

[REDACTED]

From: Erin Koop [REDACTED]
Sent: Thursday, July 15, 2021 8:17 AM
To: Public Hearings
Subject: Zone Regulation Bylaw Amendment Bylaw NO. 1233 - No. 20-081

Good morning,

We are curious as to how this development would impact traffic and parking in the area given that Vancouver Street has recently been changed to a largely bike-only road. We are particularly curious about parking options for customers visiting the newly proposed businesses as well as the previously existing businesses. This is important given the demographics of our neighbourhood and the number of people in the area with mobility limitations.

We are not immediately opposed to this idea, but would like to ensure that these considerations have been addressed in the planning process. With the latest updates to Vancouver Street and the ongoing construction on Cook Street, it has been very challenging to enter and exit our neighbourhood, so again, would like to ensure that these considerations have been made.

Sincerely,
Erin and Tiffany

[REDACTED]

From: Duckett Developments [REDACTED]
Sent: Wednesday, July 14, 2021 9:09 PM
To: Victoria Mayor and Council
Cc: Public Hearings
Subject: Aragon Properties Development Permit Application for 324/328 Cook Street
Attachments: Ltr to Mayor Helps Supportitng Aragon Development - tenants.pdf

Dear Mayor Helps and Council,

Please find attached a letter in support of Aragon Properties development permit application for 324/328 Cook Street, and 1044,1048, and 1052/54 Pendergast Street. This letter is meant to provide some context and information about tenancies for the three houses covered in the permit application. I trust you will find the information useful in your consideration of Aragon's application.

Sincerely,
Greg Duckett
President, Duckett Developments Inc.

DUCKETT DEVELOPMENTS INC.

July 14, 2021

Mayor Lisa Helps and Council
City Hall
1 Centennial Square
Victoria, BC, V8W 1P6

Reference: **Aragon Properties Application for Development Permit of Property at
324/328 Cook Street and 1044, 1048, and 1052 Pendergast Street**

Dear Mayor Helps and Council:

Please accept this letter in support of Aragon Properties application as noted above.

We are the former owners of the above noted properties and therefore have intimate knowledge of the tenancy arrangements of the 3 houses that form part of the development application. We also understand that some opposition to the application is a result of the relocation of some of the existing tenants and would like to share our first-hand knowledge.

Duckett Managements Ltd. acquired the properties at 324/328 Cook St., 1044 Pendergast St., and 1048 Pendergast St. in 1990. Our intention was to also acquire the remaining property at 1052/54 Pendergast to create a block of land for development, however the owner of 1052/54, Donny Caverhill, refused to sell. We approached Ms. Caverhill a few times over the next 25 years, but she and her family did not sell the property to us until 2015.

We created Duckett Developments Inc. in 2002 and transferred the property titles from Duckett Managements to the new company. During the entire period from 1990 till 2017, when we sold them to Aragon Properties, we operated the rental properties with the intention that they would eventually be demolished, and a larger mixed commercial and residential building be built on the site. We did not hide this from the tenants, and they were all made aware that this was the case in many conversations over the years. The main question we received from tenants was one of timing, their concern being when they might receive notice and be required to move out. Our answer was that the timing depended on our purchasing the Caverhill property.

Although we kept the buildings repaired and in a safe and livable condition, they all were, and are, very old and tired. We were always clear with the tenants that because they were slated for re-development, we would not be doing any renovations, that we would repair and maintain the properties but would not update them, and that subsequently we would charge lower rents than the market.

The idea that any tenants have been "broad-sided" with plans to develop the property is unfounded.

Sincerely,



Greg Duckett
President, Duckett Development Inc.

[REDACTED]

From: Gerald F. Gabel [REDACTED]
Sent: Wednesday, July 14, 2021 4:40 PM
To: Public Hearings
Subject: Development Proposal by Aragon for the Properties at the Corner of Cook and Pendergast

Dear Mayor and Council

I am writing in support of the Rezoning Application and Development Permit with Variances for the Property know as 324/328 Cook St and 1044, 1048 and 1052/1054 Pendergast St.

I have read the developer's proposal and looked at his plans for the site. The building is attractive and functional and will be an asset to the Cook Street Village. I have also reviewed all 1,210 pages of the material submitted for Thursday's Council meeting. In my opinion, Aragon Properties has done a credible job over the last several years, given its constraints, in addressing the major concerns of the City of Victoria Staff and Council as well as those of the residents who attended the various information sessions and made submissions. Not all the residents issues have been addressed nor can they be given the realities of property values and construction costs facing Victoria at this time. The lack of affordable housing is a major concern expressed by many but this is a national issue today in most urban cities in Canada and not one a developer can address alone. Hopefully, the funds being proposed in Aragon's proposal can be put to good use to help with this difficult situation. I thought that the submission by the "Cities for Everyone" organization addressed this topic well and concluded that the Aragon Proposal was a positive one worthy of support.

I can provide some relevant input to the affordability matter in this area as I am renting in the newly constructed apartment building further south on Cook St. This is a similar building to the Aragon proposal in that it contains mixed use commercial/residential units with a variety of rental apartments ranging from small, affordable one bedroom units to luxury expensive three bedroom apartments. The tenants range from young couples starting out to elderly retired people and each have found a price point suitable to their income level in what has become a highly desirable vibrant community. The Cook Street Village commercial area can support another 48 unit housing project with additional businesses on the street level. I'm hopeful that the Cook Street Village Activity Centre will be able to occupy some of space in the new building to expand and better serve the needs of our community. I fully support any effort by the City to assist in this matter.

In conclusion, I reiterate my support for the rezoning and the development proposal before Council on Thursday. Please give Aragon the go ahead to commence their worthy project for my neighbourhood.

Sincerely,
Gerald Gabel, 200 Cook Street

ooo—>>> sent via Apple iCloud <<<—ooo



SHARON KEEN

ANTHROPOLOGY
CULTURAL ECOLOGY

#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3

PH [REDACTED]

WEDNESDAY, JULY 14, 2021

VICTORIA CITY COUNCIL
#1 CENTENNIAL SQUARE
VICTORIA, BC
V8W-1P6

- ARAGON PUBLIC HEARING NO 2, 15 JULY 2021:

"SAY NO" A SECOND TIME, AFTER "NO" AT NOVEMBER 26,
2021 FIRST PUBLIC HEARING. EVERYTHING PROPOSED
IS ENTIRELY AGAINST VICTORIA'S & FAIRFIELD'S
OCP 2012. DEVELOPERS FROM VANCOUVER, &
ELSEWHERE, SPECULATE & THEN EXPECT, & FEEL
ENTITLED TO GET REZONING AUTOMATICALLY GIVEN.
CITY COUNCIL & STAFF HAVE GIVEN IN FOR TOO
LONG AND NOT USED THE OCP 2012 AS THE
30 YEAR PLAN IT WAS MEANT TO BE. STOP!

- PUBLIC HEARINGS ON THE "THIRD READING",
& NOW DURING "LOCKDOWN", ARE NOT DEMOCRATIC
AT ALL. ARAGON SUBMITTED IN 1 AUG 2018, &
THEN SPENT TWO YEARS "BEHIND CLOSED DOORS"
UNTIL 26 NOV. 2020 "PUBLIC HEARING NO 1". TOO LATE
PUBLIC INPUT IS NEEDED AT "FIRST READING"

- IF "BC HOUSING" ISN'T VIABLE TO HELP FINANCE
AFFORDABLE OPTIONS OTHERS ARE: VANCITY &
B.C. INVESTMENT MANAGEMENT CORPORATION.
SEE ATTACHMENTS. (1/4) T

- KEEP EXISTING ZONES:

- THREE HOUSES AND INCREDIBLE GREEN YARDS NEED TO BE RETAINED: SEE 1981 MAP.9C
THEY CAN BE MODIFIED WITH LIFTING, DORMERS AND KEPT AS RENTALS WITH 2-3 SUITES.
- 324/328 COOK STREET COULD HAVE EITHER A BRICK OR WOODEN BUILDING, AS THE "FAIRFIELD BICYCLE SHOP" ON MOSS & OSCAR, OR "MAY STREET 1270, 1272, 1274" & "214 MOSS". EACH HAS SUITES ON THE SECOND FLOORS, BUT THE BUILDINGS ARE ON CORNERS.
SEE ATTACHMENTS: 1981, SHEETS 9D & 4B
- ABSOLUTELY NO UNDERGROUND PARKING:
A FEW EXTANT SURFACE PARKING SPACES ARE ALL THAT'S TO BE ALLOWED.
- THIS IS GENTLE DENSIFICATION, AND LESS DESTRUCTIVE AT EVERY LEVEL. TIME FOR CITY COUNCIL TO NOT CONTINUE THE OVER-DEVELOPMENT THAT'S HAPPENED SINCE 2011: RELPH ATTACHMENT. IT'S BEEN DOMICIDE & ECOCID
- ATTACHMENTS ARE LISTED ON PAGE 3, & PAGE 4.

SAKERN

P.S. ACCESS TO "DEVELOPMENT TRACKER" HAS BEEN DENIED VIA PUBLIC COMPUTERS FOR OVER A YEAR, & CONTINUES TO BE SO EVEN WITH "E.P.A." LIFTED JULY 1, 2021. (EG. LEGISLATIVE LIBRARY.)

ATTACHMENTS: ARAGON, JULY 15, 2021
PUBLIC HEARING NO 2

- CARLA WILSON
1 AUG. 2018 "MIXED-USE DEVELOPMENT FORCES
LONGTIME VIDEO STORE TO RELOCATE"
TIMES COLONIST, B1

- LINDSAY KINES
29 NOV. 2020 "TIE VOTE SINKS CONDO PROJECT
IN COOK STREET VILLAGE"
TIMES COLONIST, A4.

- CITY OF VICTORIA
10 JULY 2021 "NOTICE OF PUBLIC HEARING,
THUR. JULY 15, 2021, AT 6:30 PM
- ZONING AMENDMENT BYLAW (NO. 1233)-NO. 20-081
- DEV. PERMIT WITH VARIANCES APP. NO. 000527
TIMES COLONIST, A4

- CORPORATION OF THE CITY OF VICTORIA
1981 CITY OF VICTORIA GENERAL ATLAS
COMPILED BY WESTERN PHOTOGRAMMETRY LTD.
- SHEETS 9C (COOK/PENDERGAST),
9D (MOSS & OSCAR), 4B (MOSS & MAY).

- VICTORIA HERITAGE FOUNDATION
2009 THIS OLD HOUSE. VOLUME FOUR: FAIRFIELD,
GONZALES, & JUBILEE. PAGE 9.

