019 7:53 PM
578	average income of renters; needs of different types of renters and income, i.e. single parent and children; couple; single person; retired living on pension and limit discrimination based on age and no-pet policies	4/19/2019 7:03 PM
579	Increase the supply of publicly owned housing. Only when housing is not for profit can it ever be truly affordable.	4/19/2019 6:26 PM
580	tiny houses (and not just for the homeless)	4/19/2019 4:59 PM
581	The market will find it's own balance	4/19/2019 4:58 PM
582	Don't segregate low income housing in "special" designated areas as that creates "poor" vs "rich" neighbourhoods. All income levels should be integrated in every neighbourhood	4/19/2019 4:52 PM
583	Please, no more townhouses. We are becoming another Mississauga.	4/19/2019 2:43 PM
584	Increase the minimum wage	4/19/2019 2:22 PM
585	Don't over-sell housing to outside markets; maintain urban containment boundaries; limit growth outside urban CRD area.	4/19/2019 2:10 PM

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586	Allow tiny homes.	4/19/2019 1:48 PM
587	assist homeowners in the creation of secondary suites	4/19/2019 11:20 AM
588	change the parking bylaws that restrict the # of households allowed for a particular property or dwelling.	4/19/2019 9:53 AM
589	Enforce low income rentals on new developments. Rent to own. More supportive housing that is in different areas of town (not congregated in already impoverished areas). Buy land and begin planning city owned housing that will suite people who are having difficulty finding stables affordable housing (worker, homeless, fixed income, young families, elderly). Restrict or stop any development that does not offer low income rentals or rent to own.	4/19/2019 9:34 AM
590	Keep densifying!!!!	4/19/2019 8:07 AM
591	Deregulate rental housing	4/19/2019 6:42 AM
592	Build lots of low to middle income rentals. Of course all pet-friendly too!!	4/18/2019 8:38 PM
593	Incentivize the development of new basement/garden suites - reward homeowners for renting out space in their houses.	4/18/2019 6:46 PM
594	Less costs for secondary housing.	4/18/2019 6:43 PM
595	Increase densities in the urban villages to increase area with high density living.	4/18/2019 6:08 PM
596	Expand the view of people who need assistance. le single families seniors low income working people	4/18/2019 5:13 PM
597	Make approvals of zone applications faster	4/18/2019 4:53 PM
598	Help Finance the down payment of a Rent-to-Own feature, as many people with the growing economy struggle (especially single people and single parents) have given up on buying housing as a down payment is always required.	4/18/2019 3:20 PM
599	Mexico has an organization named INFONAVIT, they create affordable houses for low income, they build and build houses or apartments, develop complete neighborhoods and they are subsidized and also the individuals can pay their mortgage directly through their PAYCHEQUE , monthly payments are according to monthly salaries. WE NEED THIS! This is a first world country with third world salaries and first world expenses like housing. Rents should also be cap as landlords are very picky, discriminatory and they charge 1300 for places that are worth 600 dollars, crappy crappy smelly small crowded spaces. Bachelor suites should all be under 800 dollars per month and one bedroom under 1000 at the most to make it affordable. Also stop the buying of animals, we love animals but NO ONE accepts you with ONE at any place.... please HELP!	4/18/2019 1:35 PM
600	Limit Square footage per household/family unit/owner in new subdivisions - "superhouses" don't make more housing, if you want one plan on more than one household living in!	4/18/2019 1:13 PM
601	Work in partnership with other levels of government to leverage funding into affordable developments in the city and region.	4/18/2019 12:28 PM
602	Stop making more bike lanes and start making more affordable housing.	4/18/2019 12:05 PM
603	Implement good governance procedures - approve projects that adhere to the community plan, incentivize more development, push back against NIMBYism. Do away with the CALUC process - it doesn't result in good quality community consultation. Engage heavily in the community plan process and then remove opportunities for discretion in approvals so long as the project adheres to the plan.	4/18/2019 10:50 AM
604	The city should be taking advantage of the Province's offer to create more supportive housing and even temporary modular housing for the homeless in our community. Other cities are farther ahead, for example Vancouver and Nanaimo. Why hasn't the City done anything to get more people off the street? Let the market and non-profit sector take care of affordable rental housing, government needs to be focused on helping the people who are sleeping on our streets and impacted by the overdose crisis.	4/18/2019 10:46 AM
605	Increase municipal stock of housing	4/18/2019 10:45 AM
606	More housing subsidise housing. Housing top ups for rent and break on land taxes for house owner that are willing to have rental suite	4/18/2019 10:38 AM
607	Proactively implement all zoning specified in the OCP. Implement the Downtown Core Area Plan's density bonus system.	4/18/2019 10:29 AM

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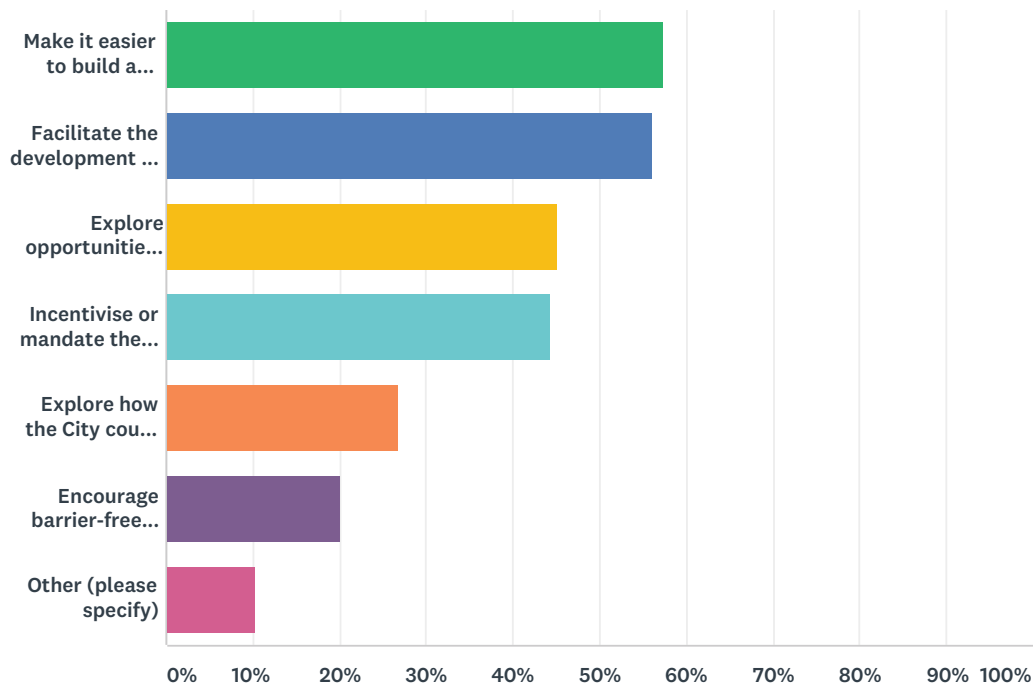
608	Require condo developments to include 10 -15% units for subsidized renters. If Developer wants to avoid this they will have an increase in property taxes, then they may be "exclusive".	4/18/2019 10:28 AM
609	Creation of services specifically tailored to Indigenous people, people living with mental health, people living with addiction.	4/18/2019 9:50 AM
610	DO NOT require developers to have 30% of new units as affordable or low income, that number is WAY too high and will drive developers away.	4/18/2019 9:44 AM
611	Stop inviting people to Victoria, work on housing our current occupants. Worry more about our communities rather than others. Fix our issues first before we try to fix other cities issues.	4/18/2019 9:37 AM
612	increase funding to non-profits that supply housing,	4/18/2019 9:30 AM
613	ensure a collaborative, effective and efficient intake process for those organizations wishing to rezone and redevelop property into purpose built rental	4/18/2019 9:22 AM
614	Make townhomes for rent instead of buying.	4/18/2019 9:22 AM
615	Rental only zones.	4/18/2019 9:17 AM
616	allowing bigger higher buildings and pre zone some single family neighborhoods to allow apartment buildings	4/18/2019 9:13 AM
617	Encouraging more buildings that are a combination of rental and owned units. In the condo I was renting, there were a lot of units that were rented on Air B&B, which reduced the supply of housing.	4/18/2019 9:05 AM
618	See earlier comment. Aggressive social policy aimed at providing for all outside of the private market. Be a LEADER.	4/18/2019 8:54 AM
619	Property tax breaks for developers of purpose built low-income housing	4/18/2019 8:13 AM
620	The City is frightening people - potential landlords - through statements that disrespect their rights and assumptions of misbehaviour	4/18/2019 8:09 AM
621	Work with developers to encourage affordable housing	4/18/2019 7:55 AM
622	na	4/17/2019 11:51 PM
623	The city of Victoria should help people who work or go to school in Victoria but cannot afford to buy in Victoria by working with the Habitat for Humanity program to help people qualify for mortgages.	4/17/2019 11:16 PM
624	Reduced cost of home ownership	4/17/2019 11:12 PM
625	Mentioned previously. 1-story development projects shouldn't require a permit.	4/17/2019 10:08 PM
626	Limit Ben Issits ability to get in the way	4/17/2019 9:20 PM
627	Encourage a historian to write an "easy read" summary of the changes that have been made with the arrival of each new wave of residents. Maybe it should be incorporated into the elementary school curriculum.	4/17/2019 9:10 PM
628	Incentive funding can do more than direct payments and will multiply housing investment.	4/17/2019 9:03 PM
629	The city should develop zoning bylaws which restrict overdevelopment of high-end strata condos and support the construction of abundant non-profit and publicly-owned housing. Also, the creation of a Whistler-style housing authority.	4/17/2019 9:01 PM
630	City needs to step up and take leadership against NIMBY attitudes. Mayor and council need to expedite approvals for projects and stop with all the BS talking and personal opinions about projects.	4/17/2019 8:55 PM
631	Work with the province to relax tenancy rules for ADUs and secondary suites. Give homeowners the right to evict without cause in return for a financial penalty (e.g., three months rent, etc.). I suspect that many homeowners are reluctant to let someone into their property that they cannot tell to leave. If correct, this suppresses supply.	4/17/2019 7:47 PM
632	Use a land value tax to recover land value lift and use it for affordable housing.	4/17/2019 7:39 PM
633	Approve more rezonings, allow for greater density, taller buildings. Push back on neighbourhoods that reject density (Gonzales, Fairfield) get on with local area planning and don't get railroaded by NIMBY groups. Make the approval process easier / faster	4/17/2019 7:26 PM

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634	Build more housing in all areas of towns. Nobody can afford single detached anymore so why not let different types in all neighbourhoods	4/17/2019 6:18 PM
635	It's needs to be proactive. Look at Seattle's MFTE program (make It more attractive to keep units affordable beyond initial tax exemption period), Tax breaks and density bonus on city owned land for affordable and rezoning land near downtown where single family homes are a dated zoning.	4/17/2019 6:12 PM
636	Encouraging more high-rises in the core, encouraging density near parks and green spaces so residents have access to beautiful spaces.	4/17/2019 6:11 PM
637	easily allow additional density if its purpose built rental	4/17/2019 6:05 PM
638	Tiny Houses communities	4/17/2019 6:00 PM
639	Approval timelines. Main street housing density around all neighbourhoods. This will also attract empty nesters out of single family housing allowing new families to move in.	4/17/2019 5:54 PM
640	Complete minimum grid bike network to make more of the city available to more people. Not all supply is equal today.	4/17/2019 5:48 PM
641	Develop City owned land that was originally too small for typical homes, and build tiny homes.	4/17/2019 5:33 PM
642	Develop non market worker housing as the Chamber CEO proposed.	4/17/2019 5:27 PM
643	Lower development costs and expedite the building permit and approval process. This is a no brainer!	4/17/2019 5:27 PM
644	Not to sure but people think safe Place and what in the place that I can walk to Different colours might help	4/17/2019 5:15 PM
645	The definition of "affordable" must include housing for those who are working at minimum wage. Actions need to include these folk in the calculation.	4/17/2019 5:03 PM

Q7 The draft strategy proposes several actions to encourage more housing options to better serve families, working individuals, seniors and people experiencing homelessness. Below are some of the key actions we are considering. Please indicate the top 3 you would like to see the City of Victoria focus on (select up to 3):

Answered: 1,557 Skipped: 257



ANSWER CHOICES		RESPONSES	
Make it easier to build a diversity of housing forms in the City including duplexes, townhouses, lock-off suites and live-work units		57.29%	892
Facilitate the development of more co-op housing in Victoria		56.01%	872
Explore opportunities to create tiny home communities for individuals experiencing homelessness		45.22%	704
Incentivise or mandate the creation of two and three bedroom units suitable for families in all new housing developments		44.25%	689
Explore how the City could allow tiny homes on wheels on private properties throughout the City while still maintaining safety and liveability for residents		26.78%	417
Encourage barrier-free and universal design for better accessibility in new developments		20.10%	313
Other (please specify)		10.28%	160
Total Respondents: 1,557			

#	OTHER (PLEASE SPECIFY)	DATE
1	Disincentive and penalize renovation through fines, licensing, and pushing province to tie rent to unit	5/3/2019 11:36 PM

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2	Support and encourage co-housing. Specifically the building or conversion of large houses with a central kitchen and recreation room, but individuals or couples have their own sitting room, bedroom, bathroom and kitchenette.	5/3/2019 7:51 PM
3	Ban Airbnb and implement a vacant homes tax.	5/3/2019 7:34 PM
4	Seriously, your the pro's I don't know whats best that is why we hired you.	5/3/2019 6:26 PM
5	50% of all new developments must be a mix of social housing and geared to income (30% per CMHC)	5/3/2019 5:42 PM
6	Stop catering to the homeless! We have way too many people who come here from other provinces because they know they will get treated better here than at home, and our OUR tax dollar. Homelessness is a national issue so leave it with the feds to fund. I'm sick of homeless people having more and better access to homes and services than me and my family.	5/3/2019 5:00 PM
7	funding for tenant organisations	5/3/2019 4:38 PM
8	Co-op housing and accessible housing (better subsidized housing for people with disabilities)	5/3/2019 3:59 PM
9	work with senior gov'ts on financing of housing for families earning less than 55K	5/3/2019 9:44 AM
10	Develop increased numbers of shelter beds and transitional housing beds for persons experiencing homelessness or significant marginalization.	5/3/2019 8:59 AM
11	Require affordable rental units in all developments	5/3/2019 7:45 AM
12	Create completely full barrier (no drugs or alcohol) housing for people who are homeless/low income	5/2/2019 8:12 PM
13	support for citizens to develop their own co-owned homes.	5/2/2019 8:09 PM
14	Explore funding for more low-barrier, housing first model, supportive housing sites for people expericing homelessness	5/2/2019 5:50 PM
15	Grants to low income renters who were born and raised here.	5/2/2019 3:59 PM
16	Buy them a bus ticket out of town	5/2/2019 3:58 PM
17	Facilitate the use of modular housing to meet affordable housing gaps	5/2/2019 11:29 AM
18	Create grant programs for people aging and with disabilities to make modifications to stay at home.	5/2/2019 10:54 AM
19	Container housing	5/2/2019 10:40 AM
20	Make rental rates truly affordable - related to real income, not based on 'market rates.'	5/2/2019 9:23 AM
21	Again, I believe the City's focus on over-development is part of the problem	5/2/2019 9:21 AM
22	actively promote/facilitate "gentle densification" - particularly in established neighbourhoods	5/2/2019 9:17 AM
23	Lower the rent to a managable cost with pets allowed. 2100\$'s for two bdrm is not acceptable even 1200's is hard on a solo income.	5/2/2019 8:36 AM
24	it is important to balance "innovative" housing ideas with minimum acceptable standards of living. Though "driveway" housing and micro suites seem like a good idea right now, They are seriously awful long term ideas for the mental health and dignity of citizens. There should be standardized pricing regulations for unit types , and minimum allowable unit sizes.	5/2/2019 8:28 AM
25	All of these	5/2/2019 4:44 AM
26	Don't mess with requirements and the market dictate what is in demand.	5/1/2019 1:26 PM
27	Use the KISS principle. You make things more expensive with your requirements - for example barrier free and universal design are great in theory but add to building costs.	5/1/2019 12:33 PM
28	Make the development process easier and faster for those providing purpose build rentals	5/1/2019 9:47 AM
29	The city should not be overstepping its mandate and supplying housing to homeless people. This is a provincial and federal responsibility. The city is not a landlord or developer and should not be.	5/1/2019 8:18 AM
30	Stop discrimination against people who have pets. Ensure those with pets can find appropriate housing.	4/30/2019 10:47 PM
31	Incentivise the creation of more townhouses and other 'missing middle' housing forms	4/30/2019 10:21 PM

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32	Remember people with disabilities. They have the lowest incomes.	4/30/2019 4:56 PM
33	living outside the city may be better as long as good commute	4/30/2019 11:10 AM
34	Remove restrictions around having a single garden or basement suite on a property	4/29/2019 8:41 PM
35	Encourage Co-housing. It is different than Co-op housing	4/29/2019 7:29 PM
36	Most seniors don't want to live beside the homeless.	4/29/2019 3:49 PM
37	get developers to pay more in taxes	4/29/2019 3:13 PM
38	Look up "incentivize" in the dictionary and if is not there, don't pretend it is a word.	4/29/2019 2:08 PM
39	DO NOT MANDATE. Offer incentives with conditions - such as high quality building standards.	4/29/2019 1:37 PM
40	Build apartments that justify the wages being made.	4/29/2019 12:15 PM
41	Repeating myself: streamline evicting process for non-payment.	4/29/2019 6:25 AM
42	create coop housing for seniors. Tiny homes for the homeless should be in their own park. Look at the cost, disrespect and damage done by tent city's. Does the city have the money to enforce safety while tiny homes are through out the city?? Perhaps if you bleed the homeowners for even more in their taxes. Give us all a break and use common sense.	4/28/2019 11:23 PM
43	not sure what to say and this is a must answer	4/28/2019 8:10 PM
44	Turn Sears into a shelter	4/28/2019 8:01 PM
45	Absolutely all of the above	4/28/2019 7:30 PM
46	Study the macro-social reasons why people are homeless	4/28/2019 4:44 PM
47	Punitive measures for unscrupulous landlords.	4/28/2019 2:45 PM
48	Reduce pace of large developments; encourage diverse infill by building secondary, basement & garden suites.	4/28/2019 11:00 AM
49	More micro suites, density	4/28/2019 10:23 AM
50	It is proven that permanent housing is the most cost effective way to end homelessness for people so permanent housing would be something helpful.	4/27/2019 9:52 PM
51	Enable large rural properties to be able to create a small tiny home subdivision	4/27/2019 3:58 PM
52	Consider helping seniors caregiving for loved one with mental health challenge to find/plan have options for supportive housing. Ageing demographic is worried. Co-plan with bcss victoria.	4/27/2019 1:18 PM
53	Stop giving developers HUGE financial breaks without follow up and penalties for not complying with conditions. Ie Customs House Development. Such a civic disappointment and disservice for generations	4/27/2019 8:53 AM
54	Re use what we have. Allow suites in existing spaces	4/27/2019 6:16 AM
55	Get on with governance	4/26/2019 11:25 PM
56	Consider a modern form of dormitory style housing that accommodates a maximum number of people in minimum amount of space.	4/26/2019 5:53 PM
57	Facilitate the development of social & low income housing because there's so many homeless or at risk of homelessness people and people with unsafe housing.	4/26/2019 3:23 PM
58	tiny homes for people not experiencing homelessness, for people who can't afford rent in this city. We all deserve a home - homeless people AND working people	4/26/2019 2:42 PM
59	Convert city hall into a homeless shelter. At least some good could come out of that building.	4/26/2019 2:33 PM
60	Again higher apt buildings and incentives. Regulating what developers do scares people off. Also deal with the addictions problem and more people will have healthy lives again	4/26/2019 11:52 AM
61	I don't support mandated suites for developments	4/26/2019 11:29 AM
62	Adequate parking spaces for cars for people living in these arrangements	4/26/2019 10:18 AM
63	Reduce the tax burden placed on home owners - or provide tax incentives for those homeowners who supply rental housing.	4/26/2019 9:58 AM

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64	no tiny houses	4/26/2019 9:14 AM
65	create transitional housing to move from homelessness to homes without creating a ghetto, these spaces, units need to have live in support for mental health, life skills, addiction in smaller groups that allow for growth and long term success	4/26/2019 8:38 AM
66	Build high rises	4/25/2019 9:06 PM
67	Do nothing. Stick to basics. Approve zoning based on community plans and citizen's wishes - represent your constituents desires.	4/25/2019 8:58 PM
68	Did the actual issues instead of your pet projects	4/25/2019 8:33 PM
69	allow only a small percentage of homeless downtown	4/25/2019 8:31 PM
70	Be more like Langford. Approvals are quick and painless.	4/25/2019 7:50 PM
71	Fix the zoning. Stop treating downtown like the suburbs. No more car lots.	4/25/2019 7:47 PM
72	Rezone properties north of Herald Street and west of Blanchard to high density residential - this part of the City is very underutilized	4/25/2019 7:46 PM
73	Cap off rental rates	4/25/2019 5:32 PM
74	Density, build taller, rapidly densify downtown and surrounding neighbourhoods	4/25/2019 4:35 PM
75	Increase density (streamline approvals for developers to build environmentally friendly (self sustaining) developments)	4/25/2019 3:37 PM
76	See my previous answer	4/25/2019 3:35 PM
77	Upzone in walkable neighborhoods near schools, parks and urban villages to allow more townhouses and low-rise apartments by right. Allow one additional story for corner lots, and one additional story for each 10,000 square feet of parcel size within existing residential neighborhoods.	4/25/2019 2:39 PM
78	Affordability will be difficult as long as housing is a commodity. Enough housing needs to be publicly owned and regulated to insure affordable housing.	4/25/2019 2:21 PM
79	Only one of these is largely applicable to working singles or couples who are looking for housing?	4/25/2019 12:38 PM
80	shared housing for people experiencing homelessness - the tiny homes are ok for some, but people need community and isolation not only harms mental health, it provides ideal environments for overdoses	4/25/2019 9:46 AM
81	Allow small housing alternatives. Shipping crate homes and others	4/25/2019 9:14 AM
82	First time home buyer incentives	4/25/2019 8:51 AM
83	Directly build our own apartment buildings similar to the Vienna Model	4/25/2019 8:01 AM
84	for goodness sake, lumping homeless into this group is a terrible misunderstanding of the issue	4/25/2019 6:54 AM
85	Roommates!	4/25/2019 6:32 AM
86	You need to consider the people working decent jobs who are being forced to live because they can't secure housing.	4/25/2019 6:23 AM
87	Incentivize 2 or 3 bedroom units in some new developments	4/25/2019 5:52 AM
88	Avoid "tiny homes" if this leads to more tent-cities. The city badly managed that mess and I'm worried about it happening again.	4/25/2019 1:57 AM
89	Provide a free living wage supported by the rich.	4/25/2019 1:12 AM
90	Military controlled tent city. It would be organized and those living in it will be given tasks to do upkeep. With military support and presence the crime and garbage would be minimized. Also you can dedicate a team to listen to the people and work out a plan to get them off the streets. Because it's organized, those that just want to be a problem won't join it. So you are helping those that want it. We send Canadian military to other countries to help, why not at home? And it's already funded.	4/25/2019 12:50 AM
91	How are tiny homes on wheels different from living in an RV?	4/25/2019 12:47 AM
92	Impose a tax on foreign investors who are not using properties, and are using them instead as an investment.	4/25/2019 12:28 AM

Victoria Housing Strategy

93	Redevelop the long vacant buildings downtown into housing	4/24/2019 11:20 PM
94	Tiny home communities for those wanting to buy a small home	4/24/2019 10:59 PM
95	Make it easier to build in the city. None of the above options are going to make a dent in the larger issue.	4/24/2019 10:18 PM
96	hfgk	4/24/2019 9:54 PM
97	Encourage barrier-free in ALL residences and all neighbourhood, not just for new builds	4/24/2019 9:49 PM
98	These are all bad ideas. The city needs to use its land as an assist and leverage more development on it.	4/24/2019 9:08 PM
99	Just build dwellings people can afford.	4/24/2019 8:17 PM
100	Resolve underlying problems that lead to homelessness such as addictions/dependencies and mental health by making treatment available and zero tolerance for those who decline treatment	4/24/2019 7:38 PM
101	Required answer	4/24/2019 7:17 PM
102	Simply cut regulations.	4/24/2019 5:02 PM
103	allow more development	4/24/2019 4:57 PM
104	Focus on density (ex: loosen current hight restrictions)	4/24/2019 4:50 PM
105	These options promote homeownership over affordable rental units which we desperately need.	4/24/2019 4:50 PM
106	x	4/24/2019 4:38 PM
107	Incentivise yes, mandate no. The latter is dangerous and can have the opposite effect where you won't have anyone building 2-3 befrom units. The economics don't always work in favour of these sizes of units.	4/24/2019 4:17 PM
108	Tiny homes are not a realistic or practical solution for mass usage.	4/24/2019 3:23 PM
109	Introduce a market rent cap in the city. In some older buildings That have long been paid for, the increased rent to the current market rate is simply a greedy cash grab. Dont get me wrong, landlords should make a profit. But not to the extent of eliminating everyone but the wealthiest from the rental pool. Salaries are not keping up with the cost of living, so the only way to do it is to cap the renta that can be charged for a certain property. It would not be easy but there has to be some kind of rent control in such an overinflated market. Children that were born here are havingn a difficult time living here. Thats not ok.	4/24/2019 2:07 PM
110	TINY HOMES FOR WORKING POOR. Tiny homes aren't just for the homeless.	4/24/2019 2:01 PM
111	Restrict the building of new and renovating of existing properties as little as possible	4/24/2019 1:22 PM
112	Not sure any of these appeal to me.	4/24/2019 1:15 PM
113	Encourage retirement condos with ship-board like facilities.	4/24/2019 12:12 PM
114	n/a	4/24/2019 11:43 AM
115	Build a bridge to the mainland	4/24/2019 11:37 AM
116	Manufactured home parks	4/24/2019 9:25 AM
117	Pair up housing for those experiencing homelessness with social services support to make it easier for people to get off the streets and take care of the reasons they have become homeless.	4/24/2019 9:21 AM
118	Coop housing is the only one. Tiny homesses/condo have been shown to increase th3 risk of mental illness.	4/24/2019 8:09 AM
119	None of the above; you dont seem to care about the quality of life of the people who already live here.	4/24/2019 7:44 AM
120	Consider the implications on the success of development projects these suggestions have.	4/24/2019 7:12 AM
121	CUT THE SPEED LIMIT IN RESIDENTIAL ! 40 KPM! IWe are being bombarded on Quadra 1600 block by racers, speeders, stoned idiotswith windows rolled down for all around to hallucinate up to 12 hours later!	4/24/2019 6:25 AM
122	Not sure what 'co-op housing' means here but it does sound interesting -- perhaps particularly for students?	4/24/2019 1:33 AM

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123	Reduce waiting times for building permits to be granted.	4/23/2019 10:37 PM
124	Stop encouraging new development. It always rents and sells way higher than what was there before.	4/23/2019 9:36 PM
125	stay flexible. mandatory inclusionary zoning is not the only tool to create more affordable housing. leave yourself the flexibility to use all the tools in the toolbox	4/23/2019 9:22 PM
126	Increase density in the OCPs of neighborhoods close to downtown, 4 storey limits are outdated.	4/23/2019 8:24 PM
127	Tiny moveable homes are a problem to the community	4/23/2019 7:18 PM
128	Why have you chosen not to include people with mobility disabilities in the question?	4/23/2019 6:32 PM
129	gentile densification/conversions to duplexes & multiplexes (2-4 units) to retain old house stock and livability of neighbourhoods	4/23/2019 6:31 PM
130	Facilitate high-quality housing with rents that are income-based rather than market driven	4/23/2019 5:54 PM
131	Prohibit demolition of apartment buildings	4/23/2019 5:53 PM
132	Far to many of these approaches are shortsighted and will create another set of issues and problems that are not even being discussed.	4/23/2019 5:46 PM
133	Incentives for co housing	4/23/2019 4:06 PM
134	Faster development process.	4/23/2019 2:53 PM
135	Incentivise and mandate are two very different apporoaches. I much prefer incentives. That way people can support some of the actions, rather than resentment from being forced.	4/23/2019 2:47 PM
136	Mandate purpose built rental buildings.	4/23/2019 2:26 PM
137	Pre-zone for the development of rental housing only.	4/23/2019 1:38 PM
138	Do not destroy neighbourhoods and community with criminals in tiny homes or moveable homes	4/23/2019 1:30 PM
139	How about now spending so much on housing the homeless and help tide who try to help themselves.	4/21/2019 10:21 AM
140	I do appreciate you trying to find space in the interstices for people to live (like building tiny houses people without homes, or making units for families). Still, I want to challenge the fundamental conservatism underlying this survey. What you could do is challenge the very unequal ownership of land and housing in this municipality.	4/19/2019 9:51 PM
141	not sure	4/19/2019 8:06 PM
142	more subsidized housing	4/19/2019 7:07 PM
143	Build city owned properties. Rent to own properties. This situation is so bad that expecting the creation of "tiny homes" or incentives for garden suites is no longer going to provide the stable long term rental housing that needs to exist.	4/19/2019 9:36 AM
144	More basement suites and garden suites.	4/18/2019 6:54 PM
145	Promotion of rent-to-own choices for tiny homes.	4/18/2019 3:22 PM
146	low barrier is a waste of money support people who want to contribute and will repect thier home and community	4/18/2019 2:06 PM
147	AFFORDABLE HOUSING! MORE \$150,000 APARTMENTS FOR SALE this is what we really need!	4/18/2019 1:37 PM
148	These are complex issues and some of the ideas above may have negative downstream impacts. Partner with community builders whop do this work already. Listen to their expertise and incentivize their projects. We need much more supply.	4/18/2019 1:21 PM
149	Incentivize but don't mandate the creation of two and three bedroom units.	4/18/2019 10:52 AM
150	encourage multi use buildings (commercial, industrial, residential all in teh same building)	4/18/2019 9:56 AM
151	There is the need to increase density in areas that have low density, considerate of the context and based on sound urban planning principles (i.e., make sure the new density is designed so it looks good, functions well and fits into the neighbourhood)	4/18/2019 9:27 AM
152	Invest in more public and supported housing.	4/18/2019 8:57 AM

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153	new zones for specific rental groups, ie demographic groups, like singles or people without cars where no parking is required on site	4/18/2019 8:41 AM
154	The City built too many small units . neigbourhoods near and far away form downtown should have 2-bedrooms as the . inuimum and 3 bedrooms plus den as the ideal family home with working parents.	4/18/2019 8:11 AM
155	Evergreen Terrace is getting to the end of its shelf life. Those units have most of the 4 bedroom subsidized townhouses in the city. Developments need to make 4 and 5 bedroom townhouses, (perhaps stacked, two storey) to accommodate the nearly 500 Syrian families who have come to Victoria, many of those families with 5 or 6 children.	4/17/2019 11:25 PM
156	See previous answer	4/17/2019 6:13 PM
157	1) just allow market rental housing to be approved quickly. 2) reduce requirements on the schedule C in order to provide more affordable housing	4/17/2019 6:09 PM
158	Rent controls	4/17/2019 6:01 PM
159	Incentives rather than absolute regulations as some sites not suitable for all unit types.	4/17/2019 5:58 PM
160	Allow tiny homes communities for anyone who wants an affordable home.	4/17/2019 5:33 PM

Q8 What other actions do you feel the city should be take to create more housing diversity in Victoria?

Answered: 459 Skipped: 1,355

#	RESPONSES	DATE
1	Demand developments cater to community / affordability priorities and flex the city's tax and permitting power to push developers to comply	5/3/2019 11:36 PM
2	Ban Air BnB and further regulate the ability of landlords to renovict, and limit the rights of investment property buyers who are not intending to be the resident.	5/3/2019 10:26 PM
3	Ban rental restrictions in condos (or at least fight for that change provincially), but only in relation to longer-term rentals over a month (as opposed to air b&b day-to-day-type nonsense).	5/3/2019 9:46 PM
4	Stop studying the problem to death, and do something.	5/3/2019 7:51 PM
5	Find a way to overcome "NIMBYism". Affordable housing must be spread throughout the community, not be concentrated downtown or in small pockets.	5/3/2019 7:12 PM
6	Created mixed and shared living situations. Coops etc. I have friends in coops from the 70's and they are great, and cheap as heck.	5/3/2019 6:26 PM
7	I definitely also support the notion of encouraging tiny homes. It's hard to select priorities in this way with no indications as to what the costs and benefits would likely look like...	5/3/2019 6:25 PM
8	Decriminalize and destigmatize "homelessness". No more "supportive housing", that's just a job creation program.	5/3/2019 5:42 PM
9	I'm not too sure. I will say I have felt judgment and stereotyping from landlords. They always go for the Uvic prof or the single person in their mid50s. although i'm young and working in the service industry, i am still a respectful tenant, yet i have only been able to rent through knowing the landlord or moving in with roommates.	5/3/2019 5:41 PM
10	Density and affordability, IMO, trump all other features of any proposed project.	5/3/2019 5:34 PM
11	Facilitate the development of more co-op housing in Victoria.	5/3/2019 5:14 PM
12	Make it illegal to ask for bank statements or credit checks. Pay stubs and proof of income should be the only thing allowed. Credit checks can be prohibitive for many people and there are enough who are not aware of what their credit score is. Although, you are not technically required to submit your information for a credit check, declining to allow it is often what can remove you from the list of potential tenants. The only time I can understand the need for more checks is for personal residences where people rent out their basement and live upstairs. I can understand wanting to make sure that things will be ok as it affects personal income. However, for companies, this should be a risk they can take. Rentals should be first come first served as long as proof of income and some basic references are complete.	5/3/2019 5:11 PM
13	Tiny homes tinyhomes	5/3/2019 5:04 PM
14	Tell developers what they can do vs letting them dictate what they want to do. If they don't want to develop, then goodbye. Someone else will. They take advantage of this council (or council lets them do it). It's greedy.	5/3/2019 5:00 PM
15	Give tenants more subletting rights so they can have a home to return to if they need to leave temporarily	5/3/2019 4:54 PM
16	Allow the use of modular housing on holding properties as is done in Vancouver.	5/3/2019 4:41 PM
17	more supportive housing for individuals in recovery from substance use	5/3/2019 4:41 PM
18	Do not allow landlords to raise rents by several hundred dollars between occupancies.	5/3/2019 4:34 PM
19	Barrier-free and universal design for better accessibility in new developments	5/3/2019 4:31 PM
20	No more bike lanes use that money to fund more affordable homes to purchase or rent. A program like Langford affordable housing should be created all over Vancouver island.	5/3/2019 4:02 PM

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21	Allow more basement suites and garden suites.	5/3/2019 3:15 PM
22	N/A	5/3/2019 12:59 PM
23	Mandate the creation of suits for family's and seniors in new buildings. Don't be afraid that developers will just build somewhere else.	5/3/2019 11:32 AM
24	Do not incentivize private development, as this is typically profiteering and does not result in more affordable housing availability.	5/3/2019 8:59 AM
25	Investigate creating house boat rental communities and lower the moorage fees.	5/3/2019 8:18 AM
26	No more luxury condos. All land for affordable rentals.	5/3/2019 7:45 AM
27	End the "no pets" rule , build more accessible suites , low cost suites in all new builds .	5/3/2019 12:04 AM
28	Allow for more flexibility outside of policy as long as it meet criteria of affordability and sustainability.	5/2/2019 11:43 PM
29	Barriers free developements are a good idea, but everything cant be barrier free. People with allergys need pet free environments. People who ddont want to live with the noise of young children should have the opportunity (I dont believe its a right though) to buy or rent a property in an age restricted development.	5/2/2019 11:07 PM
30	. allow temp modular housing on city property & streamline development processes . mandate all new builds are barrier-free . only approve new accommodation builds that are exclusively rental . identify affordable/low mkt rental housing in neighbourhood plans	5/2/2019 9:44 PM
31	Work with the province or federal govt to create more supportive housing for low income seniors.	5/2/2019 8:12 PM
32	Regulation of new developments.	5/2/2019 8:09 PM
33	Green roofs as a mandate for all new development so can create more green spaces, gardens for high rises, and help with pollution.	5/2/2019 6:19 PM
34	Have Council support every rezoning application to multi family consistent with the OCP whether the neighbours support it or not.	5/2/2019 5:38 PM
35	Grants to homeowners with rental suites to force lower rent.	5/2/2019 3:59 PM
36	Incentivize the building of live-work spaces (work on ground floor & live above) in appropriate areas of the city such as Queens to Chatham between Blanshard & Wharf.	5/2/2019 11:33 AM
37	Avoid inclusionary zoning policies that are unworkable for developers, housing providers and are uneconomic. Focus instead on expanding the housing reserve fund; using property tax exemptions, etc to encourage more affordable housing	5/2/2019 11:29 AM
38	Reduce the red tape, substantially speed up the process, reduce zoning restrictions and permits that stranglehold building properties (without scarifying safety, of course).	5/2/2019 11:08 AM
39	Keep rents low	5/2/2019 10:40 AM
40	The previous section contained some good options.	5/2/2019 10:19 AM
41	Incentivize new housing with more units on smaller lots. Encourage existing small old homes to be redeveloped with more density. Houseplexes should have lower building permit costs.	5/2/2019 10:01 AM
42	Stop gentrifying areas and doubling or tripling the rent.	5/2/2019 9:58 AM
43	Partner with neighbouring municipalities to create tiny home communities - they don't all need to be downtown. Limit permits for 'executive' housing, high-end condos, and large single-family homes. **Lower property taxes for landlords who offer affordable rental units.** Require new developments to include a percentage of affordable units.	5/2/2019 9:23 AM
44	Invest your resources and brains to lobby the province and the feds to stop supporting the use of housing as an investment vehicle. Then the market will solve the rest.	5/2/2019 9:21 AM
45	actively promote/facilitate "gentle densification" - particularly in established neighbourhoods where strident NIMBY CALUC's are opposed ;-)	5/2/2019 9:17 AM
46	Make it affordable to build and buy or rent in a diversified housing market.	5/2/2019 8:36 AM

