

**Subject: Khalsa Diwan Society Letter of Support Rapid Housing bylaw changes**

Mayor and Council:

I am the name charnjit sidhu a member of the Khalsa Diwan Society of Victoria located at 1210 Topaz Avenue support the requested bylaw changes.

We are a non-profit organization; we are a faith-based organization and motivated to grow our housing assets.

The changes to the bylaw will assist our non-profit organization to develop our real estate and develop affordable housing which is part of our Strategic goals.

Thank you

Name charnjit sidhu  
Khalsa Diwan Society Victoria Member  
Address and phone number  
1560 brodick cres victoria BC

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 9:30 AM  
**To:** Public Hearings  
**Subject:** FW: Feedback on affordable housing criteria and the proposed process changes for affordable housing

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**From:** Engagement-External <engage@victoria.ca>  
**Sent:** April 6, 2022 10:07 AM  
**To:** Development Services email inquiries <DevelopmentServices@victoria.ca>  
**Cc:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** FW: Feedback on affordable housing criteria and the proposed process changes for affordable housing

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**From:** KS K [REDACTED]  
**Sent:** April 6, 2022 7:57 AM  
**To:** Engagement-External <[engage@victoria.ca](mailto:engage@victoria.ca)>  
**Subject:** Feedback on affordable housing criteria and the proposed process changes for affordable housing

Mayor Lisa Helps and members of the Victoria City Council

My name is Kanwal Kuckreja.

I am a member of the Victoria Khalsa Diwan Society of Victoria 1210 Topaz Avenue, Victoria, B.C. I believe the changes purposed for the Rapid Housing bylaw will be beneficial to our community The changes will help in expedited affordable housing developments and help with costs associated with delays.

The City staff is working hard to assist non-profit organizations, such as ours with land to make more housing.

Thank you for your consideration into approving the changes

Kanwal Kuckreja  
1510 San Juan Ave  
Victoria BC

Sent from my iPhone

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 9:16 AM  
**To:** Public Hearings  
**Subject:** FW: April 14 meeting re affordable housing proposal

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**From:** Ron [REDACTED]  
**Sent:** April 9, 2022 1:34 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** April 14 meeting re affordable housing proposal

The “devil is in the details” certainly applies here. Please ensure that non profits are not only verifying income of residents, but also their assets. Co-ops do not usually do this, and the result is that many co-ops have people with significant assets including properties which are rented to others. While co-ops promote mixed income housing, it is a simple observation that people who can afford market housing will be taking housing away from those who cannot afford it. If CRD & BC Housing include asset testing in their application process, shouldn't all non profit providers do so? There is not a legislative reason co-ops are prohibited from doing asset testing.

I have been a co-op board member and know their value, as well as their problems. People with assets can form their own market co-op and enjoy the democratic process in managing their housing.

Regards,  
Ronald Schlosberg

Sent from [Mail](#) for Windows

**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 9:12 AM  
**To:** Public Hearings  
**Subject:** FW: Support for Rapid Deployment of Affordable Housing

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**From:** Adrian Mohareb [REDACTED]  
**Sent:** April 11, 2022 4:37 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Support for Rapid Deployment of Affordable Housing

Dear Mayor and Council,

I'm sending this message to support the City of Victoria's "Rapid Deployment of Affordable Housing" initiative and I hope City Council will unanimously approve the policy. Victoria faces a housing affordability and availability crisis and policies like this are critical to addressing these issues.

Approving this policy would have many benefits related to the city's housing supply, tight rental market, and the escalating living costs. It would reduce development timelines, increase development certainty, depoliticize more inclusive housing options, cut red tape, and lower the cost of construction. Taken together, these features would improve housing affordability, availability, and start to push back against escalating rents and persistently low vacancy rates. Furthermore, over the long run, this policy will reduce the odds of today's housing crisis re-emerging compared to today's cumbersome approval process.

This proposal would also improve access for people seeking non-profit housing and increase funding opportunities from other levels of government where secured zoning is required. Moreover, it would better align the city's policies with its official position that states housing is a human right.

This policy also has incorporated and addressed many criticisms levelled against it in prior iterations. Applicants must comply with design guidelines which are generated at council's discretion, applications must still go to the Advisory Design Panel, and applications must be consistent with the OCP. Taken together, these measures provide effective safeguards and ensure the spirit and character of the city is maintained while improving Victoria's housing options.