- EDWARD RELPH
16 JUNE 2021 "WE ARE RUSHING TOWARD A
CROWDED FUTURE"
TIMES COLONIST, A10

ATTACHMENTS: ARAGON, JULY 15, 2021
PUBLIC HEARING N°2, CONTINUED —

- KERRY GOLD

23 SEPT. 2017 "THE FOLLY OF INCREASING
HOUSING SUPPLY"
GLOBE & MAIL, S4.

23 AUGUST 2019 "IT'S CARTE BLANCHE FOR
REZONING".
GLOBE & MAIL, H6.

7 MAY 2021 "HOUSE MOVERS FACE ROADBLOCKS
TO RECYCLING"
GLOBE & MAIL, H3.

2 JULY 2021 "NEW WAVE OF BUYERS EXPECTED
TO HIT B.C. MARKET"
GLOBE & MAIL, H8.

**AND, ECONOMIC EFFECTS OF DENSITY.

- ELIZABETH MURPHY

OCTOBER 2020 "VANCOUVER PLAN IS A SHAM"
COMMON GROUND, ISSUE 350:6

- ELENA DE LUIGI

21 MAY 2021 "FINESSING THE FINANCIALS KEY
TO PARKDALE LAND TRUST DEAL"
GLOBE & MAIL, H5. [VANCITY]

- SHANE DINGMAN

2 JULY 2021 "RISING HOME PRICES BRING NEW
ATTENTION, IDEAS TO TRAILER PARKS"
GLOBE & MAIL, H3

*B.C. INVESTMENT MANAGEMENT CORP. & LAND LEASE
"PARKBRIDGE LIFESTYLE COMMUNITIES INC"



Pic-A-Flic owner Kent Bendall at the store's current Cook Street location. The store is relocating in October to Stadacona Centre on Pandora Avenue. DARREN STONE, TIMES COLONIST

Mixed-use development forces longtime video store to relocate

CARLA WILSON
Times Colonist

1 AUG. 2018

B1

A mixed-use development planned for Cook and Pendergast streets in Victoria is displacing Pic-A-Flic Video, which will open in a new location in Stadacona Centre in October.

Aragon Properties of Vancouver has submitted a proposal to the City of Victoria to build a four-storey project with covered rooftop patios, plus commercial space and underground parking.

Following discussion with neighbours, the rooftop level will be set back to improve the sense of separation from neighbours and to provide access to sky views and sunlight, Cascadia Architects said in a letter to city hall on behalf of the developer.

Plans call for 48 residential units and 5,759 square feet of commercial space. The entire building will be 55,541 square feet. Details in the application were "carefully crafted to respect the neighbourhood context, the official community plan and the draft updated Fairfield Gonzales neighbourhood plan," Cascadia said.

This project is among four major developments by Aragon in the capital region. The others are Esquimalt Town Square, now under construction; 755 Cordova Bay Rd. where the former Trio gravel pit was located; and the English Inn in Esquimalt.

Coun. Chris Coleman, who represents the Fairfield area, said that although the official



Artist's rendering of the development plan for Cook and Pendergast streets in Victoria. CASCADIA ARCHITECTS

community plan suggests up to six storeys for the Cook Street site, neighbours want to see Aragon's development limited to four storeys. City staff are analyzing the proposal, he said.

At some point, it will come to council to decide whether to forward it to a public hearing for a rezoning, he said.

The site covers 324-328 Cook St. and 1044, 1048, and 1052-54 Pendergast St. The properties hold three detached houses and a one-storey commercial building housing Pic-a-Flic and a Mac's convenience store. The houses are not designated as heritage structures and cannot be moved because of trees on Pendergast and Cook, the architect said.

The 2,000-square-foot Pic-A-Flic has been based in Cook Street Village for 35 years. This is its second location.

Owner Kent Bendall said the store will remain open on Cook Street until the end of summer. It will then move its 30,000 movie and television discs to the former Gordie's Music location, an 1,800-square-foot space at 1519 Pandora Ave. in Stadacona Centre. "I'm just going to shoehorn everything I can in there," Bendall said.

Bendall, 48, took over the business in January 2016, after working there for 15 years. Even then he was thinking of moving because "these are some of the highest commercial rents in town." Pic-A-Flic's new location

will be less costly to rent, he said. He did not reveal rates.

When Aragon announced it wanted to develop the land, that encouraged him to look for a new location with plenty of nearby residents, parking, and pedestrians walking by.

Pic-A-Flic is known for its wide range of movies and television shows, many of which cannot be found on online sites. Bendall is always looking out for hard-to-find titles and classics. He scans the internet after work, and sometimes customers make donations.

Topping his wish list: the American silent film *Greed* from the 1920s, and *Bye Bye Blues*, a Canadian film from the late 1980s. cjwilson@timescolonist.com



An artist's rendering of a condo project at Cook and Pendergast streets. ARAGON PROPERTIES

Tie vote sinks condo project in Cook St. Village

LINDSAY KINES
Times Colonist

A divided Victoria council has rejected a proposed 48-unit condo development in Cook Street Village for failing to include any affordable housing. Aragon Properties wanted to demolish the former Pic-A-Flic Video store, two houses and a duplex at Cook and Pendergast Streets to build a four-storey condominium with businesses on the first floor and a range of

one-, two- and three-bedroom suites. The project failed on a 4-4 tie, however, following a public hearing Thursday night and a prolonged debate about how best to resolve the city's housing crisis.

Coun. Ben Isitt argued that the city has a serious poverty issue, limited space and can't keep approving projects that fail to set aside a portion of their units for low-income people.

"In the context of the housing crisis and the direction that I think our community needs to go, I do think we have to pull the drawbridge up on exclusively expensive strata housing, if we're going to turn the corner," he said.

Mayor Lisa Helps countered that the city is making significant progress on that front and that there are currently more affordable rental units in development or underway than there are condos. And she argued that there is still a need for projects like Aragon's to supply condominiums for people unable to afford a single-family home.

"So, no, it's not affordable and no it's not rental, but it is part of the housing ecosystem that I think is really important for us to support," she said.

It's not the first time council has turned the developer away. In December 2018, councillors declined to send the project to public hearing and directed staff to work with Aragon and B.C. Housing to look at setting aside up to 20 per cent of the units for affordable rental housing.

City staff told council in May that Aragon did approach B.C. Housing and the Capital Regional District about the possibility of including affordable

rental housing. The developer ultimately rejected the idea, however, because the project didn't fit with any current B.C. Housing program and integrating affordable housing would require a complete redesign, staff said.

Instead, Aragon was proposing to contribute \$136,000 for community amenities and \$160,000 to the city's housing reserve fund, which provides grants for the development and retention of affordable rental and home ownership projects.

As well, the developer was prepared to give the city a deal on a commercial unit next door to the project at 380 Cook St. to allow for possible expansion of the Cook Street Village Activity Centre. Although nothing was finalized, city staff said there had been "promising" discussions about using the space for a wellness clinic with a nurse practitioner on site.

Even councillors who voted against the project noted its many positive attributes, saying it presented "beautifully" and would add to the vibrancy of the Cook Street Village. But the question of affordability and the displacement of tenants from the existing houses prevented them from supporting it.

"I don't want to deny this project," Coun. Jeremy Loveday said. "I don't think I can feel right about myself, though, voting to eliminate affordable family housing and making a decision that will displace tenants during a pandemic for a project that isn't offering rental or affordable units or attainable homeownership."

Coun. Marianne Alto, by contrast, agreed with Helps on the

city's responsibility to provide a continuum of housing for people, including families that would be able to buy a two- or three-bedroom condo in Aragon's project.

"Yes, they will be privileged families who understand that they have the ability to purchase something that requires a great deal of investment," she said. "At the same time, they will be investing in their families, and I believe we have an obligation to ensure that those opportunities are there as well."

In the end, the vote to approve the project split evenly with Helps, Alto, Coun. Geoff Young and Coun. Charlayne Thornton-Joe in favour, and Isitt, Loveday, Coun. Sarah Potts and Coun. Sharmarke Dubow opposed.

Luke Ramsay of Aragon Properties expressed disappointment with the result.

"We felt that the application provided significant community benefit, especially with the partnership between us and the Cook Street Activity Centre to help provide the space to bring a nurse practitioner while also providing 48 new family-sized homes in a lovely building which showcases local Indigenous artwork," he said in a statement.

"Ultimately the council insisted on this project including affordable housing, a noble goal, despite not being a requirement when we made our application."

Ramsay said that in order to include affordable housing in the project, the developers would have to provide more density and possibly lose some of the other amenities — "something we did not think the community would support."

lkines@timescolonist.com



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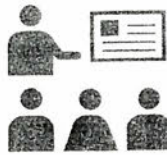
ALEX SPURLING
Wealth Advisor | 250-892-0388



It's your neighbourhood

NOTICE OF PUBLIC HEARING

Public Hearing items will be considered by Council at a Council Meeting on Thursday, July 15, 2021 at 6:30 p.m.



Provide your input:

If you are interested in any of the proposed changes being considered, you are invited to share your views with City Council by email at publichearings@victoria.ca

Where:

6th Floor Boardroom
Capital Regional District

625 Fisgard Street
Victoria, B.C.

Public access to Council Meetings is not permitted due to the COVID-19 Pandemic. This meeting may be viewed on the City's live stream webcast at www.victoria.ca

What is being proposed?

A. Rezoning Application and Development Permit with Variances Application for the Property Known as 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street:

Zoning Regulation Bylaw, Amendment Bylaw (NO. 1233) - No. 20-081:

To rezone the lands known as 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street from the CR-3M Zone, Commercial Residential Apartment Modified District, and the R-K Zone, Medium Density Attached Dwelling District, to the CR-CP Zone, Cook and Pendergast District, to permit ground floor commercial uses and multi-unit residential dwellings.

<u>New Zone:</u>	CR-CP Zone, Cook and Pendergast District
<u>Legal description:</u>	PID: 000-309-745 Lot 1, Fairfield Farm Estate, Victoria City, Plan 34863
	PID: 000-217-107 Lot 24, Fairfield Farm Estate, Victoria City, Plan 28
	PID: 000-772-887 Lot 23, Fairfield Farm Estate, Victoria City, Plan 28
	PID: 002-477-92 Lot 22, Fairfield Farm Estate, Victoria City, Plan 28

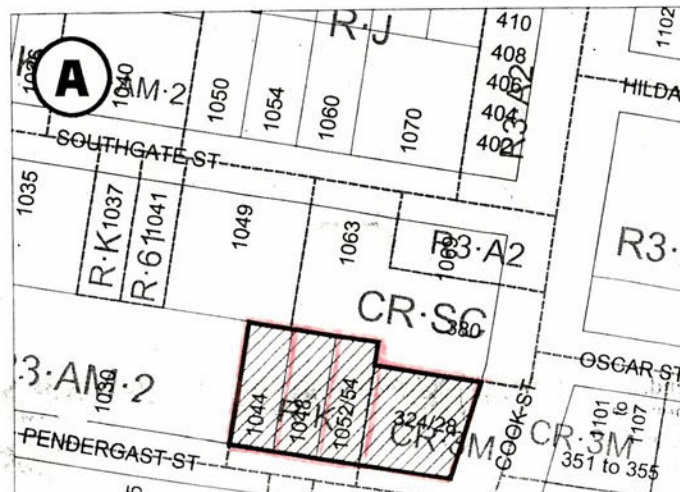
<u>Existing Zone:</u>	CR-3M Zone, Commercial Residential Apartment Modified District
	R-K Zone, Medium Density Attached Dwelling District

Development Permit with Variances Application No.000527

The Council of the City of Victoria will also consider issuing a development permit for the land known as 324/328 Cook Street and 1044, 1048 and 1052/1054 Pendergast Street, in Development Permit Area 5: Large Urban Village, for the purposes of approving the exterior design and finishes for the mixed-use building as well as landscaping.

