

[REDACTED]

From: Kirk Buhne [REDACTED]
Sent: Tuesday, August 15, 2017 2:32 PM
To: Development Services email inquiries
Subject: 121 Menzies Street - Proposed Development

City Council

Re: 121 Menzies Street - Proposed Development

I oppose the application to allow for this property to have anywhere near the proposed number of ten units. Such use does not fit the zoning of this neighbourhood and flouts the spirit of the zoning bylaw. Zoning regulations serve a purpose. Please enforce them.

For well over a decade this property and the one immediately to the north have flouted zoning laws and been rented out with many small housekeeping units. The density and the type of tenants such housing attracts has been a blight on the block and the adjacent R2 zoned houses. I purchased a home on this block under the understanding that zoning standards for neighbouring homes are to be more or less followed. Ten units in one home on a 60' wide lot with only one parking spot is not in the spirit of the bylaw.

1. Precedent

Such a rezoning sets a dangerous precedent. Will all of the adjacent R2 zoned houses now use this precedence to apply for zoning as ten unit flop houses or even as high end micro apartments with no parking? Breaking a home into as many small units as possible brings in the maximum rent per square foot/metre. Other house owners may seek to maximize profits on otherwise R2 zoned homes, changing the character of the neighbourhood. James Bay has plenty of high density yet its character is formed by its R2 and single family homes. Is it right to convert every home in James Bay into ten units, creating a neighbourhood of transients rather than a stable neighbourhood of longer term residents, families who care about the neighbourhood? No! Approving this rezoning puts the unique character of James Bay in peril.

2. Overcrowding

Instead of having just one or two neighbours there are to be ten on one lot. This causes problems, especially when the tenants have mental disorders, which has been a common issue with tenants of this property for *many* decades. I assumed that zoning standards would be followed when I invested in my home twenty years ago. Changing the population of a neighbouring home changes the neighbourhood and my enjoyment of it.

3. Parking

Multiple units contribute to a parking problem. This property has one parking space, in the front yard. It has room for two more spaces as parallel parking on the road. If the units are upgraded they will attract tenants with vehicles and tenant guests with vehicles. Zoning regulations call for appropriate parking, not in tandem. behind the main

front wall of the house. There are quickly growing parking problems on this block already. We have resident only parking restrictions, but these restrictions are ignored. The parking problem spills off of Menzies and onto adjacent streets. I purchased my home assuming that I and my guests would have available street parking in front of my property. As apartments and suites are upgraded they attract people who own cars. This is an issue. 121 Menzies needs more parking if it is to have more than 2 dwelling units.

4. Unsuitable Development

So many units in one home multiply all types of neighbour problems. This is one of the most densely inhabited buildings in James Bay and has been for decades. Allowing so many units in one house destabilizes the neighbourhood with a more transient population with less concern and investment in the neighbourhood. This happened to James Bay in the past in the 1960s and led to many of the homes of James Bay being torn down to make way for the ugly stucco mid-rise apartments, almost destroying the unique historic neighbourhood character. To preserve the unique character of James Bay we need to maintain the family neighbourhoods. South of one commercial building at Simcoe, this block is comprised of mostly single family homes and one heritage apartment block. Note that the property to the south may have about three units, but they have been inhabited by the same extended family, and they have on property parking. There is plenty of high density housing in James Bay already. Why increase the density here?

We have enough densely zoned properties housing transient and mentally ill people in this neighbourhood already. Note that some adjacent properties, on Medana have two units in the spirit of R2 zoning. Some properties have illegal basement suites, but not 10 suites!

This zoning application is entirely inappropriate. If it is approved, will I be compensated for not being able to park in front of my own house, for having ten households on a property adjacent to my home. I expect no compensation but do expect zoning regulations to be followed.

Kirk Buhne

Owner: 140 Medana St.

From: Lisa Helps (Mayor)
Subject: FW: Rezoning Application for 121 Menzies Street, full of bedbugs

From: Spirit Jewels [REDACTED]

Sent: October 10, 2017 3:14 PM

To: Council Secretary <councilsecretary@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; [REDACTED]
[REDACTED] dwight whitson [REDACTED] Geri Shawnoo [REDACTED]

Subject: Rezoning Application for 121 Menzies Street, full of bedbugs

To Mayor and Council;

I am writing this letter with video and photos in concerns of the proposed housing plans for 121 Menzies Street, Victoria, BC V8V-2G4. I do not wish anymore people who might be paying rent to Gordon Osbourne and Al Critchely to live in the nightmare that I am now drowning in.