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47	diversity in Victoria is only possible only when we turn away from tinny declarations of progress and inclusion, and instead make solid regulations to ensure that people from all strata of the community can afford to stay. This includes shaping the housing strategy in a more concerted way, instead of letting companies develop their own visions, force them to create the community's vision.	5/2/2019 8:28 AM
48	Rent price cap	5/2/2019 6:58 AM
49	Do not let all the affordable housing end up in one or two neighborhoods, the "burden" should be equally distributed between municipalities	5/2/2019 4:50 AM
50	Maintain historic neighbourhoods with lower density when creating higher density pockets around commercial districts and major transit exchanges and hubs.	5/2/2019 1:24 AM
51	Allow for the look of the building go to an approval council.	5/2/2019 1:22 AM
52	Explore opportunities and facilitate development of co-housing units	5/1/2019 11:18 PM
53	Building affordable housing options and having free or near free housing for homeless	5/1/2019 10:35 PM
54	Communities inspired by other cultures (First Nations, Scandinavian solutions and Japanese supportive community examples).	5/1/2019 10:05 PM
55	Zoning for greater density.	5/1/2019 8:27 PM
56	So far the city is doing a great job	5/1/2019 8:07 PM
57	More co-op housing is a great idea, however tiny house communities for the homeless population sounds absolutely horrible. It won't solve the underlying problems that cause homelessness in Victoria, such as drugs, mental health, lack of education, and economics problems. Instead, this proposal seems to think that systemic homelessness is inevitable and therefore we should put money towards giving the homeless homes, instead of spending that money to help solve the problems that create it in the first place.	5/1/2019 5:21 PM
58	Tiny house options with property rental caps	5/1/2019 4:03 PM
59	Focus on just getting efficient at approving rezoning projects, and building permits. Because the longer it takes the more the City of Victoria is restricting supply and therefore increasing the cost of homes in Victoria. Between Vancouver, Toronto, and Victoria are the most expensive cities to live in Canada and the one thing in common that stand out is that they all take a extremely long time to approve new development projects. Perhaps consulting with the City of Langford's staff to learn how to get things done and follow through would be helpful.	5/1/2019 1:26 PM
60	none	5/1/2019 12:33 PM
61	Number one - more coop housing! It's a model that works so well and provides healthy supportive community living.	5/1/2019 12:00 PM
62	Nc	5/1/2019 10:10 AM
63	Work with owners on rural land to help create housing for workers - tiny homes	5/1/2019 10:08 AM
64	Tiny homes is a good idea, older lots can be subdivided to put 2 or more tiny homes but not tiny Homes on Wheels, The Tiny homes need to be placed on a slab or foundation with perminate hook up city services	5/1/2019 9:23 AM
65	A	5/1/2019 9:15 AM
66	tiny houses. I want to live with my parents, but not in the same house. It would create autonomous family sharing the land resource. Tiny houses are a preferred choice for many, not a last option.	5/1/2019 8:26 AM
67	Do not mandate or incentivise mandatory units in new developments for low income families and individuals. This will shut down development in the city and will work against the cities plan to facilitate more housing.	5/1/2019 8:18 AM
68	higher density	5/1/2019 8:03 AM
69	Rather than try to choke landlords and developers into lower pricing, raise the minimum wage to the level that lower income earners can afford the current housing stock.	5/1/2019 8:00 AM
70	Regulate and heavily tax short term rentals like Air BnB	5/1/2019 3:32 AM
71	More places where people can sleep in their cars . Like a camp site but cheaper with personal storage lockers for small items and personal fridge compartments. Showers and bathrooms on site	4/30/2019 7:47 PM

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72	Gove more many and faster	4/30/2019 7:34 PM
73	Rental controls	4/30/2019 7:03 PM
74	allow container homes as garden suites	4/30/2019 5:04 PM
75	Support co-ops	4/30/2019 4:07 PM
76	Do not approve development in ANY area of the city that does not meet either density or affordability .	4/30/2019 3:33 PM
77	Ensure that new housing developments include solar, wind and/or geothermal energy sourcing, and connection to the city energy grid.	4/30/2019 3:14 PM
78	I really think affordable assisted living for seniors is going to grow as a need pretty quickly.	4/30/2019 12:50 PM
79	stop trying to over-manipulate naturally market driven housing - those who benefit financially will be those who simply use your incentives to turn into more profit	4/30/2019 11:10 AM
80	already said	4/30/2019 9:55 AM
81	See 6	4/30/2019 8:47 AM
82	Stop developing and do an inventory of what you have already. Removing old structures removes housing for someone. Just building more buildings doesn't solve many of the problems for renters.	4/30/2019 6:44 AM
83	Allow garden suites and in house suites in all areas.	4/30/2019 5:14 AM
84	I have no interest in the diversity of housing unless it is affordable, and not "affordable housing", as access to that is typically mired in bureaucracy	4/30/2019 12:45 AM
85	Help the homeless	4/29/2019 10:49 PM
86	Green building...shanghai. Living building.	4/29/2019 10:46 PM
87	just make buildings with lower rent fam	4/29/2019 10:32 PM
88	Stop giving neighbor hood associations so much power	4/29/2019 10:29 PM
89	I don't know	4/29/2019 10:14 PM
90	Keep an eye on those big ticket infrastructure projects. Over spending in recent years is passed on to property owners which is then passed on to the tenants. There is ample evidence of the flight of poorer people from the happening cities, of which victoria now is one. There is only so much the tax payer can provide to social capital. We need to start living within our means and for me that includes all people, poor, rich, white ,black ,asian, single lesbo moms and those perfectly normal nuclear families too. Much social spending has been put to the back burner for quite some time and now of course we are playing catch-up. But we really need to be very cautious about how much we are spending. The pockets of average canadians are just not as deep as they once were.	4/29/2019 10:06 PM
91	Use dormant government owned land to build tiny home communities with community living space in various locations throughout the city - not just for homeless but for those of us who can no longer afford apartments, those who are isolated and communities for elderly women and lgbt to live together without the threat of violence from intolerant caregivers.	4/29/2019 10:01 PM
92	Maintain or force maintenance of older buildings with multiple suites to allow for them to continue to be productive and supportive for the working poor, elderly and those experiencing homelessness.	4/29/2019 8:04 PM
93	Amends rules to be balanced for both.	4/29/2019 7:42 PM
94	Have a workshop with speakers to discuss different types of housing: Co-op, Co-housing, townhouses, microhousing etc.	4/29/2019 7:29 PM
95	Maybe consider changing the minimum square footage in secondary suites and laneway houses to a slightly larger footprint?	4/29/2019 7:24 PM
96	Help create rent to own accommodations.	4/29/2019 6:45 PM
97	More buildings going up with shops below and rental units above, creating new communities away from downtown.	4/29/2019 6:18 PM
98	protect what is there and expand the housing	4/29/2019 4:37 PM

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99	Most individual do not need big homes, so dense areas with many people usually require less space. Make housing is dense areas a livable space and reduce big show homes built around the area	4/29/2019 4:19 PM
100	Talk to renters, they are the ones who are in the financial predicament, not staff at City Hall.	4/29/2019 3:49 PM
101	Use modular homes built from metal storage boxes. Design ones that will withstand extra wear and tear. Do villages with supports for street people and others who will live under rougher conditions.	4/29/2019 3:42 PM
102	Require developers to include a higher percentage of affordable units as well as make it faster & easier for those developers to get their permits.	4/29/2019 2:47 PM
103	Build better communities... when people feel they are a part of something, they come together and work it. Community garden plots, kitchens, etc.	4/29/2019 1:54 PM
104	A lot of the questions are focussed on families which is understandable, but there are also a lot of single people or couples without kids who need housing too. Particularly if you're single and only have one income, finding affordable housing (whether to rent or buy) can be really difficult. I'd love to buy a condo downtown/James Bay/Fairfield, but I only have my income and the condo prices are around \$450k and up for a one-bedroom that's not falling apart.	4/29/2019 1:21 PM
105	almalgamation of Our Place, Cool Aid, Dandelion Society etc... so that funding/donations are handled better and enable more housing for the homeless etc....	4/29/2019 1:05 PM
106	Build more housing co-operatives	4/29/2019 12:56 PM
107	Requiring low income housing to be replaced if renovating/redeveloping. Rental caps or subsidies for those working minimum wage.	4/29/2019 12:25 PM
108	Make rental costs based on the wages of people living in the area.	4/29/2019 12:15 PM
109	NA	4/29/2019 10:48 AM
110	Senior co-op living that will keep them more engaged , not as broke and thriving . So many seniors are living on a string that keeps them isolated because after they pay their rent they have no money to do anything else . Help them	4/29/2019 9:57 AM
111	incentive for builders and landlords to create rental units	4/29/2019 8:51 AM
112	Allow tiny homes	4/29/2019 7:08 AM
113	Less Air BNB	4/29/2019 7:08 AM
114	Remember that students are not all wealthy and wanting downtown penthouses.	4/29/2019 4:43 AM
115	Add more care facilities for seniors. You would not have a vibrant beautiful city if it wasn't for them. Their tax dollars paid in creating this community that you are living in. Give them a break and focus on them the forgotten hero's of all your projects.	4/28/2019 11:23 PM
116	prevent gentrification in diverse and marginalized communities, lower price of rent overall	4/28/2019 11:16 PM
117	Find a way to drive the cost of rent down. 1600 for a single bedroom is ridiculous!!!	4/28/2019 9:55 PM
118	More co op housing for single moms. I can't afford a 2 bedroom right now	4/28/2019 9:41 PM
119	Housing options should always strive to include barrier free design features to be accessible to individuals with disabilities.	4/28/2019 9:15 PM
120	Allow areas for tiny home communities and mobile homes!	4/28/2019 9:00 PM
121	Make it easier for a senior with a home to have a suite for or two with other seniors who can get together to share costs for gardening and cleaning, not sure how this would work but I see some form of co housing being needed.	4/28/2019 8:10 PM
122	Rent ceilings. 1000\$/per room / 1500\$/couples is absurd for small rentals. That allows very little room for savings, payment of other bills, or going to school given that 80% of income gets put towards housing.	4/28/2019 7:48 PM
123	Encourage housing co-ops for low to middle income earners.	4/28/2019 7:14 PM
124	Give grant money to places such as st Vincent de Paul so they can create more housing... I.e. spend money where there are already good organizations are already building and managing housing for vulnerable populations. Also: pets r family: how about a ban on this discriminatory process? This really bothers me when the ad says the owners have a dog but won't allow their tenants to have any pets.	4/28/2019 6:29 PM

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125	Tiny home communities are not just for homeless people Barrier free housing already exists and the communities don't seem to want more of it (Queens Manor, Johnson St Community, Rock Bay Landing)	4/28/2019 5:13 PM
126	why would tiny homes impact "safety and liveability"??	4/28/2019 4:53 PM
127	More housing allowing pets .. pets are good for the soul	4/28/2019 4:27 PM
128	Not sure	4/28/2019 4:24 PM
129	mix housing types throughout the city	4/28/2019 4:16 PM
130	More allocated land plots for mobile homes/trailers in and/or around the city	4/28/2019 4:11 PM
131	Consider single working individuals and students when creating new housing and price accordingly.	4/28/2019 3:57 PM
132	Homeowner discrimination needs to be reviewed and monitored Watch Craigslist and Usedvictoria	4/28/2019 3:52 PM
133	unknown	4/28/2019 3:33 PM
134	Senior and student affordable housing	4/28/2019 2:52 PM
135living wages	4/28/2019 2:43 PM
136	build more	4/28/2019 2:41 PM
137	Help low income people buy properties to live in; incentivize big property management companies to designate % of rental suites for extremely low-income (less than \$20,000)	4/28/2019 2:40 PM
138	Facilitate the development of more co-op housing	4/28/2019 2:39 PM
139	Create a city run tent city.	4/28/2019 2:16 PM
140	Incentivize developers to build affordable housing and expand legal suites in private homes.	4/28/2019 2:10 PM
141	Co ops have been a positive experience for my family and I for 3 generations.	4/28/2019 1:13 PM
142	create a permanent camp for people who live in their cars and campers.	4/28/2019 11:31 AM
143	I am just barely above the poverty line and single. I want to be able to find affordable one bedroom apartments too. I understood the focus on family housing, but I feel like people in my situation just fall through the cracks	4/28/2019 11:28 AM
144	Encourage diverse populations by encouraging infill with secondary suites, basement suites and gardens suites. Stop encouraging large developments. These only drive up land prices and speculative buying- forcing out average and lo-income populations.	4/28/2019 11:00 AM
145	Truly looking at how homelessness is started and breaking that cycle in a safe with by focusing on mental health and addiction. Having housing that is safe and structured well at a good price so that all can have a home.	4/28/2019 10:16 AM
146	Change the building code and review	4/28/2019 9:46 AM
147	City property set up with cameras for homeless .. Outside city core. Out of town?	4/28/2019 8:42 AM
148	lobby federal government for more cooperative housing development	4/28/2019 8:23 AM
149	Flexible types of housing in all communities, the current municipal setup limits the solutions working with all municipalities would help	4/27/2019 1:49 PM
150	Are pwd policies supportive of co-dwelling? Ensure ease of planning and supports as needed to have safe supportive housing. Limited incomes may prevent people from rising annual rent cost. Is there protection for that? (Pwd, seniors etc).	4/27/2019 1:18 PM
151	Unless you have a 6 figure salary, move. Victoria doesn't like poor people.	4/27/2019 12:06 PM
152	Stop spot rezoning. Allow multifamily next to SFH	4/27/2019 9:14 AM
153	I would add more co-op housing as choice 4	4/27/2019 7:52 AM
154	I love the idea of the tiny home community....find out if it's cost efficient etc.	4/27/2019 2:19 AM
155	allow tiny homes, more townhouses, more low income units for single individuals, not just families or persons with disabilities	4/27/2019 12:33 AM

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156	Put a cap on how much landlords can charge for different types of unit? It seems absurd to only be able to find \$1700 one-bedroom apartments out there.	4/26/2019 11:15 PM
157	3 bedroom units in condos/apartment buildings is a need not being met currently.	4/26/2019 10:09 PM
158	more equitable property taxes. it's expensive for the city to deliver services and infrastructure to a single detached house compared to a large apartment, especially on a per capita basis. Single family properties must pay far more accordingly. The increased costs will increase appetite for a range of densities across the city (with smaller footprint and lower property taxes!)	4/26/2019 9:49 PM
159	stop building condos EVERYWHERE	4/26/2019 9:43 PM
160	The city has to tell all of the people that are continuously showing up that there are no good paying jobs here.	4/26/2019 7:24 PM
161	I feel already more has been done for the homeless and not enough for the aged who do not wish to go into a home or who can not afford a good one..the cost of everything gets to be too much when you are old or young with not lots of monies. Life built for the rich and no one else.	4/26/2019 3:55 PM
162	Allow more urban multi-use projects with flexible zoning to ensure commercial viability of projects.	4/26/2019 3:51 PM
163	I support all sorts of strategies for individuals experiencing homelessness--while I didn't select the tiny home idea above, I don't oppose it on principle. Just ensure there's a diversity of strategies so that we're not ghettoizing homeless people. Work with senior levels of government to get low-income individuals and families into ordinary, stigma-free housing.	4/26/2019 3:39 PM
164	Build more housing for older adults that's actually affordable, create more housing in general for people with disabilities, low income families and individuals.	4/26/2019 3:23 PM
165	Cap rents for landlords Build Tiny Homes for all people to be able to access	4/26/2019 2:42 PM
166	Stop spending money on stupid pet projects and start running the city with the majority of the residents in mind.	4/26/2019 2:33 PM
167	Increase the number of parks for mobile homes, tiny homes etc. and don't make them all 55+. A cooperative approach to lower pad rentals would be ideal.	4/26/2019 1:57 PM
168	Reduce fees and property taxes for people who are developing affordable housing.	4/26/2019 1:54 PM
169	Stop charging more and spending on useless projects ruining our city such as bike lanes	4/26/2019 10:18 AM
170	Allow tiny home developments not just for homeless people.	4/26/2019 10:02 AM
171	Amalgamate (because some housing options may not be feasible at an affordable level) and reduce the burden faced by developers/homewners to increase the supply of housing. Perhaps offer skill development programs to enable those with low earning capacity to increase their incomes.	4/26/2019 9:58 AM
172	Support social services that disperse the concentration of homelessness, drugs, mental illness rather than have such a concentration within a few city blocks downtown, give this sector of Victoria a chance to have fresh mentorship, a break from the streets, and nature to help heal and find a place in the fabric of society. We need to find a way to transition this sector from homelessness to homes, I don't believe this will happen when they are trapped within the community of the downtown, there needs to be an enriching process and a chance to make meaningful connections away from the street culture.	4/26/2019 8:38 AM
173	.	4/26/2019 7:43 AM
174	A tiny house community not only for the homeless but for anyone who wishes to live in a tiny home	4/26/2019 6:16 AM
175	Stop making it difficult for potential landlords, to free up their empty living spaces	4/26/2019 2:52 AM
176	Consider the half a house approach taken by Chile after a major disaster. They built each resident half of their house and allowed the resident to complete the house with their own funds when they were able.	4/25/2019 11:11 PM
177	Co OP housing	4/25/2019 10:51 PM
178	none.	4/25/2019 8:58 PM
179	Insensitize the building of adorable housing and remove foreign money	4/25/2019 8:33 PM
180	Tax breaks to landlords housing mentally ill and disabled peoples.	4/25/2019 8:33 PM

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181	Have homeless living in different municipalities on the island, not downtown. Tourists are saying there is getting to be too many homeless on the downtown streets, they are afraid of walking around.	4/25/2019 8:31 PM
182	Coordinate actions and policies with other municipalities or the CRD. Having 13 sets of rules and processes is one of the biggest challenges for developers.	4/25/2019 8:06 PM
183	acknowledge and increase minimum wage rates to match and support life's increasing demands of affordability to benefit human birthright to living comfortably.	4/25/2019 8:04 PM
184	Be more like Langford! Fast approvals, no community association headache, and stick to OCP. If a development project follows OPC, no community consultation should be required. Give planning staff more powers to approve projects and make decisions without council micro managing all development approvals.	4/25/2019 7:50 PM
185	Rezone properties north of Herald Street and west of Blanchard to high density residential - this part of the City is very underutilized	4/25/2019 7:46 PM
186	Specifically, the city should look to encourage developers to supply apartment buildings made up predominantly of suites large enough for facilities (3-4 beds, 900-1200 sqft). This type of unit is undersupplied because developers would rather sell more smaller units, so there's an opportunity for this in areas with little apartment stock currently.	4/25/2019 7:24 PM
187	Co-op townhouses, where families can have a bit of family outdoor space and playgrounds for children. I do not think that high-rises are ideal for children, especially when they are young, as it is difficult to provide an environment of creativity or outside play time.	4/25/2019 6:56 PM
188	Stop allowing people to be priced out by the building of luxury condos and the like. A housing crisis should be treated as crisis, not a complication. There is too much greed being enabled.	4/25/2019 6:21 PM
189	Tiny homes are not a solution since they need land to be parked on. Focus on increasing density and diversifying the housing stock.	4/25/2019 5:40 PM
190	Build affordable units Cap then off Mandatory buildings - 50-75% units affordable rates	4/25/2019 5:32 PM
191	Stay out of it	4/25/2019 5:11 PM
192	Avoid tiny homes, this will not solve any problem. Today small houses and apartments are costing like big houses.	4/25/2019 5:02 PM
193	Explore how the City could allow tiny homes on wheels on private properties throughout the City while still maintaining safety and liveability for residents. Mandate creation of bachelor, one bedroom, two bedroom, and three bedroom units suitable for individuals and small families in conjunction with accessible green spaces for all family sizes (including for individuals). Explore the creation of tiny home communities for individuals experiencing homelessness without creating dormitory, institution, or stacked-container residential sites. Create functional, good-feeling, welcoming and well-maintained subsidized housing, and remove barriers to accessing subsidized housing. Create incentives for building housing and rental areas that are accessible for persons with disabilities, for individuals as well as for families. Mandate or offer incentives for creating daycare centre spaces within multi-family residential buildings. Ensure that city planning for increased housing diversity prepares for a diverse population of varying ages, abilities, and challenges of access so that the city and its populace can grow together into a sustainable future.	4/25/2019 4:49 PM
194	We don't need more housing diversity, we need more units. The city needs to incentivize developers to re-invest in the city by encouraging development and cutting red tape. Fast track development applications. Provide density and height bonuses for rental and entry level strata buildings. A critical lack of housing supply is the issue here.	4/25/2019 4:35 PM
195	Expedite the permit process. It is painfully slow.	4/25/2019 4:10 PM
196	The city should track and make public the supply of rentals, rental types, and price based on neighbourhood. This increase in transparency will make it easier for renters and landlords to know what the market is like where they are renting.	4/25/2019 4:04 PM
197	Make it easier to build a diversity of housing forms in the City including duplexes, townhouses, lock-off suites and live-work units	4/25/2019 4:02 PM
198	Overhaul the planning and permitting process. The process stymies building. Those offices contributed greatly to the housing crisis.	4/25/2019 3:54 PM
199	Increase density, especially environmentally friendly density	4/25/2019 3:37 PM

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200	Reduce allowable "luxury" apartments and condos. It is wasteful to have so many high income units being built. Target "middle class" and "middle income" housing for increased supply.	4/25/2019 3:21 PM
201	Require parking to be un-bundled from new housing to improve affordability	4/25/2019 3:07 PM
202	Map the location of areas that are particularly suitable for families - within convenient walking distance of schools, parks and urban villages. Upzone those areas to allow more townhouses and low-rise apartments suitable for families.	4/25/2019 2:39 PM
203	Start building homes for families.	4/25/2019 2:23 PM
204	Work with developers an encourage mixed use retail/development spaces in community villages.	4/25/2019 1:43 PM
205	Rezone and renovate empty office spaces downtown to allow for rental housing	4/25/2019 1:42 PM
206	Universal design might include standards for bicycle parking/storage, and get rid of automobile parking requirements. PS. No idea what a lock-off suite is.	4/25/2019 1:34 PM
207	Make it AFFORDABLE	4/25/2019 1:24 PM
208	Allow more garden suites	4/25/2019 1:23 PM
209	All of the options listed above sound really good already. Although making all housing options accessible for people with disabilities is VERY IMPORTANT.	4/25/2019 1:18 PM
210	How many unoccupied properties exist in Victoria? In a period of housing crisis the answer should be 0. There should be actions taken against landlords and property owners who refuse to make their properties available for habitation. Perhaps a program that puts the onus on property owners to prove that their properties are inhabited and used for more than 6 months of the year. Failure to do this means a 50% increase in property tax.	4/25/2019 12:55 PM
211	co-op housing!!	4/25/2019 12:36 PM
212	Stop segregating affordable housing. Mixed-income communities are the way to go to reduce crime and create a more equal community.	4/25/2019 12:30 PM
213	Make it easier and more affordable tho improve accessibility and make upgrades in existing housing	4/25/2019 12:22 PM
214	?	4/25/2019 12:20 PM
215	Add social services to a tiny house community for homeless folks-housing first strategy is good but supports need to be attached. Don't want yo create tiny ghettos infested with crime etc. look st other models such as in Oregon on how these communities are run and by whom?	4/25/2019 12:11 PM
216	Diversify neighbourhoods. Stop putting concentrations of upscale condos, family homes, low barrier housing in different areas. It creates ghettos and tweed curtain type areas. Have a better blend	4/25/2019 11:59 AM
217	Can you help end discrimination based on children? Not sure how the city can help but when applying for rental housing with children I and my peers face discrimination all the time. Being told kids cannot share bedrooms or landlords will not rent to families at all. It's awful.	4/25/2019 11:50 AM
218	Why only homeless in tiny houses? Create more supportive housing as well. Stop allowing homes to be treated as financial assets and a human right.	4/25/2019 11:39 AM
219	Create incentives for the types of housing we want to see.	4/25/2019 11:18 AM
220	Electric vehicle charging in all new developments	4/25/2019 11:00 AM
221	rezone all single-family	4/25/2019 10:35 AM
222	It's a nice idea to build 2-3 bedroom units but they also need to be priced affordably, which is the point that seems to be missing here.	4/25/2019 10:30 AM
223	Don't let snobby neighbours stop affordable housing from being produced in their neighbourhoods - NIMBY should not be given any credence	4/25/2019 9:46 AM
224	Change the zoning for single-family-home-only areas in the city core so that they can support more density.	4/25/2019 9:20 AM
225	Make building alternative homes legal in morr areas	4/25/2019 9:14 AM
226	Work with the provincial and federal governments for first time buyer incentives or to help first time buyers enter the housing market.	4/25/2019 8:51 AM

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227	Provide incentives rather than mandating certain forms of housing that are needed most including family oriented units and affordable rental units.	4/25/2019 8:29 AM
228	making it easier to have suites within existing houses	4/25/2019 8:25 AM
229	Vienna model where massive housing projects contain a diversity of unit sizes and types rather than what ever "the market" currently gives the best returns on.	4/25/2019 8:01 AM
230	"Incentivise or mandate the creation of two and three bedroom units suitable for families in all new housing developments ", this doesn't help if the price is astronomical.	4/25/2019 7:40 AM
231	Again, make affordable housing actually affordable, and pet friendly.	4/25/2019 7:09 AM
232	speed up the process - recognize you are a significant part fo the problem	4/25/2019 6:54 AM
233	Victoria should look at some incentives tonfirst time buyers as the city is losing hard working individuals who are well educated with decent jobs but can't secure housing.	4/25/2019 6:23 AM
234	Enforce short term rental zoning.	4/25/2019 6:11 AM
235	Better enforcement of existing building codes for accessibility (for example, my building was built and approved as "accessible" - the only handicapped parking stall is down a steeply graded ramp with no accessible door at the bottom of the ramp;if you can figure out a way up the steep grade, you must contend with stairs or an incompetently designed wheelchair ramp; if you get past that ramp, the "accessible" door has a button to open that is blocked by the door as it opens, which would leave you trapped. Instead of new rules/codes/bylaws, I'd like to see the existing ones competently enforced with actual city oversight. The fact that these "accessibility" features were put into my new condo building when it was built in 2015 without any concern raised by the City which approved the building plans shows that this is not happening. I'm scared that a building resident will require a wheelchair and our small new strata with no financial resources will have to bankrupt ourselves to fix what the city should never have allowed to happen.	4/25/2019 6:05 AM
236	Reduce property taxes to keep rents lower	4/25/2019 5:52 AM
237	Na	4/25/2019 3:56 AM
238	Make units to accommodate diversity. Variety of sizes, targeted to various income levels. Consider builds that last, so the city is not tasked with resolving the issue of crumbling buildings 20-40 years down the road. Remember that CRD is likely to be effected by a major earthquake at some point - take hazard assessments seriously when considering where and what to build, and how to build it. Concentration of wealth or poverty, or one kind of person, doesn't really benefit the city long term. It should be mandated that most units be made accessible or easily converted to accessible. If someone gets into an accident, they shouldn't have to move into an even more restrictive market. Elderly and disabled people need choices as well, especially those on the low income end. Since this is a university town, consider housing suitable for students (in partnership with Saanich perhaps.) Government, education, health, and many other sector have a lot of low-paying positions relative to the cost of housing. These positions will not be filled if housing is too expensive relative to wages. Perhaps some of these larger institutions such as the universities, or government contractors, or the health authorities, have an interest in contributing ideas or resources to prevent such an issue from becoming worse .	4/25/2019 2:51 AM
239	Introduce legislation to allow a proportional number of owners to rent some/all of their properties, rather than being restricted by Strata companies/rules who discriminate against renters as a group.	4/25/2019 1:57 AM
240	Does anyone proof read this stuff?	4/25/2019 1:12 AM
241	A big help would be better transportation across the CRD. Even just a light rail from Langford to Vic West using the E&N line would allow easier commuting for people who cannot afford a car. Right now BC transit only runs very limited late night and weekend service if you live in Langford and work in the downtown area. Even a rail running one direction at a time (like to Langford at one half hour and to Vic West in the next) would widen the options for housing dramatically particularly if it ran very late at night for retail and food service workers. However in lieu of rail options better transit in general mostly for late night and weekends is vital.	4/25/2019 1:02 AM
242	Stp speculation and foreign investment by not allowing dodgy corp names or proxies.	4/25/2019 12:52 AM
243	Stated in other fields.	4/25/2019 12:50 AM
244	What can we learn from successes in cities such as San Francisco, Vancouver, and Northern European countries that are experiencing similar issues?	4/25/2019 12:47 AM

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245	Impose a tax on foreign investors who are not using properties, and are using them instead as an investment.	4/25/2019 12:28 AM
246	Discourage discrimination against pet owners.	4/25/2019 12:10 AM
247	Need more 1500-2200+ sqft high density units with 3 or more bedrooms. Make it possible for a family with 2-3 kids, a dog and one parent telecommuting to consider living in a townhouse or highrise. Lobby province to repeal the seniors' property tax break, a massive subsidy for the wealthiest segment of the population.	4/24/2019 11:30 PM
248	Modular homes will kill jobs in skilled labor, like plumbers and electricians.	4/24/2019 11:13 PM
249	Why tiny homes and not trailers? The tiny homes craze is absurd	4/24/2019 11:11 PM
250	Please do not pilot a social experiment like tent city on wheels.	4/24/2019 10:59 PM
251	Incentive programs to encourage developers to include a minimum number of family rentals or low-income rentals in their new builds doesn't seem effective. From what I've heard from people looking for rentals, these mandated units are still costly, rented above the average rental costs of similar units near by. Even if there are more options for renters, more luxury rentals doesn't solve the problem. Not all options are a good fit. Most struggle to afford the rentals out there. The City could look at building more affordable housing complexes (apartments, townhouses, tiny home villages). The City can also consider incentives for developers to build more apartments designed for roommates to live together more easily. I've seen "roommate friendly" apartments in Yellowknife, NWT. Each suite is a 2 bedroom apartment designed for roommates. The bedrooms are on opposite ends of the unit, accessed through a door that leads into a small hall space. Each has its own en-suite, complete bathroom, as well as a walk in closet for extra storage. Each bedroom area offers privacy, almost as if it were its own unit. There is a shared kitchen and living room in the middle, in the common space. Most 2 bedrooms in Victoria are old and only have 1 bathroom.	4/24/2019 10:59 PM
252	Townhouses on side streets, not just main roads. Townhouses that people can actually afford	4/24/2019 10:52 PM
253	Increase density	4/24/2019 10:22 PM
254	Tiny house communities for more than just homeless .	4/24/2019 10:12 PM
255	Consider long term / relevant options based on population needs.	4/24/2019 10:08 PM
256	Take everyone's need into consideration not just City councils prejudice view.	4/24/2019 10:03 PM
257	Every new development should be 50%+ 3 bedroom or more units. No more of this 'studio and 1 bedroom' stuff.	4/24/2019 9:57 PM
258	Do not allow developers to build condos unless 50 percent of the units are truly affordable...if they whine that the land is too expensive and they won't see a return on their investment, fine. No condos. Better than overpriced condos and no place to live.	4/24/2019 9:49 PM
259	taller apartments! building up is easier than building out	4/24/2019 9:36 PM
260	Restrict the creation of single family houses through tax penalties. Eliminate parking minimums and requirements for driveways to use the land for housing or alternative housing (tiny homes on wheels).	4/24/2019 9:25 PM
261	Less condos!	4/24/2019 9:16 PM
262	Monitor/don't allow the building of monster houses. In my neighbourhood filled with 1950's ranchers, the two new giant houses that were built are ridiculous, take away from the neighbourhood, and are not affordable for a modern family. We need more reasonable single family homes being built... it seems like now it's only condos, or 6+ bedroom houses.	4/24/2019 9:08 PM
263	Remove red tape and delays.	4/24/2019 9:08 PM
264	Provide parking for van dwellers, and inspection for safety. Allow tiny lots, I don't need a lawn, but I really don't want shared walls or even a strata, I'm only interested in going from renter to owner if I can acquire a freehold property,	4/24/2019 9:06 PM
265	Allow for structures bigger than the 10x10 units to be built without lengthy, costly permits.	4/24/2019 8:39 PM
266	Mixed diversity of ethnicities and ages for housing developments	4/24/2019 8:26 PM
267	Do not know?	4/24/2019 8:21 PM
268	House the homeless and not in bike and bus shelters.	4/24/2019 8:17 PM

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269	Rent control.	4/24/2019 7:53 PM
270	Rent caps! Subsidies for low income families and more family housing! Don't allow landlords to ask more than a certain amount per square foot. No basement suite should cost >\$1200 for a one bedroom. Most people have to have two full time jobs at minimum wage to afford just the rent and utilities.	4/24/2019 7:35 PM
271	reduce visible homelessness by designating parks as homeless camps, on a scheduled rotating basis. Concentrated homeless preferable to spread out everywhere	4/24/2019 7:32 PM
272	create citizen's assemblies to address the housing crisis and poverty	4/24/2019 7:17 PM
273	Cap the number of 'higher-end' apartments/rental suites that are developed in areas of Victoria	4/24/2019 6:40 PM
274	More places for families and those with dogs.	4/24/2019 6:26 PM
275	Lower rent make it law so it cannot be increased so often	4/24/2019 6:21 PM
276	The tiny home initiative for homelessness is less than ideal. Just provide standard housing, it doesn't have to be tiny.	4/24/2019 6:13 PM
277	Facilitate the development of more co-OP housing units. Facilitate a branch involved in suite-sharing that is more protective than craigslist or Facebook groups.	4/24/2019 5:12 PM
278	Implement the mayor of langford's policy to provide affordable rentals	4/24/2019 5:08 PM
279	Simply cut regulations.	4/24/2019 5:02 PM
280	Reduce redtape and delays and allow more development.	4/24/2019 4:57 PM
281	The suggested options benefit homeowners who are unlikely to rent when they can renovate or redevelop their home as strata units.or else sell to developers who will assemble properties and build more higher priced condos, townhomes, etc. Few if any housing units are built to accommodate individuals with disabilities because it isn't profitable for them..	4/24/2019 4:50 PM
282	Create a Habitat for Humanity style organization to build tiny homes.	4/24/2019 4:35 PM
283	Ban short term rentals. Increase empty homes tax.	4/24/2019 4:20 PM
284	Consider stopping housing discrimination through legislation so that people of certain ages or with pets can take advantage of existing housing diversity.	4/24/2019 4:15 PM
285	No more condos	4/24/2019 3:34 PM
286	Offer more opportunities for people who live on the streets with psychological support and respect them so they can respect themselves and take ownership of their lives	4/24/2019 3:30 PM
287	Co-op housing	4/24/2019 3:11 PM
288	Rethinking how we deal with homeless populations; relocating some transition houses; definitely tiny homes as an option but perhaps not right in the downtown core on Pandora	4/24/2019 2:53 PM
289	None	4/24/2019 2:33 PM
290	Encourage developers to include far more amenities, e.g. Rooftop gardens open to non-residents, to mitigate against the pressure on existing public parks and facilities (recreation centres) that accompanies increased population in the region.	4/24/2019 2:33 PM
291	Allow tiny home zoning for not just homeless. People with means would like to build tiny homes using innovative supplies. It will increase the appeal of neighborhoods to have interesting design vice cookie cutter subdivisions.	4/24/2019 2:32 PM
292	Look for simple solutions, like eliminating strata bylaws that have rental restrictions. Give landlords more authority or support landlords in removing problem tenants. Allow, encourage and incentivize homeowners to build suites and/or welcome tiny or trailer homes on their property or unused driveway.	4/24/2019 2:07 PM
293	Assuming that tiny homes are somehow only meant for the homeless shows absolute lack of knowledge and classism. Tiny homes are not a bandage solution for homelessness. Couples, new graduates, working poor, young professionals are perfect candidates for the tiny house movement. We need housing that is affordable to rent and OWN. A tiny house is an investment. Give these people the opportunity to own their own home and have the financial freedom.	4/24/2019 2:01 PM
294	Social housing needs to be developed for low-income and homeless folks!	4/24/2019 1:24 PM

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295	Restrict the building of new and renovating of existing properties as little as possible	4/24/2019 1:22 PM
296	by creating housing with functional storage space, and a reasonable number of parking spots, more folks would consider living in higher density housing. Adding shared work spaces (such as a shop where someone could wax skis or a surf board, or re-paint a chair, do basic carpentry, repot plants, etc) would also help. By ensuring there is accessible green space/playgrounds, more families would also be drawn to these areas, so adding townhouse style or larger apartment suites to new buildings would make sense in adding more appropriate space for families.	4/24/2019 1:13 PM
297	Accessible!! We have an aging community with very little inventory which is accessible.	4/24/2019 12:59 PM
298	When there is no safe, affordable, legal housing, you will find people living on couches, renting living, renting illegal suites/rooms, giving the landlords an amount of power that can be dangerous. If tenants are left renting from precarious situations, they are left with no rights to protect them and leaves them vulnerable to abuse. More support for tenants, less restrictions from rentals. I don't know what exactly happened in less than 10 years but the city is unliveable.	4/24/2019 12:33 PM
299	What are other cities in Europe doing with density?	4/24/2019 12:32 PM
300	Accessibility is a serious issue. As a disabled person, even new building have serious limitations to accessibility. I encourage the city to converse with disabled renters and owners to create the most effective spaces possible. Ramps instead of stairs, automatic doors, less doors, and more disabled parking would be an excellent start.	4/24/2019 12:28 PM
301	Do not isolate individuals experiencing homelessness in separate communities, find a way to integrate them into existing communities!	4/24/2019 12:21 PM
302	None. City officials can't out-guess the market.	4/24/2019 12:12 PM
303	Please do not consider much resources for tiny homes. They are a prohibitive and niche solution most families would find untenable. For people like myself who hope to have a larger family in the city one day, I would like to see the city focus on larger, family-oriented, multi-room developments.	4/24/2019 12:01 PM
304	Provide incentives for managing affordable long term rentals	4/24/2019 11:46 AM
305	Spelling lessons	4/24/2019 11:37 AM
306	more live-work units!	4/24/2019 11:19 AM
307	Require most developments to include at least some affordable housing options. At present the lack of diversity in housing is starting to ghettoize this city, low income people are being pushed out of their communities as expensive developments or construction raises prices. If we actually want to address affordable housing needs it cant be treated as an extra add-on thing were doing but incorporated into every aspect of Victoria's housing model. Developers and building owners complain and threaten but we all know this isn't an issue of their affordability. At most its permitting them less extra income they're gaining at the expense of overcharging tenants who are desperate for a place to live or not lose their home. Forcing developers and building owners to regulate rent and add affordable housing does not harm them, it doesn't even push their profits back to the level they were at before the housing crisis, but rich people in this city shouldn't be able to profit unchecked off our low income and desperate communities, who number in your constituents far more than the people charging rent who the city seems to consistently weigh as more important to appease.	4/24/2019 10:26 AM
308	Sorry I'm not into this PC BS.	4/24/2019 9:36 AM
309	Free up land and allow zoning for Manufactured Home Parks	4/24/2019 9:25 AM
310	Not sure.	4/24/2019 9:21 AM
311	LOWER RENT SO PEOPLE CAN ACTUALLY AFFORD TO HAVE A PLACE TO LIVE	4/24/2019 8:18 AM
312	Increase density, allow "coach houses"	4/24/2019 8:15 AM
313	Na	4/24/2019 8:10 AM
314	I would recommend that the City begin planning for substantial decreases in revenue from permits. Specific actions would be to have an immediate hiring freeze on planning department (less permits will need less staff), begin a comprehensive look at keeping tax increases below the increase the inflation rate as property assessment correction has begun and cost of property is decreasing, and it's CRIMINAL how low developer contribution to City are. They make HUGE profits. This can be used for Coops.	4/24/2019 8:09 AM