The Development Permit will vary the Zoning Regulation Bylaw, CR-CP Zone as follows:

- Increase the height from 13.5 metres to 16.2 metres (to the projecting portions of the roof).



NO

* KEEP

NO



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

1. Submit written comments to Council:

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

2. Pre-recorded Video

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

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

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

3. Register to Speak Live

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

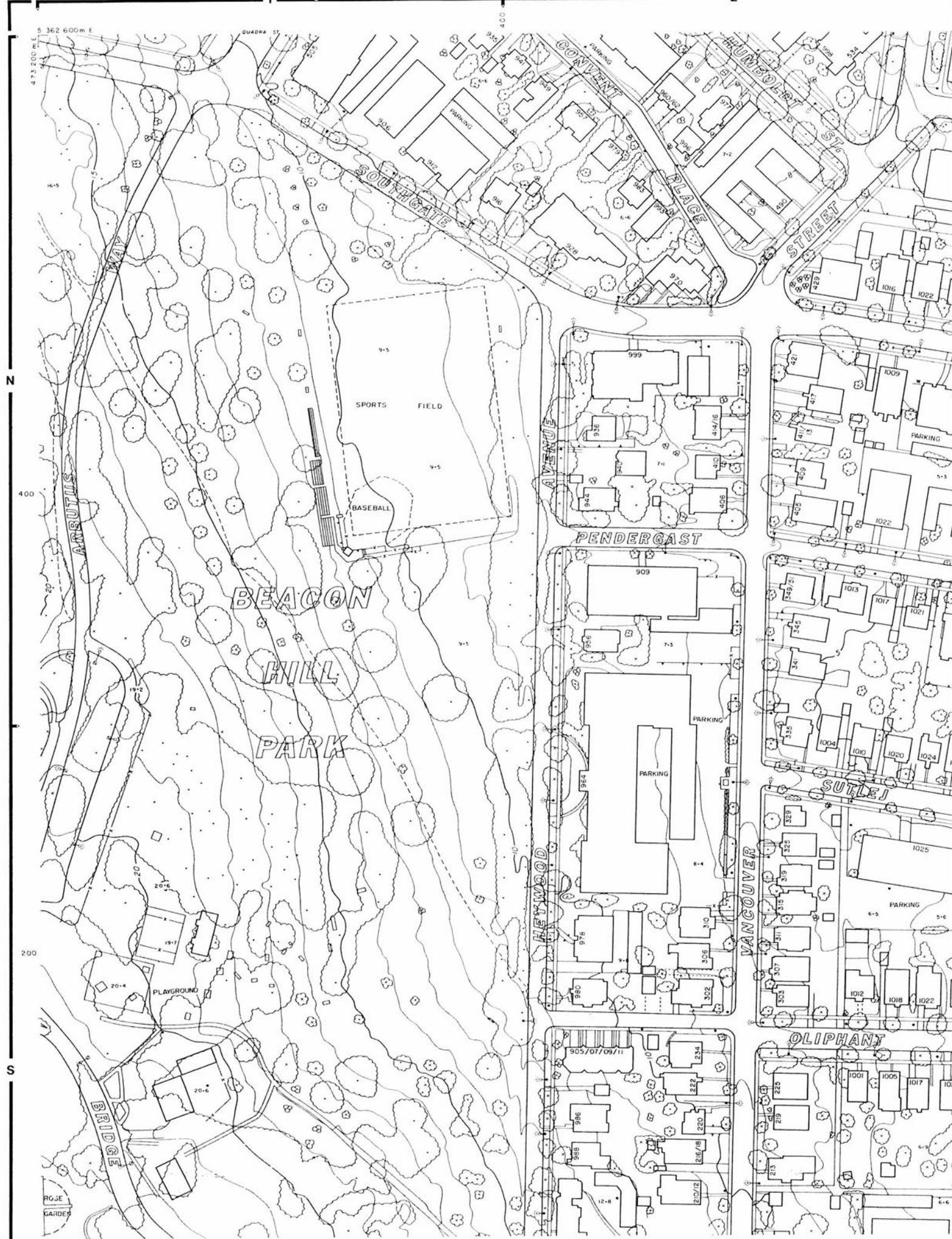
If you miss pre-registering, please watch the live meeting as there will be an opportunity for you to call in at the end of the list of registered speakers. Please only call if you wish to speak to this application by calling 778-698-2440 then participation code 1551794#.

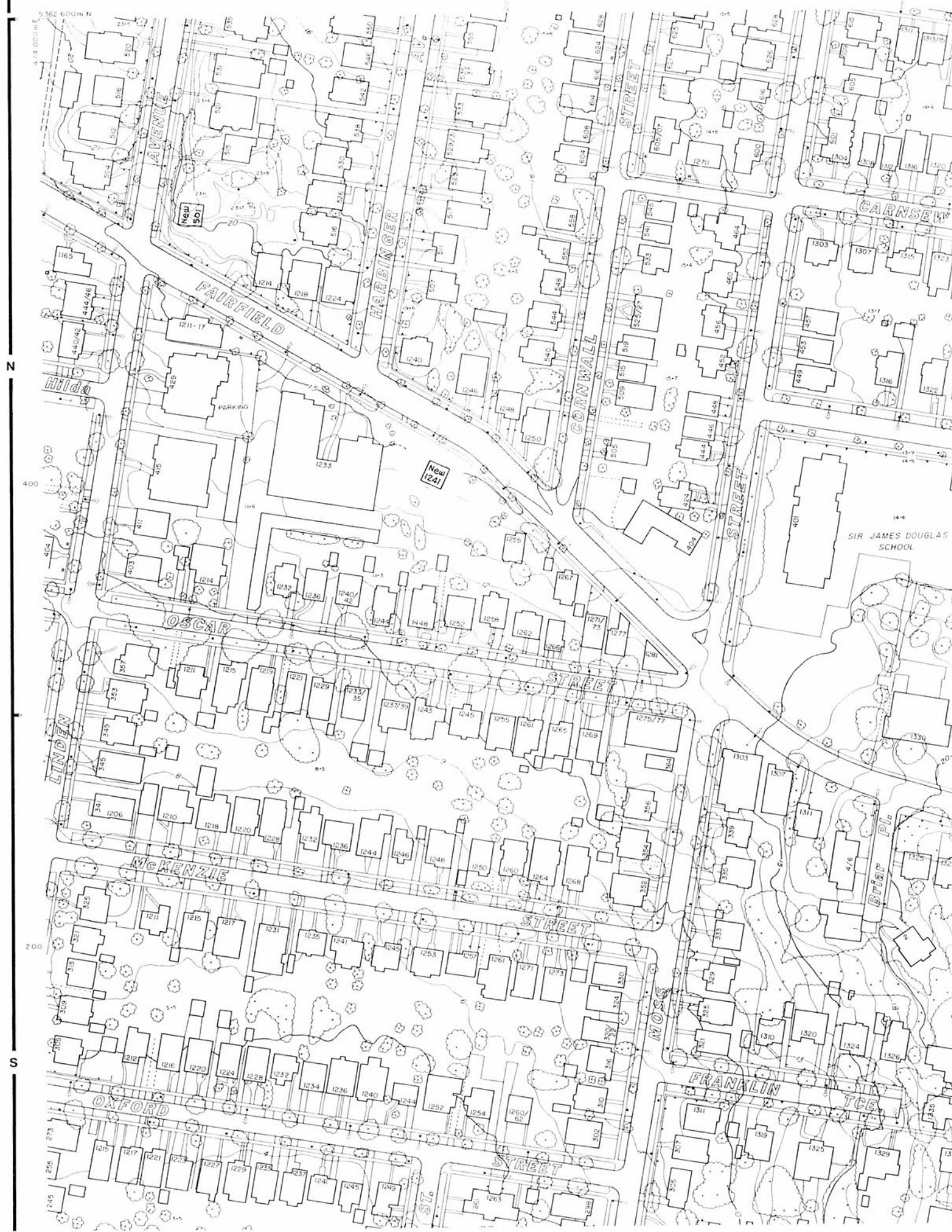
Please note that the opinions you express orally and any presentations you submit will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City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

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

You may also inspect the documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing legislativeservices@victoria.ca.

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





N
S



[5/13]

- Women voters register for provincial vote.
- Fed Govt establishes "temporary income tax".
- Oct 1 - Prohibition of alcohol in BC goes into effect.
- "Workman's Compensation Board" established.

1918 - Canada Registration Board created - men & women over 16 to register for war effort.

- Oct & Nov - Spanish Influenza epidemic forces closure of public places; kills more people worldwide than WWI.
- Nov 11 - Armistice Day, end of World War One.
- Dec 7 - 7-8 magnitude earthquake - W Coast Vanc Isl.

1919 - Robert J. Porter elected Mayor of Victoria to 1921.

- Edward, Prince of Wales, visits Victoria.
- Nov - Victoria's General Sir Arthur Currie, Commander in Chief of Canadian Forces at end of WWI, sells Victory Loans on Vancouver Island.

1920 - June - James Dunsmuir dies.

- Women vote for first time in provincial election.

1921 - June 15 - Prohibition ends in BC.

- Government Liquor Vendors set up.
- New fire insurance maps for Victoria drawn up.
- Soldier's Settlement houses - Victoria uses Fed Govt's Better Housing Act funds to build 54 houses for returned soldiers.
- Canada Census - Victoria's population is 38,727.

1922 - Jan 1 - Rule of the Road change on Vancouver Island; vehicles to be driven on right side of road, like rest of province (helps date photographs of street scenes).

- Oct 2 - Johnson Street Bridge southern span formally opened to traffic.
- BC Govt bans Orientals from pulp & paper mills.

1923 - Oriental Exclusion Act, introduced in Ottawa by Comox-Alberni MP A.W. Neill, prohibits Chinese & Japanese from underground work, excludes all Orientals except consuls, merchants & students from entering Canada - only 23 enter Canada from 1923-47.

- Nov - Victoria & Saanich open new intermunicipal cemetery, Royal Oak Burial Park.

1924 - present Johnson Street Bridge opens.

- Interurban railway from Victoria to Saanich is closed.

1925 - J. Carl Pendray elected Mayor of Victoria to 1928.

- Presbyterian, Methodist & Congregational Churches amalgamate as The United Church of Canada.

1926 - Oct 26 - Seattle mail plane crashes after takeoff from



1270-74 May St, 1959-74

Extant

CVA M01320 / CoV

Lansdowne Field into Sen. Robert Green's house at 502 Rupert.