Finally, and most important of all, approving this measure would help the city tackle many other challenges. At the heart of Victoria's biggest issues sits housing policy. Therefore, action on housing like the "Rapid Deployment of Affordable Housing" also means action on reducing homelessness, cutting crime, reducing traffic, decreasing the city's carbon emissions, increasing its tax base, lowering taxes paid per capita, and alleviating the labour shortages which impact Victoria's business community.

Thank you for bringing this important policy forward for consideration at a public hearing. I hope City Council will unanimously approve the policy as it presents a win-win for the entire community.

Best regards,

Adrian Mohareb  
409 Langford St.  
Victoria, BC

V9A 3C3



Hello mayor and council,

I am emailing you to express my support for the “Rapid Deployment of Affordable Housing” initiative.

I’ve written to each of you before on other housing related items coming to council and I have the same message for you now: I’m concerned about the future of our city if we don’t make a dramatic shift in how housing is approved in Victoria.

We all know we’re in a housing crisis in Victoria, and we must make changes now to how housing is approved in Victoria. One big step in the right direction here is the “Rapid Deployment of Affordable Housing” initiative that you are considering.

Through my employment, my community involvement, and in the media I hear every day about the social consequences of the lack of affordable housing in Victoria. The lack of housing options is affecting young and old. It affects workers in important sectors like health care, child care, tourism and education. Students in Victoria have few options. People on social assistance have much of their income taken up by housing costs. People are living in cars. People who should be able to see a future in Victoria are choosing to leave for locations where housing is easier and cheaper to get.

This shouldn’t be acceptable. Without taking action now, housing costs and availability will only get worse.

I’m pleased that you are considering the “Rapid Deployment of Affordable Housing” initiative. This initiative alone won’t solve all of Victoria’s housing issues. No single effort will. But approving the Rapid Deployment of Affordable Housing initiative will have an impact, and will demonstrate to Victorians that you’re willing to take action on the housing crisis.

The council vote on this initiative, and other measures that will increase housing options such as the Missing Middle Housing initiative, will be a big part in how I’ll vote in the election this fall. I urge you to support the “Rapid Deployment of Affordable Housing” initiative today.

Thank you for taking the time to consider my perspective.

Best regards,

Brian Vatne  
957 Cowichan St



[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 9:13 AM  
**To:** Public Hearings  
**Subject:** FW: Feedback re: Rapid Deployment of Affordable Housing

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**From:** Carolyn Gisborne [REDACTED]  
**Sent:** April 11, 2022 9:40 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Feedback re: Rapid Deployment of Affordable Housing

Good morning,

I am writing to provide feedback on the proposed process changes for affordable rental housing. I support the City's "Rapid Deployment of Affordable Housing" initiative and hope that council will unanimously approve the policy. The city faces a housing affordability crisis and policies like this are critical to addressing these issues.

Approving this policy would have many benefits related to the city's housing supply, tight rental market, and rapidly escalating living costs. It would reduce development timelines, increase development certainty, depoliticize more inclusive housing options, cut red tape, and lower the cost of construction. Taken together, these features would improve housing affordability, availability, and start to push back against escalating rents and persistently low vacancy rates.

This proposal would also improve access for people seeking non-profit housing and increase funding opportunities from other levels of government where secured zoning is required. Moreover, it would better align the city's policies with its official position that housing is a human right.

This policy also has incorporated and addressed many criticisms levelled against it in prior iterations. Applicants must comply with design guidelines which are generated at council's discretion, applications must still go to the Advisory Design Panel, and applications must be consistent with the OCP. Taken together these measures provide effective safeguards and ensure the spirit and character of the city is maintained while improving Victoria's housing options.

Finally, approving this measure would help the city tackle many other challenges. At the heart of Victoria's biggest issues sits housing policy. Therefore, action on housing like the "Rapid Deployment of Affordable Housing" also means action on reducing homelessness, cutting crime, reducing traffic, decreasing the city's carbon emissions, increasing its tax base, lowering taxes paid per capita, and alleviating the labour shortages which impact Victoria's business community.

Thank you for bringing this important policy forward for consideration at a public hearing. I sincerely hope that council will unanimously approve the policy as it presents a win-win for the entire community.

Sincerely,

Carolyn Gisborne

[REDACTED]

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**From:** conan o'dell [REDACTED]  
**Sent:** Monday, April 11, 2022 7:42 PM  
**To:** Public Hearings  
**Subject:** Rapid deployment of affordable housing

Hello,

I am writing to encourage you to take this and any other step possible to get the housing situation under control. My family was evicted last September for the all too common reason of landlord's use. After we refused a 600\$/ month increase in rent, the landlord's decided they needed to move in. We disputed which bought some time, what followed was the most stressful time in our lives. We spent 4 months constantly searching ads, applying, writing personal letters, putting out our own ads, desperately searching, all while watching prices rise and affordable rentals disappear.