Victoria Housing Strategy

315	If homeowners have a large unkempt yard they should be encouraged to place another residence there. Lawns dont help our society.	4/24/2019 7:55 AM
316	Strategically aiming for new developments to be built along major transportation routs & increasing public transit along those avenues.	4/24/2019 7:50 AM
317	I will not support this council a second time	4/24/2019 7:44 AM
318	Tiny homes are totally inefficient for housing the homeless. Low barrier housing is important but as small developments that create community rather than isolating tiny homes or large apt buildings that become ghettos	4/24/2019 7:38 AM
319	Victoria does enough already. Victoria should stop taking further action and let other jurisdictions do their part. Victoria is becoming unpleasant due to the policies of the past 5 years and could become unlivable for working and productive people in the near future which obviously would result in less tax revenue for the city when the tax base moves away.	4/24/2019 7:22 AM
320	Dont know	4/24/2019 7:18 AM
321	Diversity comes with natural growth not through imposed actions by a government.	4/24/2019 7:12 AM
322	Any action. All they care about is bike lanes and indigenous people. How long are we going to pay for a group of people that so clearly chooses to do nothing with there lives but pop out as many children as possible so they can sit and collect. Why is it that we have to pay for someone because there ancestors land was taken. At some point everyone land was stolen. Where is my hand our.	4/24/2019 6:57 AM
323	Take back our city. Cut the stranglehold that Chard cheapo & other syndicates have on us. STOP kissing butt. STOP allowing CHEAP crud to be built. The NEW WOOD Product where has it been tested for earthquake,fire,etc.? Living in wood frame buildings is HELL. NOISE! Vibrations,etc. The next big fire will not be just the 1 level, it will be like a torch,with more than 1 person dead. MAKE IT LAW Insulation between Units!	4/24/2019 6:25 AM
324	More rooftop apartments.	4/24/2019 4:12 AM
325	Rental locks where they can't increase until year 2 of lease.	4/24/2019 2:02 AM
326	You have provided many good options!	4/24/2019 1:33 AM
327	private property may be sacrosanct, but I feel that large "estates" should be subdivided to allow for more people to have somewhere to live. It's a bit ludicrous to see one home with 2 inhabitants living on an acre or half acre of land..eg Uplands.	4/24/2019 1:32 AM
328	Tiny homes is of interest to many.	4/24/2019 1:21 AM
329	Look at new construction methods such as pre-fab which would speed up availablility of units. Spread units throughout the city to avoid a ghetto effect. Slow down or stop the destruction of mobile home parks and encourage parks for tiny homes.	4/24/2019 12:16 AM
330	We have very diverse housing already	4/23/2019 11:16 PM
331	Consider building multi family dwellings with shared facilities to reduce the cost per unit. I.e. separate sleeping space/bathroom but shared kitchen/living room areas. The Ronald McDonald house in Vancouver is an excellent model for this concept.	4/23/2019 10:55 PM
332	I think it would be phenomenal if there would be communities. As in you get a few houses close together and rent them for a decent price but in order to live there you must help better the community.	4/23/2019 10:41 PM
333	See previous answers	4/23/2019 10:37 PM
334	The city of Victoria does not have to solve all the housing issues in the CRD. Other cities and municipalities have more land and potential.	4/23/2019 10:32 PM
335	Artist coop housing development with shared studio amenities as well as private studio space.	4/23/2019 10:19 PM
336	Increase home vacancy taxes to directly support affordable housing initiatives. Empty mansions in a city with such low vacancy rate is morally reprehensible.	4/23/2019 10:16 PM
337	Create more parking to support the growing population. Support homeowners - we don't want the character of our established neighbourhoods to change. Make sure that low income housing is in an appropriate part of town.	4/23/2019 10:13 PM

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338	Discourage the building of 'luxury' housing, as often developers get approval of their 6-storey building, but then include pools, saunas, steam rooms, a concierge, guest suites, etc.....this is insane! it makes those properties expensive to purchase, as well as permanently expensive to live in through elevated strata fees to pay for all those amenities.	4/23/2019 9:57 PM
339	Stop wasting money on bikelanes and invest it in the housing crisis!	4/23/2019 9:56 PM
340	tiny home infilling where possible	4/23/2019 9:51 PM
341	develop the courage to push back against NIMBYism	4/23/2019 9:22 PM
342	Make it easier for all, enough freebies	4/23/2019 9:11 PM
343	Limiting building of exclusively expensive units. Developers should be including affordable housing in all new projects.	4/23/2019 9:11 PM
344	Explore density minimums, not maximums for central, well serviced by transit, locations.	4/23/2019 8:24 PM
345	I am not opposed to fighting homelessness but I believe if you are providing a place for people to live then the people who live in those places need to abide by rules. Working on the 800 block of Johnson seeing the old seniors home is horrible. It smells and people are consistently doing drugs.	4/23/2019 8:21 PM
346	Define tiny homes What's the difference between a tiny home and a laneway granny flat... or garden suite? All the tiny homes I see promoted are on wheels without a serviced site.. What's real and what's spin about hem?	4/23/2019 8:10 PM
347	Ensure better 24/7 supports and oversight are in place and maintained in low barrier housing buildings.	4/23/2019 8:00 PM
348	Look at innovative cost effective housing designs and building methodology.	4/23/2019 7:27 PM
349	We have to increase density, building up, smaller lots, subdivision, reduce the cost and red tape to break ground	4/23/2019 7:18 PM
350	Enact a bylaw to remove age and pet restrictions from all multi family dwellings.	4/23/2019 7:08 PM
351	Stop taking bribes from developers that build nothing but luxury condos	4/23/2019 6:56 PM
352	-reduce unnecessary restrictions or requirements such as parking stalls for rental units where it makes sense	4/23/2019 6:47 PM
353	Mandate accessibility. Encourage dwellings with direct access (no shared hallways). Address lack of building code requirements re. ventilation (shared air can be a barrier).	4/23/2019 6:32 PM
354	Provide incentives for mixed retail / housing structures	4/23/2019 6:31 PM
355	Do not over densify in SF neighbourhoods, do not gentrify SF neighbourhoods with over densification of new builds. Retain and encourage gentle densification in older neighbourhoods to increase both housing supply and affordable rentals without gentrifying with expensive new builds. Strongly encourage development of Co-op housing.	4/23/2019 6:31 PM
356	Pacifica housing or crd housing . Find other cities that have had Success in dealing with this issue. Don't recreate the wheel	4/23/2019 6:14 PM
357	Make sure the housing fir individuals and families affected by homelessness is pet friendly.	4/23/2019 6:03 PM
358	pay more attention to the existing problems	4/23/2019 6:00 PM
359	Encourage workforce housing as a long-term operation rather than speculative investment	4/23/2019 5:54 PM
360	Hire an English teacher	4/23/2019 5:53 PM
361	Move away from a deficit based social approach when it comes to social decision making and instead prioritize investing in peoples strengths, by creating housing and community plans that share resources and maximize community endeavours.	4/23/2019 5:53 PM
362	Streamline the approval process for purpose built rentals ahead of profit driven luxury towers	4/23/2019 5:52 PM
363	Build more public housing	4/23/2019 5:45 PM
364	With an aging population there needs to be an incentive to build more affordable senior housing and barrier free living. It is shocking to see new projects built without basic handicap access or even have the ability to alter for wheelchairs.	4/23/2019 5:38 PM

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365	Listen to those who need housing - focus perhaps on a session (s) with those in need or who are facing difficulties	4/23/2019 5:33 PM
366	Vancouver's Olympic Village is impressive. It has high density with great play areas and bike lanes within it.	4/23/2019 4:55 PM
367	I am really skeptical that allowing tons of housing to be built with relaxed zoning all across the city is going to be helpful for anyone except developers. Has Vancouver rent become more affordable through development? Developers build for a profit. Landlords rent for profit. These new condos are unlikely to be more affordable. And if we allow people to build the kind of crappy buildings (cookie cutter designs one the same as the other, made out of pulp) we diminish what makes our city a liveable and amazing place. Allowing people to develop neighbourhoods at will makes a less sustainable city in the long run. We have a housing crisis because people want to live here. Allowing our neighbourhoods and downtown core to be bashed about will eventually solve the housing crisis cause our city will be less desirable. But that's a shoddy solution. I think strict zoning for development (for example, focusing on the douglas corridor where we can create a nice walkable neighbourhood for people that will initially be affordable) and making it easier for homeowners to create rentals will be more effective.	4/23/2019 4:37 PM
368	Facilitate co-op housing and alternative options like rent to own to help people with entering the market	4/23/2019 4:29 PM
369	Encourage more development of the missing middle units. Multiplex homes, townhomes, larger condos and so on to better grow with the younger population and provide opportunities for those looking to downsize later in life. It's very difficult to make the jump from small condo to single family home and leaves a lot of people in "starter" level homes that could otherwise be freed up for new homeowners, lower income owners or allowing someone who needs only a little more space to but a more affordable second home option and retain ownership of their previous home and rent it out	4/23/2019 4:18 PM
370	creative ways to make safe places for teens/ young women	4/23/2019 4:12 PM
371	I don't know	4/23/2019 4:02 PM
372	lots of Co-op Housing would be awesome	4/23/2019 3:48 PM
373	Just stop with the luxury condo builds...we already have extremely high homes prices on the market now an affordable condo is also no longer affordable. The millennial age will never be able to afford to buy ANYTHING in Victoria. Please review what people make in salaries on this Island... MAJORITY of people please, don't let the millionaires in the 1% control the future of this city. It is so unique in the fact that for so long, people could afford to live here, the people who work at small local business, the people who actually contribute to the well-being of this city and the well-being of the lives who live here. Please take that into consideration.	4/23/2019 3:46 PM
374	Rezoning to smaller lot sizes in some areas to allow smaller less expensive homes to be built.	4/23/2019 3:28 PM
375	Patio home communities, planned mix use communities, more programs like Habitat for Humanity where the recipient must help to build the home (learn the skills) in order to be able to live in it. This could work for other types of housing as well. Teach skills to (say) homeless persons and then allow them to live in the community that they have built. That gives then a sense of pride and provides skills to earn a living. Many homeless just need someone to believe in them. For others who do not have this capability, find other ways for them to serve the community. Everyone has something that they can do, if only one looks hard enough.	4/23/2019 3:19 PM
376	Require developers to include more affordable larger units (not just bedrooms). A three bedroom unit is fine but its a bit frustrating to see these being built under 700sq ft. The size of both rentals and owned condos is decreasing dramatically.	4/23/2019 3:08 PM
377	I don't have a specific solution, but know that unless the homeless have access to more addiction supports, the cycle of homelessness will continue	4/23/2019 3:02 PM
378	1/3 is a suitable rent for those on at a robust income level, but unrealistic and insupportable for the lower end of the wage/pension spectrum. 1/4 would be fairer.	4/23/2019 2:57 PM
379	tax empty suites so that it's better for them to rent them out...such as View Towers	4/23/2019 2:56 PM
380	comment on 7: I highly favour coop housing. That's what I would most like to see expanded	4/23/2019 2:55 PM
381	Again, build more affordable housing, for families, singles and seniors	4/23/2019 2:35 PM
382	Ensure community plans are updated to include housing diversity goals.	4/23/2019 2:31 PM

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383	Lobby neighbouring Oak Bay to legalize secondary suites and laneway housing.	4/23/2019 2:30 PM
384	Exclude proposals for mega-high-end condos (I will use the Customs House development as a prime example of how the city and the province are showing the "have-nots" that they aren't important. \$11million developments that contain only a facade of heritage have no place in Victoria, let alone anywhere, when there is a housing shortage, and homelessness.	4/23/2019 2:26 PM
385	One type of housing common in Ontario is missing here: townhouses/rowhouses that are 'fee simple' and not part of a strata. Consider working with the province to facilitate the creation of this type of housing. The lack of strata fees would actually make it less expensive to own this type of property and could facilitate cheaper rents for those units that are rented out (townhouse fees in some stratas can be well over \$500/month, a cost passed on to tenants who lease these units).	4/23/2019 2:25 PM
386	this is not a sentence	4/23/2019 2:11 PM
387	These are all great ideas!!!	4/23/2019 2:08 PM
388	There are hundreds of apartment/condo buildings going up in Victoria, these buildings need to have some larger units for families that have more than TWO children. It would make sense for there to be some kind of incentive or bylaw that large buildings also have to have affordable units thrown in the mix, or maybe the units have rent subsidies attached to them for applicants that qualify, such as low income or single parent families.	4/23/2019 1:42 PM
389	Integrate food security measures through the development process - incentivise community garden spaces in multi-unit developments, etc	4/23/2019 1:40 PM
390	City to develop and manage rental housing.	4/23/2019 1:38 PM
391	Explore opportunities to create tiny home communities for ALL individuals (not just those experiencing homelessness)	4/23/2019 1:27 PM
392	Tax empty suites highly.	4/23/2019 11:17 AM
393	Co-ops! Build more co-ops for families in need!	4/23/2019 11:04 AM
394	Incentivise or reduce barriers to development of ANY higher density housing projects. Yesterday's mid-market housing is today's affordable/lower-income housing... today's new mid-market housing is tomorrow's low-income housing, and so on...	4/21/2019 10:41 AM
395	Mandate that private home owners cannot have insurance on their homes unless they are occupied.	4/21/2019 10:21 AM
396	Adjust zoning codes to allow single-detached houses in residential neighbourhoods to be converted into townhouses and small apartment buildings. Remove barriers to affordable infill housing development, such as unjustified minimum parcel and unit sizes, restrictions on multi-family housing and secondary suites, setback requirements, development impact study requirements, and unjustified fees for infill development. Significantly reduce or eliminate minimum parking requirements for lower-priced housing in accessible, multi-modal neighbourhoods. Establish multi-modal street design guidelines and "complete streets" policies, so all streets are designed to accommodate diverse uses and users. Improve sidewalks, crosswalks, paths and bike lanes, and reduce traffic speeds where needed to ensure walking and cycling safety. Improve public transit services, particularly in urban areas where many households are car-free.	4/21/2019 8:03 AM
397	Float homes on more of our waterways and garden suites added to our overly-wide roadways.	4/20/2019 10:10 PM
398	Less expensive condos.	4/20/2019 5:56 PM
399	Increase supply of all forms of housing within the density constraints of the OCP	4/20/2019 11:39 AM
400	Not focus so much on homeless. What about those of us who fall through every single housing crack there is. We are only one or two paychecks away from being homeless, ourselves. Prevent our homelessness!	4/20/2019 1:01 AM
401	Students friendly	4/19/2019 11:19 PM
402	Tis is a regional issue and ALL MUNICIPALITIES NEED TO BE CONSULTED AND COME UP WITH A JOINT PLAN. Just because I live in Victoria proper, I do not want to be holding the bag for developing all the affordable housing in the whole region. Saanich, Esquimalt, View Royal etc need to be brought in to the equation and do their part. I feel may taxes are supporting the whole region!!!	4/19/2019 8:06 PM
403	prevent rental increases between tenancies to protect existing housing supply	4/19/2019 7:54 PM

Victoria Housing Strategy

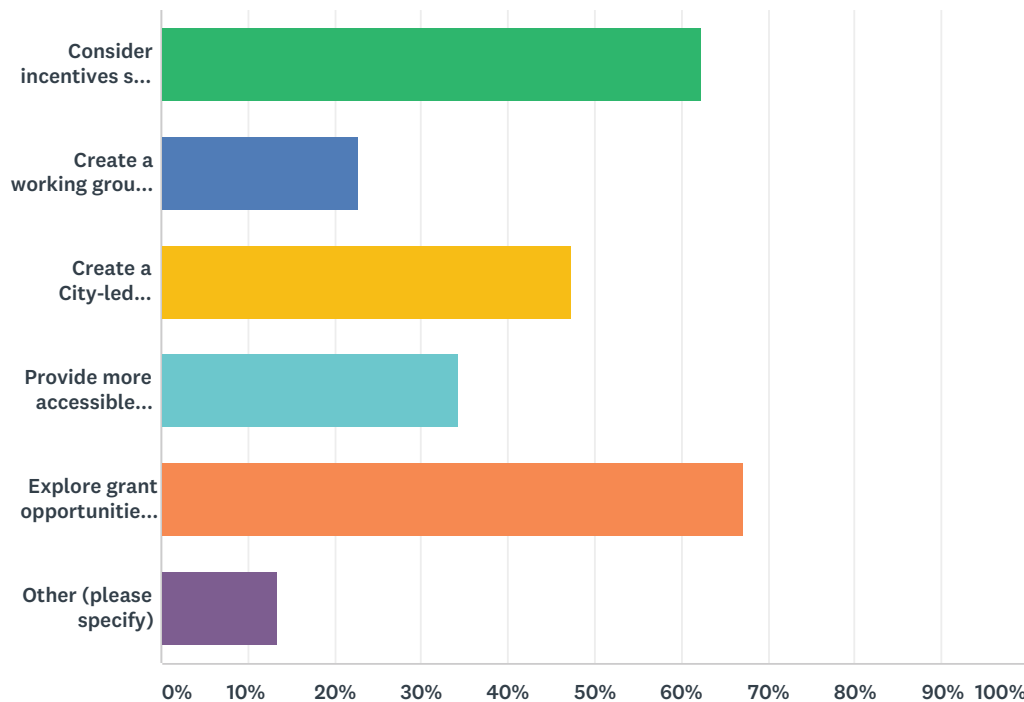
404	create a Housing Authority that is fully functional and actually works for the people that doesn't involve years of waiting!	4/19/2019 7:07 PM
405	Allowing for more pet friendly housing for larger animals	4/19/2019 6:38 PM
406	See what has been done elsewhere; we aren't the first country to experience housing issues.	4/19/2019 6:27 PM
407	Explore tiny house communities for EVERYONE (not just the homeless)	4/19/2019 5:00 PM
408	Again - segregating the homeless in "communities" creates poor vs rich scenario.. Better to have small housing units for less fortunate integrated in each neighbourhood.	4/19/2019 4:57 PM
409	No more townhouses.	4/19/2019 2:45 PM
410	Allow tiny homes, low-grid housing such as cob, passive build types.	4/19/2019 2:12 PM
411	No development without low income housing. Rent to own. City owned housing. More co-op housing for a diversity of individuals.	4/19/2019 9:36 AM
412	Homelessness is not just a "city of Victoria issue", and should be dealt with at the CRD and provincial level. Any housing initiatives need to be developed through municipal, provincial and federal agreements and financial support.	4/19/2019 9:26 AM
413	Stop allowing "luxury" developments!!!	4/19/2019 8:09 AM
414	Just start building a variety of housing. Look to other communities through this earth for ideas.	4/18/2019 8:41 PM
415	More basement suites and garden suites.	4/18/2019 6:54 PM
416	Reduce red tape and regulation that prevents capital from investing in housing development. Try to incentivize builders/investors to build new units.	4/18/2019 6:49 PM
417	Try some unique zoning in some areas and incentivize their redevelopment.	4/18/2019 6:10 PM
418	Incentive to develop multiple zone lots	4/18/2019 4:54 PM
419	nothing	4/18/2019 2:06 PM
420	Include those with limited income for tiny houses, eg singles, seniors, and special needs...	4/18/2019 1:45 PM
421	We dont need co-ops, we dont need to share a bedroom with someone, we dont need TINY HOMES, we need to be able to afford a home that we can keep and sale when we are old, TINY HOMES are BS if you want to have a family, or you want to retire, or if you are over 70 years old. We need HOMES not micro spaces to share	4/18/2019 1:37 PM
422	Develop a plan for the creation of a percentage each year of new supply, so that old building technology will be gradually updated and refreshed. Older buildings become the lower income units and occupancy load is reduced as new buildings come on line.	4/18/2019 1:21 PM
423	Make all permitting processes quicker, easier, more efficient	4/18/2019 1:15 PM
424	I think the above 3 would be helpful.	4/18/2019 12:07 PM
425	Encourage Council to listen to planning staff - they are professionals and ensure continuity in the city's planning process, and tend to be apolitical in their dealings. Housing is too important to be used for personal political gain.	4/18/2019 10:52 AM
426	providing land and funding towards housing that helps people with the highest level of need and the lowest incomes - they are the ones struggling the most.	4/18/2019 10:49 AM
427	Less development for low barrier and more for low income to moderate income working people and seniors	4/18/2019 10:48 AM
428	capping rent	4/18/2019 10:40 AM
429	Create subsidized housing that is "rent-to-own".	4/18/2019 10:31 AM
430	Asking a private, for profit developer to build barrier-free or socialized housing is an incredible mistake. Management of such units requires a whole different set of skills than is readily available to a typical property manager or building manager.	4/18/2019 9:43 AM
431	stop building expensive high raise condos that no one can afford while people are homeless on the street.	4/18/2019 9:38 AM
432	-stop closing mobile home and RV parks. -remove limits on how many unrelated people can live in 1 unit	4/18/2019 9:31 AM

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433	More housing for people with pets.	4/18/2019 9:25 AM
434	Redefine what 'affordable' actually is for working folks	4/18/2019 9:19 AM
435	Mandate low-income housing in all new multi-unit developments.	4/18/2019 9:17 AM
436	Cut NIMBY's off at the knees with zoning	4/18/2019 9:15 AM
437	I would like to see row housing like there is in Europe. Just came back from a vacation where we stayed in a third floor walkup. No elevator (saving expense of that) and no individual garden space but a large garden shared by the whole block. No parking for anyone. It was fabulous. I would not like to ever live in a high rise, but this felt very livable.	4/18/2019 8:39 AM
438	The City has not made the case for claiming housing diversity does not already exist. What are targets? What is this policy based on?	4/18/2019 8:11 AM
439	Make development easier. Not harder by enacting more regulation. Encourage investment in housing.	4/18/2019 6:25 AM
440	create more RV parks use ships containers to make small houses	4/17/2019 11:55 PM
441	Change the land use zoning of R1 single family dwellings in order that if/when redevelopment takes place the land must have multi-family dwellings built in their place. Burnaby has this kind of zoning in areas near Metro town and homeowners have to sell their homes to developers when their properties change ownership.	4/17/2019 11:25 PM
442	As mentioned.	4/17/2019 10:09 PM
443	Vote out Ben Issit. No one person has made the situation worse	4/17/2019 9:21 PM
444	Simplify the regulations, and provide financial incentives, to adapt large homes for co-housing.	4/17/2019 9:13 PM
445	Allow more live / work units and zoning, it is what people and developers want, so why are planners and staff against it? Live work studios are endemic in creative communities, are we not a creative community?	4/17/2019 9:05 PM
446	A robust inclusionary housing and community amenity contribution policy would halt the rapid gentrification that has been occurring in the city and ensure people from different income levels are able to continue living in the city.	4/17/2019 9:03 PM
447	We have tiny homes, they are called apartments...figure out how to get more of them built.	4/17/2019 8:56 PM
448	Reduce time to get development and building permits	4/17/2019 8:06 PM
449	Eliminate parking minimum city wide, and encourage car-light developments near transportation corridors. Provide bicycle storage along transit corridors.	4/17/2019 7:50 PM
450	Incentivize what you want to get. There needs to be carrots and sticks. Without incentives you will not deliver the forms of housing you want to see	4/17/2019 7:28 PM
451	Speed up approval process!!	4/17/2019 7:21 PM
452	These options are so limiting, we need to think bolder. Allowing multi-family all over	4/17/2019 6:19 PM
453	Incentives for larger units 3-4+ bedrooms, for families living with children who may also be caring for elderly grandparents and additional foster children.	4/17/2019 6:14 PM
454	I think the above are all unnecessary. The city should first encourage rental and duplexes/row houses more readily before reverting to what I see as more drastic policies.	4/17/2019 6:13 PM
455	Streamline the Caluc process	4/17/2019 6:09 PM
456	Try to avoid temporary solutions. They become permanent.	4/17/2019 6:00 PM
457	Convince the existing neighbourhoods that new housing around their neighbourhoods is required. The jobs are downtown so we need people living close to their jobs.	4/17/2019 5:58 PM
458	-Support landlords in accommodating their tenants, such as do not make tenancy overly-regulated (imbalance of tenants rights/opportunities over the landlord's rights/needs to maintain value in the property). -Lower development costs.	4/17/2019 5:33 PM
459	We need to include all types of people Just don't put them in a place where it feels like Geto Community Needs to except all	4/17/2019 5:18 PM

Q9 With better information, we can make evidence-based decisions to help us reach our goals. By improving our processes we can be more effective overall. We also need to try new things. Below are some of the key actions we are considering. Please indicate the top 3 you would like to see the City of Victoria focus on:

Answered: 1,522 Skipped: 292



ANSWER CHOICES		RESPONSES	
Consider incentives such as fee waivers and tax deductions for new affordable housing projects		62.35%	949
Create a working group of housing stakeholders to meet quarterly, review progress and make recommendations on Housing Strategy items		22.80%	347
Create a City-led outreach team to assist homeless individuals find housing and supports to remain housed		47.24%	719
Provide more accessible information related to housing policy, regulations, and incentive programs for housing developers and the community		34.36%	523
Explore grant opportunities to fund city and community housing initiatives, including acquiring land for affordable housing		67.21%	1,023
Other (please specify)		13.47%	205
Total Respondents: 1,522			

#	OTHER (PLEASE SPECIFY)	DATE
1	Incentivize or fund the development of co-op housing	5/3/2019 7:37 PM
2	Create a group with Lived Experience to make recommendations on housing solutions.	5/3/2019 5:48 PM
3	Incentives fo not work.	5/3/2019 5:25 PM

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4	Ensure that is developers are given waivers and incentives to build, that the homes built are indeed affordable to many income levels and stay that way in perpetuity.	5/3/2019 5:08 PM
5	there is no point helping homeless people look for housing; there are people already employed to do this but the housing doesn't exist and the homeless people and the workers all end up frustrated	5/3/2019 4:39 PM
6	Developers should have quotas and rules when their interest in building new projects is high. Incentives should be there for including extra amounts of public infrastructure or bonus amounts of affordable housing. This could be adapted if the housing market takes a downturn in the future.	5/3/2019 4:37 PM
7	work with senior gov'ts	5/3/2019 9:46 AM
8	Make getting a permit to build high end accommodation subject to including accommodation for other income levels.	5/3/2019 9:44 AM
9	Reduce incentivization of private developments to discourage renovictions, redesignation of use, increased rental overheads and costs, and development profiteering.	5/3/2019 9:02 AM
10	This looks like a city make work list.	5/3/2019 8:49 AM
11	permit tiny homes!	5/2/2019 9:49 PM
12	Give subsidy to people on PWD who are still getting under \$400 a month for rent and are paying double or triple that. I believe there is still a subsidy for low income working single parents. Why not help people who are disabled?	5/2/2019 9:45 PM
13	I do not feel that the small city of Victoria should be taking on the brunt of the housing issue that we have in Greater Victoria. If anything, it should be a joint project with the other municipalities or the prov or fed gov't	5/2/2019 8:18 PM
14	Help the buyers and renters with more incentives not developers	5/2/2019 6:38 PM
15	Use true bonus density zoning in exchange for affordable housing units.	5/2/2019 5:40 PM
16	Business are leaving due to your platform, who is going to work in the City	5/2/2019 3:59 PM
17	Stop treating the homeless population like criminals.	5/2/2019 2:37 PM
18	All building & renovations applications to be decided upon within 30 days of application or automatically approved.	5/2/2019 11:36 AM
19	grants to diversify housing so that people can stay at home. Property tax incentives do not help upfront when you need to make changes to the place you call home to be able to stay.	5/2/2019 11:08 AM
20	fix up delapidated apt blg's and rent to low income sector	5/2/2019 10:46 AM
21	I don't know.	5/2/2019 10:45 AM
22	build more supportive housing	5/2/2019 9:55 AM
23	The city wouldn't have to do all this monkeying around with incentives and tax discounts if council just says no to housing types that the average income citizen can not afford. just don't approve proposals if they aren't accessible to the majority of the population.	5/2/2019 8:35 AM
24	steamline approval processes for new rental housing stock	5/1/2019 10:04 PM
25	Provide more (and free) mental health and addiction centres that co-exist with affordable housing	5/1/2019 7:31 PM
26	How about just getting things done faster to increase supply? With more supply, cost of homes will be less.	5/1/2019 1:32 PM
27	You are pricing me out of the city with your tax increases - stop it.	5/1/2019 12:37 PM
28	I dont agree with three.	4/30/2019 7:41 PM
29	consult the Co-op Housing Federation of BC. They already have a group of stakeholders to fund and build new co-op housing in and around Vancouver	4/30/2019 5:07 PM
30	Partner with disability service providers, families and others to map potential assets for housing.	4/30/2019 4:58 PM
31	Consider grants for seniors, aging in place in senior facilities which have different level of care. Mixed use facility, high rise...upper floors to have condo ownership, main floor retail, maybe daycare to integrate generations	4/30/2019 4:36 PM
32	Provide funding for non profits to deliver adequate services	4/30/2019 4:08 PM

Victoria Housing Strategy

33	Affordable AND Shelter Rate Housing	4/30/2019 3:40 PM
34	these key actions are quite weak	4/30/2019 9:57 AM
35	I'm	4/30/2019 9:28 AM
36	Housing stStakeholders to include minimal earners & low income seniors	4/30/2019 7:34 AM
37	Cap rent based on sq ft and amenities. Have rental suites inspected to discourage slum lords. Hold landlords accountable for having garbage housing.	4/30/2019 5:20 AM
38	See #10	4/30/2019 12:46 AM
39	Someone has to finance the construction and another group has to manage the assets	4/29/2019 10:17 PM
40	Work with community leaders and researchers at UVic and in community to leverage work and research and projects already in place	4/29/2019 10:05 PM
41	Think in rite direction.	4/29/2019 7:48 PM
42	Create incentives for businesses help with housing employees.	4/29/2019 6:57 PM
43	Study the acquisition of housing by large investment corporations such as Starlight Investments. Their propectus states, "targets underperforming .. properties in strong rental markets."- decoded means they acquire affordable rentals and raise the rents to 'what the market can bear'....., Investment companies do not have housing as a goal, they have profits for their shareholders as their goal. They are not good landlords or good neighbours for our community.	4/29/2019 4:20 PM
44	Include renters in your decisions, not potential home owners	4/29/2019 3:51 PM
45	seek funding from developers	4/29/2019 3:15 PM
46	Anything other than creating new bureaucracies	4/29/2019 2:50 PM
47	most ongoing homeless issues are addiction related - increase supports for that	4/29/2019 2:05 PM
48	DO NOT TAKE EMPLOYMENT LANDS FOR HOUSING - FOCUS ON REZONING LOW DENSITY AREAS	4/29/2019 1:41 PM
49	too many food banks, homeless shelters etc. these should all be placed under one umbrella.	4/29/2019 1:11 PM
50	Location should be irrelevant. I shouldn't have to bus for an hour and half from Langford to go make minimum wage at one of the hand full of jobs on this end of the island.	4/29/2019 12:19 PM
51	Look after seniors or they will be living on the streets or going into nursing homes premature because they can't afford rents noe	4/29/2019 10:00 AM
52	Unless the city's definition of "affordable" is changed few of these initiatives will have meaning.	4/29/2019 8:43 AM
53	Any way to increase supply will help.	4/29/2019 6:27 AM
54	Incentivize the homeless to move to places with lower costs of living	4/28/2019 8:46 PM
55	Rent ceilings.	4/28/2019 7:49 PM
56	All of the above. This is a crisis & everything should be done that can be immediately.	4/28/2019 7:31 PM
57	Focus on rent-to-own	4/28/2019 5:10 PM
58	Please reconsider what you consider affordable housing. Many people do not have the incomes governmental and municipal workers have.	4/28/2019 3:20 PM
59	stop doing so much research - there is a lot already out there - spend money on doing not researching	4/28/2019 2:17 PM
60	More help for homeless families with children	4/28/2019 2:13 PM
61	Some rent controlled units have been helpful in other large urban areas.	4/28/2019 2:11 PM
62	We need a tenancy board that actually takes action and advocates for renters. Many of my friends have lost their homes due to illegal actions on the landlords part, and then they have no recourse in emergencies	4/28/2019 11:29 AM
63	Growth and investment incentives to thwart impact if speculation tax	4/28/2019 8:45 AM
64	How about no more task forces, stakeholders or outreach to homeless there are millions of dollars spent on these services. Build more units. Period.	4/27/2019 1:52 PM

Victoria Housing Strategy

65	Provide funding to the community based sector NGOs as part of a housing and wellness supports strategy. BCSS Victoria fills a gap where there is a need to identify people at risk of losing housing who have mental ill health .	4/27/2019 1:25 PM
66	Eliminate public feedback for housing projects.	4/27/2019 9:15 AM
67	Working with employers to offer living wages will assist being able to afford a roof over a head. Wellness relates to wealth	4/27/2019 8:57 AM
68	Form a group of low and fixed income renters with city officials and property companies	4/27/2019 7:51 AM
69	I disagree with taxpayers putting out for new buildings	4/27/2019 6:17 AM
70	How about you get on with making our city safe more police.	4/26/2019 11:26 PM
71	Don't involve Lisa Helps in anything. She isn't helpful.	4/26/2019 7:24 PM
72	Focus should be to help the renters not just the people making the money, how about grants or incentives to the renters that are paying more in Victoria's rental market than should be allowed. Sometimes it is up to 60% of their take home income.	4/26/2019 5:27 PM
73	still we are talking more about the homeless, I say the aged need better placements..if you look after the homeless, more will keep coming and this will be an on going issue to house them...seniors have given many years of taxes and work to get a better life of it.	4/26/2019 4:06 PM
74	review what affordability really means: >\$1300 rent is NOT affordable	4/26/2019 2:45 PM
75	Reduce taxes	4/26/2019 2:35 PM
76	Keep pushing the Federal and Provincialal	4/26/2019 2:07 PM
77	For the second choice, we would like the working group to be transparent with reports generated for the public to see.	4/26/2019 1:57 PM
78	Provide funding for more FAMILY outreach providers.. 2 in all of greater victoria is NOT enough!	4/26/2019 1:55 PM
79	stop wasting time and money frivolous lawsuits and deal with addictions and homelessness. Stop wasting money on hiring unnecessary staff. If Helps did her job instead of idiotic things like suing the oil companies and writing letters to Myanmar things in Victoria might actually improve	4/26/2019 11:56 AM
80	Consider working with existing housing stake holders and not adding another outreach team - Use who what already exists	4/26/2019 11:36 AM
81	Stop making property owners install stupid ideas such as electric car plug ins bike lockups potential new development is drowning in bylaws and added costs	4/26/2019 10:22 AM
82	Quit enticing those unable to afford housing to move here in the first place.	4/26/2019 10:01 AM
83	no	4/26/2019 9:15 AM
84	advocate for mental health/addiction funding for halfway houses to assist with transitioning to homes	4/26/2019 8:47 AM
85	Maybe Coolaid ,Our Place , Salvation Army and others front line staff be a part of city lead outreach	4/25/2019 11:43 PM
86	Get the Feds and the province to tackle housing and get back to running the city.	4/25/2019 10:29 PM
87	You don't need to try new things. You need to honour community plans.	4/25/2019 9:01 PM
88	More hostels and dorm style units for transient populations. Spread them out so no one residential neighbourhood has to support the entire problem.	4/25/2019 8:40 PM
89	Move homeless off the downtown streets, stop the panhandlers, take them off the streets.	4/25/2019 8:40 PM
90	Coordinate planning applications and processes with othe municipalities. This is a regional issue that needs regional solutions.	4/25/2019 8:08 PM
91	I am against my tax dollars trying to solve this when it is a bureaucracy and political will problems. It is the way things are done which is the problem, NOT what you are doing.	4/25/2019 7:52 PM
92	There's so much room to create assistive housing in the Burnside Gorge and Hillside Quadra areas. Why is there nothing but new car lots and auto repair shops there?	4/25/2019 7:50 PM
93	Stop throwing money at other people to do something about it, and build city owned housing.	4/25/2019 6:24 PM

Victoria Housing Strategy

94	Less processed red tape - more action - the need is here now	4/25/2019 5:35 PM
95	See below	4/25/2019 5:32 PM
96	Create grant opportunities and other resources for renters, along with the creation of long-term rental housing options, so that renters can acquire a long-term rental for use for life (or use without risk of rennoviction, sale, or occupancy by owner).	4/25/2019 4:55 PM
97	Fast track development that meets OCP guidelines	4/25/2019 4:38 PM
98	Implement an under-used (ie geriatric widow in large single family home) housing reclamation/taxation strategy.	4/25/2019 4:32 PM
99	offer incentives for landlords to fix current rental units	4/25/2019 4:03 PM
100	See previous answer	4/25/2019 3:36 PM
101	Tax large parking spaces just like fully developed houses.	4/25/2019 2:27 PM
102	Follow best practices wherever they are demonstrated.	4/25/2019 2:23 PM
103	I can't answer this as I have found 'affordable' means different things to different people	4/25/2019 1:00 PM
104	Question 3 is misguided. Do you not think the many organizations that exist in the city do nothing?	4/25/2019 11:42 AM
105	fund organizations of tenants and of people with lived experience of homelessness	4/25/2019 9:48 AM
106	Learn what tax and regulation tools are available on the civic level to drive down the value of land to make it cheaper for the public to snatch up and build publicly owned affordable housing on.	4/25/2019 8:02 AM
107	Roommates!	4/25/2019 6:33 AM
108	None of the above	4/25/2019 5:53 AM
109	None of the above sound particularly effective or timely. Please propose something better than the typical red tape.	4/25/2019 2:00 AM
110	Tax the tech sector to compensate for lost jobs.	4/25/2019 1:15 AM
111	Focus on helping renters instead of the developers.	4/25/2019 1:07 AM
112	Stop development corruption and bring transparency.	4/25/2019 12:54 AM
113	None of the above	4/25/2019 12:32 AM
114	Impose a tax on foreign investors who are not using properties, and are using them instead as an investment.	4/25/2019 12:28 AM
115	Support pet owners in trying to get into housing.	4/25/2019 12:11 AM
116	Fix potholes	4/24/2019 11:13 PM
117	Have better and real time data	4/24/2019 10:53 PM
118	All those ideas are terrible	4/24/2019 10:39 PM
119	acknowledge that home ownership in Victoria is a foreign luxury and find a way to protect those who want to live here and contribute to the city at a lower-middle class level	4/24/2019 10:32 PM
120	I see nothing here to help out homeowners in Victoria who are struggling to afford to keep their homes. What is the city doing to help us?	4/24/2019 10:20 PM
121	Lobby the province to allow full disclosure of prior rental and property price history to the general public, rather than require the public to go through real estate agents for this information.	4/24/2019 10:13 PM
122	None of the above	4/24/2019 10:07 PM
123	Affordable housing developments should be the norm, a requirement of doing business in Victoria, not an extra that Victoria pays for in the form of tax breaks to the developers for meeting a quota that they should be providing as a matter of course.	4/24/2019 9:55 PM
124	wrey	4/24/2019 9:54 PM
125	How about involving the construction associations and the property managers....they know their markets and can provide real info to work with	4/24/2019 9:47 PM