- Fairfield United Church (1303 Fairfield Rd, Fairfield) built (see pg.16).

1927 - July 1 - Canada's

Diamond Jubilee celebrations.

- Old Age Pension Act instituted - any British subject in Canada, 70 years or older; resident in Canada 20

years; if doesn't have income of \$365 a year; is not an Indian.

- Victoria's first zoning bylaw implemented, hoped to be "the final means of perpetuating town planning principles in the city" VDC 26.11.1927.

- BCER installs electric heaters on streetcars.

- BCER creates Victoria's Home Service division to promote use of home appliances.

- Clover Point rifle range becomes City park area.

1928 - BC's first all-electric home opens at Linden & Oscar in Fairfield; 15,000 people attend open-house week.

- old City Jail at rear of City Hall is demolished.

1929 - Jan - BC Power Corporation incorporated.

- BC Water Act creates Provincial Water Board.

- BC Govt builds concrete Benvenuto Av from W Saanich Rd to Butchart Gardens, Vanc Isl's main tourist attraction.

- Oct 29 - New York Stock Market crashes.

- Great Depression begins.

- Sept 28 - Christ Church Cathedral (908-12 Vancouver, Fairfield) is consecrated, building incomplete.

1931 - Fed Govt outlaws Communist Party.

- Canada Census - Victoria now 39,082.

1932 - City of Victoria pays \$374,621 relief to unemployed.

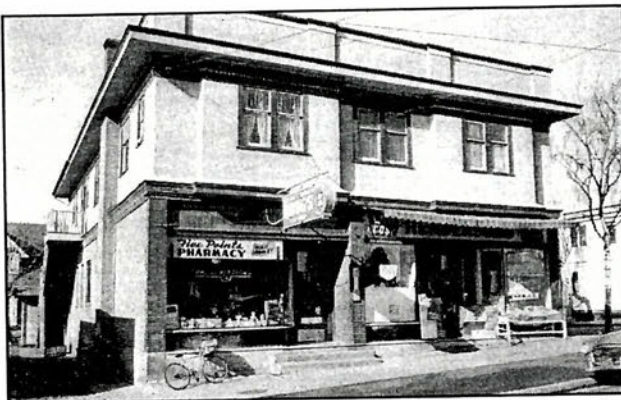
1934 - BC Govt cancels annual sale on lands in tax arrears; farmers can work off 1 year's arrears on public works.

1935 - Fed Govt Dominion Housing Act lends funds for housing through financial institutions & other govts; creates Economic Council of Canada to advise on housing conditions.

- Jan 21 - 3 day rainfall begins, 5.9 inches floods city.



Christ Church Cath (pg.143-46), Fred & Albert Parfitt, cornerstone, 1926 coll Parfitt family



* → 368-90 Moss St, 1959-74

Extant

CVA M04631 / CoV

- "Five Points Pharmacy & "Henderson's Low Cost" (1913 likely)
(Harold Knott)

This Old House: Victoria's Heritage Neighbourhoods, Volume Four, 2009: Chronology 9

[* & 1275/1277 Oscar St in 1981 Atlas, Sheet 9 D] [None given on Moss here]

1981 Atlas: Sheet 4 B has
1270/72/74 on May & 214 on Moss

Moss Street: #214
2nd floor access

[6/13]

COMMENT

- SEE: CITY OF VICTORIA
JULY 2012 OFFICIAL
COMMUNITY PLAN
BYLAW NO. 12-013. (261 pp)

- SEE BYLAW 2018:
NO. 18-72 (65 pp)

Dave Obee
Editor and Publisher

Phillip Jang
Bryna Hallam
News Editors

163RD YEAR • NO. 157 The Colonist: Founded 1858 | The Times: Founded 1884

We are rushing toward a crowded future

EDWARD RELPH

Constant construction in Victoria, and almost everywhere from Sidney to Sooke, is an indication of a looming problem for urban planning in the capital region. Plans expected to be good for 30 years are reaching their end dates about 15 years early because population growth has been twice as fast as projected.

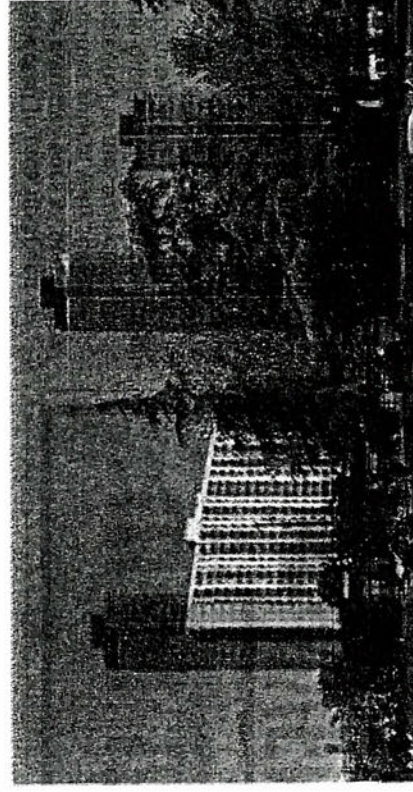
To understand the consequences, you need to know that official community plans in the region must conform with the provincially mandated regional growth strategy of the Capital Regional District.

The key policy of the regional growth strategy is to protect natural areas and agricultural lands by keeping new development within an "urban containment boundary," in effect confining growth to existing urban areas. To estimate how much growth has to be contained, the regional growth strategy uses data from 2011 as a basis for projecting the population of each municipality at the end of the planning period in 2038.

It turns out that 2011 was at the end of several decades of slow growth. The remarkable speed of growth since then is revealed by annual estimates of municipal populations provided

by B.C. Stats, the provincial agency that monitors demographic change. In 2016, before the regional growth strategy was approved, Sidney, Oak Bay and Esquimalt had reached their projected 2038 numbers. At recent rates of growth, Langford, Victoria and Saanich will reach their projected populations no later than 2024. The capital region as a whole will follow two years later.

Rapid growth is expected to continue. B.C. Stats projects that in 2038 the population of the capital region will be about 475,000, or 50,000 more than expected.



A modified image superimposes the towers of Harris Green Village, taken from the development application, onto a photo taken from Quadra Street at Pioneer Square. The 19-storey View Towers are in the middle ground. EDWARD RELPH

At current levels of ownership and household sizes, this means there will be about 35,000 more vehicles on the roads and a need for 23,000 dwellings that plans have not anticipated.

The broad aims of the regional growth strategy — protecting green space, tackling affordability, promoting active transportation — apply regardless of the rate of growth, but it is clear that revisions are needed to the parts of plans that deal with how much growth is expected, and where and how it can be accommodated.

This is especially pressing in Victoria, which is fully built out

to its borders and already has a population of about 95,000. If the city maintains its 25 per cent share of the region's population, when its official community plan ends in 2041 it could be home to about 120,000 people, which is 20,000 more than the plan provides for.

There's urgency in attending to this because the city will surpass its projected 2041 population in 2023. This means that any decisions about proposed developments will be made in the context of an official community plan that no longer applies in terms of where and how to allocate growth and density.

The proposal for Harris Green Village is coincidentally caught up in this. It will be the largest and tallest development in the city, covering one and a half blocks along Yates Street, with five towers housing about 2,250 people in 1,500 apartments. It requires major amendments to the official community plan because three of its apartment towers are about 30 storeys, dwarfing nearby apartment towers, and 10 storeys taller than maximum heights indicated the plan for this part of the downtown core area.

Victoria is a small city, but has one of the highest population densities in Canada and a relatively fine-grained, mid-rise town core area.

Victoria is a small city, but has one of the highest population densities in Canada and a relatively fine-grained, mid-rise town core area.

downtown that current plans protect by encouraging context-sensitive development.

Harris Green Village, if approved in the absence of up-to-date planning policies, will set a precedent for handling growth the official community plan does not anticipate. It will begin the ad hoc transformation of Victoria into Yaletown West.

There is no end in sight for growth in the capital region, but does it have to be treated as an irresistible force to be accommodated even if resulting developments permanently change somewhere's unique character and sense of place?

Or should sense of place be respected and the pressures of growth resisted by requiring large developments to provide affordable housing and other public benefits while conforming to strict guidelines about density, height and context-sensitive design?

Growth can't be stopped, but perhaps it can be slowed. For Victoria and other communities inside the urban containment boundary, there is no benefit in rushing towards an increasingly crowded future.

Edward Relph lives in Victoria and is an emeritus professor of geography and planning at the University of Toronto.

Real Estate

REAL ESTATE EDITOR: D'ARCY MCGOVERN

The folly of increasing housing supply

Long-time residents complain their affordable units are being replaced by luxury condos and townhomes that house fewer people



KERRY GOLD
kgold@globeandmail.com

Sarah Lindsay's 1903 character house near the corner of East Broadway and Carolina is like a little hideaway, tucked between old commercial buildings, and surrounded by condos in various stage of development.

It is one of the last remaining heritage houses on busy East Broadway, and the corner parcel on which it sits, which includes two other buildings – a sushi restaurant and bottle depot – is now for sale. In Vancouver, that means certain gentrification for a clutch of old buildings.

Construction and concrete trucks have become the norm these days, along this inner city strip. It's the end of a community, says Ms. Lindsay, who laments the loss of many long-time stores that have already moved away, such as East Vanity Parlour and John's Jukes (a juke box store). The Foundation vegetarian restaurant closed its doors after 15 years because of rising costs.

Ms. Lindsay, an antiques collector, shares the two-level home with a revolving door of artists and others who've been recently evicted by landlords seeking higher rents. In her case, her landlord can't afford soaring property taxes.

"My landlord says the saddest thing is they feel like they're losing part of their family because I've been here so long."

Inside the house, every wall and shelf is filled with old taxidermy, medical equipment, religious adornments, books and documents, and other artifacts.

She has rented the Heritage B-listed house for 15 years. Her landlord has kept her rent low. Also on the large corner lot is a retail building from 1926 that contains a restaurant with two large rental apartments above it. She knows the tenants, and they rent for around \$800 a month. Around the corner from that, on Carolina, is a bottle depot in a heritage warehouse. A lot of homeless people, she says, depend on it for income.

Although she hasn't received notice, she's making plans. She will go to Montreal next month to scout around for a home.