I am a municipal worker, i earn a fair wage, i cannot afford suitable housing for my family. We are currently in a 2 bedroom apartment. We are a family of 4. This is all we can afford and it costs almost half of our net income. We are not alone. Countless families, young couples, seniors, everyone not born to privilege, is struggling just to find a basic roof over their heads.

This initiative could put pressure on the market by providing affordable housing so people could stop being exploited by opportunistic housing providers.

Anything you, as Gov't, can do, you must. Your city, your region, your province needs leadership to help your people.

Thank you

Conan O'Dell



[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 9:35 AM  
**To:** Public Hearings  
**Subject:** FW: Feedback and Support for the Proposed Process Changes for Affordable Housing

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**From:** Engagement-External <engage@victoria.ca>  
**Sent:** April 12, 2022 9:33 AM  
**To:** Development Services email inquiries <DevelopmentServices@victoria.ca>  
**Cc:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** FW: Feedback and Support for the Proposed Process Changes for Affordable Housing

For review/response – please note email is addressed to Mayor and Council.  
Thank you!

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**From:** Dennis Saw [REDACTED]  
**Sent:** April 11, 2022 6:01 PM  
**To:** Engagement-External <[engage@victoria.ca](mailto:engage@victoria.ca)>  
**Subject:** Feedback and Support for the Proposed Process Changes for Affordable Housing

Dear Mayor and Councillors of the City of Victoria,

I wanted to write in to voice my support towards the proposed process changes for affordable housing. I believe these changes will have a positive impact towards the community.

- For those that are unhoused, vulnerable, or living on the lines of poverty, they might not have a long enough time to "tie things over" or "hold out" until things improve. Streamlining these processes is certainly a good first step towards recognising and reacting to the urgent nature of this housing issue.
- Hopefully the impact of these process changes will result in a larger affordable housing pool, which will hopefully improve the overall supply of housing (or alleviate the dire situation).
- Hopefully the streamlining of these processes will mean fewer barriers and hold-up in development proposals, especially for local developers who seem to have a stake in the well-being of a community.

Thank you for your time in reading my letter and I hope this proposal is accepted.

Sincerely,  
Dennis Saw

**From:** Dave <[REDACTED]>  
**Sent:** Monday, April 11, 2022 3:42 PM  
**To:** Public Hearings  
**Subject:** Fwd: Rapid Deployment of Affordable Housing proposal

----- Forwarded message -----

**From:** Dave [REDACTED]  
**Date:** Mon, Apr 11, 2022, 14:05  
**Subject:** Re: Rapid Deployment of Affordable Housing proposal  
**To:** <[engage@victoria.ca](mailto:engage@victoria.ca)>, Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>

April 11, 2022

Mayor and Council  
City Hall  
City of Victoria  
Sent by email to [engage@victoria.ca](mailto:engage@victoria.ca) and [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)

Dear Mayor and Councillors,

Re: Rapid Deployment of Affordable Housing proposal

We need to accelerate the provision of affordable housing in Victoria. Doing so will improve the lives of many residents, and will help to reduce homelessness and its impacts on both the unhoused and the rest of the community.

Increasing housing availability and choice within the City of Victoria - where people can live closer to employment, shopping and other destinations - will also help to:

- Increase resident access to services and employment opportunities;
- Reduce labour shortages that are impacting businesses and causing shorter hours and closures;
- Enlarge the pool of customers for local small businesses;
- Reduce suburban sprawl, and the resulting clearcutting of forests, pressure on agricultural lands, traffic, pollution, and GHG emissions; and,
- Increase the amount of taxable property in the City, and thereby help support public services and reduce future tax increases for residents and businesses.

As I understand it, the proposal itself:

- Is consistent with and supports existing Council policy;
- Has had careful analysis by City staff;
- Has been the subject of extensive consultation; and,
- Would apply to a relatively small number of projects (two applications were submitted to the City of Victoria in 2018, five in 2019 and three in 2020), which must be:
  - public, co-op or non-profit housing;
  - secured affordable rental housing;
  - consistent with the Official Community Plan;
  - in an area zoned for multi-residential; and,
  - consistent with the design guidelines of Council, and go through the Advisory Design Panel process.