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126	All bad ideas. The city needs to be a leader in facilitating change not attempting to social engineer change.	4/24/2019 9:10 PM
127	Maybe offer renters money back on over priced dwellings.	4/24/2019 8:23 PM
128	Create City-led outreach teams to offer addiction rehabilitation and mental health care	4/24/2019 7:40 PM
129	none	4/24/2019 7:34 PM
130	Stop assuming that everyone deserves the right to live in the most beautiful city in the country	4/24/2019 7:18 PM
131	create citizen's assemblies to address the housing crisis and poverty	4/24/2019 7:18 PM
132	None of these	4/24/2019 6:43 PM
133	Explore grant opportunities for young people getting hardworking students	4/24/2019 6:23 PM
134	Simply cut regulations.	4/24/2019 5:02 PM
135	How about a vacant home tax? No more short-term rentals to tourists when local vacancy rate is less than 3%.	4/24/2019 4:55 PM
136	x	4/24/2019 4:38 PM
137	Lower taxes, reduce regulations.	4/24/2019 4:35 PM
138	Developers in bc are already taking advantage of incentives to build "affordable" housing. The problem is that these units end up renting at "market rate" which is nowhere near affordable to the average family. I think that if incentives are given to build affordable housing then it needs to TRULY be affordable.	4/24/2019 4:28 PM
139	Track occupancy of units in Victoria	4/24/2019 3:44 PM
140	Acquiring land for parks and recreation.	4/24/2019 2:36 PM
141	Hire more police, and send homeless people with serious mental health issues or addiction somewhere other than the city core for treatment.	4/24/2019 2:33 PM
142	These are all terrible ideas and a waste of resources.	4/24/2019 2:07 PM
143	Consult other communities/regions that have figured this out. Austria for example	4/24/2019 1:53 PM
144	Restrict the building of new and renovating of existing properties as little as possible	4/24/2019 1:24 PM
145	Lower property taxes.	4/24/2019 11:46 AM
146	Help the homeless with jobs	4/24/2019 11:40 AM
147	More PC shit. Not interested.	4/24/2019 9:37 AM
148	Looks like more waste on wages instead of real solutions.	4/24/2019 9:28 AM
149	Lower rent	4/24/2019 8:19 AM
150	Having watched the City the past year, I have zero confidence in any policy brought forth by the Mayor and planning department to actually do what you are planning. I suspect just doing nothing is probably better than what you have planned.	4/24/2019 8:15 AM
151	Seriously bad ideas, spend some time fixing the potholes instead.	4/24/2019 7:49 AM
152	Reduce bureaucracy - don't add to it.	4/24/2019 7:25 AM
153	Incentives for groups or individuals to develop affordable rental properties	4/24/2019 7:22 AM
154	Rent cap	4/24/2019 7:14 AM
155	None of the above options work. This City does not use evidence-based decision making.	4/24/2019 5:27 AM
156	Not all homeless are in the tent city. Many are couch surfers, living in their cars, etc. I would be homeless if my son hadn't made room for me in a remote north island community. Unfortunately the community is completely lacking in senior services and proper medical services and not suitable for seniors.	4/24/2019 12:25 AM
157	None of the above	4/23/2019 11:19 PM
158	co op housing, with rent based on income	4/23/2019 11:06 PM

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159	define "affordable" as something that is actually affordable. It seems that developers claim to have built affordable housing that turns out to be out of the reach of people who are desperate for a place to live.	4/23/2019 9:57 PM
160	Explore development of policies which require all affordable housing projects which receive grants/insentives to be accessible (elevator, not just stairs) and include a certain percentage of accessible suites.	4/23/2019 9:45 PM
161	Lisa Helps said the city has "more money than they know what to do with" for housing but that what they don't have is land ... I guess I'd say focus on that and stop taking bribes from developers.	4/23/2019 9:38 PM
162	broken record here: have developers pay a fee that goes into a housing fund	4/23/2019 9:25 PM
163	stop approving expensive condominiums.	4/23/2019 9:02 PM
164	Get real and stop flogging we need more grants, grant administrators etc..	4/23/2019 8:11 PM
165	Make all housing in Victoria child and pet-friendly	4/23/2019 7:10 PM
166	I dont like any of these options	4/23/2019 6:40 PM
167	Provide a definition of "affordable housing". Victoria's low vacancy rate suggests there is always someone to whom a vacancy is affordable. "Affordable" needs to be quantified either by a dollar amount or by a calculation. Another essential term that needs definition is "adequate". Objectively, how much space is "adequate".	4/23/2019 6:38 PM
168	Perhaps change your housing goals.	4/23/2019 5:59 PM
169	Work with Saanich, Esquimalt and Oak Bay rather than treating Victoria as a separate entity	4/23/2019 5:56 PM
170	Identify owner, proponent and marketer in zoning notices	4/23/2019 5:54 PM
171	Greater clarity to the zoning bylaws. I emailed an area planner a question and never received a reply.	4/23/2019 5:40 PM
172	Stop spending money to house the drug addicts. Spend it on famioles struggling not those who wont help themselves. Building it only makes it worse. No one seems to care of the single mothers becaSUE THE SQUEAKY WHEEL ALWAYS GETS THE GREASE	4/23/2019 5:06 PM
173	Develop more housing for homeless who are not drug addicts so they have a safer and less crime prone place to all home.	4/23/2019 4:23 PM
174	Owners of rental properties are taking advantage of the poorest. an ombudsman with a sympathetic ear could assist.	4/23/2019 3:03 PM
175	Consider incentives such as fee waivers an tax deductions for homeowners based on income	4/23/2019 2:47 PM
176	Let developers create more supply faster and at less cost.	4/23/2019 2:01 PM
177	Please do NOT forget seniors in the affordable housing strategy. Not all seniors are rick and a greater percentage live on \$1200 per month!	4/23/2019 1:54 PM
178	Replace the Inclusionary Housing Policy with a new policy that says additional density will only be granted for below-market rental housing.	4/23/2019 1:29 PM
179	more support for renters	4/23/2019 12:57 PM
180	Do not reinvent the wheel...support Island health to work with mentally ill and hard to house people within their current team structure.	4/23/2019 11:20 AM
181	Help for students who have just finished their degrees and are paying back student loans get affordable housing	4/23/2019 9:02 AM
182	Less focus on the homeless please.	4/21/2019 10:25 AM
183	Agin, rent control. Stop with your committees and meetings, those aren't doing anything but wasting money.	4/20/2019 1:02 AM
184	support existing homeless outreach workers with lived experienced, and non-profits already working in the field, rather than a city-led initiative	4/19/2019 10:25 PM
185	Please prioritize the creation of resident-controlled Community Land Trusts; in other words, a form of ownership that endures, escapes the logic of the capitalist market place, and provides a greater measure of control to the people who actually live in the home.	4/19/2019 9:52 PM

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186	protect existing affordable housing supply (rental control and maintenance)	4/19/2019 7:58 PM
187	Remember that "affordable" is in the eye of the beholder. It would be better to have several "low income" "affordable units mixed in with "middle income" affordable.	4/19/2019 5:03 PM
188	tiny housing on private property and tiny house communities, there is great demand for this	4/19/2019 3:35 PM
189	just make secondary suits easier	4/19/2019 10:01 AM
190	Do not bother wasting your money on outreach teams. They have nowhere to put people which is the problem. Why creating more workers who can't do anything to help? Make more supportive housing. Fund supportive housing better. Buy property and build city own buildings for low income. More co-ops. The rental market is so unstable and exploitative that there is no sense in looking to it for help now.	4/19/2019 9:39 AM
191	number three has been done by many organizations support lower middle class not just feel good homeless	4/18/2019 2:07 PM
192	Include the neighbourhood assoc.as outreach contacts instead building another layer of bureaucracy	4/18/2019 1:50 PM
193	grants for house owners to put in suite	4/18/2019 10:44 AM
194	Simplify development permit application process, especially for affordable and smaller developments	4/18/2019 10:33 AM
195	Most of the options are NOT evidence-based. Where is the data showing what kind of housing exists and how what diversity housing is being targeted.	4/18/2019 8:14 AM
196	Have the city's advisory groups: renter's, accessibility, and city family, collaborate on where each group might intersect on housing needs.	4/17/2019 11:31 PM
197	Allow small scale development projects to not require a permit.	4/17/2019 10:10 PM
198	I strongly feel that there is enough data on housing instability and homelessness in Victoria for decision-makers and staff to know that urgent action must be taken. I am not in favour of further consultations, especially when the for-profit development lobby is able to dominate the conversation and recommend policies that are weak on affordability.	4/17/2019 9:09 PM
199	Listen to the Neighbourhoods and respond to their requests rather than paying lip service to the process.	4/17/2019 9:08 PM
200	Listen to the feedback you receive from expert consultants rather than leading our city with ideology.	4/17/2019 7:30 PM
201	The above list is more about outreach than data collection. Data would be helpful.	4/17/2019 7:18 PM
202	Implement a true fast track program for new development	4/17/2019 6:20 PM
203	work with BC housing given they are knowledgeable- don't reinvent the wheel	4/17/2019 6:13 PM
204	Partner with developers to build housing.	4/17/2019 6:01 PM
205	Speed up development proposal process....see #10 below.	4/17/2019 5:42 PM

Q10 What other actions do you feel the city should be taking to improve process in Victoria?

Answered: 378 Skipped: 1,436

#	RESPONSES	DATE
1	All developments should be vetted on the basis of affordability above all else	5/3/2019 11:37 PM
2	the city should create housing, health, and career-counselling opportunities, including homes for the homeless that are not centralized, but scattered throughout the city. So as not to simply move systemic problems indoors, but help encourage new horizons for those struggling with poverty, low-cost housing that isn't all in one building could improve people's lives	5/3/2019 10:30 PM
3	If you want this city to continue to be livable for working-class people, including the people who pour your coffee, the folks who prepare your meals in restaurants, the artists who arrange your flowers in the shops along Fort Street, and even the bozos like me who do legal work part-time, then take bold action to preserve Victoria's affordable housing stock. That might mean fighting your own in-house lawyers to draft and pass bylaws to discourage renovations and demovictions. And if landlords want to pursue legal action, let them. Have that fight. Have that fight in the courts, and in the court of public opinion. Bring it on.	5/3/2019 9:53 PM
4	You need to act. Everyone knows what the problems are. The biggest problem I can see is no one is actually doing anything. More information, more time, more deaths, more despair and homelessness. For heaven sake, do something. The information is there. Stop dragging your feet.	5/3/2019 8:49 PM
5	Check the use of the word affordable. Affordable places are often only affordable to established working people. That's great, but we need more sub-market and subsidized housing for seniors, disabled and working poor. Housing that is not overtaken by druggies. Housing that is safe for vulnerable people, including the single parent working a full time minimum wage job.	5/3/2019 8:02 PM
6	Stop surveys like this that fundamentally rely on false premises, like the one that supply is the problem here. This survey is basically set up to force me to tell you to give developers subsidies. It's outrageous.	5/3/2019 7:37 PM
7	I find it hard to make these choices. I can't make the judgement as to whether these policies will encourage affordable housing development or line developers' pockets. I'm hoping someone else can make evidence based choices that achieve the former.	5/3/2019 6:30 PM
8	Thank you. We are all struggling in this. I don't know what to do. But it doesn't include filling the city up with more wealth, and more rich people. Make it hard for them make them pay for this. We slave away while they work in the lap of luxury. Thanks for what you do.	5/3/2019 6:28 PM
9	tenants are constantly "policed" to some extent, i think landlords could use a little more policing.	5/3/2019 5:48 PM
10	Stop sending police to harrass homeless people. They have nowhere to go. The police are reinforcing the public's view of homelessness criminality which then leads to fewer supporting the need for housing for all. Housing is a human right.	5/3/2019 5:48 PM
11	Make the luxury condo approval process so onerous that developers opt for building affordable housing.	5/3/2019 5:37 PM
12	Stop slowing the police to criminalise and misinform on rights (thy misinformed about their need for a permit. Thy need to focus on crime and stop criminalising the poor. Red light runners need the police attention.	5/3/2019 5:25 PM
13	Uses taxes collected from Short term rentals (i.e. Air BnB etc.) towards housing costs. Provide rebates to those who qualify for assistance.	5/3/2019 5:15 PM
14	Again, tell/restrict developers what is needed and not let them dictate what is best for their bottom line only. It's a privilege to be given a building permit with allowances and alterations to zoning bylaws. I know personally of many developers who bitched and complained that the city was restricting their ability to make money and be profitable...meaning they were only able to buy the 60 foot yacht and not the 100 foot. Our land is not a commodity and shouldn't be treated as such. It's a resource that needs to be managed with care, respect and diligence.	5/3/2019 5:08 PM

Victoria Housing Strategy

15	Reconsider affordable housing and low income definitions to allow for those on social assistance and disability to gain and keep housing within the amounts provided for rent	5/3/2019 5:07 PM
16	City members should all be on the street talking to real people, not just taking the interests of the rich, privileged, white, straight, cisgender upper class	5/3/2019 4:55 PM
17	meet with the housing Stakeholders quarterly, review progress and make recommendations on Housing Strategy	5/3/2019 4:45 PM
18	the suggestion that you have an ambassador to help tenants through the tenant assistance policy doesn't assist tenants, it assists developers - which is what the overall policy does, just paves the way for loss of affordable housing	5/3/2019 4:39 PM
19	Provide more temporary shelter.	5/3/2019 4:37 PM
20	As with many issues in the world currently, open communication and truly listening to what all the different groups are saying is imperative. There are many different viewpoints and they probably all have valuable contributions to make if politicians and policy-makers actually stop and listen. Also, I really think it is worth keeping in mind that Victoria is a geographically limited, and ecologically sensitive area on the tip of an island. It has the most desirable climate in Canada, which at this moment at least is a good country to live in. Not many years from now there will likely be 10 billion people on earth. We are probably all going to have to rethink our ideas and expectations around housing. Ensuring that we leave areas for the other residents of our environment - all the other animals and plants - who are also entitled to homes will need to be another high priority that is accounted for in any process	5/3/2019 4:37 PM
21	Create a working group of housing stakeholders to review progress and make recommendations on housing strategies	5/3/2019 4:32 PM
22	Don't create a city-led outreach team to assist housing insecure (or homeless) individuals find housing, identify and support the outreach teams that ALREADY exist, i.e. TAPS legal advocacy and OurPlace outreach. Don't re-invent the wheel and introduce new people no one knows or trusts to do good work. Find the people already doing the good work, and support them to do more.	5/3/2019 4:07 PM
23	More support for families and people dealing with addiction and trauma	5/3/2019 1:01 PM
24	consult with neighbourhood associations	5/3/2019 11:35 AM
25	Weigh up how much space people need to be happy. I know this is like how long is a ball of string, and varies widely. I bike, paddle, read, write, am self-employed with home office (cannot afford to retire), make many things, am a researcher, cook, entertain my large extended family and groups of friends, garden, play piano, exercise, volunteer, serve on a society's board, and more. I worry that I will have to dispose of my small piano, working library, family-size dining table, chairs and sofa, and thus quit entertaining my family and friends in order to fit into lower cost housing. I am 69 and currently in 850 square feet. I fear having to let go of the things that bring joy to my life if I have to go into smaller accommodation that fits my income. That is the attraction of the co-ops currently in existence: the minimum size is about 1000 square feet.	5/3/2019 9:44 AM
26	Permit reasonable expansion of current square footage limits in existing properties to allow for small expansions in existing living spaces that may permit additional suites or accommodation. For example an attic space that would permit a family to expand without moving. This is prevented by maximum square footage limits dictated by property dimensions.	5/3/2019 9:02 AM
27	Give more control to individual property owners, not incentives to the rich developers who already have a leg up courtesy of city hall relationships and who are part of the problem in rising prices.	5/3/2019 8:49 AM
28	Pressure the Federal government to provide more funds for more co-op housing and to provide subsidies based on income. The city might also consider different housing styles to reduce costs. Geodesic domes are cheap to build and provide excellent housing and can be made to any size.	5/3/2019 8:24 AM
29	Enforce vacation rental by-law to free up long term rentals units. Approve only affordable rental housing from developers.	5/3/2019 7:47 AM
30	There are many organizations working on helping house ppl. The city needs to ensure there is affordable housing for them. This requires ensuring the development matches the need we have in the community. The city should have a clear idea of demographics and units we have and units being built. We should also consider the ADP process that often reduces affordability and sustainability for aesthetics. The city could also allow for creativity and less adherence to stringent policy if the project meets the goals of affordability and or sustainability.	5/2/2019 11:51 PM

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31	Support tenant education programs	5/2/2019 9:16 PM
32	Big developers use the quick incentives to save a buck when building large housing developments. They make the money off the build and a few people get a somewhat cheaper suite for a short time. Homeowners who rent a suite in their homes receive nothing in terms of incentives to keep rents low. Offer something to the many individual homeowners who do not gouge.	5/2/2019 8:18 PM
33	make it simple for the average person to understand favour the average public interest.	5/2/2019 6:38 PM
34	Make the truth about the homeless front page news - ie that they are from here as there is still a large number of people who think the homeless are from other areas of Canada. Also let the public know the large number of homeless from here that are currently in other provinces in Canada.	5/2/2019 6:30 PM
35	Low income renter grants. More for long term Victorians.	5/2/2019 4:02 PM
36	Get rid of Mayor moon beam and her merry band of bike riders	5/2/2019 3:59 PM
37	Consult with Esquimalt and Sonhees Nations on how to address housing problems in their territories, seek their input, seek new relationship arrangements, considering them "hosts" to many "guests" in their territories, proceed accordingly.	5/2/2019 2:25 PM
38	Annual 10% reduction in administration costs for the next five years.	5/2/2019 11:36 AM
39	Simplify rezoning and development permit approval process for affordable housing projects	5/2/2019 11:29 AM
40	Futureproof new builds by including a sustainability requirement in house building, to reduce the energy costs to the renter through reducing the carbon footprint in running the building and the homes within it.	5/2/2019 11:12 AM
41	Cap the rent that can be charged on existing rental units.	5/2/2019 10:46 AM
42	I don't think the current framework for this housing strategy is particularly strong. The four action areas are OK, but a strategy should start with a clear goal e.g. aligning with CMHC's goal of a home for everyone by 2030, and then outline some first principles, and then organize major categories of policy in such a way as to give a better sense of how we can actually achieve that goal.	5/2/2019 10:24 AM
43	Stop ignoring the tent city issue, make legitimate moves to help these people.	5/2/2019 9:59 AM
44	Also offer incentives to existing landlords (not only for new developments) who offer affordable rental units.	5/2/2019 9:26 AM
45	Focus on a few key/specific objectives with hard timelines and deadlines. Currently, interminable process/engagement 's activity but no progress	5/2/2019 9:24 AM
46	Hit delete on your entire web-site and start again. Work on electoral reform with the idea that only people over, say, 50 years old can run for office.	5/2/2019 9:23 AM
47	Stop making bike lanes and stop making taxpayers pay for free buses. Stop putting everything on the provincial gov. Push for change but not on someone else's agenda	5/2/2019 9:21 AM
48	Cut the red tape b.s down.	5/2/2019 8:38 AM
49	I understand that with development approval applications, a certain amount of concessions and diplomacy is needed, but I'd just like to reiterate that council needs to start acting like they have more power than the developers because they do! We all do, we can tell them to comply or move somewhere else like they expect the average victorian to do if they can't cut it with the cost of living here. Treat the companies the same as all the people who have had to leave Victoria due to housing affordability.	5/2/2019 8:35 AM
50	Having worked on such outreach teams, they are useless. You can't make housing out of thin air even with a social work degree.	5/2/2019 7:27 AM
51	Rent price cap	5/2/2019 6:59 AM
52	More public input regarding building development.	5/2/2019 1:24 AM
53	Give property owners incentives to create affordable housing. Tax breaks and incentives that allow the property owners that lower prices. But only if they propose proof of making affordable housing	5/1/2019 10:39 PM
54	Hold community housing events where the public can see and comment on ideas developers want to gain support for.	5/1/2019 10:09 PM

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55	Please do not invest in policing to deal with issues of homelessness. Thank you for not increasing their budget this past year. Focus on alternatives to policing that assist people with access to housing and healthcare	5/1/2019 10:04 PM
56	Just bring great business opportunities to Victoria to give people jobs	5/1/2019 8:10 PM
57	Don't go to Alberta to go on a tour of the oil industry. Go to Langford city hall and learn how to duplicate Langford's system for approving new development project. or Don't talk or campaign about affordable housing unless you are actually going to do something significant(see multiple choice question above as insignificant examples.)	5/1/2019 1:32 PM
58	Look at how much money you have and then allocate that. Stop increasing debt and loading more costs on the backs of homeowners and landlords. You will soon have a city of the rich and the poor if you refuse to recognize the problem.	5/1/2019 12:37 PM
59	There are already many agencies providing services to help people find housing. Please don't start another one by the city. The problem is there's no housing to find! No duplication please. So much money is already going to support homelessness - we need housing!	5/1/2019 12:01 PM
60	Speed up development and permit application process.	5/1/2019 11:53 AM
61	Nc	5/1/2019 10:11 AM
62	Work with a Tiny House group to help develop a plan for allowing Tiny Houses l'm wheels be part of the Garden Suite Incentive -	5/1/2019 10:10 AM
63	I really feel it would be beneficial for the city to discuss the housing issues with property management professionals. Our company has one of the largest single family portfolios in the city and thus have a unique insight on rentals in Victoria.	5/1/2019 10:00 AM
64	Have professionals who are knowledgeable and educated making the decisions on housing part of the team.	5/1/2019 9:57 AM
65	Get rid of the red tape. Put shovels in the ground faster. Stop creating committees and talking about it, just do it. Make a hard decision.	5/1/2019 9:26 AM
66	A	5/1/2019 9:16 AM
67	Make it easier for developers to build rental buildings.	5/1/2019 8:20 AM
68	Communicate with all stakeholders, especially the ones that can make real change without needing the taxpayers purse	5/1/2019 8:06 AM
69	Develop a link between BC housing & the city of Victoria to assist those who are homeless or about to become homeless in finding truly affordable housing.	4/30/2019 7:09 PM
70	Bring the Co-op Housing Fed of BC into collaboration	4/30/2019 5:07 PM
71	Work with health authorities to see how to integrate housing for aging population with long term plan	4/30/2019 4:36 PM
72	Hire, train and provide leadership opportunities for people with lived experience - they have the solutions.	4/30/2019 3:40 PM
73	Not sure at this time	4/30/2019 3:25 PM
74	You have a narrow conception of need - larger strategy re: inclusion and disability has to be included	4/30/2019 3:09 PM
75	Housing for middle class is getting harder and harder to afford also. What is the average price of housing? Either owning or renting? How much is left after rent for a lot of us?	4/30/2019 12:52 PM
76	I think municipalities should not be funding the above type initiatives - collaborate etc etc, but stay out of costly direct work that is run by the City	4/30/2019 8:50 AM
77	Stop creating ghettos. Just housing people together doesn't make a home, especially if they have drug and alcohol addiction issues. Diversity that comes with a successful Co-Op creates a safe and welcoming environment.	4/30/2019 6:46 AM
78	This region is hindered by 13 small municipalities all working against each other. From transit to housing, a Greater Victoria plan is needed, or don't bother.	4/30/2019 6:19 AM

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79	Stop wasting money on bike lanes and other traffic restricting projects. Less people aren't moving here. There will be more cars. You need to fix the roads and traffic system. This will only get worse if you don't.	4/30/2019 5:20 AM
80	None of this matters if the more profitable option - using a rental property solely as a temporary vacation rental - is as easily available as it is now.	4/30/2019 12:46 AM
81	I don't know	4/29/2019 10:17 PM
82	Pretty sure I've covered it.	4/29/2019 10:08 PM
83	Make a greater percentage of land legislated for affordable housing only without creating ghetto communities - no more NIMBY!	4/29/2019 10:05 PM
84	Encourage mixed neighbourhoods: rich and poor, multi races, old and young and so on. I lived in such a neighbourhood in Toronto and it was a lively, safe, inner city neighbourhood that was a a great place to live and raise kids.	4/29/2019 8:15 PM
85	working with the heritage groups to work with an existing housing stock to allow for more suites in large houses or other live/work arrangements that maintain the heritage character of the building and neighbourhood while increasing density.	4/29/2019 8:07 PM
86	Create a reporting program that allows renters report when a potential landlord is starting a bidding competition (ie. I have already been offered this much per month above my asking price. Would you be willing to go above this price in order to be the top of my list?). Something needs to be done to forbid landlords from starting bidding wars that push out reliable renters.	4/29/2019 8:01 PM
87	Give tax benefits	4/29/2019 7:48 PM
88	Have a contact person home builder or renter can discuss their situation to understand what they need to do to get housing	4/29/2019 7:33 PM
89	Quickly complete community plans with identification of underused land, green space for families and higher density with low rise buildings and community place building. These plans need to be untouchable for a set period say 10 years.	4/29/2019 6:57 PM
90	An outreach team to assist in finding housing isn't going to be of much use until there is housing to find. Losing your rental unit is a number one source of anxiety and stress in Victoria, especially for those who have what now passes for low rent.	4/29/2019 4:20 PM
91	The city needs to regulate who and where people are coming from for the homes.	4/29/2019 4:20 PM
92	Talk to renters.....goodness, how many times do I have to tell you. Renters can give you all the answers you need, not people who can afford houses or are employed by the City.	4/29/2019 3:51 PM
93	Consider housing as something more than money making and choose developers whose reputations do not precede them as renovictors like Starlight.	4/29/2019 3:40 PM
94	Reward those developers who are including a higher percentage of affordable units with faster/easier/cheaper permits.	4/29/2019 2:49 PM
95	The city needs reboot, the Downtown core is dying, it needs revitalization, the people need a reason to take it back and to be able to take it back. A sense of Community needs to come back.	4/29/2019 1:58 PM
96	Put time limits on approvals getting either a yes or a no. Do not make decisions based on whether it will support a particular councilor's voting base.	4/29/2019 1:41 PM
97	Given the increasing levels of population in Canada, Victoria will always be in a hopeless position trying to house everyone who wants to come to here. It will always be expensive, and Victoria cannot do it alone with a solution, as it is a provincial and national crisis. The city should focus on a few key areas where it can really help by ensuring new builds have rental space, such as not continually approving million dollar condo projects which are probably empty half of the year.	4/29/2019 1:38 PM
98	I've never tried to build or renovate my own property in Victoria, but I've been to enough community and city meetings to know the amount of paperwork and bureaucracy is totally nuts to make any changes to existing properties or get approval for new developments. That definitely needs to be streamlined, of course safety etc concerns still need to be addressed but there must be a better way to fast track applications so that people who do want to add in a garden suite or a small tiny home on their property can do it easily, inexpensively, and without a lot of bureaucratic red tape dragging the project out for months or years.	4/29/2019 1:25 PM

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99	cut out some of the surveys etc.... just advise via newspaper, tv news etc.... sometimes too many options create more time, effort etc... officials are elected to do the job... even if tax payers oppose decisions etc.... resulting in the tax payers to pay attention and vote for candidates who will work as per platform etc....	4/29/2019 1:11 PM
100	Rent caps. Greater support servies for those facing the risk of homelessness, as many have to reach homelessness in order to be elligible for supports.	4/29/2019 12:30 PM
101	Stop being greedy. Apartments should never be 2/3 of my paycheck.	4/29/2019 12:19 PM
102	NA	4/29/2019 10:49 AM
103	Container homes for backyards	4/29/2019 10:00 AM
104	Checking on slumlords	4/29/2019 7:10 AM
105	Take your time and do your research. Don't shove your pet projects through. Do not hire an unpaid mayor for homeless projects to make it more friendly feeling for residents, Don't spend outside your means, Consider what is right for existing homeowners who work hard and need a break as well.	4/28/2019 11:26 PM
106	limit the amount of money rent should legally be allowed, create laws around the exact amount rent can be increased annually and hold landlords accountable to their tennants.	4/28/2019 11:17 PM
107	Build more townhouses instead of houses. It provides more homes. Condos are nice but so tall and we dont want certain areas to be over crowded due toas street parking	4/28/2019 11:06 PM
108	Check in on new developments that have received grants or incentives in the past with the promise of "low cost housing" and make sure that they are sufficiently holding to this promise.	4/28/2019 9:57 PM
109	For every rich person development there should be a low income development mirrored project program	4/28/2019 9:43 PM
110	Ensuring programs meant to support housing initiatives do not become abused by wealthy developers looking for loopholes and ways to take advantage of the system. Grants etc should be directed to small scale and local initiatives, not commercial ventures.	4/28/2019 9:18 PM
111	Fewer rising rental prices simply because the land is more valuable over time. If someone starts off paying 600/month, it should not increase to 900/month within a few years. Wages do not rise at the raise that land value does. Rent increasing leads to more stress, and fewer savings.	4/28/2019 7:49 PM
112	Rent control!	4/28/2019 7:25 PM
113	Define "affordable housing" for Victoria. Base it on welfare rates as well as avg income for this city. Affordable housing to me is \$800 for a 1-bed/Bachelor.	4/28/2019 6:32 PM
114	I think a city-led outreach program is a great idea for not only homeless, but for low-income individuals as well.	4/28/2019 6:24 PM
115	I feel regular meetings of stakeholders to inform decision making is	4/28/2019 5:48 PM
116	We already have many organizations providing outreach to homeless people. Honestly to start, the city needs to help the renters rather than the developers through subsidized housing and rental help.	4/28/2019 5:14 PM
117	In some cases I don't think the city needs to create new teams, or positions, but rather should consider partnering and maybe supporting financially existing organizations that deal with some of the issues - ie supporting the homeless to find and remain in housing; supporting tenants; etc.	4/28/2019 4:56 PM
118	Not sure	4/28/2019 4:24 PM
119	plan - do - check - act whatever you are planning, make a plan, set goals and a timeline, implement, check/evaluate and (re)act	4/28/2019 4:19 PM
120	More representatives protecting tenants in the city and ensuring people are more educated on the process (with an emphasis on assisting the homeless).	4/28/2019 4:14 PM
121	Create a committee with representatives from different housing statuses and socio-economic classes to confer and review quarterly in Housing Policy. If homeowners are the only ones that have say, it will often create issues with renters and those actually seeking housing.	4/28/2019 4:00 PM
122	Get rid of airbnb Make a plan to monitor rental rates Cap on rental rates charged	4/28/2019 3:55 PM
123	Unknown	4/28/2019 3:34 PM

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124	Petition Provincial Government to provide higher rental allowances for people on disability	4/28/2019 3:20 PM
125	Preventative measure that restrict for speculation and developers/individuals holding multiple properties. Measures to encourage first time home buyers. Rent restrictions.	4/28/2019 3:15 PM
126	landlords should allow pets.	4/28/2019 2:57 PM
127	N/a	4/28/2019 2:45 PM
128	Consider people who are nearly homeless. Those of us that have to chose between our rent and food for the month. Again, living wages	4/28/2019 2:44 PM
129	Spend more money on housing issues and less money on bike lanes.	4/28/2019 2:41 PM
130	more affordable housing for students	4/28/2019 2:37 PM
131	If you really want to tackle the homeless problem you need to look at the root cause of it, and it goes beyond just having available housing. Psychological support and treatment of addictions would be a good start.	4/28/2019 2:19 PM
132	City Council is going in the exact wrong direction by encouraging large developments. Listen to the PEOPLE who elected you, not the developers.	4/28/2019 11:02 AM
133	Look to rehome homeless within the province of bc not just Victoria, where they can afford to live and gain support	4/28/2019 9:49 AM
134	More co-op housing opportunities	4/27/2019 8:15 PM
135	Again, incentives should be designed so they do not just end up in the pockets of developers	4/27/2019 2:52 PM
136	Have a plan that as above does not continue the stakeholder, which is typically not representative of the people who actually need housing	4/27/2019 1:52 PM
137	Maybe a helpline through BC211 to help individuals in housing crisis? Right now I send everyone to Pacifica. Is this helpful?	4/27/2019 1:25 PM
138	Help renters with incentives, not construction companies	4/27/2019 12:08 PM
139	taking solid buildings (such as the old Bay) and turning them into housing.. such as the Hudson... more of that	4/27/2019 11:22 AM
140	Less bureaucracy and creation of positions that cost tax payers money. Use the money to make things happen we do NOT need more useless committees and teams. We need housing. Put the money I the right place	4/27/2019 7:54 AM
141	Do something different.	4/27/2019 2:21 AM
142	More police	4/26/2019 11:26 PM
143	Stop building expensive condos for the rich! They sit empty because no one can afford them while people are cold sleeping in doorways at night. Focus efforts on community outreach & support for at risk people while finding land to literally house them. People need jobs to have homes, people need homes to have jobs.	4/26/2019 11:19 PM
144	Why not also add a climate related environmental footprint property tax? we have a climate emergency after all. It must be equitable to how much is consumed by the housing type.	4/26/2019 9:53 PM
145	stop spending or throwing away tax dollars on projects that cost much more and take so long to complete, Also the cop who was guilty should have payed back the 3 years of wages also the people (2 men) in the parliament who liked to spend tax dollars..there would be so much more if the bad spending would not be allowed to go on..why do we except the dishonesty from our leaders..not right for tax payers to cover these bad issues and cost of crime..	4/26/2019 4:06 PM
146	The City does not belong in the outreach nor home ownership spaces. Part of the issue is that the current council and city administrators have a one track agenda and do not really listen to anyone else other than their base. Perhaps demonstrating they are governing for all citizens would help improve the situation.	4/26/2019 3:54 PM
147	Actually take action in addressing this issues like other non-profits have been for years.	4/26/2019 3:26 PM
148	Still comes down to Federal and Provincial governments to truly invest in truly affordable safe clean and pet friendly housing for single (young and middle aged) plus families, seniors and those who struggling with mental health and addictions.	4/26/2019 2:07 PM

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149	Consider provincial and federal partnership as homelessness in Victoria is bigger than just Victoria. (How many people experiencing homelessness here are relatively new to Victoria?) If we build it, they will come, so please look beyond our borders for a more cohesive approach to this huge issue.	4/26/2019 2:05 PM
150	Well recalling Helps is not going to happen so how about listening to people who dont agree with you sometimes instead of just pushing your personal agenda?	4/26/2019 11:56 AM
151	Support existing housing service providers and stakeholders to work together, not in silos- incentives to working together. incentives to rent to young adults 19-24	4/26/2019 11:36 AM
152	Stop implementing the bylaws the requirements for future development is unrealistic	4/26/2019 10:22 AM
153	Amalgamate with the other cities in the core to better use resources (Oak Bay, Saanich, Esquimalt, & View Royal). Reduce bureaucracy and duplication and better serve the region with a more cohesive approach to housing policy and development.	4/26/2019 10:01 AM
154	Seniors are at risk ... often they are living alone, without upgrades to their homes to keep them safe. Create more senior focused housing that gives them levels of community and care, so they are not alone, and live in a safer inclusive environment. There is not enough stock to support the cities needs, which ends up stressing our hospitals, I don't think we need more for profit seniors residences, perhaps seniors co-op or condos with seniors as a focus?	4/26/2019 8:47 AM
155	.	4/26/2019 7:44 AM
156	Monitor rents as landlords who have owned homes for long periods of time and have many assets are getting rich, so the rich are getting richer and the poor are becoming poorer	4/26/2019 6:19 AM
157	Listen to and buy in from the local neighbourhood	4/25/2019 11:43 PM
158	Investigate ways of streamlining the building permit process. Less time spent permitting development reduces the cost for developers, which can be carried over to the buyers.	4/25/2019 11:13 PM
159	Maybe we should add campsites to some city parks? Order prefab cottages people can buy at a discount to erect on their property to rent? Be more flexible and creative with homeowners attempting to add suites and/or increase housing capacities...	4/25/2019 8:40 PM
160	Don't allow panhandlers on downtown streets	4/25/2019 8:40 PM
161	increase basic living wage for comfortable living.	4/25/2019 8:05 PM
162	Consider the # of consultations and regulations that developments must currently undergo and weight the need for responsible democracy vs the need for housing, specially in a housing and climate crisis scenario.	4/25/2019 7:25 PM
163	Stop incentivizing developers to better their communities with affordable housing. Take it upon yourselves and be the start of the change. Tax deductions, grants, and the like are not the answer or they would have already worked.	4/25/2019 6:24 PM
164	Less processes and red tape - more action - timelines for decisions and reviews are too long in the meantime citizens and families seniors continue to lead a low quality life due to high costs of living - no need for that - look st other countries - Europe - majority of citizens all have homes to live in at reasonable rates this isn't rocket science it's the politics abdcred tape that slows things down	4/25/2019 5:35 PM
165	Encourage people to move elsewhere	4/25/2019 5:32 PM
166	Take the lead and remove the private sector from the scenario of affordable houses. There is not affordability when the private sector is involved.	4/25/2019 5:04 PM
167	Create an accountability and advisory board to assess the work and progress of exploratory committees, outreach teams, incentive projects, new mandates, grant processes and grant-recipient outcomes, housing policies, information dissemination strategies, and other performance outcome metrics. Ensure that renters, home owners, housing developers, city planners, municipal staff and other stakeholders are part of the accountability board, and that processes are accessible to the public. Act upon findings, and in a manner that accommodates the city's diverse population and the planet's current economical and environmental challenges.	4/25/2019 4:55 PM
168	Cut red tape. Any development application that meets the official community plan and design guidelines should be approved by city staff in a matter of days. The process shouldn't take months on end with endless committee meetings, design review meetings and public hearings. Fast track development that meets the already pre-defined City of Victoria criteria.	4/25/2019 4:38 PM

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169	All city council and policymakers should be obliged to move in to the MEDIAN housing option (at current market rates) and face at least one short-notice mandatory 'eviction' over the duration of their term.	4/25/2019 4:32 PM
170	Create a database of rental units that would be appropriate for users with special needs. Connecting the needy with the suppliers where possible	4/25/2019 4:06 PM
171	Keep people housed who are already housed!!!! Stop focusing on DEVELOPMENT of new barely affordable options for rent or sale.	4/25/2019 4:03 PM
172	Upzone areas to reflect OCP density targets. That will reduce obstacles to infill development, allowing more parcels with single-family houses to be replaced by townhouses, multiplexes and low-rise apartment buildings. Encourage property owners to consolidate lots to create larger parcels suitable for multifamily housing. Map larger parcels (more than 10,000 square feet) suitable for infill development, and maintain a database of their market availability and price. A shortage of such parcels should be considered a barrier to affordable infill which can be addressed by area-wide upzoning.	4/25/2019 2:53 PM
173	Do not allow re-zonings at all.	4/25/2019 2:27 PM
174	Perhaps implementing some kind of queue jumping system for development proposals for purpose built rental? The longer the development process takes the less affordable units will become, and it very hard to make the finances work for rental without government subsidy, which should primarily be coming from higher levels of government. I am wary of municipalities directly spending too much money on subsidizing the construction of housing, as it is not really their jurisdiction. So, mechanisms to reduce the cost of desirable units, without significant direct financial implications for the city government are desirable.	4/25/2019 1:53 PM
175	Remove bottlenecks in the zoning and permit process. Housing is a provincial issue and would rather provincial tax dollars are used to create subsidies vs local taxes which are limited and should be used to fund other projects.	4/25/2019 1:46 PM
176	Incentivize the creation of all (long-term) rental projects not only the "affordable" type. I suggest there are those who would choose to rent, and can afford market rates, such as retired seniors, if there were good choices available for that. That should reduce price pressure on purchasable properties for young people with/without children.	4/25/2019 1:46 PM
177	Make it AFFORDABLE	4/25/2019 1:26 PM
178	All of the above, AND create a guaranteed living wage so we can actually afford to live in the city.	4/25/2019 1:19 PM
179	No more working groups or surveys, no new city employees, keep it simple: MAKE IT CHEAPER AND EASIER TO DO BUSINESS AND BUILD HERE.	4/25/2019 1:12 PM
180	Do not waive taxes for developers. Instead funnel the taxes that they pay into housing initiatives.	4/25/2019 12:58 PM
181	Finding some way to incentivize other local municipalities to take part in and/or initiate similar action plans	4/25/2019 12:25 PM
182	?	4/25/2019 12:22 PM
183	I would think having a diverse group of individuals working on this would be a great first start. Not all who own homes or are married with kids. I'm a single women, no children but pets and I have different issues than a person with kids.	4/25/2019 12:17 PM
184	Rent is an arm and a leg for minimum wage workers. Understandably, simply enforcing lower rents wont change much, but some kind of financial assistance to young adults or students or those in need will relieve much of the financial burden and stresses.	4/25/2019 11:43 AM
185	Be realistic and stop with this approach well after the fact.	4/25/2019 11:42 AM
186	I like the idea of a homeless outreach team but I think that it should be a VIHA/social worker initiative and not a city one. Perhaps the city can contract VIHA for it? Instead of the city acquiring land it would make more sense to partner with an affordable housing org to have them manage the project. It would be cool to have a community fundraising goal in order to purchase land. Might take a few years but it would build community spirit. If they money was collected by a non-profit for the cause they could give tax receipts which would be a helpful incentive. Also give companies opportunities for sponsorship. Donors and sponsors over a certain amount could be recognized on bricks on the walkway of the project.	4/25/2019 11:24 AM
187	Build a subway	4/25/2019 10:58 AM