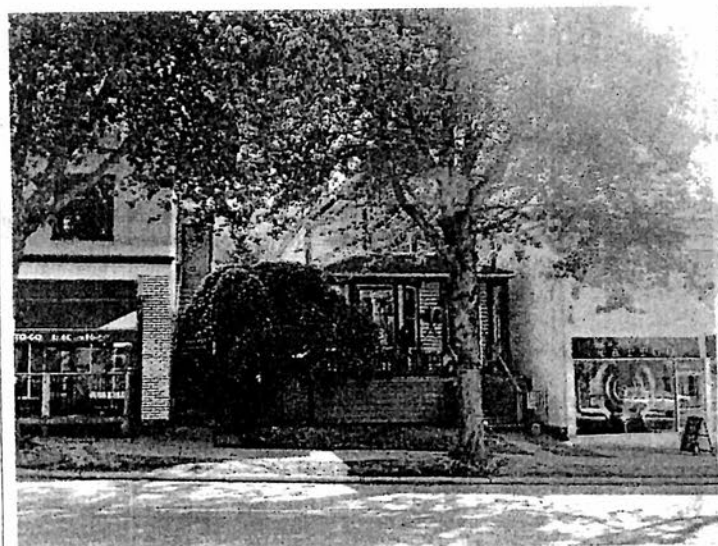
"I'm watching everyone I care about move. That's why I'm done here," she says. "They move to Montreal, Alberta, New York, Seattle, Portland. We are losing the artists' community – that's the biggest thing – the eccentrics; the people who create and build. And the thing that upsets me is [the value] of these properties. That's what is causing landlords to push the rents up, to kick people out. That is the seed. But where is all that money going to? Is it going back into the city?"

"I have so many friends struggling. They make over \$20 an hour and they still live paycheck to paycheck. We're all struggling, in our mid 30s, hitting 40, and we can't buy homes."

Up and down this section of East Broadway in Mount Pleasant there are condo developments underway. Directly across the street, Port Living has completed a sold-out four-storey condo project with retail on the ground floor. The same develop-



Sarah Lindsay may be evicted from her 1903 character house because her landlord is selling the house. The entire corner is being sold to make way for condos. JODIE ABRAMS PHOTOS/THE GLOBE AND MAIL



Ms. Lindsay shares the two-level home with a revolving door of artists and others who've been recently evicted by landlords seeking higher rents.

er has another project a block over under construction, called Midtown Modern.

Even luxury housing has arrived to a neighbourhood that has always been an enclave of affordable rental housing. East of Fraser, the Bravo on Broadway project, consisting of eight boutique-style luxury townhouses, is nearing completion. Sales start this week for the three-bedroom units with enclosed garages, ranging from \$1.2-million to \$1.525-million.

The development frenzy is the result of the city's plan to increase housing choices with more duplexes, townhouses, apartment buildings and higher-density zoning for single-family houses. The belief was that with more supply, housing costs would go down. Instead of affordable rents, the area is gentrifying faster than you can say *caffè macchiato*.

Signs are popping up everywhere in front of rows of houses

on arterial roads, for sale as potential land assemblies. Realtors are marketing buildings in anticipation of a future SkyTrain extension along Great Northern Way to Broadway. The area is becoming the next Cambie Corridor – the city's latest draw for speculation and profit.

A few years ago, the city put together a citizens' assembly that spent six months working on a plan for Grandview Woodland. Although there are an estimated 25,000 empty housing units in the city, the group was encouraged to find ways to add significantly more density.

Writer and community activist Garth Mullins, who was on the assembly, considers the consultation with residents a wasted effort.

"We're in a worse place than three years ago, when the plan started," says Mr. Mullins, referring to rents and property prices, and displacements.

He's seeing houses that were

once filled with tenants now redeveloped and housing fewer people.

"Back in the day, that's how we all used to live around here – there was no such thing as a single-family house that housed a single family here," Mr. Mullins says. "They were made into rooming houses or smaller suites."

He says a big house that once housed 10 people is now a pricey duplex that houses two couples.

"System-wide, it's had the effect of social cleansing. So many people I've known and grown up with have had to move from here. It's dramatic."

"You may increase the total number of units in the neighbourhood, but it's not like you're making room for more people. You're just moving out the old people and bringing in the richer people."

"This 'supply is the answer to everything' argument is an Economics 101 fail paper right there. It's just fuelling the crazy cycle."

"This was one of the big fights inside that Grandview area plan; was 'just leave the existing [homes] alone,' and they were like, 'what if we change the zoning a little bit and have more units, won't that be great?' But no, they won't be the same rents. It will be like eviction from the city."

Gil Kelley, who's been the city's chief of planning for the past year, sympathizes with people such as Ms. Lindsay and Mr. Mullins.

"I think it's fair to say much of the city is reeling from the pace of development," Mr. Kelley says.

The city has long argued for more supply as a remedy to the crisis. As everyone can plainly see, that hasn't worked, says Patrick Condon, chair of the

Urban Design program at the University of B.C.

"If we only had people in our local region who were influencing the purchase price of housing, that would be fine – the laws of supply and demand would pertain. But it is increasingly obvious that what's affecting our market is global flows of wealth."

Recognizing a problem, the city announced this year that it would set housing targets based on incomes, not merely the number of units built. Luxury units in particular haven't been useful to the average resident.

"We have been producing a lot of housing, but most of that housing has been of a supply that meets investor preferences. It's really the high end of the market," Mr. Kelley says.

A section of the new Vancouver Housing Strategy, which goes before council in November, will look at speculative buying.

"The prices are crazy because the outcomes are not really known, but the ambitions are high, so people are willing to pay lots of money and hoping to make it up in the rezoning process," Mr. Kelley says. "Until we put parameters on the rezoning policy, that will continue to happen. We want to be explicit."

"We aren't going to build our way out of it. We need to limit land speculation, and do substantial housing production, but have it targeted toward incomes."

For example, the city is working on zoning that has a percentage of affordable housing built into it. That sort of zoning makes the rules for everybody clear at the outset, and should also dampen speculation because it instantly lowers the profit margins, he says.

Many who've studied the problem argue that the city's lack of an official citywide plan is the culprit behind speculation.

Vancouver is the only municipality in Metro Vancouver without a detailed overall plan, which sets out what is allowable and what isn't, Prof. Condon says.

Without a plan, developers decide what the city should look like, not the residents. It means spot zonings in areas outside the downtown core that throw neighbourhoods out of whack. And it means speculation that drives up prices and turns housing into holding properties.

"It's my feeling that unless we cover the whole city with a transparent plan for what is allowed and not allowed, giving out individual spot zoned locations one at a time is going to continue the speculative nature of our developable lands forever," Prof. Condon says.

Mr. Kelley agrees that Vancouver needs to start talking about its future in a big-picture way. He was head of planning departments in San Francisco, Berkeley and Portland, and those cities, he says, had comprehensive citywide plans. As a planner, he's most familiar with working under that system.

"Frankly, I find it a bit curious that Vancouver has never had a citywide plan," he says. "One of the first questions I had coming here, just about exactly one year ago, was, 'We don't have a plan? That's very interesting.'"

"We need to start knitting together the citywide picture of where do we want growth to go over coming decades, and in what ways would we like that growth to be shaped?"

It's carte blanche for rezoning

Applications to the city to change designations of certain properties are soaring – and almost all succeed



KERRY GOLD

OPINION

VANCOUVER

The number of applications to rezone properties in Vancouver has doubled in the past decade and almost all of them have been approved, says a lawyer who specializes in land-use law.

So rare are rejections of rezonings that long-time housing experts could only recall two in the city's recent history, including the 2017 attempt to rezone 105 Keefer St. in Chinatown to a mid-rise condo and the attempt on June 25 this year to rezone a single lot at 4575 Granville St. to a 21-unit rental townhouse development. Both cases attracted significant media attention because of the pushback against them, as well as the rejections themselves, particularly 105 Keefer. In that case, Chinatown activists and residents mounted an effort to fight market condos in the heart of a historic neighbourhood where many seniors are struggling.

These are well-known cases because it's so routine for applications to go through that when the rare one does get rejected, the development community is understandably indignant. Why reject



Vancouver housing activist Kevin Huang, above, supported the successful effort to stop the rezoning of 105 Keefer St. in Chinatown. He says he is concerned about the proposed changes to the public hearing process.

And even though it fit with the zoning, it didn't pass design requirements. Planning director Gil Kelley said at the time that the developer needed to listen more closely and engage with the community.

Kevin Huang, whose group the Hua Foundation supported the effort, says the rejection of the 105 Keefer proposal was partly due to both the intensity of the pushback and the demographic of the people who fought it, such as Chinese elders and young professionals who'd never attended a public hearing before.

"This was such a big thing within Chinatown and the segments within the broader Vancouver community, the question became for the city that if we agree to do this, what would be the political cost?" Mr. Huang says.

Andy Yan, director of Simon Fraser University's city program, says Chinatown citizens hadn't organized themselves so powerfully since they fought a freeway proposal that would have destroyed their neighbourhood in the 1970s. It was considered a huge victory for the neighbourhood, he says. The most recent rezoning rejection he could find was back in 2006, but in that case, the project ultimately went ahead.

"The redevelopment application [on Keefer] on the surface seemed to be a slam dunk for the developers, but with a sizable and diverse community coalition against the project it became a 12-round existential boxing match about what kind of housing is being built, and who it's being built for in one of the most historic and socially fragile neighbourhoods in the city," he

[8/13]

House movers face roadblocks to recycling

Bureaucratic barriers are barring preservation advocates from saving and diverting hundreds of homes in Vancouver from landfills

KERRY GOLD VANCOUVER

Most people accept recycling as a necessary part of their routine. And yet instead of recycling perfectly livable houses, we freely demolish thousands each year. That's hardly sustainable.

Last year alone, about 4,000 houses were demolished in the Vancouver region, and an estimated 80 per cent of them had at least 50 years of life left in them, according to Jeremy Nickel, president of Nickel Bros, a structural moving company based in Port Coquitlam. B.C. Heritage advocates note that about one-quarter of that number are houses from Vancouver.

"In the Vancouver area, it's where the greatest amount of demolitions are occurring, and the least amount of moving," said Mr. Nickel, who runs the company with his brother Allan. Their father founded the company in 1956.

Mr. Nickel has lobbied governments to divert significant construction waste from the landfill by saving houses and relocating them to other areas. But his efforts have been stymied in recent years. As policies push for increased density, he says the problem has exacerbated.

Mr. Nickel is speaking out be-



Above: Structural moving company Nickel Bros moves a house from Seattle to Bainbridge Island, Wash. Below: Another house is moved from South Vancouver to Vancouver Island. The company specializes in recycling older homes by saving them from being demolished. NICKEL BROS PHOTOS



the time they are obtained, making the houses unsalvageable. By then, everybody in the neighbourhood is happy to see the house torn down. Mr. Nickel says that wouldn't happen if the city made an exception for houses to be moved and saved, and issued a demo permit early on, separate from the building permit.

New wave of buyers expected to hit B.C. market

& "economic effects of density" *

President of BakerWest Real Estate says transactions are close to levels that the market saw at the peak in 2017

KERRY GOLD

OPINION

VANCOUVER

Throughout the pandemic, home sales soared, and in some markets, set record prices. Industry insiders say that postpandemic, the B.C. housing market is expected to boom again – driven by Canadians returning home and the federal government's plan to bring in more than 1.2 million immigrants by 2023.

The wave is already happening according to Jacky Chan, president of BakerWest Real Estate Inc., who works closely with developers. BakerWest is the new Vancouver division of Baker Real Estate, Canada's largest preconstruction sales and marketing agency, Mr. Chan says.

Mr. Chan says Baker's sales are showing dramatic signs of a new wave of buyers.