The proposal would delegate decision-making on some development permits and variances to the Director of Sustainable Planning and Community Development. Council in Victoria - as in other cities - already has experience in delegating significant decision-making authority in a number of areas ranging from approving many new buildings, to road repair, to law enforcement. I expect that Council will direct staff to ensure that there are effective channels for community input, as well as meaningful consideration of that input.

Finally, I would point out that it is always possible to adjust or change course in the future if the proposal ends up creating problems. In the meantime, the City needs to act with the appropriate level of seriousness and urgency to address the housing crisis.

Yours truly,  
Dave Thompson  
Victoria

[REDACTED]

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**From:** J Green [REDACTED]  
**Sent:** Monday, April 11, 2022 8:26 PM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** Please Support the Rapid Deployment of Affordable Housing

Dear Mayor Helps and City Council,

I am writing to voice my strong support for the Rapid Deployment of Affordable Housing policy, and to urge you to choose to move forward with the proposal when you vote on Thursday.

This policy change would represent a significant step forward in helping to address the unaffordable, unattainable, and often even unavailable housing situation within our city. Rental vacancy rates are persistently below what is considered a balanced market. Rents are eating up a substantial share of household incomes, and the trend is only getting worse. Our city lacks a diversity of housing options, including purpose-built rentals, non-profit housing, and below market housing. By approving the Rapid Deployment of Affordable Housing policy, the city would take a significant step in pushing back against these conditions.

Voting for this measure can help the City of Victoria reduce homelessness and crime, cut traffic and carbon emissions, and increase the city's labour pool and tax base, thereby helping our local businesses and regional economy. This policy appears aligned with the City of Victoria's long term strategic direction and would be a positive change for our community.

Given that this policy will apply to many projects in the future, it makes your vote on this matter much more important than your vote on other specific housing projects which regularly come before council. As such, how council votes here (as well as on future housing reforms such as the Missing Middle) will determine how I vote in the upcoming fall election.

Housing is by far the largest issue facing my family, extended family, and nearly all of my mid-career peers. We have degrees, we have jobs, we have savings... and we are wildly housing insecure. We are professors, engineers, librarians, managers, carpenters, artists, analysts, nurses, counselors, and teachers... and nearly all of us are one notice away from having to leave Victoria.

The city needs a fundamental overhaul of the current housing approval process and its zoning laws. The Rapid Deployment of Affordable Housing initiative represents what I hope will be the first of many steps in the direction of zoning liberalizations and housing reform.

Thank you for your time, and again, please vote in favour of this policy to allow Victoria to grow and thrive as a diverse and resilient community.

Sincerely,

Jasmine Green  
2530 Cedar Hill Rd

[REDACTED]

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**From:** Mark Edwardson [REDACTED]  
**Sent:** Monday, April 11, 2022 6:44 PM  
**To:** Public Hearings; Victoria Mayor and Council; Stephen Andrew (Councillor); Ben Isitt (Councillor); Sharmarke Dubow (Councillor)  
**Subject:** Rapid Deployment of Affordable Housing Initiative - Please Support

Dear council,

I am writing to support the proposed Rapid Deployment of Affordable Housing initiative.

Council has a responsibility to take every step possible to increase housing options for people living in Victoria. In today's housing crisis, I am confident that this initiative will be well-received by the electorate, as this is an opportunity for you to credibly point to a positive, pro-housing policy. The narrow category of housing that would be accelerated by this initiative is the type that *everyone* in Victoria can agree is badly needed.

Getting new homes onto the market ASAP should take precedence over any other issue, and reducing red tape barriers to non-profit housing development is an "easy win" for council. As someone who would rather not live in my parents' basement for the rest of my life, I urge you to support this.

Cheers,

**Mark Edwardson**

2nd year civil engineering student, University of Victoria

[REDACTED]

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**From:** David Grypma [REDACTED]  
**Sent:** Tuesday, April 12, 2022 12:12 PM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** rapid deployment of affordable housing proposal

Mayor and Councillors,

I am a Victoria resident living in the Harris Green area.

I **strongly support** the rapid deployment of affordable housing proposal.

This is the most important piece of policy (so far) to address the housing crisis. Accelerating the provision of affordable housing in Victoria will help lower costs/rents, which helps to decrease homelessness (and decrease risk of homelessness), lower GHG emissions and reduce suburban sprawl due to the dense nature of these projects, and increase available labour as well as increase customer bases for local businesses.