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188	We don't need working groups.	4/25/2019 10:31 AM
189	pay attention to your own engagement processes when developing a municipal standards bylaw, and include health related infractions in the bylaw	4/25/2019 9:48 AM
190	Perhaps grant tax deductions to homeowners that are renting out to tenants, such as low/minimal property tax, so high property taxes wouldn't screw over both homeowners and renters?	4/25/2019 9:12 AM
191	Make it easier, faster, and cheaper to obtain permits for building secondary suites	4/25/2019 9:12 AM
192	More pressure needs to be placed on the Provincial and Federal governments to ensure our housing market is not used for money laundering and AirBNBs do not absorb the rental market.	4/25/2019 8:58 AM
193	Pre-zone areas that are identified for higher density based on the OCP and once Local Area Plans are updated.	4/25/2019 8:32 AM
194	Look at places that have "solved" or come close to solving their housing issues and actually learn from them.	4/25/2019 8:02 AM
195	find the existing support systems FIRST and ask them what you can do (or STOP doing) so they would be more effective. explore the role of coordinator (not tactical outreach for goodness sake) among these systems. reach out to and develop the helpful relationships with the Province. and so on	4/25/2019 6:56 AM
196	Increase public transportation to enable people to live in bedroom communities and still work in Victoria.	4/25/2019 6:54 AM
197	This survey is a joke, its designed to give you the answers you want and you really aren't looking for meaningful answers	4/25/2019 6:33 AM
198	Enough with the working groups, surveys and polling. Enough inaction - actually do something instead of grandstanding on the issue. You've been fence sitting for years. It's time to make some changes.	4/25/2019 6:13 AM
199	The City needs to find safe and effective ways to house the homeless with appropriate oversight and support. The current model of building low barrier housing and letting it run amok and affect neighbourhoods is not working. Additionally, I work for the Health Authority. Daily I see under - housed individuals enter and reenter the system, and stay in the system longer, with their admission and use of resources directly or indirectly related to their housing needs. It's contributing to crippling an already overburdened system.	4/25/2019 6:09 AM
200	Too much process already so take less actions	4/25/2019 5:53 AM
201	Na	4/25/2019 3:57 AM
202	Fee waivers and tax deductions? Does this actually work? I look at Vancouvers rental 100 project, and the fact that developers are getting subsidized to build 'affordable' housing where one beds start at nearly \$2000, and I see poor execution. Especially since they are still for profit projects, and very often the unit is only 'affordable' for the first tenant, and that does not keep for the next one. If this kind of strategy is applied, then rules binding the agreements need to make sense. It cannot be easy for the rents to be raised just because someone moves out, and they should start at actual affordable levels. If the city wants to make good decisions, the city will need data. There should be people dedicated to researching the causes of the housing crisis and using that data to make decisions. They need to know what has worked or not worked in comparable areas. Who owns the housing? Is it largely individuals or is it companies? How much stock has left the long term market, and where has it gone? What is the effect of the different types of regulations on short term rentals in various cities? Are places empty? Do more people live here in their units, rather than rent? How much long term stock went short term, and why? What are the main factors driving up the rent so quickly? Was it a good idea to raise property taxes when rentals are already pricey? If the city wants to subsidize a project, they need to make sure the end result is long term affordable housing, otherwise they are just giving over money a company that benefits a few.	4/25/2019 3:13 AM
203	Provide incentives to current owners to rent out some/all of their spaces. Much is available that is currently wasted due to old regulations and laws.	4/25/2019 2:00 AM
204	Developers do not need incentives to build here. They already know there is demand. There should be help for renters or at least push for more density then the NIMBYs would prefer. A 5 story building is not going to alleviate anything given the rate of demand right now.	4/25/2019 1:07 AM
205	Improve transparency and stop giving contracts to developers who are "friends". Use the internet.	4/25/2019 12:54 AM

Victoria Housing Strategy

206	Exploring amalgamation with Saanich is a good step. We are a tiny city to take on so many issues within Greater Victoria.	4/25/2019 12:52 AM
207	Less funding towards housing, more funding towards sports and recreation facilities.	4/25/2019 12:32 AM
208	Impose a tax on foreign investors who are not using properties, and are using them instead as an investment.	4/25/2019 12:28 AM
209	Discourage discrimination against pet owners.	4/25/2019 12:11 AM
210	The city is massively overstepping already	4/24/2019 11:13 PM
211	Density	4/24/2019 10:23 PM
212	You should be pressing the provincial and federal governments for more affordable housing. This is not a issue the municipal government should be doing	4/24/2019 10:15 PM
213	More affordable suites for young people! Students and people just starting their careers shouldn't be forced into multiple roommate situations, we need to be building suites that individuals can live in and still be saving money! The low income housing is based off individuals who are often times working multiple jobs! \$1400 for a 1bedroom is going to kill the younger generations!	4/24/2019 10:12 PM
214	Access to information, regular updates and assistance/support as needed especially for newcomers.	4/24/2019 10:11 PM
215	housing is supply and demand . If you make housing cheaper, more people move here. More people then need housing. Then housing goes up.	4/24/2019 10:04 PM
216	Although I hesitantly support the outreach team in spirit, I think that it may be pointless and in fact potentially harmful when there are essentially zero realistic housing options, and it risks being an exercise in frustration for all. There are plenty of outreach teams in Victoria-the problem is not outreach, it is that the services and resources do not actually exist. Build more low barrier housing. Provide anti-oppressive mental health and addictions support. Then do outreach.	4/24/2019 10:02 PM
217	Continue to reduce red tape and costs associated with laneway and garden suite housing. Make it a more affordable option for landowners	4/24/2019 9:26 PM
218	Less condos	4/24/2019 9:17 PM
219	Remove red tape and delays.	4/24/2019 9:10 PM
220	Have tenant support. Right now folks are getting strong armed by owners and have nowhere to turn for help other than Facebook community housing networks.	4/24/2019 8:41 PM
221	- Better support to asserative community outreach teams (ACT) at VIHA to help facilitate the healing of mental heath issues. The problem as I understand it is that more homeless people are arriving from other provinces than we could easily house - help reduce the concentration of homelessness in one area such as Pandora by spreading the services throughout the city - provide housing to homeless recovering from substance abuse issues in quieter less stimulating locations - have a better clearly defined meaning for affordable housing - proof of living in bc for 6 months min prior to housing being provided - access to therapy, addiction treatment, and working programs to help low income people get stable - guaranteed income program	4/24/2019 8:36 PM
222	Once provided a living wadge the rents went up so 15\$ an hr is no longer a living wadge as more than 50% of the income is spent on houseing and the rest on trying to exist now the food is so expensive cause its trucked to our island. It continues to go up and up. A roof or limit should be placed on cost of houseing. Eg. A batchlers should never be over 1000 a month with out utility. A human can survive that. A 1 bdr no more than 1300 and a 2 br no more than 1800 no utilities. Affordable. Or less refugees using up all the affordable houseing ment for the rest of us who have been born and raised here. If you all get off my island houseing would not be an issue.	4/24/2019 8:23 PM
223	Do not know?	4/24/2019 8:21 PM
224	Rent control.	4/24/2019 7:54 PM
225	Regulate Airbnb. Allow more suites in homes. Allow more carriage house dwellings and in-law suites. If this is to stay a tourist town, and you want 'locals' to work it, there has to be a decent and affordable place for us to be able to not just live, but call home.	4/24/2019 7:40 PM
226	stop making councils and teams and focus on tangible solutions such as tiny homes and urban density projects	4/24/2019 7:34 PM
227	create citizen's assemblies to address the housing crisis and poverty	4/24/2019 7:18 PM

Victoria Housing Strategy

228	Referendums before major building initiatives, sharing costs of infrastructure with other municipalities (bridge, bike lanes)	4/24/2019 6:31 PM
229	More talking with renters.	4/24/2019 6:27 PM
230	Simply cut regulations.	4/24/2019 5:02 PM
231	Ask the question: Who are we building homes for in this city? What units are being built that are affordable, and for whom in this city? By whose standards are homes sustainable in Victoria?	4/24/2019 4:55 PM
232	Privatize everything.	4/24/2019 4:35 PM
233	Faster approvals for businesses associated with developments.	4/24/2019 4:15 PM
234	Every housing unit should have registered occupants that are citizens of Victoria. Every occupant should have only one primary residence. If units are not occupied, levy a vacancy tax. If units are short-term rentals, levy a hotel tax. If units are long-term rentals, levy a speculation tax. Subsidize renting with a rebate from the vacancy tax. Develop public spaces (attractive to tourists and residents alike) using the hotel tax--such as converting the waterfront parking lots along the harbour to public spaces). Subsize renting by providing a rebate to renters using the speculation tax. Investors/speculators should focus their capital on value-creating enterprises (not speculative ones).	4/24/2019 3:44 PM
235	New affordable housing takes years to build, we need solutions now! Why isnt there a cap on how much you can charge? And if the rental suite has extra amenities you can charge more based on each? For example: Base rate \$300 per room. This includes water, heat, that theres a kitchen. Washer n dryer in suite dont have to pay for: can charge extra \$50. Allows pets: extra \$75. Nice view: extra \$50. Has alot of storage space: \$25 Doesnt have mold: \$25 You get the picture...	4/24/2019 3:42 PM
236	Development of areas outside of the downtown core	4/24/2019 3:31 PM
237	Again, we MUST concretely set out that "affordable" housing should be actually affordable to low-income Victorians such as folks on provincial disability benefits.	4/24/2019 3:13 PM
238	Co-op housing	4/24/2019 3:12 PM
239	If a working group is struck, I hope that it is a very inclusive group and includes poverty reduction advocates.	4/24/2019 2:55 PM
240	Stop its fixation on preventing short term rentals.	4/24/2019 2:36 PM
241	we don't need more outreach teams to look for housing, we need MORE AFFORDABLE HOUSING, i earn \$2800 a year and i can't afford to live here	4/24/2019 2:35 PM
242	None	4/24/2019 2:34 PM
243	Work with developers to require a below market amenity of social housing of 1,2, and 3 bedroom suites that is allocated against every \$1 million they stand to gain in profit for one of their developments. This could be a percentage of profit that is collected and which then funds social housing, OR it could be units built by the developer on other land (maybe land which is in a less desirable location from a sales perspective) which is restricted to rental housing of both market and low income. Like a density swap - approval for luxury development comes at the price of building family housing at another location or contributing the equivalent \$\$ to a fund managed by the city to purchase, build and provide rental housing.	4/24/2019 2:14 PM
244	Reduce the number of zones and eliminate "single family home" as a zoning designation.	4/24/2019 2:12 PM
245	1) Create bylaws to eliminate or limit the number of short term rentals ie. AirBnB units that are taking away from the rental market. 2) Create legislation that requires landlords to acquire a business license. Create an accountability for landlords to maintain properties and respond to tenant concerns. Failure to acquire a business license should have penalties attached. 3) Invest in tiny home building and zoning to create affordable and obtainable (rent to own) homes that will allow working people the chance to own their own homes and remove themselves from the rental market- AND REMEMBER TINY HOMES ARE NOT A BANDAGE FOR HOMELESSNESS.	4/24/2019 2:07 PM
246	Reduce the cost of building and renovating by removing red tape from the process	4/24/2019 1:24 PM
247	Perhaps there could be more thorough local survey/census to assess what the genuine needs of the community are? Looking at factors like employment status, income, household composition, health/accessibility concerns, type/location desired for housing, etc. Also, if we are going to move towards having all vehicles be electric within the next 30 years, adding more charging stations, and setting things up so that it's easy to add more/retro-fit this later would be prudent.	4/24/2019 1:17 PM

Victoria Housing Strategy

248	No more handouts from the city!	4/24/2019 1:09 PM
249	Stop wasting money on bike lanes and bus stops. Fix potholes and take care of homeless hoisong	4/24/2019 1:02 PM
250	Just a note there are already plenty of housing outreach workers in this city. What's needed most is affordable, inclusive housing and better access to other services such as health care, cleaning/counselling for hoarding issues, rent subsidies, etc.	4/24/2019 12:55 PM
251	Most has been stated. To find homes for the homeless, which the population is starting to rise! And make housing more affordable, and more green!!! Solar heating, etc.	4/24/2019 12:41 PM
252	Better transit (later, more frequent) to make non-downtown housing more viable for workers. Supporting more character neighbourhoods and small business to make the outer limits more attractive to live in.	4/24/2019 12:38 PM
253	Be analytically honest. For instance, how many in full time employment or retirement (plus family) are homeless? Presumably not many, as it would seem difficult to hold down a job if you have no living accommodation. For the homeless who do not have a job, test any proposed housing initiative with the criteria of its specific potential to be associated with additional, relevant employment.	4/24/2019 12:35 PM
254	Fine developers if they do not fupill the communities needs.	4/24/2019 12:08 PM
255	As above	4/24/2019 11:47 AM
256	If the city is serious about doing something about housing affordability, why don't you lower my property taxes? Stop building bike lanes and wasting my tax dollars. DO WHAT YOU'RE SUPPOSED TO DO: PAY THE POLICE, SWEEP THE STREETS, AND COLLECT THE TRASH.	4/24/2019 11:46 AM
257	Make less obvious marxist questionnaires	4/24/2019 11:40 AM
258	allow secondary and tertiary suites in all existing houses!	4/24/2019 11:25 AM
259	I wanted to speak to the city led outreach team option. It does sound like a good idea, however as someone who works with homeless individuals, creting more city led outreach initiatives are frankly not very effective if we aren't providing actual options for those outreach teams to suggest, refer, and lean on. Every housing support agency in this city is scrambling and grasping at scraps, which are decreasing every year. If you create an outreach team without anything new to offer you're just building false hope. Also in terms of options I can see the team suggesting, this city has a CRITICAL need to review and improve existing housing options for our homeless community members. Some places are good but others (like a certain facility that is refurbished jail cells, or rock bag landing) are absolutely disgusting, poorly maintained, have staff who are abusive hostile or apathetic to their clients, and in general beyond unacceptable standards of living that many homeless women I've worked with have explicitly said they'd rather be homeless than live there as moving into these places is seen as "giving up"	4/24/2019 10:32 AM
260	The Victoria planning department has the reputation of being obstructive, illogical, slow and generally frustrating reasonable development. Fix it.	4/24/2019 10:10 AM
261	Honestly, the city should really free up land and reduce regulations and costs to development. Simply create zoning that specifies the specific development of certain housing stock and then get out of the way.	4/24/2019 9:28 AM
262	Having a sizable fee imposed on landlords that raise rents more than say 5% a year or who are renovating and need to evict the tenants. This fee could be based on the size of the unit and number of tenants. Basically, the landlord who is pushing out a tenant would pay for their move at least.	4/24/2019 9:26 AM
263	Looking at current rent prices on apartments, see if they're fair to both tenant and landlord	4/24/2019 9:16 AM
264	Limiting the amount a landlord can charge for rent	4/24/2019 8:19 AM
265	i Don't think this current council and planning department is capable of making any "improvements". I expect some "affordable" housing will be built but really isn't affordable and the developer buddies of Mayor will hugely profit.	4/24/2019 8:15 AM
266	Talk to people who work with homeless and at risk people. They usually research housing solutions aggressively. Their voice is important	4/24/2019 8:12 AM
267	Restrict rental prices for properties that are not luxury rentals.	4/24/2019 7:56 AM

Victoria Housing Strategy

268	A clear definition of "affordability" must first be established - up to 1/3 of an individuals income is considered standard, so "affordability" must encompass folks on the lowest incomes; disability, minimum wage, students, ect	4/24/2019 7:53 AM
269	Have a referendum as to whether the residents of this city even want more density or is it just the developers.	4/24/2019 7:49 AM
270	Stop doing anything further and go back to processes that involve less bureaucracy. Look at Langford as far as a streamlined process.	4/24/2019 7:25 AM
271	Dont know	4/24/2019 7:22 AM
272	Streamline things so new projects can get out of the ground sooner	4/24/2019 7:16 AM
273	Create a staff to maintain the follow up procedures.	4/24/2019 5:07 AM
274	Elect a mayor who is interested in this topic.	4/24/2019 4:15 AM
275	Good suggestions	4/24/2019 1:34 AM
276	A survey of citizens to find out not just the tent city people, but the car dwellers, couch surfers, and other people without a home of their own to get a proper estimate of the real number of people needing housing and to ensure they are close to services and medical facilities they might need.	4/24/2019 12:25 AM
277	Housing for seniors Housing for working single parents	4/23/2019 11:19 PM
278	Pressure the federal and provincial governments to eliminate foreign ownership of Canadian housing stock. Housing is for our citizens to live in, not for investment purposes. The consumer price index is a sham and that is another reason many Canadian citizens cannot afford housing in Canada. When the CPI averages 2% a year and housing increases in price 6-8% each year, this results in many Canadians unable to afford housing. I am not in favour of using tax dollars to increase housing stock. Ultimately it results in unaffordable housing for others.	4/23/2019 10:47 PM
279	Support homeowners.	4/23/2019 10:14 PM
280	Raise property taxes so that the city has more resources to tackle these problems.	4/23/2019 10:06 PM
281	The yearly tax increases will make us all homeless; protect those who are having a hard time keeping their house!	4/23/2019 9:59 PM
282	don't know enough about the processes to comment but we need more frontline people helping people out	4/23/2019 9:59 PM
283	Seek solutions from other jurisdictions that have had success. European countries seem to be more on top of the issue.	4/23/2019 9:57 PM
284	create a unified advertisement and availability hub where all property owners can and should post their properties and renters can more easily determine what is available and connect with potential landlords	4/23/2019 9:55 PM
285	Policies which require accessibility of the building and of a certain number of suites.	4/23/2019 9:45 PM
286	1. stay flexible - use an array of options to create affordable housing. 2. develop the courage to stand up to neighbourhoods that don't want to see any more density. 3. buy land - see my repetitive comment above: have developers pay a fee to develop high end housing that goes into a housing fund to buy land	4/23/2019 9:25 PM
287	Those who struggle with homelessness need to be integrated into the broader community in an inclusive and supported way. I worry about the long-term effectiveness of putting a bunch of currently homeless individuals in a housing situation together, but still segregated from the community. Inclusion is important here.	4/23/2019 9:25 PM
288	Consider all citizens, not because we work hard that we should be taken advantage of.	4/23/2019 9:13 PM
289	Developments within the OCP shouldn't need public hearing, or even a council vote. Trust your staff, if it's within the OCP just issue a permit.	4/23/2019 8:26 PM
290	focus on the housing crisis and stop worrying about Christmas decor and bike lanes. Making sure people can afford to live is the most important thing. With all of the changes happening to the downtown core these people who live in the city will be the ones who will allow local businesses to grow. People who live outside of the city avoid downtown so for the economy it is important to have people who can afford to live.	4/23/2019 8:25 PM
291	Address the influx of foreign buyers.	4/23/2019 8:15 PM

Victoria Housing Strategy

292	Stop talking and get more done..	4/23/2019 8:11 PM
293	Streamline the process with timelines that are adhered to. Hire more people to expedite the process. Don't allow groups or individuals to delay projects with oppositions for frivolous reasons for example they don't like an aspect of the design or in their humble opinion, the design isn't in keeping with the character of the neighbourhood. Every delay to the developers adds costs and guess who pays for those costs. It won't be the developers or the opposers. The costs will be passed on to the end users that is, the renters or owners and this defeats the purpose of an affordable housing initiative.	4/23/2019 7:36 PM
294	I've said it above - reduce time, cost, red tape to get a permit	4/23/2019 7:20 PM
295	Stop taking bribes from developers that build nothing but luxury condos	4/23/2019 6:57 PM
296	Ask the Province what are the major causes of tenant complaints in Victoria (Residential Tenancy Branch)	4/23/2019 6:52 PM
297	affordable housing calculations for single income individuals - which is NOT half of a two income household!	4/23/2019 6:40 PM
298	Permit process painful.	4/23/2019 6:17 PM
299	Create more affordable housing for people on pwd or assistance, single parents. No one can rent a bachelor in Victoria when their income is \$1140 per month (max pwd rate for single individual). It is unethical. If Victoria does not create solutions to meet the demand, we are looking at a crisis that will impact our lives in ways we have never experienced in Canada before: real entrenched and persistent poverty.	4/23/2019 5:59 PM
300	Be more transparent.	4/23/2019 5:54 PM
301	The biggest one would be building more public housing	4/23/2019 5:46 PM
302	This is not easy but don't give up - keep consulting - look at statistics regarding where the need is - encourage homeowners to be part of the solution	4/23/2019 5:36 PM
303	I definitely don't think you should be doing city led outreach for homeless individuals- fund the community agencies that are already doing this work! Don't double up on services- taking dollars away from existing services and making them less effective.	4/23/2019 4:39 PM
304	Drug and alcohol treatment programs need to be a priority when dealing with homelessness along with mental health issues.	4/23/2019 4:25 PM
305	Research the market customer more, who is looking to purchase and rent, who had the hardest time finding something, encouraging development for these customers as opposed to what is cheapest and desires by the developers.	4/23/2019 4:20 PM
306	Less red tape. Faster processes for obtaining permits, etc. Encourage developers to build quality rental units rather than requiring them to make a certain per cent age available for low income families. This would free up some of the less expensive rentals and not infringe on the rights of the property owners.	4/23/2019 3:34 PM
307	Look into other programs like leasing a room in a home to seniors needing some minor care. Build complexes for seniors and students who can support each other. Prohibit foreign purchase of homes and complexes. Support more construction companies locally. Too much of our construction/repair crews come from the mainland, which increases the costs of the work. Hire land train locally. Invest in trade schools that will train laborers.	4/23/2019 3:24 PM
308	rental caps	4/23/2019 3:03 PM
309	Let's focus on affordable housing instead of housing for the well-to-do for a period of time.	4/23/2019 3:00 PM
310	Embrace the development community to build faster and better.	4/23/2019 2:55 PM
311	Look at housing as a regional issue; collaborate, co-operate.	4/23/2019 2:46 PM
312	Get behind developers to build more affordable housing	4/23/2019 2:37 PM
313	Utilize neighbourhood associations to communicate the state of housing affordability/diversity in the community to residents.	4/23/2019 2:33 PM

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314	What is even deemed "affordable housing"? My rent is \$1240/month and I make \$2200/month if I'm lucky. I am a single person who should not be forced into shitty housing, nor forced into having roommate(s). If I choose to live alone, am I not entitled to the same respect and dignity as a family? Or as a couple? Or as two people co-habiting?	4/23/2019 2:28 PM
315	More supply less cost. Simple	4/23/2019 2:01 PM
316	Create a working group on housing stakeholders who meet on a regular basis.	4/23/2019 1:40 PM
317	Support research on housing solutions by university researchers to provide the information needed to make evidence-based decisions	4/23/2019 1:29 PM
318	Get rid of Strata. Strata should not own/control houses. Maybe condos, but not houses.	4/23/2019 12:57 PM
319	There is no housing for homeless individuals. Creating a city led outreach team will do nothing unless there is housing. We already have outreach teams who work on housing our homeless population but we cannot find them housing because there is none.	4/23/2019 9:02 AM
320	get the housing industry to really reveal their costs to build a project versus selling price is it reasonable to build for \$300 per square foot and sell for \$1200 plus?	4/23/2019 6:13 AM
321	Be more collaborative with the building industry to come up with solutions together, rather than simply dictating restrictive terms and somehow expecting builders/financers/investors will want to invest resources and capital in this region. Be results oriented... if policy changes/proposals are clearly having the opposite effect on housing stock and affordability, then be willing to revisit them.	4/21/2019 10:49 AM
322	Bc tax credit for renters in bigger cities and their suburbs. Based on postal code higher for those living alone. Not the pathetic \$50/year promised and not delivered.	4/21/2019 10:25 AM
323	Rent control for low income housing to ensure it stays low income	4/20/2019 11:30 PM
324	Less expensive condos.	4/20/2019 5:57 PM
325	Council needs to create a clear simple policy and stick to it. This will stabilize land values as any relaxation of the current rules simply inflates the value of land. There is sufficient capacity within the current system to create adequate supply. Now that the boom seems to be rapidly subsiding the affordability issue will solve itself before anything the politicians can take credit for.	4/20/2019 11:45 AM
326	Thank you for reading!	4/19/2019 9:52 PM
327	Allow tiny houses on vacant city owned lots	4/19/2019 9:14 PM
328	Talk with other municipalities and come up with a regional plan!	4/19/2019 8:07 PM
329	instead of subsidizing landlords, use any financial incentives to create more co-op, land trust, public housing projects. working group to address discrimination by landlords	4/19/2019 7:58 PM
330	make developing affordable housing (\$1000/month max for 1-bedroom) a priority	4/19/2019 7:11 PM
331	clearly define affordable housing- what does this mean to the city? affordable because you have 3 roommates or affordable because you work full-time at minimum wage but still have the dignity of affording your own space? ie a 1 bedrm apt	4/19/2019 3:35 PM
332	Again, no more townhouses.	4/19/2019 2:46 PM
333	Implement a mutual-gains approach to address (city-developer-community) issues faced by large-scale rental/strata projects. The complexity of these projects requires a more focused approach, one focused on interests and relationships, than currently exists.	4/19/2019 11:55 AM
334	improve communication with renters, as their concerns are not heard as easily as those from homeowners	4/19/2019 9:58 AM
335	Stated previously.	4/19/2019 9:39 AM
336	See comments in #9	4/19/2019 9:29 AM
337	Stop worrying so much about 'heritage.'	4/19/2019 8:11 AM
338	Remove the city created barriers so that projects can get built for less which can be passed on to renters.	4/18/2019 6:12 PM
339	Free fee to find zone approvals	4/18/2019 4:54 PM
340	Allowing for Tiny Homes as the market is so expensive. Also, initiate a rent-to-own initiative for tiny housing.	4/18/2019 3:25 PM

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341	go fuck yourself	4/18/2019 2:07 PM
342	Give more funding to NGO's in Victoria that are already established in assisting residents with housing issues....	4/18/2019 1:50 PM
343	Mexico has an organization named INFONAVIT, they create affordable houses for low income, they build and build houses or apartments, develop complete neighborhoods and they are subsidized and also the individuals can pay their mortgage directly through their PAYCHEQUE , monthly payments are according to monthly salaries. WE NEED THIS! This is a first world country with third world salaries and first world expenses like housing. Rents should also be cap as landlords are very picky, discriminatory and they charge 1300 for places that are worth 600 dollars, crappy crappy smelly small crowded spaces. Bachelor suites should all be under 800 dollars per month and one bedroom under 1000 at the most to make it affordable. Also stop the buying of animals, we love animals but NO ONE accepts you with ONE at any place.... please HELP!	4/18/2019 1:38 PM
344	Provide better service to businesses and agencies that have a track record of providing quality housing.	4/18/2019 1:23 PM
345	City led outreach team working with ngos like Our Place, local Churches, with funds for treatment programs, health care, and lobbying for increase in disability pensions	4/18/2019 1:18 PM
346	Work with the CRD to develop housing needs assessments that reflect both municipal and regional housing needs and present data that can help drive innovation and change at the community level in terms of increasing density and supply and bringing down costs.	4/18/2019 12:31 PM
347	Consider what other large cities in other provinces and countries have done that are proven to work and adopt those ideas.	4/18/2019 11:56 AM
348	Realise that people working 50 hours a week in well-paying jobs can't afford to live here. So people who work 50 hour weeks in minimum wage jobs or people on income assistance definitely can't afford to live here. The housing crisis here is driving workers out and badly affecting businesses.	4/18/2019 11:52 AM
349	Chronic homeless to maintain the housing they have the RTA need to change to transition RTA to help them be responsible for the action with the housing agency able to give consequences right away.	4/18/2019 10:44 AM
350	Homeless need to go through lifeskills, physical health, and mental health assessment process, prior to being placed in a unit where the only control and governance is the RTA.	4/18/2019 10:43 AM
351	Remove all power and ignore recommendations from residents associations, which are not democratic and represent only home owners.	4/18/2019 10:33 AM
352	Affordable housing is not all about affordable rental housing. The cost of home ownership also needs to be considered.	4/18/2019 9:58 AM
353	Any outreach team should be led by folks who have a lived experience of homelessness and supported by the City - don't make assumptions about what you think the homeless population needs, instead meet them where they are at and give them an advocate they can trust.	4/18/2019 9:44 AM
354	have support for those who are trying to support homeless clients or hard to house clients	4/18/2019 9:39 AM
355	Less condos and apartments for sale and more for rent.	4/18/2019 9:28 AM
356	Expedite applications from affordable housing developers and non-profit developers.	4/18/2019 9:18 AM
357	do not rezone industrial land to housing	4/18/2019 9:16 AM
358	These are pretty good options. I'd like the city to get AGGRESSIVE in it's approach. Set a concrete goal that everyone who wants one will have a place to live and the supports they need to stay in a home by 2022 or something similar. A well-paid outreach team is a great idea.	4/18/2019 8:59 AM
359	Reduce the power of the engineering department to dictate road width and urban design. Leave this to other designers who think more about people and less about cars.	4/18/2019 8:40 AM
360	Start a housing rental database that will serve as a seek and screen service between property owners and renters. This database can also house and track valuable housing needs data that will remain current and improve as the service usership increases.	4/18/2019 8:30 AM
361	Council is giving ridiculous direction to staff. This must be very frustrating for professional staff. It slows down and kills momentum	4/18/2019 8:14 AM
362	help individuals to build their houses by giving them low interest loans, and encourage them to build rental suites	4/18/2019 12:01 AM

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363	Aligning the process with neighbouring municipalities so that development could be streamlined by certainty across jurisdictions of timelines and requirements.	4/17/2019 11:31 PM
364	Mentioned.	4/17/2019 10:10 PM
365	Try to get realtors to understand and explain that every new group of residents, including those now occupying large houses in large lots, have impacted those who were here previously, as have changes such as paved roads, electrification etc.	4/17/2019 9:34 PM
366	A way to hold politicians accountable for the extra cost their delays add to housing	4/17/2019 9:22 PM
367	The City needs to improve consultation with the poor, disabled, and elderly. Council meetings and consultation processes have been overrun by the interests of developers and landowners.	4/17/2019 9:09 PM
368	Hire planners who care about the future, about candor and about open dialogue with the volunteers who are the grass roots ambassadors on committees throughout the city.	4/17/2019 9:08 PM
369	STOP TALKING ABOUT THIS AND DO SOMETHING...GIVE THE BUILDERS TOOLS and INCENTIVES TO BUILD HOMES	4/17/2019 8:57 PM
370	Simplify zoning so that the cat majority of projects can be built by right. The current system is overly complex which adds significant costs that are then passed on to consumers.	4/17/2019 7:53 PM
371	Improve the CALUC process with term limits for volunteers. Improve the time it takes to get comments on applications	4/17/2019 7:30 PM
372	Ensure that mixed communities are created by requiring a variety of housing types, sizes and price points in a given area.	4/17/2019 7:18 PM
373	provide clear incentives , appreciate that housing construction costs are only going to increase . Affordable housing is no longer possible to build .	4/17/2019 6:13 PM
374	Remove incentives that lead to exploiters of inflated land costs by causing land and homes to be considered as assets instead of human and civil rights.	4/17/2019 6:04 PM
375	Get rid of the moron mayor	4/17/2019 6:03 PM
376	Some way to reduce timelines and uncertainty in the development process.	4/17/2019 6:01 PM
377	If the development process was faster than homes would be less expensive. If I want to build a apartment I have to buy the land and immediately start paying a mortgage with interest. Typically construction/development mortgages are 8% or more. Apartment property is expensive, typically over a million dollars. So each month the proposal slowly moves along in the development process it costs almost \$7000 in interest. If it takes 24 months to get a proposal approved and built, it really adds up. Those costs are passed down directly to the end user. These are real costs that are avoidable, and City Hall has the power to change that without having to incentivize or punish anyone.	4/17/2019 5:42 PM
378	Get involved with other organizations that Work with disability people Seniors ect Like community living bc	4/17/2019 5:20 PM

Q11 Do you have any additional comments you would like to add about the proposed housing actions?

Answered: 357 Skipped: 1,457

#	RESPONSES	DATE
1	Return unceded land, prioritize indigenous consultation in all developments in the region, and allocate all public / unused land to housing the homeless in the short term and providing the public with affordable public housing in the long term	5/3/2019 11:40 PM
2	Air BnB, and foreign buyers of investment properties where they are not the resident have both turned real estate into a business, and have led to a housing crisis for citizens.	5/3/2019 10:32 PM
3	Yes. Landlord BC will whine, but landlords are doing just fine. Costs have gone up not one dime, but many landlords have taken every opportunity to jack rents. In a food shortage, would it be ethical to hoard food, and blame "the market" for the windfall? Of course not. Hoarding food in a time of food shortages is unethical, even evil. Hoarding rental housing in a time of housing shortages, and with no cost-related basis for rental increases, is all wrong. Ignore the pleas of the ownership class, they are doing just fine, and have been doing just fine for a long time. Hear the pleas of the increasingly permanent underclass, and those suffering homelessness. They need your help.	5/3/2019 9:58 PM
4	Get moving. Be creative.	5/3/2019 8:04 PM
5	Yes, stop studying the problem to death. Action is needed Now.	5/3/2019 5:51 PM
6	use the land next to view towers.... build affordable housing there, maybe nicer looking than view tower 1 if possible.	5/3/2019 5:49 PM
7	Not much action?! Incentives never work. You cant build actual social housing. At least help educate renters about their rights including rights around the gross police state.	5/3/2019 5:28 PM
8	They need work, although things are improving and I am happy to see that more rentals are being built they need to be affordable. 650sq.Ft. for 1800\$ is not ok. My husband and I are employed full time making what should be comfortable money all the same we find it challenging to save any money - even with generally modest spending most of which is on groceries - but we often find ourselves fairly close to the wire when it comes to rent time. We are lucky to have family to support us from time to time if necessary. We have some relatively minor debt, this impacts our ability to find a place to live in a scenario where we are already limited due to having a cat (good thing its not a dog).	5/3/2019 5:22 PM
9	It is essential that we end up with many more rental suites for a variety of different people's needs. We need low-income rentals especially!	5/3/2019 5:18 PM
10	We need much more opportunities like this survey to have our voices heard. Many feel powerless in this city, especially LGBTQ+, POC, young & low-income renters	5/3/2019 4:58 PM
11	I own two adjacent residential lots in a development permit area and have tried for 3 years without success to get support from the Province or the City to build affordable townhouses or coop housing using modular housing. Government support seems aimed at assisting professional developers, not individual property owners.	5/3/2019 4:52 PM
12	if we work together as a community we can solve our housing crisis	5/3/2019 4:51 PM
13	it's very development heavy and has very little that supports existing tenants who have homes but need improvements	5/3/2019 4:40 PM
14	Please act on what people want when you proceed with the strategy.	5/3/2019 4:39 PM
15	For all underserved populations, i.e. housing insecure, low income, those experiencing mental illness, indigenous peoples, seniors, youth transitioning out of care... etc. don't look to make something new. Ask them who is supporting them to find and keep housing, identify the community-based support systems that are currently doing good work, and fund those support systems.	5/3/2019 4:09 PM
16	Wages need to increase to stay pace with inflation and the cost of living in Victoria	5/3/2019 4:05 PM

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17	Keep up the good work in helping Victoria thrive in housing crisis	5/3/2019 1:03 PM
18	reduce demand by discouraging non-resident speculators & investors	5/3/2019 11:37 AM
19	Help the middle class.	5/3/2019 9:45 AM
20	Shelter beds for marginalized individuals are sorely lacking in this city and region. We are one of the only regions who force the homeless to live outdoors due to lack of shelter space. Shelter beds need to be increased by a minimum of 500% and need barriers to be lowered.	5/3/2019 9:04 AM
21	Giving incentives to developers does not seem to be working as their definition of "affordable" is not.	5/3/2019 8:52 AM
22	Many landlords are charging very high rents for housed and suites that were paid for years ago. Even after their costs are covered, these landlords continue to raise the rents making money off the back of the tenants. Isn't there a way to stop this gouging? Perhaps not allowing yearly rental increases might be one way. this is probably impossible to enforce of course.	5/3/2019 8:28 AM
23	The city does not need any more studio condos.	5/2/2019 11:53 PM
24	. stop giving so much to large developers! (the fact you gave a 10yr tax break to the Customs Bldg renovation whereby only part of the facade remains is sickening. Close such loopholes! . Victoria Housing Corp idea has merit and should be explored.	5/2/2019 9:53 PM
25	I'd like to stay informed: Personal info	5/2/2019 8:13 PM
26	I genuinely think the entire housing bubble was related to the money laundering that's been going on. Now that times are changing and the market is changing, I'm not sure so much need be done for people who are already securely housed. At market peak, though, it was very hairy. Perhaps consider some kind of housing-price-triggered set of actions to protect renters?	5/2/2019 7:33 PM
27	Landlords of basement and garden suites can often be the most difficult to deal with in terms of needed repairs or adverse living conditions. Any initiative that leans towards increased suites has the potential for more Landlords that don't understand their legal obligations, put tenants in difficult situations of having to decide whether to move or try and pay for repairs themselves.	5/2/2019 7:06 PM
28	Get tough on developers, if you made it a temporary law that for the next 10 yrs (across the country) that 1 floor of each development must be rented for one third income . After 10 years see what the housing situation is and if Ok then the tenets can move and then the unit can be sold.	5/2/2019 6:39 PM
29	More grants to builders and renters of affordable rental housing.	5/2/2019 4:06 PM
30	Everyone deserves a place to sleep that is safe. The list of people on waiting lists is outrageous. They should at least have a cubical to sleep in, and washroom facilities available while they wait.	5/2/2019 2:41 PM
31	Get out of people's way and the market will fix the problem, look at Langford. Unless of course you prefer to keep the problems simmering along for political and bureaucratic employment advantage. Too bad you helped the road lobby screw us out of downtown rail link; so much for your "ecology". And where's the forensic audit of that 3rd world farce Madam Mayoress?	5/2/2019 11:41 AM
32	Do not duplicate services provided by other levels of government - e.g. Residential Tenancy Branch, BC Housing; or providers of affordable and supported housing (e.g. outreach services); consider providing rent supplements to support tenants who cannot meet even affordable levels	5/2/2019 11:31 AM
33	New builds need to be quicker and easier to build, but there are also plenty of sustainable ways to make buildings greener to run, reducing our carbon footprint. If every new building could pay a tax towards offsetting affordable housing costs, this could also generate additional revenue for additional builds, especially if every new housing project had to include a mandatory percentage of affordable housing units, at realistic costs for lower paid citizens.	5/2/2019 11:15 AM
34	It's a bit of a laundry list and would benefit from a tighter organization that makes it clear how different policies combine to achieve a clear goal	5/2/2019 10:26 AM
35	Focus on modifying/existing R2 zoning...not all these big 5k-7k sq/ft lots want/need 1 massive duplex (to conform)...allow multi/family-unit infill	5/2/2019 9:30 AM
36	We already have an outreach team dedicated to finding and maintaining housing for homeless individuals - Streets to Homes at Pacifica. This team already struggles to find housing for clients because the stock is so low. This strategy will not work without increasing housing stock.	5/2/2019 9:29 AM