Baker is part of Peerage Realty Partners (a subsidiary of Peerage Capital), which did more than \$20-billion worth of sales in a year, and Mr. Chan says a lot of buyers are Canadians returning from Hong Kong. Vancouver is the favoured destination for the 300,000 or so passport holders who want to escape political instability in Hong Kong, as well as the high numbers of newcomers to Canada. That demand on the region will only push prices up – and the likelihood of supply outpacing that demand isn't realistic, he says.

"It's always been a wish, and it's definitely been a misconception that prices will come down," Mr. Chan says. "Prices will come down only in one way, and it goes back to supply and demand. If there is way more supply than there is demand, prices come down. If there is way less demand but the same supply, prices come down. Those are the only two ways. And where do we see that happening? Nowhere."

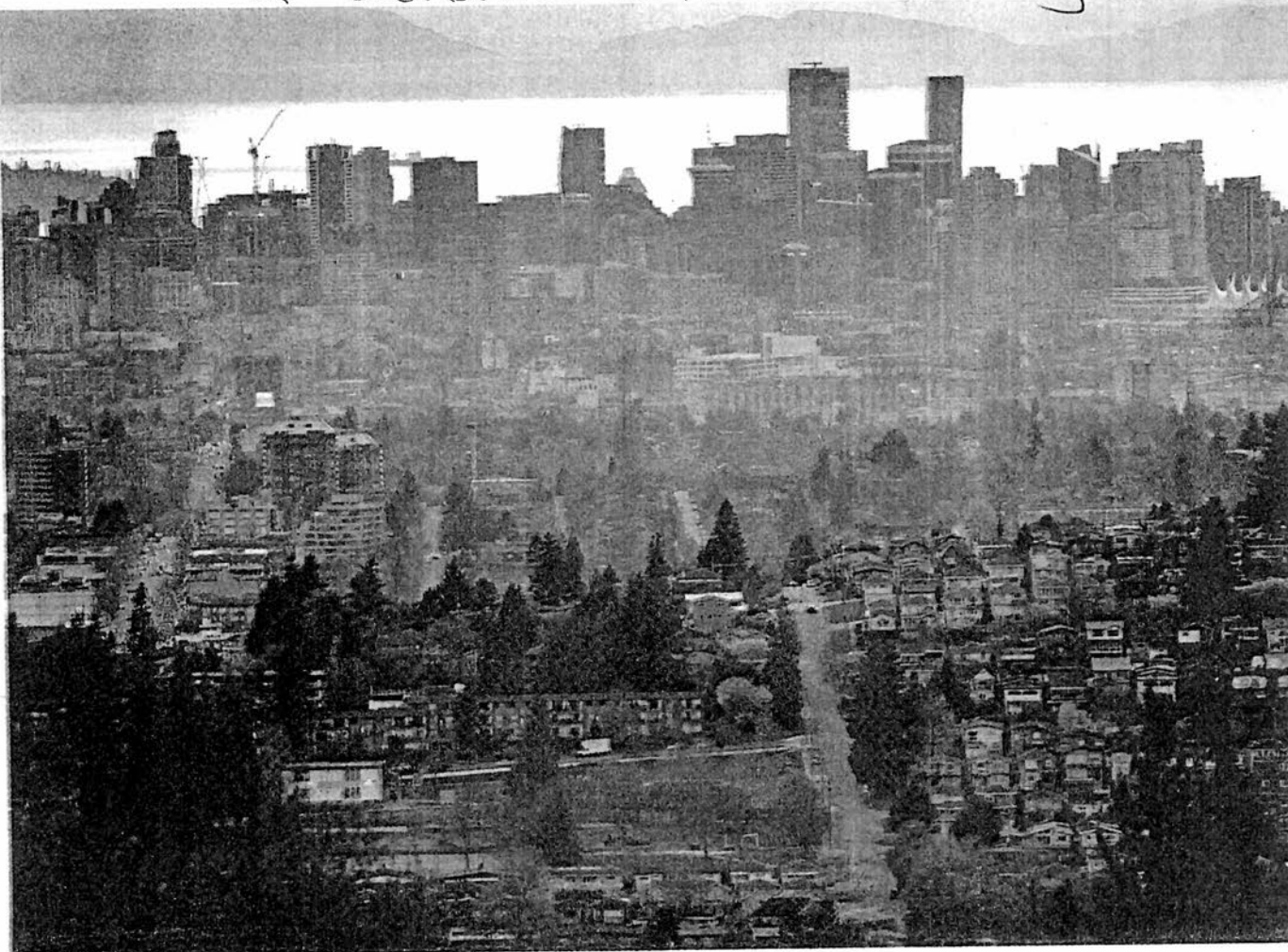
"In all honesty, the pandemic actually helped the Canadian real estate market."

The transactions he is seeing are close to the levels that the market saw at the peak in 2017. His company is doing around \$55-million in transactions a day, a historical high in Vancouver and Toronto.

"Demand is naturally increasing because of natural population increase and migration, and also with recent Canadian immigration policy," Mr. Chan says.

"A lot of people are coming back from all over the world. We are seeing that every single day. ... The true factors creating the price escalation are actually Canadians coming back from abroad, and a shortage of supply."

People from Hong Kong who came to Canada and then returned to Hong Kong will be looking to purchase properties again, he adds. There is a belief that many of the people who returned to Hong Kong may already own properties in Vancouver, but Mr.



An industry expert says Vancouver, above, is the favoured destination for the 300,000 or so passport holders who want to escape political instability in Hong Kong.

DARRYL DYCK/
THE CANADIAN PRESS

Chan isn't seeing that. Instead, he says that many of the people who later returned to Hong Kong sold off their Vancouver properties so they could buy in Hong Kong.

"Price increases in Hong Kong are even higher than Canada, so now when they come back, they will sell off property in Hong Kong and put it into Canada. And now their net worth has increased dramatically over the last 10 years, so now their purchasing power is way, way higher than when they left," he says.

"If you are in the real estate industry, that is a big positive contribution to the uptick of the market."

Mr. Chan says more immigration and fewer regulations around home ownership will boost the economy and make housing more affordable. People who are moving here to purchase primary homes and investment properties will raise rents if regulations make properties more difficult to buy.

"The Canadians who are returning to live are definitely buying their primary homes, and ones that have financial capacity – which a lot of them do – also purchase investment properties. With the escalation of real estate prices, real estate ownership is becoming more and more difficult. And when that happens, real estate investments and rental returns increases proportionally with the scarcity of real estate ownership," Mr. Chan says.

"We see it in other metro cities around world, in Hong Kong, Tokyo Taipei, London, Sydney, Paris, Manhattan and L.A. We see this time and time again: When the density of a city increases, the value goes up per square foot, and the wealth goes up because [people] own," he adds. "But the people who study [in the city] and the people who work there still have to live there because usually the places with a higher density also have more opportunities, in terms of work and commerce, education – that's why it

draws people in.

"And that is why when real estate ownership is harder, the rent actually goes up with it."

For that reason, the urban core stays expensive as it grows, with relatively more affordable housing opening up outward like in the suburbs.

"You can only build more stuff from expanding out from the radius. So let's say you have an epicentre, you can build out from there and the prices get equalized as supply increases," Mr. Chan says. "However, that epicentre gets denser and denser and that in itself gets more expensive. You have more choices on the fringe."

→ A 2017 paper called *The economic effects of density*, by Gabriel Ahlfeldt and Elisabetta Pietrostefani, explores the theory that increased density does not automatically result in reduced housing costs, and could in fact achieve the opposite effect.

Although density makes cities more innovative and dynamic, higher demand makes them more expensive, according to the report. In their study, the authors found that a 1-per-cent increase in density led to an increase in wages of \$280 and an increase in rent of \$485.

"Density has important positive amenity and resource implications, but also appears to create a scarcity rent, which harms renters and first-time buyers," the authors say.

→ The common argument to create more affordable housing is to remove government regulation that gets in the way of more expedient market development, such as zoning regulations, says Kwantlen Polytechnic University geography instructor John Rose. But he'd like to see evidence because he's not buying it.

Prof. Rose has long argued for more data to show how less regulation will translate into increased affordability, which, he says, is the long-standing position taken by some industry

members and pro-supply activists. He recently wrote a letter to City of Vancouver director of planning Theresa O'Donnell, asking for data to back up a city target to provide 81,000 additional housing units over the next decade. He made the letter public, but has yet to hear back.

"I believe we have a supply problem in that you only get more supply of housing if it's at higher prices. I want more evidence to show that such inelastic supply is because of government regulations," Prof. Rose says.

"Because inelastic supply may simply be the product of decisions made by market providers, and we've seen ample evidence of that, such as land banking. I totally get the argument that removing regulation will lower costs for developers. The big question is: Will that translate into savings for the consumer? I don't believe that. I really don't."

"And given the stakes, it's really important we figure out why the supply so far has been the wrong supply. Quantity only matters if it's affordable quantity."

University of British Columbia professor Patrick Condon, who started out as a city planner before becoming the James Taylor Chair in Landscape and Liveable Environments, wrote a book this year called *Sick City*, in which he looks at urban development as it relates to inequality. He agrees that denser urban cores generate pricier housing if the state doesn't monitor against it.

"Privately held and traded urban land, due to its locational monopoly, drains all surplus value both from the efforts of wage earners and the entrepreneurial skill of their employers," Prof. Condon writes.

"Because global wealth is flowing into urban centres, those making city policy need to be conscious of how their decisions might unintentionally increase poverty while their city progresses."

Vancouver Plan is a sham

Midway in the civic election cycle, Vancouver continues the policies of the decimated Vision council in spite of the current Council's attempt to steer a new direction through a city-wide plan. The Vancouver Plan has been hijacked as a COVID recovery program to advance unrelenting spot rezoning for the foreseeable future, without proper planning.

Housing affordability is the main issue in Vancouver. But staff ranked it as the fifth of ten goals in the Vancouver Plan, based primarily on input from special interest groups. The first goal is reconciliation through decolonization, even though reconciliation is a federal responsibility.

Start perhaps with decolonizing the American takeover of city hall.

Gregor Robertson was an NDP MLA installed as the Vision mayor in 2008 by American investor Joel Solomon and the developer lobby. Senior city staff have since been dominated by American recruits, such as city manager Sadhu Johnson.

The major turnover of staff in the last decade has resulted in loss of institutional memory. This has been particularly problematic in the planning department, as the formerly renowned high standards for urban design and liveability are being targeted and dismantled as impediments to unlimited redevelopment.

An example is our built heritage, which is most of the older more affordable buildings. As these are demolished and replaced by more expensive new construction that displaced people cannot afford, it inflates land values, which in turn increases unaffordability and homelessness. Redevelopment also increases the ecological footprint.

Current policies will exacerbate affordability and environmental issues as heritage and character buildings are now being framed as part of a colonial past to be conveniently eliminated for more unimpeded redevelopment.

While staff are stalling on data requested by Council to recalibrate the housing targets as part of Vancouver Plan, available census data shows there has been more new dwellings produced than household growth since 2001. There are enough new projects in application for the next decades of projected population growth to come. Therefore, there is no legitimate reason for the city's current rush to rezone without proper planning.