Unit 1 - I, Julie DeVries, has lived in this unit for one year. A year ago I told the landlord I was getting bit. He told me they were spider bites. He lied to me. I know this to be a fact now, that I have had bedbugs all this time, as I found out that Brian who lives directly above me had his place fumigated right at the time I moved in as I saw the PSI parked outside twice and Brian told me. Also, Cal had his place fumigated for bedbugs 1 1/2 years ago (six months before I moved in) by PSI. The bites on my body the last year don't lie. I just found out this past July what bedbugs are.

Unit 1A - George Wier also has indicated that he has found bed bugs and has bedbugs bits.

Unit #5 - 1 year ago Brian, who lives above me, had to pay for his bedbug fumigation.

Unit #10 - 1 1/2 years ago Cal Brisseau had to pay for the bedbug fumigation in his suite. Just last month he was evicted and lost everything. He left with the shirt on his back and is homeless.

Unit #7 - Toni Hill who lived in her suite for one month. PSI came to fumigate and landlord was told he needs to fumigate the whole house cause we all have bedbugs. She also lost all her furniture and bedding and borrowed \$7000.00 to replace her losses. She had kept the bugs she found in a vile I gave her before she moved out. She was badly infected.

Unit #6 - I forget this young man's name but he has bedbugs and has them in a small vile I gave him. He can't say much for fear of being evicted, as the rest of us have been.

Unit #8 - Ben is a chronic alcoholic with mental challenges. He lives with bedbugs. Ben says he squishes them to kill them and gets bites on his body. I have video conversation with him in August 2017.

The others have told me they are scared to mention anything in fear of an eviction notice and scared they can't find a place to live. So they are scared to have to pay for fumigation fees or that they will get evicted and lost into our housing crisis.

Since I've told other tenants, they have also raised their concerns with the landlord. All of us who spoke up have been evicted for one reason or another. The eviction was handed to us the day or two after we spoke up on our right to a healthy home that we pay most of our money to. This is landlord harrasment. This has been an ongoing problem for at least three years that I know of.

I have also addressed the landlord and owner on Landlord harrasment and their emotional and verbal abuse. Our landlord has recently physically attacked the tenant, George, who lives across from me and has verbally abused Cal, from PSI. PSI will no longer service this house at 121 Menzies Street.

I have also tried to talk to the owner, Gordon D Osbourne about my bites. I showed him bites on my leg and face and told him the other tenants also had bedbugs. Gordon looked at me and snapped at me, "It's non of your business." Another time he says, "WELL, MOVE THEN." Me move? I told Al Critchely, one year ago when I moved in and had to sleep on the floor till I got a bed, that I was getting bit. He just got snippy and said that it was spider bites. I also told him that I would write on paper for him to fix the bathroom sink, which has never got done and about the water drops on the living room window. He told me never to write anything on paper so I believed that these matters would get addressed.

Now I have come to realize that Al never had intentions of fixing or addressing our concerns as he only wanted NO PAPER TRAIL OF OUR EVIDENCE THAT WE HAVE HOUSING CONCERNS AND A HOUSE FULL OF BEDBUGS. Cal got evicted and left with the shirt on his back. He is now homeless and no furniture. I saw the black spots on his brown wood shelving unit after furniture got hauled out of his place. I had a photo but accidently deleted.

There is a lot of discrimination from the landlord. During a phone conference I had set up with the Residential Tenancy Branch, my landlord, two witnesses of mine, Al Critchely (landlord) went on to say that people on welfare are only out for a free ride. I could not believe what I was hearing. I was addressing the fact that:

- 1) I was lied to for a year from Al
- 2) that I have no proof of that as I was told not to write anything on paper
- 3) that I am losing out on all my furniture (I had only \$66.00 to live off after rent, bus pass, and bank fees are paid) and now I have to replace all mly furniture
- 4) that I live off permanent disability for severe Post Traumatic Stress disorder
- 5) I am a Sixites Scoop child who landed in a home where I was sexually and physically abused all my life
- 6) I have labratory confirmation of the bedbugs I found in my home
- 7) over 70 photos of bedbug bites on myself and my 20 year old son when he stays with me
- 8) etc, etc.