It's time that our leaders passed policies that actually took the housing crisis seriously. Under the current system we can't build fast enough to keep up with population growth and correct for the existing housing shortage. This would be a great first step in addressing this structural issue. The next step would be mass upzoning for projects that match OCPs.

Thanks,

David Grypma  
Victoria, BC

[REDACTED]

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**From:** Izzy Adachi [REDACTED]  
**Sent:** Tuesday, April 12, 2022 2:00 PM  
**To:** Victoria Mayor and Council; Public Hearings  
**Subject:** Letter Re: Rapid Deployment of Affordable Housing Initiative

Dear Mayor and Councillors,

My name is Izumi Adachi. I am the Director-Elect of Campaigns and Community Relations of the UVic Student Society, a Director at Large of the Worker Solidarity Network, and was a worker organizer at the first union Starbucks in North America, right here in Victoria, British Columbia. I am writing to express my utmost support for the Rapid Deployment of Affordable Housing Initiative.

In the past five years of living in Victoria, I have seen steep increases in the cost of living in my own life, and the lives of my peers. The commodified nature of housing has left students, and renters from the working-class footing the bill for landlord profits, often going into debt in order to afford high rental prices. These rentals are often poorly maintained, especially for the cost. As a result of the housing shortage, students have resorted to sleeping in their vehicles or in tents in order to be able to study. Workers often have to balance multiple jobs in order to afford the steep prices being charged by Victoria landlords, and one missed paycheck can mean risking eviction. The vast majority of the people my age feel as though we will never be able to afford our own homes. Many of us struggle to afford to pay for homes that do not belong to us. We are terrified at how unsustainable our future has become. In a pandemic and climate emergency, the gouged price of shelter can be seen as nothing more than crisis profiteering. Surely, unhoused, poor, working and student constituents who fear for their futures should have just as much say as the constituents who are worried that affordable housing might be ugly?

This vote directly impacts the futures of your constituents. You have a moral responsibility to them to vote in favour of this motion. To do less is to be complicit in a status quo that renders people unhoused, increases the crime rate, and hurts the health and safety of the whole community, with the sole benefit being in the pockets of already wealthy landlords. Young people, students, and working people in Victoria all desperately need this policy if we are going to have a future here.

Voting in favour of this initiative will drastically improve the outlook for the future of young people in this city. I look forward to working with you in the future to address the issues facing students in Victoria.

Sincerely,

Izumi Adachi  
2630 Victor Street,  
Victoria, BC

[REDACTED]

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**From:** Isaac Butt [REDACTED]  
**Sent:** Tuesday, April 12, 2022 1:00 PM  
**To:** Public Hearings  
**Subject:** Letter of Support for the Rapid Development of Affordable Housing Initiative

Dear Victoria Council,

I am writing to express my support for Victoria's "Rapid Deployment of Affordable Housing" initiative. It should come as no surprise that we are in the midst of a housing crisis in Canada. Cheap debt and rampant speculation have driven home prices and rents to unprecedented levels. Inventory has tanked, creating a gridlock in mobility, and placing many Canadians in increasingly desperate situations to find suitable and affordable housing. Drastic actions must be taken now to help ensure the vibrancy and livability of this great city.

Victoria is undoubtedly a beautiful city and will always be a desirable destination for folks across Canada and other parts of the world to settle. Wealth concentrates here which has its benefits, but when the economic reality becomes that only the wealthy can live and thrive here, it exacerbates an already desperate situation that has far reaching consequences. Lower paid workers, artists, and other creatives are forced out, leaving holes in the labour market and costing the city its vibrancy. New graduates leave for greener pastures as they realize it is impossible to start a family here ("brain drain").

There are less obvious impacts to the housing situation as well which I can speak to from experience. I was born and raised in Saanich and come from a middle-class family. I studied engineering at UVic, worked hard, and did all the right things to set myself up for success. I am now married with a young son, and we are renting a house in Saanich while we search for a home in Victoria near our support network. I will acknowledge that we are incredibly privileged. I am a top 10% income earner, and we have savings, no debt, and a healthy family. Up until recently, we have qualified (albeit barely) to afford a typical single-family home in middle-class Victoria neighbourhoods. Like many others, we have been outbid on the properties we have offered on, and we have watched as the quality of what we can afford rapidly deteriorates. Our rental is expensive and uncomfortable. This is having a massive impact on our mental health, productivity, and overall drive toward the Canadian dream. What is the end game? What are we even working toward? Among our circle of friends, we are not alone in these thoughts.