Population growth has been about one percent per year, or 5,500 people. That would justify 25,000 units per decade. However, the city's aspirational housing targets are 72,000 per decade, almost three times actual growth rates.

All of this rush to overbuilding is increasing the city's greenhouse gases. A 2017-18 study by UBC professor Joseph Dahmen concluded that "The average carbon dioxide emission payback period of 168 years for a typical high efficiency new home renders it unlikely that emission savings will be realized before it is replaced." This reflects how much redevelopment affects the environment.

In order to address the climate crisis, it is important to consider how we can do more with what we have. That includes the three 'Rs' of reduce, reuse and recycle our largest consumer item of homes through adaptive reuse.

Ann McAfee, former City of Vancouver director of planning, has identified that it is "time for cities to pause and pivot". Major planning initiatives that are impacted by COVID-19 and fiscal constraints at the civic and regional levels, should address working from home that has had a dramatic impact on housing, office and transportation needs for these plans to reconsider. The pack-and-

stack model of SkyTrain, with tower development looking like a typology of the past.

However, controversial rezoning public a record pace through this COVID period. storeys at Birch and Broadway that was approved all neighbourhood C2 shopping areas city-wide to this fall. Also this fall are other rental income for arterials and side street transition areas, a buildings such as the 14 storey tower at Alma public hearing coming within weeks.

The NDP's "independent" Mayor Stewart's rezoning policy for multiplexes citywide as a similar to what former mayor Gregor Robertson the NDP's civic Vision party were wiped out.

In order to address the
it is important to consider
can do more with what we have
includes the three 'Rs' of reduce, reuse and recycle
and recycle our largest consumer item of homes through adaptive reuse

Except Mayor Stewart personally promotes the Nation Building style. Through his personal Nation Building website, it mined personal data from the public information form to lobby Mayor and Council, and This website was even being promoted by the

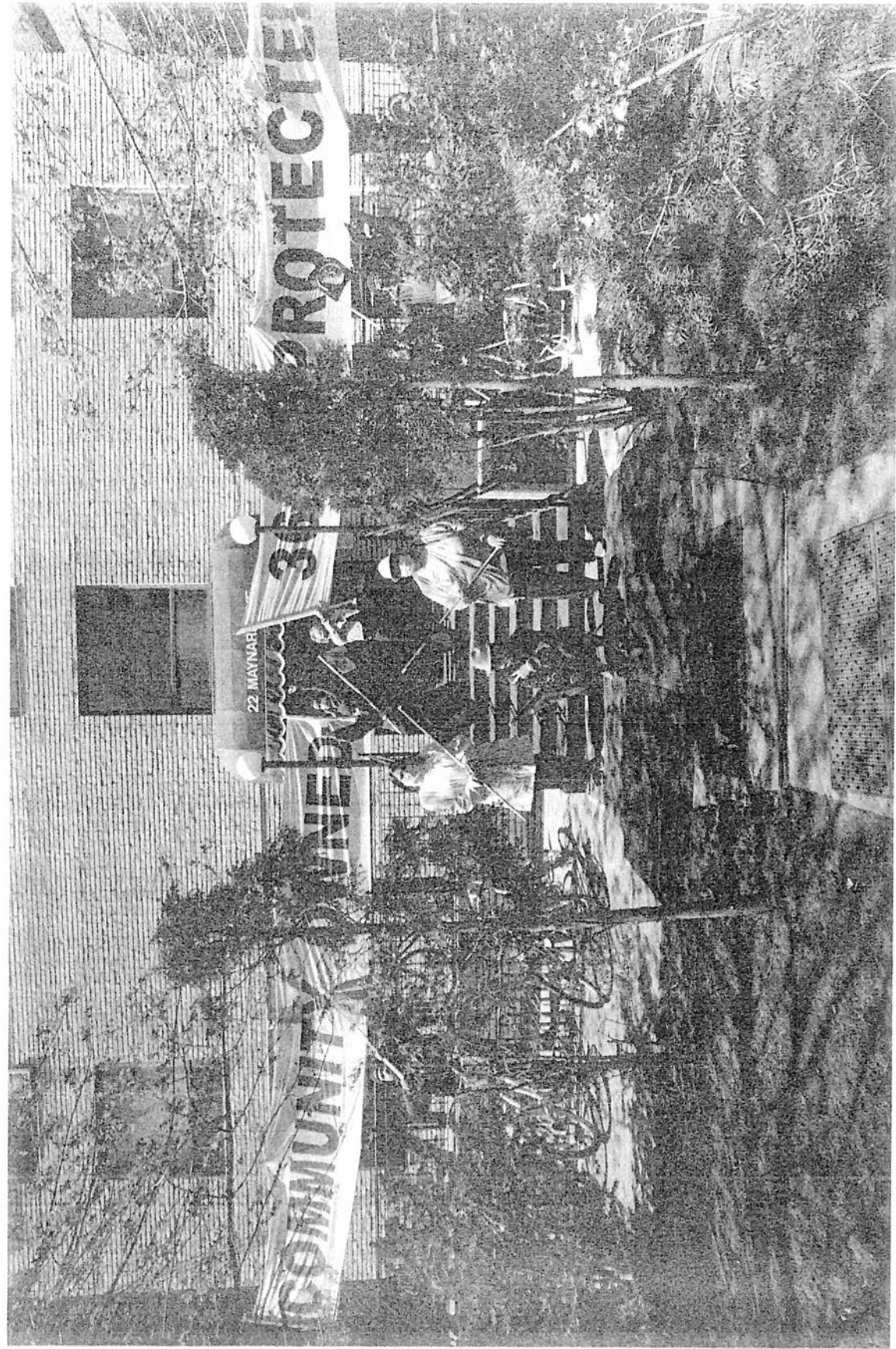
Using city resources to promote the mayoral campaign while data mining is outrageous.

Rather than politicizing and undermining the process, the city should be doing proper neighborhood planning through the Vancouver Plan. Genuine participation of the local community in each neighborhood for accommodating growth, based on real data and character of each neighbourhood. Urban form are an important part of sustainability and justified for expediency.

While the NDP mayor and Vision city staff set by the former council, many involved in Vision positions of influence. Former Vision council now the Chief of Staff to NDP Premier John Horgan lobbies for developers to Mayor Stewart. Joel Solomon are on the UBC Board of Governors for subway extension to UBC. Others are in Ottawa.

After a decade of increasing the affordability and the city's environmental footprint, the

Elizabeth Murphy is a private-sector project manager, a property development officer for the City of Vancouver Properties Department and for B.C. Housing. For elizabethmurphy.ca and cityhallwatch.ca



Residents cheer the April acquisition by the Parkdale Neighbourhood Land Trust of 22 Maynard Ave. in Toronto. The 36-unit building is the second of its kind to be acquired by the trust, which worked with Vancity Community Investment Bank to finance the deal. PHOTOS BY JOSHUA BARNDT

Finessing the financials key to Parkdale land trust deal

Globe and Mail, 21 MAY 2021, H5

Organization keeps affordable rental property alive in a rapidly gentrifying area of Toronto

ELENA DE LUIGI TORONTO

Up until mid-April, residents at 22 Maynard Ave. in Toronto's rapidly gentrifying Parkdale neighbourhood worried about where they would live when their landlords sold the building. But when a community land trust purchased the 36-unit, affordable rental property, residents breathed a sigh of relief.

"When you take the element of fear of a bad landlord away, when you try to work with affordable rents, when a unit is maintained, when a relationship isn't acrimonious — because they shouldn't be, it fosters community," said Lynne Sky, one of the building's 42 residents.

For more than a year, the Parkdale Neighbourhood Land Trust (PNLT) worked to acquire its second affordable rental building, the first having been the building next door.

The community group aims to preserve the stock of affordable rental housing by purchasing buildings when they go up for sale. The properties are then managed by a local charity.

Toronto's overheated real estate market has made competition for rental buildings increasingly stiff, so PNLT comes to a crowded market. Non-profits such as PNLT are also disadvantaged by the difficulty in raising funds and the slow pace of an-



Toronto's Parkdale neighbourhood was once a haven of affordability,

an eight-month study to determine how many rooming houses in Parkdale had been lost. The

funding support to pay off the loan.

"By the bank playing this role

sets. The group also included marginalized voices in the process so the planned redevelopment

* "Land lease"
 * BCIMC in 2020 acquired "Parkbridge Lifestyle Communities Inc"



From recreation-only RV parks and campgrounds to those for all-year-round retirement or family living, spaces are booked solid. PHOTOS BY ANDTHENWHAT.CA

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Rising home prices bring new attention, ideas to trailer parks

Chief executive of real estate development fund thinks people left out of the cottage market, which has seen price jumps of 70 per cent since 2019, will increasingly turn to cheaper options

SHANE DINGMAN
 REAL ESTATE REPORTER
 HAMILTON

THE LISTING

The effects of rising home prices in Canada are reducing the affordability of almost every housing segment, including a part of the market that has long been underappreciated: trailer parks.

From recreation-only RV parks and campgrounds to those for all-year-round retirement or family living, prices have been rising, spaces are booked solid and real estate investors are bringing new capital and concepts.

Joe Accardi, chief executive of Forge and Foster — a real estate development fund that has in the past focused on commercial properties in the Hamilton area — recently announced he had acquired three land-lease sites in Ontario with more to come.

"We're definitely ramping up. We want to get to another three this year," he said. "Everyone knows apartment vacancy is really tight. These RV parks ... their occupation history is pretty much the same; some of them are 100-per-cent occupied for the past 20 years. These things are very resilient in good times and bad. They are really loved and enjoyed."

Mr. Accardi hopes to attract new users to the parks through updated branding, with plans to do new types of landscaping and appeals to tiny home enthusiasts looking for a place to park their boutique living spaces ("We call them tiny cottages," he said). The parks purchased by Forge and Foster in Ontario also offer a mix of overnight and more permanent stays: Jordan Valley near St. Catharines and Pilgrim's Rest near Lakefield in the Kawartha Lakes are not open year-round, though Bluewater (formerly known as Princess Huron Trailer Park) is year-round.

In his view, people priced out of the cottage market, which has seen price jumps of 70 per cent since 2019, will increasingly turn to cheaper options.

"A lot of people see that for the next generation it's unattainable. We

model of what kind of home you'd find in one of these parks is evolving.

→ In 2020, Parkbridge was acquired by British Columbia Investment Management Corporation (the province's largest public-sector pension fund manager) for \$790-million. Other institutional investors have also placed bets on trailer parks, with major rental market acquirers such as Realstar Management Partnership, CAPREIT, and Boardwalk REIT announcing investments over the years. But according to Mr. MacLean, the ownership is still very fragmented, with the largest players owning less than 10 per cent of the sites in a province.

"It's a more recent trend than in multifamily housing, but it's not so different than the firms that are consolidating ownership in single-family homes as rentals — it's just a different type of single-family home," said Martine August, assistant professor at the University of Waterloo's School of Planning and an expert in the financialization of housing.