This letter is to notify mayor and council of this proposed site from Gordon D Osbourne and the fact that this whole house is infected with bedbugs. I have been told that men like this just want to keep a money mine to line their wallets and don't care if it is at the cost of the disabled or welfare population. I know see a bigger perspective on the quote, "don't judge a book by its cover". This house has plumbing issues and bedbugs. In my strong opinion, it needs to be torn down as the bedbugs had been too long in this house. They can live a year with no food and hibernate up to six months (PSI) told me. Renting 12 suites that have been in this home at almost \$1000.00 per month is almost \$145,000.00 per year and Gordon just tells me to mind my own business about bedbugs infecting our lifetime belongings and biting our face and bodies everyday? Why are men like this allowed to get away with such abuse and crime. It is wrong.

I have not been out to visit friends at their homes since I had confirmation from the laboratory results in July 2017. I do not invite people to my home now. People are grossed out know I live in a place where the owner and landlord refuse to help us. I have lost out on work every month now. I am losing out on my furniture. It is mentally and psychologically exhausting and very traumatizing. I keep everything in plastic bags until I can get moved. I have no money for new furniture. But yet these men get to sit infront of you asking for permission on this residence? For what, so they can continue to abuse, harrass, and lie about the living conditions that their tenants have to live with? I feel I am very deserving of compensation over all this manipulation from the landlord and owner. I feel I am deserving of money back for the loss of my furniture and bedding.

Plumbing is another issue. My bathroom and kitchen sink have overflowed. I tried to call the landlord. No answer. There is not place on his phone to leave a message. There is NO EMERGENCY CONTACT information. Why? Then the neighbor upstairs has flooding in his sinks a couple days after me. When was the last time these pipes have been cleaned or thoroughly inspected. I or is there a problem that the owner is hiding? I was told a year ago by the landlord not to worry about the gurgling sounds coming up my sinks and that a little water will come up from time to time. This is an old house.

The mailboxes are none. There is only one. This past **Saturday, October 7, 2017, my landlord, Al Critchely comes to my door with mail. He said, "Here's your mail. It was raining outside." This is a federal crime to take my mail to his house and give it to me on his chosing!** Second, if he left it in the mailbox, it is DRY and safe. We all should have our own mailboxes. Privacy with our mail. But it is open for all. My door is to the left of the mailbox. I have had problems before with Al and our (myself and others) mail. Even with wind, the mailbox is out of the pathway of rain and kept safe inside the one little mailbox for all of the units and other people who use this address who don't live here.

The buzzer system to get in does not have updated information. I have had to help police or ambulance on several occasions get in to assist whatever crisis was going on.

Emergency contact information. This place could go down in flames and become hazardous to the other older homes on this street. Especially with our dry weather.

Another issue is the physical violence that our landlord did to one of the tenants. Current file at police station on this matter. This was in August 2017.

The videos are bedbugs found October 4 and 5, 2017. I have more video but due to time I am submitting these two for evidence of an ongoing problem of bedbugs here at this residence.

How would you like to go out in the community like this? How would you like your children going out like this to school or work? It is embarrassing.

My rent was paid on time every month this past year. The whole time the landlord lied to me about bedbugs. Yet, I get an eviction notice for speaking up? We all do?

Bedbug bites under my arm.

On my hand

On my arm

On my legs.....and I get no compensation for the mental and psychological trauma that will stay with me for a long time as a result of all this. I spoke with Tracy Campbell from Our Place and she lived through this nightmare and she said she is still mentally affected by the bedbug infestation she lived through.

These are bedbug bites on my 20 year old son's back. The Victoria Health nurse said that my son is allergic to the bedbug saliva as he gets very large welts around the point of contact.

My son works full time in road construction and these huge welts from the bedbugs is very distracting as my son works with underground electrical wires, underground pipes and huge machines all day long. To have his feet, ankles and legs itch so bad is very dangerous. Yet, the landlord refuses to fumigate my home and my belongings as he was suggested to do and ordered to do.

Bedbug bites on myson's feet. You cannot tell me that we have no bedbug infestation. I have way more photos of our bites on file.