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37	You seem to be missing the objective - which is each human animal needs a given amount of living space, garden space, fresh air, clean water, walkable lives, supportive-coherent communities on a small scale, and that are set up to respond effectively in emergencies. Once a certain area of the earth is "full", then other areas will evolve into healthy communities. Instead - the City seems bent on destruction of healthy existing communities in the name of votes and profit. And quit bashing the existing community for wanting to preserve these basic human needs.	5/2/2019 9:28 AM
38	Thank you. Rental rates in Victoria are extremely high relative to income. I work for the BC Government, and live by myself. My rent (which is below market rates as I am a long-term tenant) is 55% of my take-home income.	5/2/2019 9:28 AM
39	implement rent control	5/2/2019 9:27 AM
40	Build more low income housing. Build more coops. Raise the rates so everyone can afford a place to live.	5/2/2019 9:23 AM
41	I don't see the need to create a city led outreach team to support homeless individuals in finding/remaining housed as those resources already exist within the community. More agencies dedicated to helping people find housing doesn't solve the problem of there not being affordable housing. I would instead suggest increasing funding to those existing resources, which would be more cost effective.	5/2/2019 9:12 AM
42	Stop being greedy ass hats.	5/2/2019 8:40 AM
43	Learn to say no. Don't be duped by the glamour of gentrification. Pretty soon Victoria will be a very hollow place if the community doesn't take a stand.	5/2/2019 8:38 AM
44	THANK YOU. Please consider addressing bylaws that allow stratas to discriminate re: who can buy in their building based on age. It's wrong. It's discrimination against children and families.	5/2/2019 4:54 AM
45	While I value and appreciate the desire for new housing initiatives in the city, I take great issue with the amount of disregard for maintaining the architectural character of our beautiful city. One of the reasons so many have flocked here as tourists, and residents, is for the beauty of the many Arts and Crafts homes lining our city's streets. While I fully agree with the view that we must encourage new housing and increased density, I propose the city encourage these projects (public or private) to align with the idea of building on the heritage aspects of our city, incorporating architectural details that act as an enrichment of the community as a whole. Perhaps offering tax and zoning incentives to incorporate a heritage design would be an easy way to encourage this while avoiding full prevention of independent. I apologize for the lack of other housing suggestions, but I think most people would rather see a beautiful new brick building with a historic design as a public housing project than a metal clad glass monolith with a flat roof.	5/2/2019 1:37 AM
46	Im hoping it actualy happens	5/1/2019 10:43 PM
47	Putting an open-call out for ideas could uncover some great ideas for further investigation.	5/1/2019 10:12 PM
48	reduce parking requirements to reduce cost of building new rental stock, and allow small walk-up buildings.	5/1/2019 10:06 PM
49	If you are exploring solutions that will increase density in existing neighborhoods, please consider the impact to existing residents. For example, the requirement for adding a secondary suite could include ensuring that there is adequate parking on the property, so that we are not creating a negative impact to parking.	5/1/2019 5:06 PM
50	I wish this survey covered affordable housing to purchase, not just rental initiatives.	5/1/2019 5:04 PM
51	Is this effort to campaign for affordable housing a post mayor career opportunities move?	5/1/2019 1:34 PM
52	Approval process for development and permit applications is far too long.	5/1/2019 11:55 AM
53	Be open minded about creating community and have the by laws and building codes amended to help move a sustainable future for locals trying to love and work in Victoria	5/1/2019 10:13 AM
54	More need to be done for homeless	5/1/2019 10:12 AM
55	Please help young, hardworking people stay in Victoria. We are the future of this vibrant community. I work 3 jobs (one of which is being a Realtor), and I save all of my money. I still cannot afford to move out of my parent's home. The cost of rent is unreal, and the cost of purchasing even the smallest condo as a young, single person is unbelievable. Please make it a priority to help young, educated, hardworking people like myself stay in Victoria- the City we are proud to call home.	5/1/2019 10:11 AM

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56	My neighbourhood association, supposedly representing Rockland, consistently opposes increased densification, development, and rental-friendly practices. Their meetings, though formally polite, are antagonistic to the perspectives of renters and are not inclusive. In short, renters residing in Rockland are being misrepresented by the stated aims and actions of this association. I would like planners, advocates, and other city workers who deal with the Rockland neighbourhood association that they do not represent the ideas and goals of myself, my family, or my other friends who rent in this community. Please feel free to read this statement at any public meeting where the Rockland neighbourhood association stands in the way of improved conditions for renters throughout the city, and if city funds subsidize any of its actions, I'd encourage the withdrawal of that fiscal support.	5/1/2019 10:01 AM
57	Cities need to provide service, police, fire, schools, roads, bridges. This city is going to grow and we should have the infrastructure in place before it cost too much. Lease city land to developers. Quick approvals so developers/city can start work before cost escalates. Let the people who take the risk be rewarded.	5/1/2019 9:31 AM
58	better define affordable...which should be based on minimum wage	5/1/2019 9:28 AM
59	No	5/1/2019 9:17 AM
60	This needs to work or move forward with the right people in mind and not pushed aside....	5/1/2019 8:32 AM
61	Please stop overstepping the cities mandate. Declaring a climate, and housing emergencies does not mean that the city of victoria can start taking on responsibilities of provincial or federal government.	5/1/2019 8:32 AM
62	Be leaders, innovators, experiment, listen, open your eyes, be fair and encourage lateral thinking. Don't be so smug as to think you know the answers, and for heaven's sake don't get sucked in by your own beliefs.	5/1/2019 8:19 AM
63	Complex situation with limited land. Trying to balance, transportation, parking, business concerns, small business failures. The glass is full and overflowing and trying to fit more people in a limited area and keep costs down. It is a challenge. Your views on vacation rentals are limited and naive. Choking off the revenue generated from airlines, taxis, car rental, restaurants, shopping, groceries, entertainment, tours and GST you could collect. Trying to make space for one group long term renters while eliminating downtown jobs. Where is the balance?	5/1/2019 8:09 AM
64	Most of these actions will be a cost - not a benefit to current home owners. Where are the considerations for maintaining our quality of life?	5/1/2019 8:08 AM
65	Make dealing with planning an easier process. Very difficult	5/1/2019 7:57 AM
66	The conversation has become quite adversarial. Make an effort to deal with developers in good faith and really decide on what is important when reviewing projects, rather than delaying about looks.	5/1/2019 7:26 AM
67	I believe that the lack of housing that allows pets, both rentals and strata, is a major issue as pets have been proven to help humans in many ways including depression and isolation.	4/30/2019 10:49 PM
68	I would prefer that the City focus on increasing diversity of housing form and on affordability, rather than on increasing supply just for the sake of accommodating more people. We don't need more condos! Also please distribute social housing more equitably between neighbourhoods.	4/30/2019 10:28 PM
69	include and prioritize indigenous needs and perspectives on housing affordability	4/30/2019 9:05 PM
70	Don't allow bachelors to be over \$750, 1 BR \$900, 2 BR \$1100 etc. No one can afford these places with the pay and all the other bills and food. Make it illegal for people to say no pets.	4/30/2019 7:50 PM
71	Enough construction in Harris Green. Been nothing but noise and dust for 5 years now!!	4/30/2019 7:42 PM
72	Fantastic that you're consulting communities on this.	4/30/2019 5:08 PM
73	Review CLBC's Inclusive Housing Task Force Report	4/30/2019 5:00 PM
74	Nothing here about affordable home ownership. Whistler has a home ownership model that keeps properties for local ownership at an affordable level.	4/30/2019 4:10 PM
75	Please remember that density and affordability still needs to be beautiful. Where people live- how it looks, how soundproof it is- really matters. Insist that developers use quality materials and workmanship when designing and building affordable housing. Do not let them get away with the cheapest of the cheap- it breaks the spirit in people.	4/30/2019 3:39 PM
76	Not at this time	4/30/2019 3:26 PM

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77	No	4/30/2019 3:17 PM
78	This is not a forward looking strategy. You think you are being progressive but you are just rationalizing existing structures of power that created the problems in the first place	4/30/2019 3:10 PM
79	This survey seemed skewed to get certain results. It would have been great to have links to get more in-depth information on some topics.	4/30/2019 10:38 AM
80	The fact that we have like 14 mayors in this small a space is backwards and stupid. We need to consolidate the municipalities in to one government. We have too much local government.	4/30/2019 5:22 AM
81	I've been a resident of Victoria since 2007 and while the housing market was tight back then, it's nothing compared to the situation it's in now. We've been in our current rental apartment for 8 years this year and if we are ever renovicted, there is a very real chance we may not be able to stay in this city because what we are paying \$1000 for would easily cost \$1600-1700 in the current market. To say this is simply because of greater demand is disingenuous, because the available stock of rental housing is severely diminished by its use for temporary vacation rentals. I am not a zealot, I recognize the use of services like AirB&B when properly employed, but when large swathes of certain downtown buildings are being used solely for that purpose, the system is broken. This is not sustainable and is already choking out locals in other markets across North America. It's not going to be a pleasant change, because people have invested in an entire economic model, but it is a bad model and a necessary change.	4/30/2019 12:51 AM
82	Something needs to be done about the already existing cost of rental units. The only way to change the amount of rent you are paying is to move somewhere else, and the likely hood of it being an improvement or less expensive is nearly non-existent. Find a way to cut the existing cost of peoples rent	4/30/2019 12:03 AM
83	what we really need is a paradigm shift away from capatalism	4/29/2019 11:49 PM
84	all i know is that ive been in this city for five months now and rental ads have gone up in price by over \$100 on average since i got here- ive had to move three times already either thru flood or disputes or short term rental. nowhere is affordable, nowhere is convenient and i am constantly being profiled by landlords. something has to change	4/29/2019 11:38 PM
85	Renters shouldn't be paying as much as a mortgage. Some are not in the position to buy and will Never be able to save enough if paying someone else's	4/29/2019 10:54 PM
86	make more spaces that focus more on housing low income individuals (such as young adults and students) and less on luxury	4/29/2019 10:34 PM
87	No	4/29/2019 10:18 PM
88	Create one tiny home community for elderly women in a circle of land. Half the circle as tiny homes for independent living and privacy, have a food growth area and outdoor recreation zone in the centre and make the other half of the circle a community building with a community nurse, community kitchen, recreation/ entertainment room and a day care and watch the health costs decrease and the well-being of the community increase. This is how people lived for generations before colonization and one example will help to decolonize Victoria and raise up women in a good way. Also, consult Elders from our local nations before you do anything. We are all on unceded land.	4/29/2019 10:11 PM
89	They do not deal enough with the maintenance and development of existing older buildings that already have multiple suites in them or could have them but are in need of updating and renovations to make them safer and more efficient while not forcing renovictions or large increases in rent.	4/29/2019 8:10 PM
90	It was pure chance that I found out about this survey. Greater distribution of surveys, feedback etc. would get this to a wider audience and make people feel that they are being heard.	4/29/2019 8:03 PM
91	Amend the rules book to be crystal clear on rules.	4/29/2019 7:53 PM
92	Many heritage houses are in fall down condition. Let's not waste time and money incentivizing their improvements. Let's get some modern, high quality, community friendly, multi family, rent to own accommodations built.	4/29/2019 7:04 PM
93	Rent needs to be controlled. Landlords are greedy and want to make as much money as possible from their tenants. Just because "that's what this place goes for in this market" doesn't mean then need to charge that much.	4/29/2019 6:25 PM

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94	Housing is everyone's problem and more specifically, a Canadian issue. Rentals should not be going to the highest bidder but who it suits the most.	4/29/2019 4:22 PM
95	Don't forget upkeep on existing social housing. Some of the older developments in James Bay look like they could use some work.	4/29/2019 3:49 PM
96	Get going already!	4/29/2019 2:50 PM
97	Don't equate "strata" with "apartment". Strata is a form of ownership and owners typically have partial ownership of all common property. Mandating changes to strata bylaws such as requiring rentals is akin to requiring single family home owners to rent out spare bedrooms. Don't screw around with Strata Corporations.	4/29/2019 1:43 PM
98	Personally I think densification of the downtown area should be focussed on -- just look at the Colwood crawl, how many of those people would be happier living downtown if there was enough affordable housing for them. The environmental impacts from reducing sprawl would be huge too, like most of those cars stuck in traffic are only the driver, no passengers. I live downtown (despite the costs) for the quality of life of not having to waste hours of my day commuting anywhere, having everything I need easily accessible, and being part of a vibrant community. I believe Portland had a really successful project to pull people in from the suburbs to live downtown, maybe Victoria could look at that.	4/29/2019 1:28 PM
99	Reduce rental costs to square footage per x \$ instead of allowing outrageous gouging of the public.	4/29/2019 12:22 PM
100	create small communities with amenities within walking distance: include and encourage small business owners in development plans.	4/29/2019 8:55 AM
101	We need more family homes in victoria. All new construction is large buildings full of one bedroom suites with no pets and no kids. Its gentrifying neighborhoods and leaves families without outdoor space or privacy.	4/29/2019 6:51 AM
102	A comment: latest changes in RTB (that we're intended to help) really hurt renters on a long run. Landlords (especially the owners of affordable units - basement and garden suites) need to be able to evict squatters. They are sharing their living space with renters.	4/29/2019 6:34 AM
103	landlords need to be held accountable, but find a way to distinguish the predatory ones that want to make big money while doing the minimum to maintain and manage the property the tenancy vs. Homeowners who have secondary suites as part of their mortgage plan and only manage a tenancy or two. I'm not sure how but I feel like a lot of the zoning/tax grants are aimed to increase density but I feel like it might invite a lot more negligent lazy landlords. I wish there were more fully affordable buildings going up because there are enough empty lots. But instead it's luxury apartment building after luxury apartment building with bare minimum below market price to meet affordability mandates. It doesn't trickle down and meanwhile being a landlord is a job, not an easy income grab.	4/29/2019 12:01 AM
104	I dont think it is necessary to add thousands of more homes. We can add a few and also try to help more families have a secondary basement suite for income so that others can afford to buy a house and pay their mortgage. But I dont want Victoria to become overly crowded with people and cars.	4/28/2019 11:09 PM
105	Finding housing in Victoria is currently a night mare.	4/28/2019 9:58 PM
106	Housing proposals always need to be considered in the context of the existing neighbourhood and services available to that area. We need housing, and we also need functioning communities. One cannot supplant the other.	4/28/2019 9:21 PM
107	I'm going to get priced out of Victoria. Please help me stay in the city I love.	4/28/2019 7:26 PM
108	Thank u for creating this survey. Please consider new coop and cohousing and how we can support that in Victoria without creating more rich enclaves of sameness.	4/28/2019 6:35 PM
109	1000+/month is not affordable housing for anybody making less than \$21.00. Even if there were more rental supports, or rent based of income earned, rather than a flat rate for a unit. Supports for single people with no families. A person should not have to work 2 jobs and over 60 hours a week just to meet there basic needs	4/28/2019 6:28 PM
110	INCREASE THE SAFER FOR SENIORS	4/28/2019 6:12 PM
111	This survey is very out of touch with the real issues.	4/28/2019 5:16 PM
112	Animals should be allowed and not only small ones. I probably wouldn't be here if it weren't for dogs	4/28/2019 4:29 PM

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113	No	4/28/2019 4:25 PM
114	There does not seem to be much focus on affordable student housing proposals. While I do think these initiatives are helpful, I do not believe that they are targeting a large demographic within the city. With a large student population, this demographic takes up a majority of housing in many neighbourhoods surrounding and in Victoria. This makes it increasingly difficult for families to search for housing opportunities in the city.	4/28/2019 4:18 PM
115	n/a	4/28/2019 3:34 PM
116	Rental property rental income restrictions to create more affordable rentals.	4/28/2019 3:16 PM
117	I'm disappointed with the Custom House development and am curious why a housing project in the heart of the city was approved that benefits a handful of millionaires who will probably not even live in the city full time. The units are selling for such a high price point that most people can not afford. Why not zone for units for families with 2-3 bedrooms and more rentals in the core? My family of 4 owns a 2-bedroom condo in Vic west. My husband and I live and work in the downtown core. Eventually when our children are of school age we will probably move out of the victoria district to buy a larger home with limited options for us close to downtown.	4/28/2019 3:08 PM
118	Restrict landlords less and provide more financial management info, renters right info, and renters insurance to renters	4/28/2019 2:56 PM
119	Please also focus on creating an affordable place to live for students and people under 30.	4/28/2019 2:39 PM
120	stop creating housing density for at risk individuals and those dealing with substance use issues - need lower density supportive housing options - high density living for these individuals seems to lend itself to increased life management issues	4/28/2019 2:20 PM
121	Biring people in order to find solutions around housing persons will not resolve the reality that there is not enough available and affordable housing. The focus needs to be on the actual housing itself and not creating staff positions or committees in order to continue to discuss the issue. More accessible and affordable housing needs to be created. There's just not enough to go around.	4/28/2019 10:53 AM
122	To promote green infrastructure such as water rentention and green roofs, make building with working roof tops. Combine business with residential	4/28/2019 9:50 AM
123	I think this is a serious problem and I am glad that serious solutions are out there.	4/27/2019 9:54 PM
124	-please do not add regulation on renting to pets. As a landlord, the amount of pet damage we have incurred has been terrible. The pet damage deposit barely covers damage to our suite. As well, we have allergies. Regulation would negatively affect us. -consider a landlord grant for landlords who do not increase rent. For 4 years we refused to increase our tenants rent because they were awesome and a small family. But with the imposed regulation of percentage increase, we've now made sure to increase the rent by their percentage each year. The previous 11 years of being a landlord, we never used the percentage increase, and kept rent fees the same.	4/27/2019 3:07 PM
125	I've been looking to purchase a 2 bedroom condo for the last 2.5 years and have not found anything that is affordable, reasonably central, not appearing to be in need of major repairs or renovation, and allows large dogs. The dog situation means I am almost exclusively looking at new construction since most older buildings restrict pet size, and most new constructions are in the 450,000-500,000 range which is totally unaffordable on a single salary.	4/27/2019 2:58 PM
126	Coordinations with province federal and municipalities	4/27/2019 1:53 PM
127	Maybe short Ted type talks could be posted online that present evidence for such things as modular housing?	4/27/2019 1:28 PM
128	Please don't create poor neighborhoods that divide classes. A tiny house poor village is really not a good look for Victoria.	4/27/2019 12:14 PM
129	more affordable for lower income SINGLE people without children and no disabilities.	4/27/2019 11:23 AM
130	My partner and I filled this out together. We would need a lot more information to properly respond to this survey. Local government should lean heavily on their experts who research this to make good policy decisions as the general public will not give good guidance on making these kinds of decisions (see every referendum ever held, on anything, ever).	4/27/2019 9:47 AM
131	Remove Ben Isitt from council.	4/27/2019 9:16 AM
132	Again, us homeowner landlords with suites are STRUGGLING TOO to afford their home EVEN WITH TENANTS	4/27/2019 8:59 AM

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133	We are a family of 4 in a 2 berm condo. We may own but we are cramped into a small space because the cost of housing is so ridiculous. We both have to work so we have to pay for child care which is like another mortgage payment. Its impossible to save or get ahead in this city. All our money goes to housing and care.	4/27/2019 7:56 AM
134	Please give the tiny house village a try :)	4/27/2019 2:24 AM
135	Improve the design of any new builds to ensure they are attractive and not like so many of the newer cookie-cutter Hardi-Board clad buildings downtown. They look cheaply built and will age quickly.	4/27/2019 12:26 AM
136	We need housing more than bike lanes.	4/26/2019 11:21 PM
137	I think tiny house communities is the way to go. More affordable for first time buyers and helps younger folks get in the market.	4/26/2019 11:14 PM
138	Please leave single family dwelling neighbourhoods the way they are. Even though I can't afford a house there I think the green space and atmosphere are an essential part of this city. Too often nature is forgotten in the push for density.	4/26/2019 10:12 PM
139	Thank you!	4/26/2019 10:07 PM
140	Current standards for "affordable" housing are ridiculous. What gets touted as affordable simply isn't the case, that bar is set too high. An entire generation has pretty much been priced out of the right to shelter; not just the poor. People who make ~\$50-60K a year can't afford a place to live right NOW. Prices need to decline, not slow their growth.	4/26/2019 5:09 PM
141	This issue has been going on forever..lived, born here in Victoria and can only say it's not changed in over 70 years..costs more and there is less to choose from. I was on a housing list for 10 yrs but never was able to get a better house for my family and never able to make the dollars to buy..lucky to live and know cheap LL who rented houses for 1/2 the cost now...it's all about money now is it not?	4/26/2019 4:13 PM
142	Very few of the ideas will solve the issue. The absolute focus should be on supply. It has been proven elsewhere that this is the only solution which works in the long run.	4/26/2019 3:55 PM
143	Best of luck. I'm excited to see what this council can accomplish.	4/26/2019 3:42 PM
144	Please do not create anymore new positions in municipal government - re organize, prioritize and even down size to put resources into the housing action items.	4/26/2019 11:38 AM
145	Affordable and social housing should be available in ALL neighbourhoods including Fairfield Gonzales and should not only be in certain areas. Balance it out throughout the city.	4/26/2019 10:54 AM
146	Stop making existing property owners pay for everything	4/26/2019 10:23 AM
147	I know that the university/colleges are not in Victoria proper, but I believe more needs to be done to encourage the universities to house more of their own students, so much housing stock that could be used for long term is often used for students, by having the schools take a more proactive approach on campus, it would take some of the pressure off rentals in Victoria and surrounding areas.	4/26/2019 8:52 AM
148	.	4/26/2019 7:44 AM
149	I so appreciate the time and effort as sometimes one feels alone in this housing crisis	4/26/2019 6:21 AM
150	Be more strict with AirBnB. There are new condo buildings—I can think of one in Chinatown and one on Yates—where it seems most suites are up for rent on AirBnB. There is a ton of construction and development of these kinds of buildings going on in Victoria right now. I imagine a big number of the buyers will buy with the idea of running an AirBnB. This is where most of the housing stock is going.	4/26/2019 2:57 AM
151	Please stop trying to punch above your weight. Do the job you were hired to do. Fix the streets. Clean up the downtown. Make Victoria beautiful again. Stop wasting time so we lose out on funding. Build a new rec centre. Why is Victoria the only municipality without a gymnasium?	4/25/2019 10:32 PM
152	We need to make our city affordable again. Maybe foreign owners should pay more. we lost a family home we wanted to buy to foreign buyers. There should be advantages to living in a place and paying taxes.	4/25/2019 8:45 PM
153	Fix the cause don't patch the symptoms	4/25/2019 8:35 PM
154	this issue is urgent	4/25/2019 8:07 PM

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155	Rezone properties north of Herald Street and west of Blanchard to high density residential - this part of the City is very underutilized	4/25/2019 7:51 PM
156	NO MORE CAR LOTS PLEASE	4/25/2019 7:51 PM
157	With climate change, Victoria must become a much denser city to prevent sprawl. As it is, young people and families are flocking to the Westshore and the Cowichan for affordable housing, straining our transportation infrastructure and chaining the region's residents to a car-driven lifestyle. Preventing people from living in the city is not a climate plan - it's, in fact, denial and kicking the bucket down the road.	4/25/2019 7:30 PM
158	Mandate pet friendly rental rules. Pets help support mental health for vulnerable people	4/25/2019 7:10 PM
159	I am not convinced that Private Developer and Public cooperation works to create affordable housing. The Private Development companies will (and have to be) profit driven.	4/25/2019 7:02 PM
160	Consider building housing that is owned, and run by the city. Then it be forced into becoming only beneficial to taxpayers. If money is earned on the revenue generated, it can be put back into the projects for more housing. Developers want money, therefore they only want people with money to live in Victoria, pricing out those who can't afford it, one luxury condo at a time.	4/25/2019 6:29 PM
161	Seriously, ignore NIMBYs. They are old and will soon die. Plan for the future and those that will still be around.	4/25/2019 5:43 PM
162	Good work projections...thank you!	4/25/2019 4:35 PM
163	This is a difficult problem, I do not envy those who are charged with solving it. As far as I can tell the only solution is to increase density, but it should be done with the environment and the future that we want of Victoria in mind - ignore the cronies who already own homes and don't want their neighborhoods changed (me included). It's easy for us to sit on our properties and say it's fine how it is but I think changing neighborhoods is the only solution to help young people afford to live here.	4/25/2019 3:41 PM
164	Thank you for inviting residents' input!	4/25/2019 2:53 PM
165	To reiterate my feelings: as long as housing is a commodity and maximum profits are the incentive, affordability will be difficult.	4/25/2019 2:25 PM
166	Density is key along with access to transit.	4/25/2019 1:48 PM
167	Make it mandatory to accept pets	4/25/2019 1:44 PM
168	Rent caps!!!!!!!!!!!!!!	4/25/2019 1:29 PM
169	We need to make affordable housing truly affordable so the city can have a vibrant group of people of all types and ages that live and work in it and that housing isn't only used for investments by a select few.	4/25/2019 1:02 PM
170	I feel like a lot of these initiatives are just going to be band-aid solutions until the real problem is addressed which is a ridiculously artificially inflated housing market to begin with. Until you bring in solutions for that underlying situation, affordable rental housing is going to be an ongoing struggle.	4/25/2019 12:41 PM
171	Think well and communicate all the time	4/25/2019 12:24 PM
172	The key part " affordable " is affordable for whom. I'd like to see the affordability definition be based on something realistic.	4/25/2019 12:15 PM
173	We are a working family with a 1 year old and we rent in Victoria. We want to buy a house to live in but cannot afford a single house within Victorias borders and condos are also overpriced and not suitable. We are likely moving to Langford where we can barely afford a house, because our landlords are going to sell the house we live in and I highly doubt we will be able to find another suitable affordable rental now that we have a child. We are between a rock and a hard place when it comes to housing affordability and we don't want to leave Victoria, we work here too so are going to be facing an awful commute but our options are so limited during this housing crisis. I hope the city brings in a lot of change and it gets picked up by neighboring jurisdictions too. We make decent income too so I can't even imagine how hard this is for families who make less. Thanks for the hard work on housing.	4/25/2019 11:58 AM
174	I understand most of my written comments will be ignored or likely glossed over, but as a young adult who can't afford post secondary education, working minimum wage, with no opportunity to move away from the city in which I was born, the cost of rent in Victoria has effectively forced myself (as well as many others) into living paycheck by paycheck.	4/25/2019 11:47 AM

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175	Real results now. Please. Also insure that active transportation is included	4/25/2019 11:43 AM
176	In whatever choice you make please consider the cost of it and whether it'll cause property tax to go up. Our rent goes up when our landlord's costs go up and one of those costs is property tax	4/25/2019 11:27 AM
177	- ***please****encourage more co-op housing so that young people can either rent affordable or buy affordably to get into the condo market (as a millennial I've given up on house ownership but it would be awesome to have a condo as a place to live and alternative to throwing away my earnings to rent). How else will younger people build assets if we can't even get into the condo market?! - mandate electric vehicle charging in new buildings - renters are disadvantaged in not being able to charge their cars at home ... which could improve living affordability by not having to pay for gas	4/25/2019 11:11 AM
178	Victoria should not be allowed to become a community for only wealthy people to live in (like Vancouver) We need new ideas and strategies to incentivize developers to build affordable rental housing for regular, lower and middle income families or we will be driven out of the city.	4/25/2019 10:22 AM
179	I believe that transit is also an extremely important piece of the puzzle. Without easily accessible transit, many renters are forced to look for places in the city centre where they can get to work without a car. The better our transit network is, the easier it will be for people to move out further and alleviate the stress on housing in Victoria proper.	4/25/2019 9:22 AM
180	I am a single-income professional who is currently renting and trying to enter the housing market by purchasing a condo or a townhouse. I have a sizeable downpayment saved, but I find myself unable to purchase the condo or townhouse that I desire either due to unavailability or the increase in prices within the past 5 years. I am in a large group of people who want to exit the rental market, but are unable to do so due to unnatural price increases in the housing market, a lack of supply, or both. If purchasing a condo/townhouse was more attainable, I would be in a better position to purchase a place and contribute to freeing up the rental market. I know that there are quite a few people in a similar situation as myself.	4/25/2019 9:05 AM
181	Due care and attention must be given to sharing the burden amongst communities. Currenly Burnside/Gorge carries the largest burden of supportive housing per person, and is unfair to the property tax paying citizens within that community, who have had this forced upon them. Victoria should not want to create a ghetto.	4/25/2019 8:28 AM
182	Be bold. Some milquetoast policies designed not to ruffle anyone's feathers (landlords, local nimbys,speculators) will not make a difference. If large groups of people aren't incredibly upset at your housing solutions, it's probably not going to do much one way or another. Just look who's upset by the policy: if it's speculators and the rich it's probably a good policy, if it's renters and the working class it's probably a bad policy.	4/25/2019 8:05 AM
183	Stop pandering to the wealthy. Driving up property taxes drives up value which drives up prices and rents	4/25/2019 7:26 AM
184	Density is the only solution	4/25/2019 7:11 AM
185	I'm a single employee of the BC government and don't qualify for affordable housing, but the average 1 bedroom apartment is too expensive for me. There is a lack of housing for those who aren't low income, but don't have two incomes.	4/25/2019 7:04 AM
186	the shame of this situation is the friction and cost (and friction is cost), layer upon layer, including the right of homeowners to decide their neighbours choices, that make the rent market so hopelessly obscure, we have no idea if there could be any balance. density is not an option (did we stop growing?).	4/25/2019 6:59 AM
187	It's straight up oppressively expensive to rent in Victoria and area, apartments are mouldy... if "affordable" housing could be reflective of the poverty line wages that many people earn in this city, that would be great. Must be great for the city to reap the benefits of high home prices and property taxes but what it means for me as a renter is that I am sharing a crowded space with 3 other people, unable to afford to feed myself properly or save money. If "affordable" housing could actually be affordable for the renter and not just a buzzword the city throws around, that would be a step in the right direction.	4/25/2019 6:19 AM

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188	I would like the City to actually enforce existing bylaws and building codes rather than implementing entire new strategies wholesale to make it appear to the public that they are doing something politically popular to help the housing crisis. As a new homeowner in a strata (of less than two years), I have already seen that building codes related to accessibility have no teeth because there is no direct oversight by the city. The "accessible" features in my building are dangerous and ill-conceived - no person with challenged mobility could actually rent or own in my building, yet the city approved the plans and provided no oversight. Additionally, the existing short term rental bylaws have no teeth and are not enforced. We have an owner illegally renting his unit via short term rentals, where our bylaws would allow him legal tenancies which would add to rental stock. The city has been unhelpful in supporting us to stop this practice. More buildings will see this practice continuing unabated as a reason to ban rentals entirely ; owners who know the law has no teeth in terms of enforcement will continue to conduct short term rentals rather than providing tenancies that will actually help the housing crisis. I also believe we need to house the homeless, but the housing needs better city oversight. Our neighborhood is constantly experiencing crime, with frequent break ins theft, and property damage. Yet I rarely see VicPD patrolling. For neighbourhoods to support and absorb this housing, there needs to be actual support and oversight from the city and its police force.	4/25/2019 6:18 AM
189	This council needs to take action and not just focus on the bottom homeless citizens. Everyone is struggling to make ends meet and we need to start looking into new zoning, new policies and new ways to develop.	4/25/2019 6:15 AM
190	I don't have any belief that the government will solve anything. They will spend tax payers dollars, and the problem will remain. That is expected. The solution will be in connecting the community, the rich and poor, and balancing that out. The division causes this problem.	4/25/2019 1:18 AM
191	Continue to streamline services at City Hall that expedite building permits etc.	4/25/2019 12:56 AM
192	Stop Isitt's proposal to raise requirements for percentage of affordable housing in strata developments.	4/25/2019 12:35 AM
193	Impose a tax on foreign investors who are not using properties, and are using them instead as an investment.	4/25/2019 12:29 AM
194	Pet owners are discriminated against unfairly due to a few bad apples. Find ways to allow pet owners to apply for more places and to discourage landlords from discrimination against pets.	4/25/2019 12:12 AM
195	Thanks for prioritizing this. It's a huge issue. Putting resources towards protecting tenant rights and enforcing rights violations would be helpful to protect tenants and prevent homelessness as well.	4/25/2019 12:05 AM
196	Most of the suggestions are starrey eyed. I think a shuttle or express rail to Langford, Duncan, sooke would build their economies and allow those to work downtown easily. This will incentivize living outside Victoria. Ease restrictions on building height in some areas. Take homeless drug addicts off the streets until they're clean and can afford housing. In my opinion giving away housing will increase their incentive to be homeless drug addicts. These people need careful care, they cannot keep a house.	4/24/2019 11:22 PM
197	No	4/24/2019 11:14 PM
198	Y'know. A city made and maintained list of rentals would be great. By the time I finally find a place that fits my needs and will allow a dog, 900 other people have already entered the arena to battle for it.	4/24/2019 11:07 PM
199	Please find ways to create more affordable rentals as well as abolish rental discrimination against pets/ animals.	4/24/2019 11:05 PM
200	Townhouses that are affordable and primary residence	4/24/2019 10:54 PM
201	Find a way to address NIMBYism, as it's seriously holding the city back. Please allow the downtown core to go higher. We need density, desperately, and that means highrises. Also find a way to make these highrises only for people to live in, not as investment opportunities necessarily. Do not allow foreign ownership. We need housing, badly, not more opportunities for foreigners to make money off our land and stability and beauty.	4/24/2019 10:50 PM
202	You don't need affordable rentals in this city, you need rentals period. I make 60,000+ and the only thing I can afford in this city is 50 years old and I'm barely getting by. This city needs about 10,000 new rentals immediately. The only way to lower rentals is to create an overabundance of new rentals to bring the cost of existing older stock down.	4/24/2019 10:43 PM
203	Build more family friendly rentals such as townhouses and 3 bedroom apartments instead of luxury 1 bedroom rentals for young single professionals.	4/24/2019 10:27 PM

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204	Stop only concentrating on rental property. We need to build for owners as well as renters. More supply brings down the prices. Get rid of a lot of red tape and get things built faster.	4/24/2019 10:17 PM
205	Encouraging to see that this topic is being studied and hopefully will result in an action plan and followup!	4/24/2019 10:14 PM
206	Yeah, I think speed bumps in bike lanes would be good. Also if we can use the Christmas decorations in July, they are nice and should be put to use.	4/24/2019 10:06 PM
207	Yes. I am in my 30s and I would love to purchase a home-but I can't, and I feel doomed at this point to basically be a renter with no security forever. If housing were more affordable, I would have purchased a condo and then be taking up one fewer coveted rental spot in this city! I support all actions aimed at reducing the commodification and resulting price inflation of housing stock. More Co-op housing!!	4/24/2019 10:05 PM
208	Continue to allow unregistered secondary suites to exist. Renters live in fear that the suite will be identified and they'll be evicted. Turning a blind eye helps people live in their homes.	4/24/2019 9:28 PM
209	I feel like I will never be able to live on my own..	4/24/2019 9:22 PM
210	Less condos!	4/24/2019 9:17 PM
211	None thank you.	4/24/2019 9:11 PM
212	This seems to be a positive start	4/24/2019 8:43 PM
213	I am interested in learning more about housing initiatives and getting involved. Please send updates to Personal info	4/24/2019 8:38 PM
214	I live in a moldy rat infested shit hole the land lady will not fix. I want to move but cant aford too. For my health!!!	4/24/2019 8:25 PM
215	Help with homeless housing	4/24/2019 8:23 PM
216	No. Coops and land trusts. Local Gov should intrude into housing markets.	4/24/2019 7:58 PM
217	More family oriented housing! Less Condos!	4/24/2019 7:41 PM
218	What about landlord rights? The more you give rights to tenants and remove the rights of the landlord, the less potential landlords will open up units for rent.	4/24/2019 7:20 PM
219	create citizen's assemblies to address the housing crisis and poverty	4/24/2019 7:20 PM
220	The housing in Victoria should be more affordable .	4/24/2019 6:28 PM
221	I am a single working individual and it is impossible to find an affordable 1 bedroom or bachelor suite for one person, because rental prices are incredibly high in relation to wages. Please change this.	4/24/2019 6:25 PM
222	Adopt a more aggressive stragety toward issuing permits for affordable housing, multi-family or not.	4/24/2019 6:21 PM
223	I would like to know more on an ongoing basis about the city's plans for housing. I hope there will be ongoing broad communication about this issue from the City to ensure that I am aware of when I can provide feedback, stay informed, etc. As well, I would appreciate a better explanation of some of the various strategies/ideas listed on the previous pages of this survey. I may have been in favour of some different ones if I'd had a better understanding of what they were.	4/24/2019 5:19 PM
224	Be carful about subsidizing sprawl in your efforts to add affordability. Lots of inclusionary zoning measures slow down building new development. Create tax/subsidy for rental and more affordable strata units to steer development away from the higher end market. Add more taxes on single family sprawl. Consider large taxes on any detached unit development that doesn't add new density.	4/24/2019 5:14 PM
225	New condos and buildings are future rental stock. The City needs to increase density and reduce development delays and costs to encourage more units to be built.	4/24/2019 4:59 PM
226	Thank You!	4/24/2019 4:40 PM
227	The more the city tries to plan housing, the more they will invariably fuck it up. Allow the market to supply cheaper housing by getting the imbeciles at city hall out of the way.	4/24/2019 4:37 PM