"In every sort of sub-asset class of real estate, the financial firms are just trickling in to try to access everything: self-storage, student housing, seniors housing, land-lease, whatever. They are going everywhere. They are moving across the spectrum from very low-cost options to luxury housing and extracting a value from everyone. Everybody needs a place to live, so it's got strong fundamentals, to use their language."

In recent years, Parkbridge has begun to evolve beyond manufactured homes in its parks and now builds townhouse and detached homes on rental lots in retirement communities such as The Villas at Wasaga Meadows in Wasaga Beach, Ont., and The Bluffs at Huron in Goderich, Ont. These are the same kind of stick-built houses with a basement you'd find in a suburb, but buyers only own the house — not the land. Not paying for the land makes it more affordable for those who "don't want to tie up their entire retirement savings in dirt," Mr. MacLean said.

At one of Parkbridge's largest trailer parks in Ontario, Sandy Cove Acres in Innisfil, it has plans to build 2,000 of these homes on land it owns nearby, with deliveries hopefully starting as soon as 2022.

With more permanent homes in some of its parks, residents are seeing



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In his view, people priced out of the cottage market, which has seen price jumps of 70 per cent since 2019, will increasingly turn to cheaper options.

“A lot of people see that for the next generation it’s unattainable. We are a very good option for a lot of people, at fifth or a tenth of the cost,” Mr. Accardi said.

Some of the existing players are also seeing new demand for trailer parks.

“We’ve definitely seen a spike in interest through the pandemic,” Lachlan MacLean said.

He is the senior vice-president property operations with Parkbridge Lifestyle Communities Inc., the largest operator in Canada with 59 residential sites (31 retirement and 28 family that host more than 25,000 residents) and 37 RV camping/cottage resorts with more than 53,000 seasonal customers. They are spread across British Columbia, Alberta, Ontario, Quebec, New Brunswick and Nova Scotia.

“Prepandemic our seasonal occupancy was high 90s – 97-98 per cent,” he said. “This year, we’re full.”

Industry insiders tend to avoid even saying the words “trailer” or “park” when referring to their business model, preferring the term land-lease, calling trailers “manufactured homes” and calling parks communities.

Part of the reason for that is the traditional

flaming and an expert in the financialization of housing.

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With more permanent homes in some of its parks, residents are seeing the kinds of rapid valuation rises seen elsewhere in the housing market.

“We’ve got a couple retirement communities in and around the GTA – rural setting, single-family homes – [with] one called Antrim Glen another one called Tecumseth Pines.

“There are homes in those communities trading in and around the \$500,000 mark, where two years ago they might have been trading at \$300,000,” Mr. MacLean said.

Unlike Forge and Foster, these days Parkbridge is less focused on buying existing parks – which are often family-owned and may require substantial upgrades to water and sewage plants when they go up for sale – and is looking to greenfield building for its future growth.

“The bet is this asset class is not going to depreciate,” Mr. MacLean said.

“And we really like our space because we think there are some benefits on both sides. It’s a really stable investment, but also we think it has huge growth as people come to understand the benefits of land-lease.”

“

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Witness to the agony of Julian Assange

First published in Arena (arena.org.au) Oct 2020

In Pilger has spent the weeks watching Assange's extradition trial at the Old Bailey. He is Arena Online's editor.

And Julian Assange's... describe the prevail... court? The atmosphere has been without hesitation; I... and seldom known... due process; this is... inside the ritual asso...-stice', at times it has... Stalinist show trial... in the show trials... the court proper. In... defendant was caged... had to crawl on his... ass, overseen by his... with his lawyers. His... rely audibly through... passed by post-it the... where his barristers... against his extradition... .

The routine of Julian... on trial for truth-... was woken at five... Belmarsh prison in... of London. The... in Belmarsh, having... hour of 'security'... g's snout in my rear... figure sitting alone... band. He had lost... a matter of months... le. His first words... g my mind'. He wasn't. His resil-... formidable, but there... re than a year ago... in the pre-dawn, he... ckled, and prepared... trial Criminal Court... ck that his partner... as an upended cof-... window; he had to... ook out. The truck... rated by Serco, one... nected companies... ohnson's Britain. Old Bailey took at

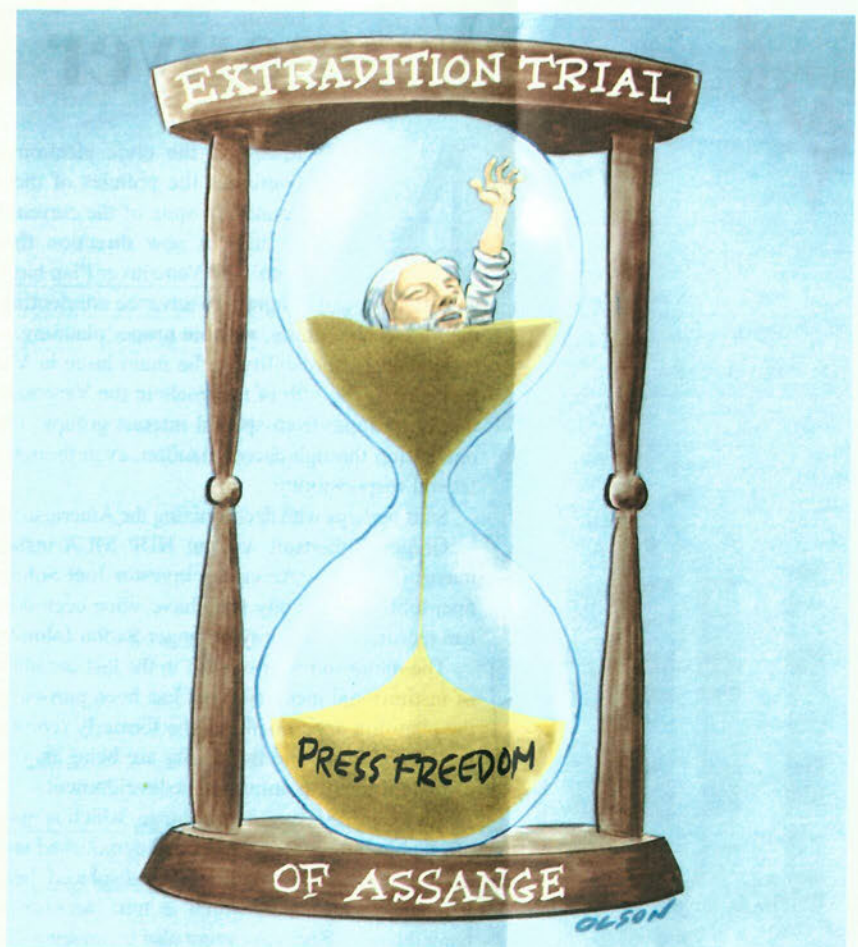
least an hour and a half. That's a minimum of three hours being jolted through snail-like traffic every day. He was led into his narrow cage at the back of the court, then looked up, blinking, trying to make out faces in the public gallery through the reflection of the glass. He saw the courtly figure of his dad, John Shipton, and me, and our fists went up. Through the glass, he reached out to touch fingers with Stella, who is a lawyer and seated in the body of the court.

We were here for the ultimate of what the philosopher Guy Debord called *The Society of the Spectacle*: a man fighting for his life. Yet his crime is to have performed an epic public service: revealing that which we have a right to know: the lies of our governments and the crimes they commit in our name. His creation of WikiLeaks and its failsafe protection of sources revolutionised journalism, restoring it to the vision of its idealists. Edmund Burke's notion of free journalism as a fourth estate is now a fifth estate that shines a light on those who diminish the very meaning of democracy with their criminal secrecy. That's why his punishment is so extreme.



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The sheer bias in the courts I have sat in this year and last year, with Julian in the dock, blight any notion of British justice. When thuggish police dragged him from his asylum in the Ecuadorean embassy—look closely at the photo and you'll see he is clutching a Gore Vidal book; Assange has a political humour similar to Vidal's—a judge gave him an outrageous 50-week sentence



in a maximum-security prison for mere bail infringement.

For months, he was denied exercise and held in solitary confinement disguised as 'heath care'. He once told me he strode the length of his cell, back and forth, back and forth, for his own half-marathon. In the next cell, the occupant screamed through the night. At first he was denied his reading glasses, left behind in the embassy brutality. He was denied the legal documents with which to prepare his case, and access to the prison library and the use of a basic laptop. Books sent to him by a friend, the journalist Charles Glass, himself a survivor of hostage-taking in Beirut, were returned. He could not call his American lawyers. He has been constantly medicated by the prison authorities. When I asked him what they were giving him, he couldn't say. The governor of Belmarsh has been awarded the Order of the British Empire.

At the Old Bailey, one of the expert medical witnesses, Dr. Kate Humphrey, a clinical neuropsychologist at Imperial College, London, described the damage: Julian's intellect had gone from 'in the superior, or more likely very superior range' to 'significantly below' this optimal level, to the point where he was struggling to absorb information and 'perform in the low average range'.

This is what the United Nations Special Rapporteur on Torture, Professor Nils Melzer, calls 'psychological torture', the result of a gang-like 'mobbing' by governments and their media shells. Some of the expert medical evidence is so shocking I have no intention of repeating it here. Suffice to say that Assange is diagnosed with autism and Asperger's syndrome and, according to Professor Michael Kopelman, one of the world's leading neuropsychiatrists, he suffers from 'suicidal preoccupations' and is likely to find a way to take his life if he is extradited to America.

James Lewis, QC, America's British prosecutor, spent the best part of his cross-examination of Professor Kopelman dismissing mental illness and its dangers as 'malingering'. I have never heard in a modern setting such a primitive view of human frailty and vulnerability.

My own view is that if Assange is freed, he is likely to recover a substantial part of his life. He has a loving partner, devoted friends and allies and the innate strength of a principled political prisoner. He also has a wicked sense of humour.

But that is a long way off. The moments of collusion between the judge—or magistrate, a Gothic-looking Vanessa Baraitser, about whom little is... *continued p.15...*

[REDACTED]

From: Jean Sonmor [REDACTED]
Sent: Thursday, July 15, 2021 10:09 AM
To: Public Hearings
Subject: Development permit application No.000527- Cook - Pendergast

We are against this development.

Our objection to this development is its large footprint and diminished green space on Pendergast street and light blocking height.

Not only does this have a negative environmental impact but our city is beginning to look and feel like Toronto and Vancouver.

Victoria is losing its character. It was a great place to visit, live and get around in. People used to say it is human size and relaxing. I don't hear that anymore. I see lower income people struggling to rent affordable apartments as they are torn down for unaffordable ones. There is more stress.

Our city seems to be about development but not about quality of life for the people who live and work here. Cook Street Village is like living in a continual construction zone. Please give us a rest and rethink. Bigger/more is not always the answer.

Jean E. Sonmor
Gordon Sonmor
202 Southgate Street
Victoria BC V8V 2Z1
[REDACTED]