Kurt found bedbugs in my home. Residential Tenancy Branch told the landlord to have my home treated before I move out October 6, 2017. Nothing has been done. I have not even been notified of the outcome of Kurt coming in for the inspection.

I wake up at 4:30 am when my son is in town staying with me for work purposes. October 7, 2017, I wake up and I can tell you there is nothing worse than waking up to these fricken bugs on you and where you sleep and live. And I am told by the owner to mind my own business. I am evicted for speaking up. I am losing out on my furniture. I am losing my bedding.

This is the owner, Gordon Osbourne and his pickup truck with furniture from Cal's suite #10. Cal lived behind me and was fumigated 1 1/2 years ago. The landlord made him pay for the fumigation. Because the treatment was NOT done elsewhere in the building, the bugs continued to move and multiply. This furniture was taken away two days before Victoria Pest Control came in to inspect suite #10 and maybe Toni's suite #7. No evidence left for pest control.

Yes, we are bedbug carriers. This is my knapsack when I went to my doctor's appointment at Coolaide society. The receptionist gave me a bottle to put the fricken bug in. I was horrified and tried not to cry. Yes, one is held hostage by this infestation when nobody decides to treat the problem.

To try keep bedbugs off my body or being a carrier of the fricken things in this city of ours, I live out of plastic garbage bags till I move. And the owner is mad at me?????

All our shoes are kept in bags, our knapsacks, and I buy a lot of products to try reduce any bites or bugs.

My landlord told me not to worry about the gurgling in my sinks. Well, Sept. 22, 2017 the sinks overflowed all over my floors. I tried to call my landlord but he refused to answer his phone (he was home as he lives below me), as he usually does. He leaves no space for phone messages. The next day after I told the whole building not to use their water or drain it down the sinks (landlord's job, not mine) Al answered his phone.

My son and I kept scooping out water to keep it from flooding in the kitchen and bathroom. Are there no laws about emergency contact numbers for fire, flooding and other emergencies. I threw those towels out as I did not know if this was other people;s sewage flooding my home.

This letter is to address the proposed housing plans. I hope that in the rights of any human that the owner is going to house here and take the \$1000.00 a month out of their wallets to put into his wallet.....that the bedbugs are ELIMINATED or the house torn down. Also have the pluming and total electrical wiring checked out as there has been a fair bit of crackling sounds from the sockets.

If anyone has any questions regarding this matter, feel free to contact me at this email address or at my cell [REDACTED] [REDACTED] My next step is to talk to our media resourcses. I was told by my neighbour that this house was already in the news a year ago for bedbugs.

Respectfully,

Julie DeVries.

From: Laura Neil [REDACTED]
Date: October 24, 2016 at 9:20:18 PM PDT
To: <mwilson@victoria.ca>
Cc: <ccoates@victoria.ca>
Subject: Re: 121 Menzies St rezoning application

Hello

I am writing you today to register my opposition to the rezoning application being made by Mr. Gordon Osbourne, owner/landlord of 121 Menzie.

I first learned of the application at the James Bay Neighbourhood Association general meeting held in April 2015. During Mr. Osbourne's representatives presentation I and many of those in attendance took great exception to what was being proposed, the precedent that it had the potential to create and the insult to those of us who had abided by the by-laws and followed due process for our projects and rezoning applications.

The most recent presentation was conducted at the JBNA general meeting on October 12th and again the majority of those present did not support Mr. Osbourne's application, for most of the reasons that I have listed above.

What was even more aggressive was the comment by Mr. Osbourne's representative John Ivison, when he stated "if his client hadn't been caught" they wouldn't be before us, asking for our support to find a compromise to correct the wrong.

It is also my opinion that Mr. Ivison attempted to play on the good nature of those present stating Mr. Osbourne was providing a much necessary accommodation for the more marginalized in society, those with alcohol and addictions issues, who have challenges in securing rental accommodation.

Mr. Osbourne may have provided units to those individuals and he should be acknowledged however it should never have been done at the expense of those in this city who do their due diligence, respect due process and don't operate illegal suites.

Mr. Osbourne has had 24 years of revenue from the 7 illegal suites in his building without benefit of due process, he shouldn't be rewarded for his bad behaviour, and his building should be reverted back to the it's original capacity of 7 units from the current 14.

Thank you for your time.

Laura Neil
21 Pilot St
Victoria
[REDACTED]