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228	Don't forget people who aren't on the margins - who work hard at good jobs so they can afford to rent at astronomical prices, but end up spending a large percentage of their earnings on it. By creating more (reasonably priced) middle-level rentals, the lower-end might be freed for the people who really can't afford it. And if instead of spending 2/3 of each paycheck on rent I was able to spend more at local businesses (rather than buying things online because they're slightly cheaper), eat out more, and maybe even support charity, it would help create a more robust economy for everyone.	4/24/2019 4:18 PM
229	While they are a powerful and influential stakeholder in this conversation, developer needs MUST come second to those who inhabit this community. Do not give them the right to sway these decisions just because they have the financial strength to make them.	4/24/2019 4:01 PM
230	You're on the right track and I'm happy you're working to improve conditions for citizens of Victoria!	4/24/2019 3:45 PM
231	Workshops and training to provide information to renters and first time home buyers	4/24/2019 3:32 PM
232	Most of these suggested housing strategies seem like they'll be totally ineffective and drive the cost of living up higher. We shouldn't be trying to normalize the idea of living in "tiny homes on wheels", for example. The only thing that is going to effectively make housing more affordable is supply and demand. Provide incentives for developing affordable housing. Provide more housing in general.	4/24/2019 3:19 PM
233	It is so imperative that the City addresses this housing crisis. The City has many tools and the jurisdiction to alleviate this issue and I look forward to swift action. Thank you for the work you're doing.	4/24/2019 2:58 PM
234	The city has an important role to play in making its own processes and requirements reasonable and efficient--has this been explored? Every delay adds cost, and every risk-averse decision to overrequire and overspecify building systems adds cost.	4/24/2019 2:53 PM
235	No	4/24/2019 2:34 PM
236	Please just do something so that our kids can live here and raise their families, just like we were able to.	4/24/2019 2:17 PM
237	The rental market has been getting worse and worse for a decade. You have students coming from across the country and the world and you are FAILING them. They need places to live that isn't going to add enormously to their student debt.	4/24/2019 2:10 PM
238	The City has to start being proactive with tenants. When one considers that the majority of the population are renters, the City has done very little to assist in the crisis. Take for instance the issue with the building on Michigan Street, where was city staff? No inspections. By-law officers, fire department? Work was done incorrectly, there was potential to fine the company and ensure that these tenants were taken care of. No assistance from anyone in the city... very frustrating. Please don't say that rentals are a Provincial issue, when the Municipality benefits from this population. Stop lagging behind other smaller cities and become a leader.	4/24/2019 1:13 PM
239	We need to take care of mental health issues and homeless people not climate change.	4/24/2019 1:08 PM
240	I think focusing on renters and ensuring all can find a home and afford it should be a priority. Buying a house just seems completely out of reach for too many people anyways. How could people let the cost of land go that high? Any ideas on how to stop that and even go back a little?	4/24/2019 1:01 PM
241	Victoria's touristic charm will be destroyed by high urban density and high rise. An economic mistake. Additional public transport services need to be introduced.	4/24/2019 12:53 PM
242	Make things greener.	4/24/2019 12:41 PM
243	European housing is smaller but effectively built. Think washing machines in bathrooms, studio spaces, micro units, and skylights in smaller dwellings. Looking to European housing solutions might be helpful for future innovation in housing in Greater Victoria.	4/24/2019 12:31 PM
244	As above	4/24/2019 11:51 AM
245	Stop the asset taxes. No more tipping in restaurants. Free water taxis	4/24/2019 11:42 AM
246	just allowing suites would make such a difference	4/24/2019 11:27 AM
247	Please read the previous comments and take them seriously, this is a frightening issue which has not been improving, and if the city actually wishes to address the problems impacting it's most vulnerable citizens it needs long term substantive changes and initiatives, not short term stop gaps that make us feel good about ourselves.	4/24/2019 10:34 AM

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248	No	4/24/2019 9:29 AM
249	There is no shortage of housing. There is an inaccessability to housing due to cost vs. the average BC income. Victoria is becoming increasingly family unfriendly in building tiny units and decreasing green space.	4/24/2019 9:20 AM
250	the rights of tenants and capitalism do not mesh well, hard to resolve this fundamental issue	4/24/2019 9:15 AM
251	there is no compelling reason to limit garden suites to be so small they only accommodate 1 (maybe 2) people. it defeats the purpose of offering affordable housing to families. The limit should be a size that can accmodate a small family. Garden Suites are an excellent source of good housing, but could be bigger than 600 sq. ft	4/24/2019 9:11 AM
252	Dedicate more resources to strict enforcement of cracking down on illegal short-term rentals. They are everywhere!	4/24/2019 8:53 AM
253	No	4/24/2019 8:13 AM
254	Its obviously time to change things. Make it easier for first time home buyers.	4/24/2019 7:57 AM
255	Welfare and disability housing allowances must be raised to reflect actual cost of living. Otherwise housing will never be affordable for many.	4/24/2019 7:49 AM
256	Victoria does too much already and is discouraging people from becoming landlords and even causing landlords to stop being landlords due to policies. Victoria needs to stop trying to save the world and should focus on the current residents.	4/24/2019 7:27 AM
257	I'd like to see the Mayor & the Council Members etc. live in a 'new-build' that has you suddenly living in the dark, subjected to an onslaught of noise and SMELLS, including ELECTRIC BBQs from dozens of Units & balconies, living behind closed curtains for privacy from all the new neighbours who can see right into your whole suite,courtesy of the large(NOT) empty space between them.	4/24/2019 6:34 AM
258	I am elated to know that Landlords who are abusing long term tenants who are paying less rent can be penalized.	4/24/2019 5:10 AM
259	have rent to own type options	4/24/2019 4:43 AM
260	Thank you for your survey! Please note that I live in Fernwood and am very supportive of the affordable housing project going in near Vic High. Keep up the great work, community engagement, and innovative idea development!	4/24/2019 1:36 AM
261	I would like to see housing responsibility more directly handled by communities rather than by BC Housing. There are great housing providers in Victoria but they cannot be accessed except through BC Housing.	4/24/2019 12:35 AM
262	I think all new apartment and condos should have 2 units on each floor designated subsidized dwellings.	4/23/2019 11:49 PM
263	This is way too little way too late. I'm holding on living here by a thread and will likely have to leave this city forever at some point this year. Not because I want to but because I need a place where a full employed life doesn't feel pointlessly futile	4/23/2019 11:30 PM
264	Green space is essential to community and mental health and should be strongly considered with redevelopments and new developments. There should be a requirement for a certain percentage of green space allotted depending on the development size.	4/23/2019 11:08 PM
265	No further comments.	4/23/2019 10:49 PM
266	Maybe there could be something like real estate agents but for renters. I know some of my friends work full time and have toddlers so they have a hard time finding the time to search for an adequate place to live. (If they have to move) This would create jobs and help renters find a new home faster, I imagine. They would have to have access to some sort of data base like realtors do but I think it could be quite helpful.	4/23/2019 10:48 PM
267	Please help us I make good money 80k and find it so difficult. What do poorer people do. Why do landlords have all the power I can't even flush my toilet at night my landlord does not like any noise. I'm living in a crazy environment	4/23/2019 10:05 PM
268	Stop taxing the population out of existence! I am 35 and can hardly afford to keep my house how am I suppose to raise children?	4/23/2019 10:02 PM

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269	I have concern about parking issues when backyard living quarters are allowed. A place was constructed in our block and soon three huge trucks started filling all the parking spaces.	4/23/2019 10:00 PM
270	The current mayor and council are killing the affordable aspect of our city by encouraging development. They are either lying to the public or ignorant.	4/23/2019 9:40 PM
271	RENT CAP.	4/23/2019 9:35 PM
272	I am discouraged by two things. First, is the number of times council votes against projects because neighbours object. Second, the apparent inflexibility of some on council to insist that all housing developments, regardless of size or location, have a percentage of low income housing. Give yourself the flexibility to consider other options such as a development fee that goes into a housing fund that can be used to buy land, subsidize low income housing, or build low income housing. As a former owner of a small business, I found it difficult - even when paying well above the minimum wage - to find employees because they couldn't afford to live in this city. those of us who own (or in my case, used to own a single family dwelling) have to ask ourselves who is going to look after us in our old age if young people can't afford to live in Victoria. Who will staff the coffee shops and retail stores we want to shop in? Who will do the chores we can no longer do. Get over it and increase density along transit lines and arterial streets! Finally, your questions didn't get at my personal housing problem: the lack of suitable housing when it came time for me to downsize. After 30 years in a house, it was time to find a smaller, easier to manage home. Our choices were limited to condos/apartments. We need more townhouses, stacked townhouses, duplexes, fourplexes, garden suites, etc. for families and senior couples like me & my spouse.	4/23/2019 9:34 PM
273	I would like to see more duplexes/triplexes/fourplexes built in neighbourhoods. This increase in density is modest compared to larger townhouse and condo developments, and this style of housing maintains the look and feel of traditional neighbourhoods.	4/23/2019 8:33 PM
274	I hope things change. But I feel by the time we are ready to purchase nothing will change and we will have to settle and live in Langford or somewhere more affordable for our income situation.	4/23/2019 8:28 PM
275	Please hurry up and create the conditions that will result in building of more affordable housing.	4/23/2019 7:39 PM
276	Stop taking bribes from developers that build nothing but luxury condos	4/23/2019 6:57 PM
277	I don't think you will learn much from this survey, with its multiple-construct answers. Respondents might agree with one part but not the other. You may not need incentives. Sometimes lack of information is a disincentive. For instance, what does the typical garden or basement suite cost to add, what is the regulatory timeline, payback period, etc.	4/23/2019 6:55 PM
278	So glad to see the city taking action, since we have now become a HCOL (high cost of living) area relative to local incomes.	4/23/2019 6:49 PM
279	Be careful about gentrifying neighbourhoods with intense new builds, displacing old housing and established rentals with high density, high priced developments, displacing socio-economically diverse communities thus and making neighbourhoods less affordable.	4/23/2019 6:48 PM
280	subsidize house if where they have a stake in their community. Helps families seniors and working young folks	4/23/2019 6:19 PM
281	The actions proposed should include more diversified affordable housing that can meet the needs of the majority of the population not just one strata. There needs to be affordable housing for both low income and middle income individuals.	4/23/2019 6:02 PM
282	Save existing rental stock - no demos or conversions	4/23/2019 5:55 PM
283	Seriously, public housing is a great way to address lots of these concerns, the more of it the better.	4/23/2019 5:47 PM
284	Thank you for inviting the public to be involved.	4/23/2019 4:36 PM
285	I think there is a serious issue in this city that I personally can see grow worse and worse each year. One month a bachelor suite is \$900, the next month they are going for \$1200. The young generation is working to live. Working to pay their rent ONLY. At this rate no one will ever be able to purchase a home for themselves. Build all the "affordable housing" you want, it is still pushing people out of homes they have lived in for 30+ years and replacing them with something they most likely cannot afford.	4/23/2019 3:51 PM
286	we need affordable housing for everyone	4/23/2019 3:50 PM
287	Young people can't afford to live here. People who would like to can't find places.	4/23/2019 3:36 PM

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288	This should be done in consultation. And should not just be window dressing or bandage solutions that sound good at the time but aren't well thought out. Like the low barrier housing on Johnson that was developed too quickly to house tent city residents. Consider impact on existing neighbors.	4/23/2019 3:24 PM
289	There are several well established and well respected NFP housing providers in Greater Victoria. (ie:GVHS). City should NOT be in the development business. Many of the suggested options are a gross overreach of municipal government.	4/23/2019 3:15 PM
290	High rentals are creating and sustaining poverty. Find ways to give genuine support to those on minimum wages or pensions.	4/23/2019 3:11 PM
291	A city of @85,000 people can't solve this major problem on its own - but it can lead other municipalities.	4/23/2019 2:49 PM
292	Thank you for realizing that this is a huge issue, and taking steps to deal with it.	4/23/2019 2:48 PM
293	The City of Victoria is but one municipality in the region. Any housing strategy for Victoria should involve all surrounding municipalities. It's ridiculous that neighbour Oak Bay doesn't even allow secondary suites, putting pressure on other municipalities.	4/23/2019 2:37 PM
294	I recommend avoiding 'inclusionary' affordable housing in new strata developments. The problem with this approach is that a developer may be compelled to pass on the cost of the affordable units to the people who are buying the 'market' units, making them more expensive (and creating higher market rents since a large percentage of strata units are rented out on the market). A better approach is to consider grants for affordable housing providers to purchase units in new strata developments to rent out to those requiring affordable rental housing; if enough units are purchased the developer could create a discount for the buyer and/or pass along cost savings if the buyer opts to select less expensive finishes. Several years ago an affordable housing provider for people living with disabilities purchased an entire floor of units from Chard at 834 Johnson during the pre-sale phase; the developer and purchaser worked together to create accessibility features in these units, and it was a win for everybody as it did not push up the price of the other units in the building.	4/23/2019 2:33 PM
295	The only solution to a lack of affordable housing is the creation of it.	4/23/2019 1:57 PM
296	Create a regional/ombudsmen to assist renters with rental housing issues.	4/23/2019 1:42 PM
297	Whatever can be done to reduce rents and create more housing will be beneficial.	4/23/2019 1:31 PM
298	DO NOT hire more staff for any program. Use the people in place.	4/23/2019 1:24 PM
299	My family is barely surviving the rental market. We have been on co-op housing lists for 7 years. Please help us find permanent, affordable, safe housing for our children!	4/23/2019 11:07 AM
300	I really support the idea to allow for tiny homes to be on existing properties as well as more basement suites/garden suites and to provide incentives for those wishing to do so.	4/23/2019 10:56 AM
301	Privatized, for-profit development doesn't work for anyone besides the companies getting rich. Housing is a basic human need and should be a public service regulated by the government. We desperately need affordable housing for all.	4/22/2019 12:19 PM
302	Support mid-rise and townhouse rezoning and development. Our region has a shockingly low stock of this type of housing... which is desperately needed for young families/"missing-middle" who can't afford single family properties, but need more space than what is (barely) available to them in 1-2 bedroom apartments or rental suites. Also, enabling this group to "move-up" to this medium will free up more affordable housing stock for low-income families and individuals	4/21/2019 10:56 AM
303	If zoning and regulations just reflected the Official Community Plan 95% of the issues would be solved. Increase density, support alternative forms of transportation (walking, bikes, etc.), and remove all the barriers that get in the way of this.	4/21/2019 8:06 AM
304	Consider who the housing is for on applications and who the audience is for that housing. Too many luxury condos and seniors-only rentals are being built while the population of younger people and young families is forced to find housing further afield. Ask developers who their target demographic is for every proposal to see who is targeted and think about who is missing.	4/20/2019 10:16 PM
305	Council has no business meddling in the supply of housing on its own. It has neither the expertise, the funds or the mandate. Any substantive solution to the current problems will only be solved by exploiting opportunities to partner with senior government.	4/20/2019 11:49 AM
306	I think many of your options are money wasters. It's simple, really. Rent control and more affordable housing. Why is that so hard?	4/20/2019 1:04 AM

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307	affordable housing will not be achieved through the subsidization of private development or incentivizing landlords. Regulation to protect and give power to tenants needs to be created and, most importantly, enforced. There is existing housing that could be affordable, but it needs to be taken off airbnb, protected from rent increases (rent decreases!), and existing structures can be renovated and densified. Take the power out of the hands of the landlords and the developers - they have a conflict of interest in the issue of affordable housing	4/19/2019 8:05 PM
308	on my income I am currently unable to live in Victoria even though it was my home for over 20 years. I now live on a Gulf Island in a small cabin with an outhouse and outdoor shower because that's all I can afford, even though I've worked hard all my life. I just did not spend my money on property and now my Canadian and a couple other small pensions \$1800/month which barely allows me to buy painting supplies even though I am an artist. This is a predicament of many. Please do not discount my answers because I currently live on a Gulf Island. I visit the Victoria cancer clinic every 3 weeks and do a lot of business in Victoria, and consider it my "home." I just can't afford to live there anymore.	4/19/2019 7:16 PM
309	Please make more pet friendly housing!	4/19/2019 6:40 PM
310	I used to live in Victoria's Fort & Cook street area. I couldn't afford the rent any more so now I am living in my own moveable tiny house in Central Saanich. I would love the opportunity to move back into the City with my tiny house. Moveable tiny houses are here to stay because they offer the pride of home ownership without the high cost of land. Allowing them in the City would only add to it's diversity.	4/19/2019 5:10 PM
311	There should also be considerations for the vanlife community (people living in vehicles). Additionally there should be considerations for lease agreement lengths. Rental demand in Victoria varies seasonally (especially with all the students) but many apartments require a 1 year lease- leaving returning students to either try to find sub-letters or having an empty apartment for the summer.	4/19/2019 5:05 PM
312	communicate to the public that renters also pay property taxes (through their rent).	4/19/2019 10:01 AM
313	Do not hire more people to tell you what the problem is. Do not hire an outreach team. Build housing. Buy property. Do not rely on the toxic rental market to provide for people, it will not. If a new development is purposed, it must provide significant LOW INCOME rentals. The cashier in the coffee shop working in the building should be able to affordable rent in the building, otherwise its another inaccessible rich people condo. More co-ops. More supportive housing. Fund the existing supportive housing better.	4/19/2019 9:42 AM
314	Densifying, affordability, cleaning up downtown so it's a more appealing place to live. Keep charging forward with making things like bicycle infrastructure and transit better despite the vocal few opponents (who all seem to live outside Vic). We need to be panicking about housing and environment and take charge and big action to fix. Go go go this is what we elected you for. DONT STOP!	4/19/2019 8:14 AM
315	Please consider an open market approach. Gradually remove rental regulations to encourage development. Please read the literature on the negative effects of rental regulations, e.g. Thomas Sowell various writings on the subject.	4/19/2019 6:49 AM
316	Please just start building housing for the homeless, working class folks and low-income! There is sooooo much need across the board.	4/18/2019 8:43 PM
317	Please don't do anything stupid or embarrassing.	4/18/2019 6:14 PM
318	Incentive to zone into multiple purpose lots	4/18/2019 4:55 PM
319	Any housing actions must consider the amenities that create livability, especially green space and the tree canopy and associated ecosystems.	4/18/2019 3:48 PM
320	Because the cost of living is so high, it would be more practical to encourage a "Rent-to-Own" strategy that can help transition individuals into the housing market. This would be especially beneficial for the Tiny House industry as it would seem more realistic for people to start out with a tiny home.	4/18/2019 3:28 PM
321	Your a complete joke drop the pc feel good projects and endless studies and fucking do something actually accountable.	4/18/2019 2:09 PM
322	Pressure the Province to increase/expend the SAFER program and expand the eligibility of residents, not only age dependent.	4/18/2019 1:55 PM

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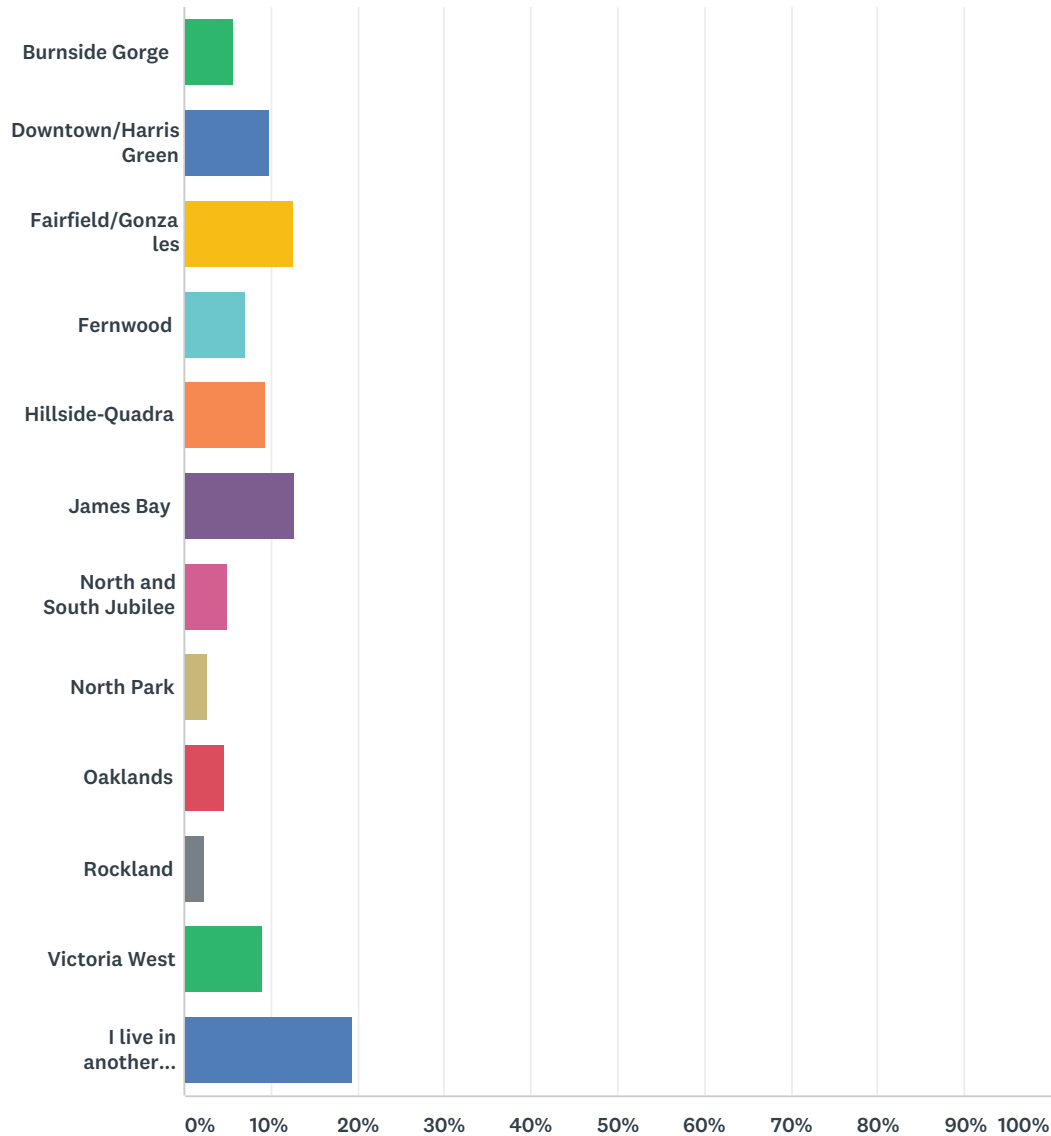
323	Mexico has an organization named INFONAVIT, they create affordable houses for low income, they build and build houses or apartments, develop complete neighborhoods and they are subsidized and also the individuals can pay their mortgage directly through their PAYCHEQUE , monthly payments are according to monthly salaries. WE NEED THIS! This is a first world country with third world salaries and first world expenses like housing. Rents should also be cap as landlords are very picky, discriminatory and they charge 1300 for places that are worth 600 dollars, crappy crappy smelly small crowded spaces. Bachelor suites should all be under 800 dollars per month and one bedroom under 1000 at the most to make it affordable. Also stop the buying of animals, we love animals but NO ONE accepts you with ONE at any place.... please HELP!	4/18/2019 1:38 PM
324	How can we find ways of holding the Real Estate industry accountable for allowing supply & demand pressures to put housing out of reach to all but the affluent?	4/18/2019 1:22 PM
325	Allow pets in most housing, not the other way around. Seniors and homeless people should not have to give up their animal companion to find housing.	4/18/2019 12:45 PM
326	I really hope something gives, we're very close to having to leave Victoria as we can't afford to live here anymore.	4/18/2019 12:10 PM
327	this is a huge issue in many places and there are best practices out there that may work well here	4/18/2019 11:58 AM
328	Get going. Everyone I know (who work 40+ hours at \$22 hourly wages) can't afford to live in Victoria. We're all stressed about money all the time and moving away is starting to look like the only option.	4/18/2019 11:55 AM
329	Focus on the working people and fixed income seniors and develop strategies that keep rents at 30 percent of income	4/18/2019 10:53 AM
330	If there is to be more affordable housing, it should be for everyone.	4/18/2019 10:47 AM
331	Apply the OCP zoning and design standards to the entire city. Developers shouldn't have to start projects on speculation that they'll be able to get approval, and piecemeal zoning gives an advantage to those with concentrated costs against those with diffuse benefits.	4/18/2019 10:35 AM
332	The City may not be able to legally require some of the suggestions outlined in the survey. Please ensure that these are legally sound to avoid creating false hope.	4/18/2019 9:55 AM
333	More affordable for young adults who are living pay check and struggling still to pay \$1400 for a one bedroom.	4/18/2019 9:32 AM
334	do not make any changes that should be done at the provincial level redevelopment will move away	4/18/2019 9:22 AM
335	Thank you for all that you do!	4/18/2019 9:19 AM
336	Most of these rely on private development to facilitate affordable housing! I'd like to see PUBLIC development of housing units and some aggressive, long-term rent controls.	4/18/2019 9:13 AM
337	Housing strategy has two components. There is a definite need to provide housing to low-income or homeless people, and support them transitioning. However, there is also a lack of affordable rental homes and homes for sale for people who are earning a good wage. Many young professionals like myself, area graduating with student loans, which impacts our ability to buy a house already. The rapid increase in rents has reduced our ability to save and buy a house.	4/18/2019 9:08 AM
338	I'm not convinced about tiny homes, but cottage developments are very interesting to me. Please don't sacrifice green space and energy efficiency for cheaper housing.	4/18/2019 8:42 AM
339	Most developers are respectful of communities. The City should get the 2-3 small-medium developers and give them a shake, tell them to behave and to respect residents.	4/18/2019 8:16 AM
340	I strongly believe that the model that is being piloted in the Western communities - rent-to-own (Crossing at Belmont) is something the City of Victoria should explore	4/18/2019 8:00 AM
341	Foster an understanding of the need for densification throughout the City	4/18/2019 6:13 AM
342	I am encouraged that the City of Victoria has made housing affordability its number 1 priority.	4/17/2019 11:34 PM
343	Housing should be seen as one of the social determinants of health, the others being breathable air, clean water, nutritious food and social connections. For nutritious food ensure that all developments encourage mini-gardening. For social connections, ensure that all developments include appropriate community facilities.	4/17/2019 9:39 PM

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344	It's time to listen rather than proclaim, to respond rather than prescribe and to adapt to change rather than to resist it.	4/17/2019 9:13 PM
345	Victoria needs to take urgent action on the housing crisis, and this will require difficult decisions which may not please all stakeholders. What is important is that Victoria has a deep pool of affordable, publicly-owned and non-profit housing so that our diverse population can withstand the coming economic and environmental challenges.	4/17/2019 9:12 PM
346	Ben Isitt needs to resign...he's clueless and will bankrupt the City with his wing nut ideas.	4/17/2019 8:58 PM
347	CoV should not become developers, they lack the skill set to successful manager development projects	4/17/2019 8:09 PM
348	Think long and hard about the negative consequences of inclusionary zoning. There's some new analysis out that shows the effect of building new market housing, relatively quickly, results in significant affordable housing gains. If we want to move faster than the market can, consider directly funding coops or purpose built rental. Here's a link to a popular summary of the research (which can be used to find the actual report): http://cityobservatory.org/bacon_musical_chairs/	4/17/2019 8:06 PM
349	Regulate Airbnbs, and ask for the power to tax vacant homes. Consider things like a land value tax that would structurally slow/reverse the rise in land values (making affordable housing cheaper)	4/17/2019 7:46 PM
350	Stop focusing all of the city's efforts on the lowest income bracket. There are working people who can afford homes and want them too. Increase the supply of housing and stop adding costs at every turn (I.e CAC's, step code, high parking requirements). Focus on creating more land that is capable of delivering more supply.	4/17/2019 7:33 PM
351	Every infill should be able to be a duplex without rezoning, large lots should be easy to split, encourage brownstone type row housing.	4/17/2019 6:39 PM
352	This is a very biased written survey . Very disappointing that the city would sent out a survey with these forms of leading questions .	4/17/2019 6:16 PM
353	Mandate that any value- adding through zoning only occurs if the proposed land-use and density is used to create a social benefit along with a fair and equitable return on investment.	4/17/2019 6:08 PM
354	PLS ALLOW PETS. WE DONT WANT TO KILL THEM OR GIVE THEM UP THEY ARE OUR CHILDREN, our family. Our reason to get up in the morning.	4/17/2019 6:06 PM
355	Im a designer and developer. My clients are hesitant to do projects in the City of Victoria as it takes months longer than other municipalities in the CRD to get approval. You are missing out on quality investment that is now looking to the Westshore and over the Malahat.	4/17/2019 5:44 PM
356	Yes. Remember that landlords and home owners are not heartless, and that they need support and fair processes too in order to do the best they can to provide the rental spaces and opportunities that non-homeowners require. There is too much rhetoric demonizing landlords. *Engage* landlords and provide regulatory supports to help them help the city to reduce the lack of suitable and affordable housing in Victoria.	4/17/2019 5:42 PM
357	It would be nice if you could do a mapping event on housing to see what out there working in other community in Vancouver Fraser valley Up island I don't think we want to make something already out there	4/17/2019 5:22 PM

Q12 What neighbourhood do you live in? (check this map if you aren't sure)

Answered: 1,488 Skipped: 326



ANSWER CHOICES	RESPONSES	
Burnside Gorge	5.58%	83
Downtown/Harris Green	9.81%	146
Fairfield/Gonzales	12.63%	188
Fernwood	7.19%	107
Hillside-Quadra	9.34%	139
James Bay	12.70%	189
North and South Jubilee	4.97%	74

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North Park	2.69%	40
Oaklands	4.50%	67
Rockland	2.22%	33
Victoria West	8.94%	133
I live in another municipality (please specify)	19.42%	289
TOTAL		1,488

#	I LIVE IN ANOTHER MUNICIPALITY (PLEASE SPECIFY)	DATE
1	Sooke	5/3/2019 8:51 PM
2	gordon head	5/3/2019 7:09 PM
3	Saanich	5/3/2019 6:32 PM
4	I am homeless	5/3/2019 5:08 PM
5	Westshore	5/3/2019 4:05 PM
6	Sannich	5/3/2019 1:03 PM
7	Saanich	5/3/2019 12:49 PM
8	Oak Bay	5/3/2019 10:07 AM
9	I moved to Pender Island because I couldn't afford to live in Victoria, my hometown.	5/3/2019 8:51 AM
10	Central Saanich	5/2/2019 11:10 PM
11	Oak bay	5/2/2019 10:08 PM
12	Colwood	5/2/2019 7:50 PM
13	I have lived in almost the areas born here 1960 currently in Langford	5/2/2019 6:42 PM
14	North Sannach	5/2/2019 6:39 PM
15	Happy I dont live in the City	5/2/2019 3:59 PM
16	Sannich	5/2/2019 11:41 AM
17	Sooke	5/2/2019 11:15 AM
18	Saanich	5/2/2019 11:05 AM
19	view royal	5/2/2019 9:56 AM
20	Colwood (but work in housing/homelessness Downtown)	5/2/2019 9:29 AM
21	I live in Saanich/Victoria border	5/2/2019 9:23 AM
22	Shawnigan Lake	5/2/2019 8:48 AM
23	View Royal.	5/2/2019 8:40 AM
24	Central Saanich	5/2/2019 6:59 AM
25	all over where ever is available short term	5/1/2019 10:43 PM
26	oak bay	5/1/2019 10:11 PM
27	Esquimalt	5/1/2019 8:12 PM
28	Gordon Head	5/1/2019 5:10 PM
29	Saanich	5/1/2019 4:55 PM
30	Langford	5/1/2019 1:34 PM
31	Westshore	5/1/2019 11:53 AM
32	Currently in Saanich	5/1/2019 10:13 AM

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33	North Saanich	5/1/2019 10:12 AM
34	Saanich	5/1/2019 10:11 AM
35	Oak Bay	5/1/2019 9:51 AM
36	Westshore	5/1/2019 9:31 AM
37	Saanich - pay taxes in City of Victoria (Quadra)	5/1/2019 8:19 AM
38	Saanich	5/1/2019 8:09 AM
39	Langford	5/1/2019 8:06 AM
40	View royal	5/1/2019 7:55 AM
41	Saanich	5/1/2019 7:26 AM
42	View royal	5/1/2019 2:57 AM
43	View royal	5/1/2019 12:44 AM
44	Saanich	4/30/2019 7:43 PM
45	Esquimalt	4/30/2019 7:36 PM
46	Saanich	4/30/2019 7:12 PM
47	Esquimalt - why were we forgotten???	4/30/2019 6:24 PM
48	Langford	4/30/2019 6:00 PM
49	View Royal	4/30/2019 5:00 PM
50	Esquimalt	4/30/2019 4:41 PM
51	Saanich	4/30/2019 3:03 PM
52	Esquimalt	4/30/2019 12:54 PM
53	Colwood	4/30/2019 12:32 PM
54	Saanich	4/30/2019 10:45 AM
55	North Saanich	4/30/2019 5:22 AM
56	Esquimalt, formerly Hillside	4/30/2019 12:46 AM
57	homeless	4/29/2019 11:38 PM
58	saanicj	4/29/2019 6:22 PM
59	Esquimalt	4/29/2019 6:03 PM
60	Saanich	4/29/2019 5:53 PM
61	Saanich (Gordon Head)	4/29/2019 3:03 PM
62	Saanich	4/29/2019 2:50 PM
63	I live on the border of Vic West , Esquimalt	4/29/2019 10:03 AM
64	Langford	4/29/2019 8:55 AM
65	Saanich	4/29/2019 8:55 AM
66	Westshore	4/29/2019 8:25 AM
67	Saanichton	4/29/2019 7:11 AM
68	Lake hill	4/29/2019 6:34 AM
69	Gordon head	4/29/2019 4:44 AM
70	Oak bay	4/28/2019 10:24 PM
71	Sooke, want to return to victoria, but not affordable	4/28/2019 10:03 PM
72	Saanich	4/28/2019 8:03 PM
73	Sannich	4/28/2019 7:51 PM

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74	Esquimalt	4/28/2019 6:35 PM
75	Saanich	4/28/2019 5:20 PM
76	Langford	4/28/2019 4:29 PM
77	Langford	4/28/2019 4:25 PM
78	Strawberry Vale	4/28/2019 4:01 PM
79	Oak Bay	4/28/2019 3:56 PM
80	Gordon Head	4/28/2019 2:58 PM
81	Saanich	4/28/2019 2:56 PM
82	Sidney	4/28/2019 2:45 PM
83	I live in sooke but am desperately trying to move to Victoria	4/28/2019 2:43 PM
84	Langford	4/28/2019 2:36 PM
85	Border of Victoria and Saanich	4/28/2019 2:12 PM
86	Colwood	4/28/2019 2:04 PM
87	Langford	4/28/2019 1:14 PM
88	Oak bay	4/28/2019 11:30 AM
89	Esquimalt	4/28/2019 8:25 AM
90	Langford	4/28/2019 8:13 AM
91	View royal	4/27/2019 8:27 PM
92	Oak Bay	4/27/2019 6:23 PM
93	Langford	4/27/2019 4:00 PM
94	Sooke	4/27/2019 3:11 PM
95	Saanich	4/27/2019 1:16 PM
96	Saanich, but would like to move to Victoria	4/27/2019 11:18 AM
97	Saanich East	4/27/2019 8:19 AM
98	Glanford	4/27/2019 6:18 AM
99	Esquimalt	4/27/2019 1:56 AM
100	Langford	4/26/2019 11:42 PM
101	JDF	4/26/2019 11:21 PM
102	Esquimalt	4/26/2019 10:47 PM
103	Business in Fairfield h	4/26/2019 10:32 PM
104	Esquimalt	4/26/2019 8:52 PM
105	Colwood	4/26/2019 5:28 PM
106	University	4/26/2019 5:21 PM
107	Esquimalt (lived in Victoria for ~20 years until last fall)	4/26/2019 3:42 PM
108	Langford	4/26/2019 2:30 PM
109	Residing just over the Victoria boundaries in Esquimalt	4/26/2019 2:08 PM
110	Saanich	4/26/2019 2:06 PM
111	We were priced out of Victoria (6yrs), living in Saanichton now.	4/26/2019 2:00 PM
112	Saanich	4/26/2019 10:28 AM
113	Saanich	4/26/2019 10:25 AM
114	Esquimalt	4/26/2019 10:04 AM

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115	Langford	4/26/2019 9:54 AM
116	Langford	4/26/2019 9:40 AM
117	I don't have a home... so Victoria?	4/26/2019 8:01 AM
118	Saanich	4/26/2019 8:00 AM
119	View Royal	4/26/2019 6:04 AM
120	Malahat but lived by the jubilee most of my life	4/26/2019 2:55 AM
121	Alberta. I had to move, due to cost of housing	4/25/2019 10:54 PM
122	Saanich...near uvic	4/25/2019 8:45 PM
123	Saanich - Interurban but likely to be moving to Burnside or Vic West in the next couple of months	4/25/2019 7:02 PM
124	Esquimalt, bordering Vic West	4/25/2019 6:42 PM
125	View Royal	4/25/2019 6:27 PM
126	Saanich	4/25/2019 5:48 PM
127	Saanich	4/25/2019 5:33 PM
128	Saanich; previously of Fernwood, Fairfield, Burnside, and Hill-side Quadra	4/25/2019 4:58 PM
129	Saanich	4/25/2019 4:39 PM
130	Langford	4/25/2019 4:35 PM
131	Maplewood	4/25/2019 4:26 PM
132	Saanich	4/25/2019 4:01 PM
133	Moved to sooke to afford a house	4/25/2019 3:55 PM
134	View royal	4/25/2019 3:44 PM
135	Saanich	4/25/2019 1:44 PM
136	Gordon Head	4/25/2019 1:29 PM
137	Oak Bay	4/25/2019 1:28 PM
138	Oak Bay	4/25/2019 12:52 PM
139	Saanich	4/25/2019 12:45 PM
140	Saanich	4/25/2019 12:37 PM
141	Colwood	4/25/2019 12:27 PM
142	Saanich	4/25/2019 12:27 PM
143	Nanaimo	4/25/2019 12:24 PM
144	Saanich	4/25/2019 11:38 AM
145	Saanich	4/25/2019 10:16 AM
146	Saanich	4/25/2019 9:22 AM
147	Saanich	4/25/2019 9:13 AM
148	Royal Oak	4/25/2019 8:37 AM
149	Saanich	4/25/2019 8:16 AM
150	Metchosin	4/25/2019 7:13 AM
151	North Saanich	4/25/2019 6:57 AM
152	Saanichton- because I could not find affordable housing in Victoria.	4/25/2019 6:55 AM
153	Saanich	4/25/2019 6:42 AM
154	North Saanich as I couldn't find a rental unit in town.	4/25/2019 6:25 AM
155	saanich	4/25/2019 6:21 AM

Victoria Housing Strategy

156	Saanich	4/25/2019 6:19 AM
157	Saanich	4/25/2019 3:58 AM
158	View royal	4/25/2019 3:27 AM
159	Between Tillicum and Swan Lake; Crossandra Crescent in Saanich	4/25/2019 2:02 AM
160	Esquimalt	4/25/2019 12:55 AM
161	Langford. But my mom who was renovicted lived and lives downtown	4/25/2019 12:54 AM
162	saanich	4/24/2019 11:26 PM
163	Saanich	4/24/2019 11:21 PM
164	Esquimalt	4/24/2019 10:52 PM
165	Esquimalt	4/24/2019 10:37 PM
166	Saanich / Tillicum	4/24/2019 10:18 PM
167	Saanichton	4/24/2019 10:13 PM
168	Cordova	4/24/2019 10:13 PM
169	Cedar Hill	4/24/2019 10:00 PM
170	,bvm	4/24/2019 9:55 PM
171	ldk	4/24/2019 9:22 PM
172	Saanich	4/24/2019 9:17 PM
173	Saanich but border The City of Victoria	4/24/2019 9:11 PM
174	Esquimalt (Vic West border)	4/24/2019 8:53 PM
175	Oak Bay	4/24/2019 8:38 PM
176	Esquimult but want to move and cant.	4/24/2019 8:25 PM
177	Esquimalt	4/24/2019 8:04 PM
178	Uptown	4/24/2019 7:58 PM
179	Saanich	4/24/2019 6:54 PM
180	Langford	4/24/2019 6:44 PM
181	I like in Coquitlam but my daughter works and lives in Victoria also attending p/t UVIC	4/24/2019 6:28 PM
182	Esquimalt	4/24/2019 6:21 PM
183	Sooke	4/24/2019 5:41 PM
184	just across the Saanich border next to Hillside-Quadra	4/24/2019 5:30 PM
185	Victoria	4/24/2019 4:50 PM
186	Colwood	4/24/2019 3:48 PM
187	ESQUIMALT	4/24/2019 3:40 PM
188	Down Town Victoria	4/24/2019 3:34 PM
189	Saanich	4/24/2019 3:01 PM
190	Oak Bay	4/24/2019 2:46 PM
191	Langford	4/24/2019 2:40 PM
192	View Royal	4/24/2019 2:35 PM
193	Colwood	4/24/2019 1:51 PM
194	Esquimalt	4/24/2019 1:30 PM
195	Moved from Victoria to Saanich so I could live in a decent place with a (somewhat) affordable rent.	4/24/2019 1:01 PM
196	oak bay	4/24/2019 12:57 PM

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197	Esquimalt	4/24/2019 12:44 PM
198	View Royal	4/24/2019 12:37 PM
199	Esquimalt	4/24/2019 12:33 PM
200	Saanich	4/24/2019 12:25 PM
201	Saanich	4/24/2019 10:44 AM
202	Saanich	4/24/2019 10:08 AM
203	Saanich	4/24/2019 10:06 AM
204	Saanich	4/24/2019 9:44 AM
205	Saanich, Gorge-Tillicum	4/24/2019 9:34 AM
206	Langoford	4/24/2019 9:17 AM
207	East Saanich	4/24/2019 9:09 AM
208	Oak Bay	4/24/2019 8:52 AM
209	Langford	4/24/2019 8:47 AM
210	Esquimalt	4/24/2019 8:23 AM
211	Esq, but lived everywhere	4/24/2019 8:21 AM
212	Oak Bay	4/24/2019 8:18 AM
213	Esquimalt	4/24/2019 7:23 AM
214	Esquimalt	4/24/2019 5:10 AM
215	westshore	4/24/2019 4:43 AM
216	Lived in James Bay for ten years but had to relocate to mainland because I retired and could not afford to stay in my rented apartment. Am not living in my daughter's basement suite.	4/24/2019 4:18 AM
217	View royal	4/24/2019 2:05 AM
218	I've had to leave Victoria where I have lived nearly my whole life to live with my soon in Port Alice. This a terrible community for seniors or people with mobility problems. There are no transport options (bus, taxi, etc). Most daily needs can only be filled by driving to Port Hardy or Port McNeill. There are virtually no senior services and extremely inadequate medical services.	4/24/2019 12:35 AM
219	Saanich	4/23/2019 11:50 PM
220	Lived in Victoria all my life. Because rents were so high I could not find a place in James Bay. I now live in Oak Bay in subsidized housing. Though I am lucky, I left a Community where my friends and Dr. And my volunteering was.	4/23/2019 11:49 PM
221	View Royal	4/23/2019 11:17 PM
222	Saanich	4/23/2019 10:48 PM
223	Saanich	4/23/2019 10:39 PM
224	Saanich	4/23/2019 10:26 PM
225	Saanich	4/23/2019 10:02 PM
226	Saanich	4/23/2019 9:44 PM
227	Esquimalt	4/23/2019 9:35 PM
228	Saanich	4/23/2019 9:27 PM
229	Saanich	4/23/2019 8:02 PM
230	Esquimalt	4/23/2019 7:44 PM
231	Saanich	4/23/2019 7:14 PM
232	Esquimalt	4/23/2019 6:57 PM
233	Saanich	4/23/2019 6:19 PM

Victoria Housing Strategy

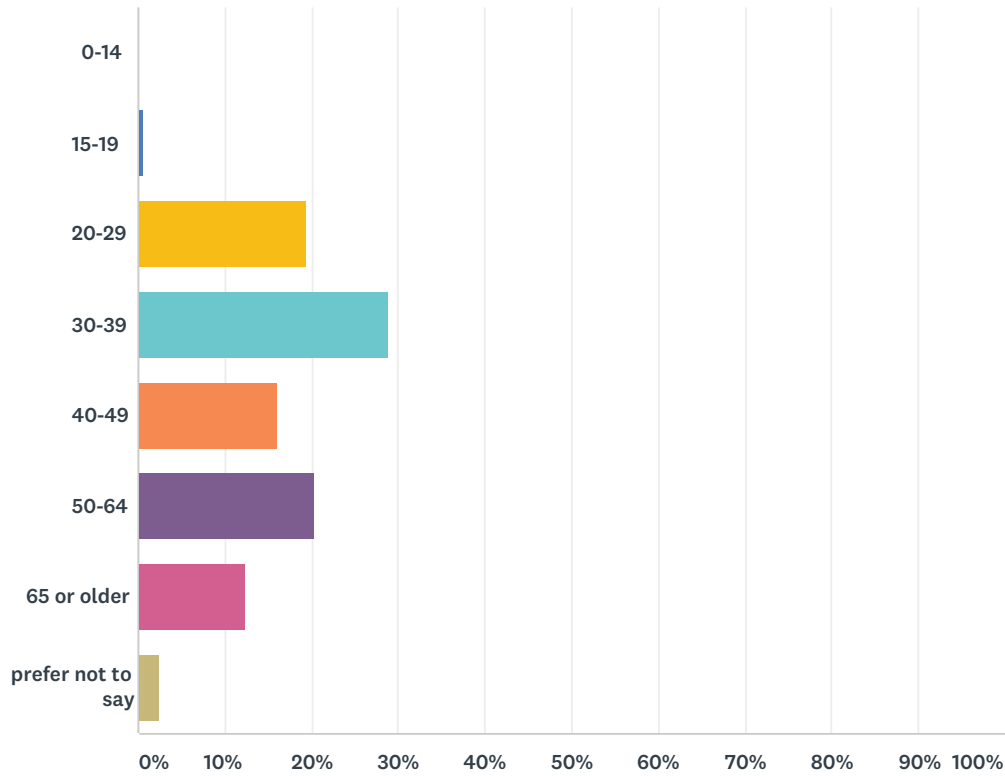
234	Saanich	4/23/2019 5:57 PM
235	Langford	4/23/2019 4:26 PM
236	Esquimalt	4/23/2019 4:05 PM
237	oak bay	4/23/2019 3:59 PM
238	Saanich	4/23/2019 3:48 PM
239	Saanich	4/23/2019 3:29 PM
240	esquimalt	4/23/2019 2:58 PM
241	I live in a unique spot - Vancouver Street @ McClure. Not sure if you consider that Harris Green or downtown, or Fairfield	4/23/2019 2:48 PM
242	Esquimalt, close to Victoria West	4/23/2019 2:38 PM
243	Oak Bay	4/23/2019 2:37 PM
244	Langford	4/23/2019 2:01 PM
245	Esquimalt	4/23/2019 1:49 PM
246	Langford	4/23/2019 1:47 PM
247	view royal	4/23/2019 1:30 PM
248	Saanich	4/23/2019 1:27 PM
249	Saanich	4/23/2019 12:08 PM
250	Colwood	4/23/2019 10:56 AM
251	saanich	4/23/2019 6:15 AM
252	East sooke	4/22/2019 8:47 AM
253	Highlands	4/22/2019 4:39 AM
254	Saanich	4/22/2019 2:35 AM
255	Metchosin	4/20/2019 7:47 PM
256	Langley, BC	4/20/2019 1:03 PM
257	Southern Gulf Islands	4/19/2019 11:21 PM
258	Campbell River but hope to move to Victoria	4/19/2019 9:15 PM
259	Oak Bay	4/19/2019 6:32 PM
260	Central Saanich	4/19/2019 5:10 PM
261	Nanaimo until June 2019, not sure what part of Victoria I will end up in.	4/19/2019 3:36 PM
262	Saanich	4/19/2019 2:54 PM
263	Saanich	4/19/2019 2:20 PM
264	View Royal	4/18/2019 5:31 PM
265	west saanich	4/18/2019 4:43 PM
266	Langford	4/18/2019 3:28 PM
267	saanich	4/18/2019 1:38 PM
268	Saanich south	4/18/2019 1:22 PM
269	View Royal	4/18/2019 12:10 PM
270	Saanich	4/18/2019 11:58 AM
271	Gordonhead	4/18/2019 11:55 AM
272	Saanich	4/18/2019 10:53 AM
273	langford	4/18/2019 10:47 AM

Victoria Housing Strategy

274	Saanich	4/18/2019 10:45 AM
275	saanioch but have rental housing is Victoria	4/18/2019 9:22 AM
276	Tillicum Gorge	4/18/2019 8:42 AM
277	saanich (want amalgamation)	4/18/2019 8:09 AM
278	Saanich	4/17/2019 11:21 PM
279	East Saanich moving to Downtown	4/17/2019 9:22 PM
280	View Royal	4/17/2019 9:13 PM
281	Saanich	4/17/2019 9:12 PM
282	Oak Bay aka even more messed up than Victoria	4/17/2019 8:58 PM
283	Abbotsford	4/17/2019 8:46 PM
284	Saanich	4/17/2019 8:09 PM
285	Saanich	4/17/2019 7:20 PM
286	I own properties in Downtown /Harris Green	4/17/2019 6:16 PM
287	but I own commercial space, work, and provide employment in Victoria	4/17/2019 6:08 PM
288	Oak Bay	4/17/2019 5:42 PM
289	I'm a health professional trying to move to Victoria. Can't afford a home	4/17/2019 5:14 PM

Q13 Please indicate your age group

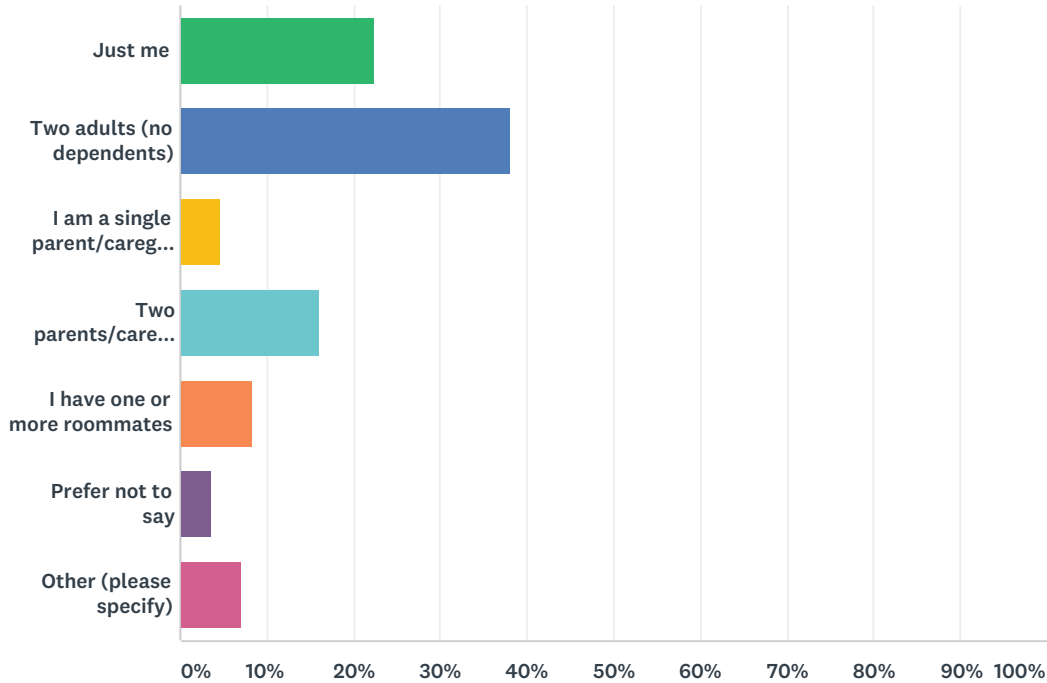
Answered: 1,492 Skipped: 322



ANSWER CHOICES	RESPONSES	
0-14	0.00%	0
15-19	0.60%	9
20-29	19.37%	289
30-39	28.82%	430
40-49	16.15%	241
50-64	20.31%	303
65 or older	12.27%	183
prefer not to say	2.48%	37
TOTAL		1,492

Q14 How many people live in your home?

Answered: 1,485 Skipped: 329



ANSWER CHOICES	RESPONSES	
Just me	22.29%	331
Two adults (no dependents)	38.05%	565
I am a single parent/caregiver with one or more children/dependents	4.58%	68
Two parents/caregivers with one or more children/dependents	16.16%	240
I have one or more roommates	8.28%	123
Prefer not to say	3.50%	52
Other (please specify)	7.14%	106
TOTAL		1,485

#	OTHER (PLEASE SPECIFY)	DATE
1	Full house 6 peop with a landlord that doesn't take care of his house	5/3/2019 6:29 PM
2	I have a shack made out of tarps that two adults live in	5/3/2019 5:08 PM
3	3 adults 2 children	5/3/2019 11:46 AM
4	various as family members come & go	5/3/2019 11:37 AM
5	senior on limited income,\$1200 per month is not an affordable rent	5/3/2019 11:20 AM
6	1 parent with 4 children who are students	5/2/2019 10:08 PM
7	Single parent with a dependent, a roommate that is also a single parent with one dependent (4 of us in total)	5/2/2019 7:54 PM
8	multi generational home; 2 units and 2 households.	5/2/2019 5:41 PM

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9	3	5/2/2019 2:26 PM
10	4	5/2/2019 1:38 PM
11	Two parents/caregivers with one or more children/dependents, one roommate	5/2/2019 11:05 AM
12	Me and my dog person :)	5/1/2019 10:00 PM
13	6 rental units	5/1/2019 9:50 PM
14	Not applicable, personal	5/1/2019 8:12 PM
15	three adults	5/1/2019 3:41 PM
16	Two parents and two bomarang kids	5/1/2019 10:03 AM
17	we host two international students	5/1/2019 8:33 AM
18	landlord in a 4 plex, reside in one of the units	5/1/2019 8:27 AM
19	2 adult and 3 kids	4/30/2019 7:40 PM
20	2 parents 2 kids +1 roommate	4/30/2019 5:07 PM
21	I am an adult living with my parents.	4/30/2019 5:00 PM
22	I have a spare room but have had such bad experience renting it out I am afraid to do so again.	4/30/2019 12:54 PM
23	2 adults & adult child	4/30/2019 10:39 AM
24	4 Adults, 2 upstairs, 2 in lower suite.	4/30/2019 5:22 AM
25	Myself, my partner, my parents and my grandmother	4/30/2019 12:46 AM
26	live in my parents basement	4/29/2019 11:49 PM
27	homeless	4/29/2019 11:38 PM
28	Partner and I on the main floor, older lady tenant in upstairs suite that I provided to the city when I redeveloped my property many years ago.	4/29/2019 10:10 PM
29	two adults and a renter,. We have three dogs, 2 are ours, one is the renter's.	4/29/2019 8:19 PM
30	three adults	4/29/2019 2:06 PM
31	Three adults	4/29/2019 10:51 AM
32	Myself and my daughter . She moved back in to save to finnish her degree	4/29/2019 10:03 AM
33	Me and my elder mother (my dependant).	4/29/2019 6:34 AM
34	young adult living with parent	4/28/2019 11:18 PM
35	Last October I was renovicted from my affordable apartment in Fairfield after it was purchased by Abstract Developers. I now live in my daughter's home, relying on her sympathy for my plight of not being able to afford Victoria's high rents. As a single senior I have gone from being able to house myself in a 500 square foot studio, to having no affordable housing options	4/28/2019 11:18 PM
36	My fiance and I rent a suite from a couple with a child living above us	4/28/2019 7:51 PM
37	6	4/28/2019 6:41 PM
38	My fiancé, myself and my fiancé's brother.	4/28/2019 6:41 PM
39	4 adults sharing a house	4/28/2019 5:20 PM
40	4 people	4/28/2019 4:46 PM
41	I live in my car	4/28/2019 2:36 PM
42	Me and 2 felines	4/28/2019 8:13 AM
43	2 adults and 2 children in one duple (owners). Two adults in rented duplex.	4/27/2019 3:07 PM
44	It's a triplex. Just me in my suite.	4/27/2019 1:28 PM
45	Just me, I used to have pets, but when I moved 2 years ago I had to give them up because I couldn't find pet friendly housing :(4/26/2019 5:47 PM

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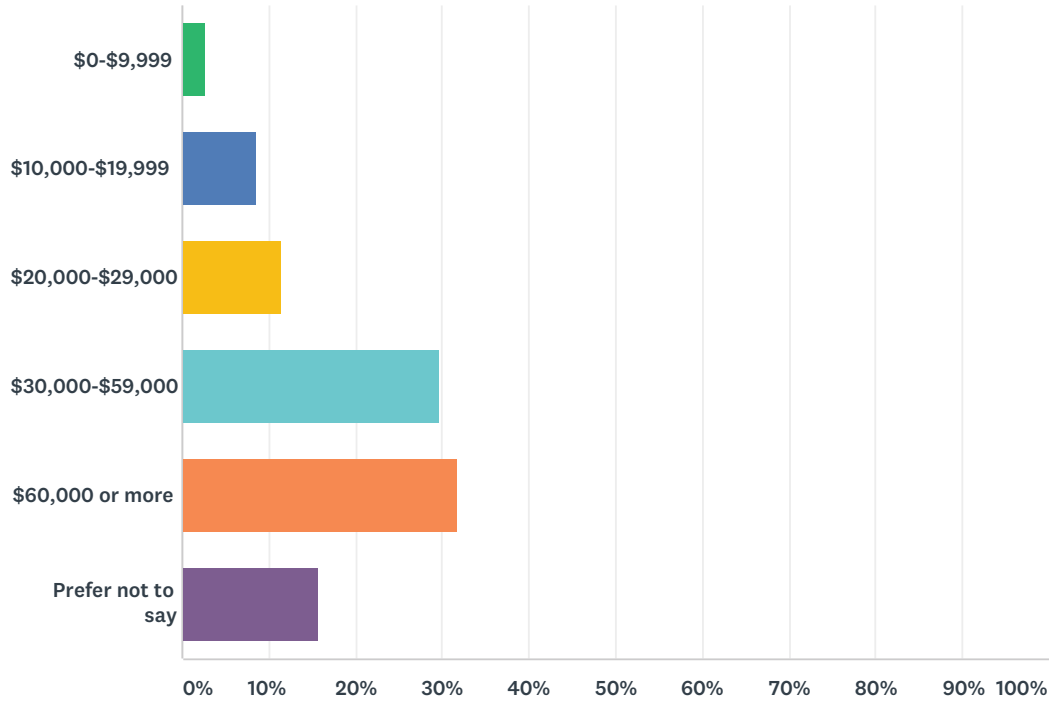
46	Two adult partners and an adult roommate with disabilities	4/26/2019 5:04 PM
47	Family of three and a basement neighbour	4/26/2019 2:06 PM
48	Homeless, just me.	4/26/2019 8:01 AM
49	3 adults 1 child	4/26/2019 2:55 AM
50	Me with my 11 grandson staying over a bit	4/25/2019 11:45 PM
51	4-6 adults	4/25/2019 8:45 PM
52	3 adults, we share because we each cannot afford solo rent	4/25/2019 8:41 PM
53	1 unmarried adult with two parents (multi-generational family unit)	4/25/2019 7:51 PM
54	4 adults	4/25/2019 6:19 PM
55	Grandmother, mother and two school age girls	4/25/2019 4:35 PM
56	Four adults, multigenerational	4/25/2019 4:16 PM
57	1 adult in basement suite, 2 adult + 1 child in main floor	4/25/2019 3:49 PM
58	A married couple with adult housemates	4/25/2019 2:53 PM
59	5 adults	4/25/2019 1:29 PM
60	I am a university graduate living at home taking care of a dying parent. I can not afford to get a place when I am able to move out.	4/25/2019 1:20 PM
61	Two parents with two adult children	4/25/2019 12:27 PM
62	With my small dog	4/25/2019 12:13 PM
63	3 adults	4/25/2019 6:52 AM
64	Three adults	4/25/2019 6:19 AM
65	Two adults plus pets.	4/25/2019 12:12 AM
66	And two tenants upstairs.	4/24/2019 11:36 PM
67	Me, mother, sister, brother in law and nephew.	4/24/2019 11:21 PM
68	5 suites, i live in 1 suite alone	4/24/2019 10:53 PM
69	4 adults	4/24/2019 8:25 PM
70	Four adults	4/24/2019 5:50 PM
71	Two adults, one dog, one cat, many fish	4/24/2019 5:26 PM
72	4 roommates	4/24/2019 3:42 PM
73	5 adults, 2 kids	4/24/2019 2:37 PM
74	One landlord and two tenants	4/24/2019 1:43 PM
75	three roommates and my landlord	4/24/2019 11:27 AM
76	Three adults	4/24/2019 9:55 AM
77	3 adults in same family	4/24/2019 9:18 AM
78	Four adults, two children	4/24/2019 8:10 AM
79	I live with my son but require affordable housing only for myself.	4/24/2019 12:35 AM
80	2 adults, 3 kids	4/23/2019 11:08 PM
81	3 people	4/23/2019 10:28 PM
82	Two adults, 4 children	4/23/2019 10:26 PM
83	Two adults, and a separate family of 4 in our legal rental suite.	4/23/2019 10:00 PM
84	4 adult family (2 parents and 2 adult kids) plus a home office	4/23/2019 9:40 PM
85	2 adults who are expecting their first child	4/23/2019 8:28 PM

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86	5	4/23/2019 7:49 PM
87	A couple plus a young adult (no relation), transitioning to Victoria. We have opened our home. This won't show on stats and you can't build a program for this.	4/23/2019 6:55 PM
88	Me and my 2 parents. Surprised there's not an option haha	4/23/2019 2:07 PM
89	3	4/23/2019 1:47 PM
90	4	4/23/2019 1:27 PM
91	3 adults, 1 dependent	4/23/2019 11:06 AM
92	I live in a collective house with 11 people, which would probably considered illegal by the city thanks to the ways you limit how people can live together.	4/19/2019 9:55 PM
93	Two adults and two student children	4/19/2019 8:08 PM
94	I live in a basement suite and the owner lives upstairs. It works really well.	4/19/2019 6:32 PM
95	I live with two seniors, one of which has dementia.	4/19/2019 2:54 PM
96	3 adults	4/19/2019 11:57 AM
97	2 grandparents, 2 parents, child	4/18/2019 12:01 PM
98	three adults (one couple, one single) and one infant.	4/18/2019 11:55 AM
99	3 adults and child 1/2 time	4/18/2019 10:53 AM
100	Single mother that parents and sister had to move in with as they cannot afford rent	4/18/2019 10:47 AM
101	Spouses and adult son	4/18/2019 10:45 AM
102	Two adults with a young adult child still living at home	4/18/2019 9:29 AM
103	Three adults	4/17/2019 9:12 PM
104	It is a two family, intergenerational home.	4/17/2019 7:20 PM
105	4 adults	4/17/2019 6:08 PM
106	Me and my two cats and I'd rather be homeless than give them up	4/17/2019 6:06 PM

Q15 What is your annual income?

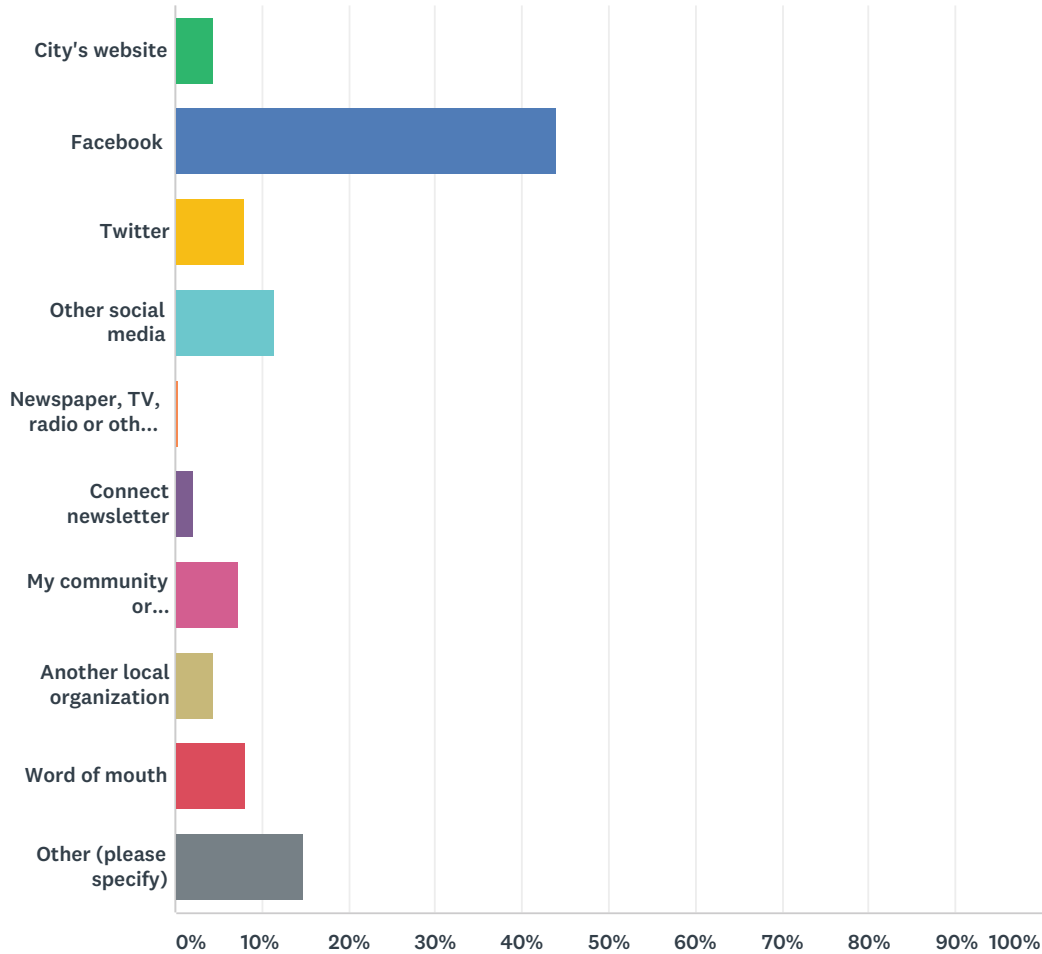
Answered: 1,485 Skipped: 329



ANSWER CHOICES	RESPONSES	
\$0-\$9,999	2.76%	41
\$10,000-\$19,999	8.62%	128
\$20,000-\$29,000	11.52%	171
\$30,000-\$59,000	29.63%	440
\$60,000 or more	31.72%	471
Prefer not to say	15.76%	234
TOTAL		1,485

Q16 How did you hear about this survey? (select all that apply)

Answered: 1,472 Skipped: 342



ANSWER CHOICES	RESPONSES	
City's website	4.35%	64
Facebook	43.89%	646
Twitter	7.88%	116
Other social media	11.55%	170
Newspaper, TV, radio or other local media	0.34%	5
Connect newsletter	2.17%	32
My community or neighbourhood association	7.34%	108
Another local organization	4.42%	65
Word of mouth	8.22%	121
Other (please specify)	14.95%	220
Total Respondents: 1,472		

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#	OTHER (PLEASE SPECIFY)	DATE
1	City open house	5/3/2019 11:40 PM
2	Email	5/3/2019 11:39 PM
3	GVAT	5/3/2019 10:32 PM
4	Email	5/3/2019 9:58 PM
5	A friend forwarded it to me this morning - May 3.	5/3/2019 7:18 PM
6	Email	5/3/2019 5:28 PM
7	Victoria Tenant Action Group	5/3/2019 5:22 PM
8	Tenants Victoria Group	5/3/2019 4:58 PM
9	AIDS Vancouver Island	5/3/2019 4:52 PM
10	friend	5/3/2019 9:46 AM
11	A friend sent it to me	5/3/2019 8:51 AM
12	Friend	5/3/2019 8:40 AM
13	Council women Sarah potts's Instagram stories	5/3/2019 12:06 AM
14	For all the money the city spends on new hires and communication team, the website has been a source of frustration for some time. City news doesn't get disseminated very well via local radio, TV or newspaper. Do a better job!	5/2/2019 9:53 PM
15	emailed to me un-realestate meeting	5/2/2019 6:42 PM
16	I work with the Committee to End Homelessness	5/2/2019 6:39 PM
17	GVAT	5/2/2019 2:41 PM
18	email	5/2/2019 11:31 AM
19	Colleague at work	5/2/2019 11:15 AM
20	I work in the sector	5/2/2019 10:47 AM
21	Referred by a friend	5/2/2019 9:28 AM
22	Email	5/2/2019 9:23 AM
23	GVAT	5/1/2019 10:06 PM
24	City email	5/1/2019 5:54 PM
25	Victoria Real Estate Board	5/1/2019 1:34 PM
26	VREB	5/1/2019 1:30 PM
27	Victoria Real Estate Board	5/1/2019 11:26 AM
28	Email	5/1/2019 10:11 AM
29	Victoria Real Estate Board	5/1/2019 10:03 AM
30	Emailed to me	5/1/2019 9:51 AM
31	Victoria Real Estate Board	5/1/2019 9:36 AM
32	Victoria Real Estate Board	5/1/2019 8:19 AM
33	VREB link in email to Realtors®	5/1/2019 8:06 AM
34	www.vibrantvictoria.ca (housing forum)	5/1/2019 1:09 AM
35	James Bay New Horizons Society	4/30/2019 10:58 PM
36	Black heritage community	4/30/2019 7:40 PM
37	friend sent me a link	4/30/2019 5:46 PM
38	email	4/30/2019 5:00 PM

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39	I don't remember	4/30/2019 12:54 PM
40	Community Living Newsletter	4/30/2019 12:32 PM
41	neighbour	4/30/2019 7:35 AM
42	my mom	4/29/2019 11:49 PM
43	jbna	4/29/2019 3:41 PM
44	How are age and income relevant to soliciting feedback from citizens?	4/29/2019 2:11 PM
45	email	4/29/2019 1:15 PM
46	North Park neighbourhood newsletter	4/29/2019 8:45 AM
47	Received email invitation from city engagement outreach.	4/28/2019 9:21 PM
48	reddit	4/28/2019 8:47 PM
49	Happy to explain my situation. Personal info	4/28/2019 2:47 PM
50	Reddit	4/27/2019 12:30 PM
51	Reddit! Facebook and twitters older, wiser brother	4/27/2019 9:47 AM
52	FB	4/26/2019 11:26 PM
53	Reddit	4/26/2019 10:12 PM
54	reddit.com/r/VictoriaBC	4/26/2019 10:07 PM
55	Reddit	4/26/2019 2:00 PM
56	email	4/26/2019 1:56 PM
57	Reddit	4/26/2019 12:49 PM
58	City's for Everyone newsletter	4/26/2019 10:04 AM
59	Reddit	4/26/2019 8:14 AM
60	it was sent to me by email	4/25/2019 8:45 PM
61	reddit	4/25/2019 6:53 PM
62	Reddit	4/25/2019 5:46 PM
63	reddit	4/25/2019 4:54 PM
64	Reddit	4/25/2019 4:43 PM
65	Reddit	4/25/2019 4:16 PM
66	reddit	4/25/2019 4:07 PM
67	reddit	4/25/2019 3:55 PM
68	reddit/r/victoriabc	4/25/2019 2:34 PM
69	I think a friend sent it to me	4/25/2019 1:53 PM
70	email	4/25/2019 1:30 PM
71	Instagram	4/25/2019 1:28 PM
72	Reddit	4/25/2019 1:07 PM
73	Reddit	4/25/2019 12:02 PM
74	Reddit	4/25/2019 11:58 AM
75	r/victoriabc reddit	4/25/2019 11:51 AM
76	Reddit	4/25/2019 11:17 AM
77	reddit	4/25/2019 11:15 AM
78	Reddit	4/25/2019 10:59 AM
79	email from Engagement	4/25/2019 10:57 AM

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80	reddit	4/25/2019 10:31 AM
81	reddit.com/r/VictoriaBC	4/25/2019 10:22 AM
82	Strata Council	4/25/2019 10:11 AM
83	email from Housing Summit	4/25/2019 9:48 AM
84	Reddit	4/25/2019 9:47 AM
85	Chamber of Commerce	4/25/2019 9:42 AM
86	Reddit	4/25/2019 9:05 AM
87	while checking my work email through a link in the Chamber of Commerce newsletter	4/25/2019 9:01 AM
88	chamber newsletter	4/25/2019 8:28 AM
89	Reddit	4/25/2019 7:35 AM
90	Reddit	4/25/2019 7:00 AM
91	/r/VictoriaBC	4/25/2019 6:52 AM
92	Reddit	4/25/2019 6:19 AM
93	Reddit	4/25/2019 6:15 AM
94	Reddit	4/25/2019 3:22 AM
95	reddit	4/25/2019 1:18 AM
96	Reddit	4/25/2019 12:55 AM
97	Reddit/Victoria bc	4/25/2019 12:54 AM
98	Reddit	4/25/2019 12:30 AM
99	reddit	4/25/2019 12:12 AM
100	Reddit	4/24/2019 11:35 PM
101	Reddit	4/24/2019 11:22 PM
102	https://reddit.com/r/VictoriaBC/	4/24/2019 11:21 PM
103	reddit	4/24/2019 10:53 PM
104	Reddit (r/victoriabc subreddit)	4/24/2019 10:50 PM
105	Reddit	4/24/2019 10:43 PM
106	Reddit	4/24/2019 10:18 PM
107	Reddit	4/24/2019 10:13 PM
108	Reddit	4/24/2019 10:10 PM
109	Hey	4/24/2019 10:01 PM
110	mnvbcv	4/24/2019 9:55 PM
111	Reddit	4/24/2019 9:42 PM
112	Reddit	4/24/2019 9:22 PM
113	Reddit r/VictoriaBC	4/24/2019 9:20 PM
114	Reddit	4/24/2019 9:17 PM
115	The Chamber	4/24/2019 9:11 PM
116	Reddit	4/24/2019 9:04 PM
117	email sent to me	4/24/2019 8:38 PM
118	Building management	4/24/2019 8:23 PM
119	Reddit	4/24/2019 8:15 PM
120	Reddit	4/24/2019 8:07 PM

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121	Received an email	4/24/2019 7:43 PM
122	Reddit	4/24/2019 7:26 PM
123	Reddit	4/24/2019 7:20 PM
124	My daughter posted on Facebook	4/24/2019 6:28 PM
125	The Chamber newsletter	4/24/2019 4:59 PM
126	Friend	4/24/2019 3:56 PM
127	vibrant victoria website	4/24/2019 3:25 PM
128	I was emailed by the City.	4/24/2019 2:58 PM
129	Email	4/24/2019 2:37 PM
130	Vibrant Victoria online forum	4/24/2019 2:13 PM
131	Building manager	4/24/2019 1:18 PM
132	strata council	4/24/2019 1:13 PM
133	Online forum	4/24/2019 12:37 PM
134	Building manager	4/24/2019 12:31 PM
135	Building Concierge emailed the link	4/24/2019 11:47 AM
136	our concierge	4/24/2019 11:39 AM
137	Vibrantvictoria.ca	4/24/2019 10:44 AM
138	email from the City	4/24/2019 10:22 AM
139	Engagement email from city	4/24/2019 9:38 AM
140	It showed up in my inbox	4/24/2019 9:34 AM
141	Received an email	4/24/2019 9:29 AM
142	Friend	4/24/2019 8:13 AM
143	Capital Daily	4/24/2019 7:09 AM
144	Direct email	4/24/2019 7:04 AM
145	Email	4/24/2019 7:00 AM
146	came as an email to me.	4/23/2019 10:04 PM
147	email	4/23/2019 10:02 PM
148	received it in email	4/23/2019 10:00 PM
149	Vibrant Victoria	4/23/2019 10:00 PM
150	I am on a City Engagement mailing list.	4/23/2019 9:49 PM
151	Email from city	4/23/2019 9:44 PM
152	Vibrant Vic	4/23/2019 9:34 PM
153	You sent it to me electronically.	4/23/2019 8:33 PM
154	Engagement Mailing List	4/23/2019 8:16 PM
155	Email	4/23/2019 7:14 PM
156	Email	4/23/2019 7:10 PM
157	Chamber of Commerce	4/23/2019 5:57 PM
158	friends have been forwarding it	4/23/2019 5:38 PM
159	Engagement	4/23/2019 5:14 PM
160	EMAIL SENT TO ME	4/23/2019 5:07 PM
161	It came as an email.	4/23/2019 4:59 PM

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162	email	4/23/2019 4:37 PM
163	Email link from City of Victoria	4/23/2019 4:24 PM
164	Local seniors' centre	4/23/2019 4:11 PM
165	realtor	4/23/2019 3:59 PM
166	received an email	4/23/2019 3:42 PM
167	Email	4/23/2019 3:29 PM
168	direct email	4/23/2019 3:25 PM
169	Engagement email.	4/23/2019 3:24 PM
170	neighbour information	4/23/2019 3:11 PM
171	Engagement Email	4/23/2019 3:09 PM
172	it was sent to the organization I work for	4/23/2019 3:03 PM
173	email	4/23/2019 2:57 PM
174	was emailed through the Engagement email. Thank you for the opportunity to voice my concerns and opinion!!	4/23/2019 2:48 PM
175	received an email	4/23/2019 2:37 PM
176	Unsolicited email	4/23/2019 2:35 PM
177	Engagement email	4/23/2019 2:34 PM
178	e-mail from engage@victoria.ca	4/23/2019 2:08 PM
179	work	4/23/2019 2:04 PM
180	My work (Burnside Gorge Community Association)	4/23/2019 1:59 PM
181	email	4/23/2019 1:57 PM
182	It was emailed to me	4/23/2019 1:57 PM
183	My place of work	4/23/2019 1:47 PM
184	Other	4/23/2019 1:32 PM
185	Email from engage@victoria.ca	4/23/2019 1:31 PM
186	Email list	4/23/2019 1:30 PM
187	Engagement	4/23/2019 1:27 PM
188	i am industry professional working in the City and attended housing strategy workshop by invitation	4/23/2019 6:15 AM
189	Work	4/22/2019 2:35 AM
190	Sent to me by a friend	4/21/2019 10:26 AM
191	I'm on your mailing list	4/21/2019 8:06 AM
192	Retail action network	4/20/2019 8:29 AM
193	city engagement email	4/19/2019 8:05 PM
194	Email from City of Victoria	4/19/2019 5:10 PM
195	NINJA	4/19/2019 2:47 PM
196	City of Victoria ATAC (I am on the committee)	4/19/2019 10:01 AM
197	City told me about it directly.	4/18/2019 6:14 PM
198	Attended the Open House at City Hall	4/18/2019 1:55 PM
199	Cool Aid Society	4/18/2019 1:50 PM
200	Email from engage@victoria.ca	4/18/2019 12:32 PM

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201	I work for Victoria Cool Aid Society, they emailed us all.	4/18/2019 12:10 PM
202	Through my job at Cool Aid	4/18/2019 11:58 AM
203	Cool Aid Employer	4/18/2019 11:55 AM
204	Victoria Cool Aid Society, my employer	4/18/2019 10:45 AM
205	workplace email	4/18/2019 9:33 AM
206	My work is circulating it	4/18/2019 9:19 AM
207	I subscribe	4/18/2019 9:19 AM
208	was emailed to me by CofV	4/18/2019 8:43 AM
209	Attended Housing Summit	4/18/2019 8:16 AM
210	Emailed to me	4/18/2019 6:27 AM
211	Received an email.	4/18/2019 6:13 AM
212	direct e-mail	4/17/2019 11:34 PM
213	Through the City's consultation.	4/17/2019 9:39 PM
214	Email from City of Victoria	4/17/2019 9:21 PM
215	Email	4/17/2019 8:09 PM
216	I work in Victoria and am on the City's list for this survey as I have been involved in this issue in the past.	4/17/2019 7:20 PM
217	It was sent to me by email	4/17/2019 6:16 PM
218	email from engage victoria	4/17/2019 6:08 PM
219	Stumbled on	4/17/2019 6:06 PM
220	Lisa called me directly	4/17/2019 5:43 PM