What is perhaps most heartbreaking is if it is this bad for a privileged middle-class family, I cannot even imagine what it is like for someone with a lower income. It feels like this city does not want them here. Coupled with the doctor shortage and a variety of other social issues, we are now part of a growing cohort of Victoria-born residents looking to settle elsewhere, away from the place we have built a life.

All too often I see the housing issue framed as something that only affects the younger generations, and it turns into a demographic war between the boomers and their children. This is a problem that affects all Canadians. I know elderly people losing their long-term rentals and being forced back into the rental market on fixed incomes. It is heartbreaking watching them try to find something comfortable they can afford in their existing community. Parents also risk losing touch with their children and grandchildren, along with family support in their senior years, as their children move to somewhere more affordable.



For some, the hope is that prices will eventually stagnate so that wages can catch up. But we are already well past the point of reasonable price to income ratios. If prices do not fall, this will continue to become a more painful and noisy issue. To date, only a small percentage of capital region residents have had to deal with the recent housing market. Many still enjoy rates they locked in years ago that are easily affordable to them (thank goodness for rent control). As more people are forced into the market for various reasons, the issue will become louder—many just do not care until it affects them personally.

Every time a development is delayed and revised, tens or hundreds of thousands of dollars are added to the cost which is passed on to the eventual residents. In many cases, this process goes on for years, while housing continues to escalate, and the situation gets worse. We needed supply yesterday, particularly low income and missing middle density projects that provide additional options for families looking to put down roots in this city.

I recognize that Victoria council only plays a small part in this large and complex issue, but there are many things within your control that can have an impact. The Rapid Development of Affordable Housing initiative is a perfect example, as it moves the needle forward to providing stable and affordable housing options for this city's diverse residents. Beyond this particular initiative, I implore council to take a more aggressive stance on moving density projects forward and standing up to anti-housing groups. Approve projects that fit within an updated community plan without public consultation and remove red tape for developments that provide missing middle supply and affordable housing. Up-zone wherever possible to allow owners to create density in single family neighbourhoods, and prioritize the construction of family-suitable purpose-built rentals (not just condos).

If you made it this far, I genuinely appreciate your time and attention to this very important matter. Many of the solutions proposed here may not be politically popular as the majority of Victoria residents are already homeowners, but this issue is already impacting everyone in various, sometimes less-obvious ways. Please take immediate action for our future, and the future of our children.

Sincerely,

**Isaac Butt**, P.Eng. (non-practicing), PMP

**Brave Consulting Inc.**



[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 9:59 AM  
**To:** Public Hearings  
**Subject:** FW: Yes to fast tracking non profit housing development approvals

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**From:** [REDACTED]  
**Sent:** April 12, 2022 9:41 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Yes to fast tracking non profit housing development approvals

I support cutting time and red tape and allowing staff to approve non profit housing proposals where they fit with the official plan. This might finally make a difference in the critical need for non profit housing in Victoria.

Thank you,  
Judy Lightwater

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**From:** Jared Warren [REDACTED]  
**Sent:** April 8, 2022 12:40 PM  
**To:** Engagement-External <engage@victoria.ca>  
**Subject:** Vote Yes on Proposed Process Changes for Affordable Housing

Tier 1 and Tier 2 are both good process changes that should be approved. The benefits of the current red tape around affordable housing approvals are much less than the costs.

Jared Warren  
Vic West

**From:** Victoria Mayor and Council  
**Sent:** Wednesday, April 13, 2022 8:53 AM  
**To:** Public Hearings  
**Subject:** FW: Letter of support for Rapid Deployment of Affordable Housing Initiative

-----Original Message-----

**From:** Marnie Olchowecki [REDACTED]  
**Sent:** April 12, 2022 9:45 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Letter of support for Rapid Deployment of Affordable Housing Initiative

Dear Victoria Council,

I am writing to express my support for this initiative. As a long-time social worker, I am seeing the effects daily on families as they struggle to find affordable housing in Victoria, whether this results from eviction due to owners renovating their rental properties, moving in themselves from elsewhere, and/or moving in their family members with them. The stress of the pandemic has also contributed to family separation, and I am not sure what's worse: families having to lose their extended family support systems here by looking to relocate - which isn't easy if at least one of the parents has a stable career and income - or move in with extended family - or stay together separated in the same home because no one can afford to move out. More and more I am hearing from senior boomers that their adult children are either living with them, or if not, looking to them to help with buying a house (a feat few can afford unless they are ready to move themselves to...other unaffordable accommodation? Such as an over-priced 500 square foot condo?) More and more boomers are lamenting the fact that their adult children do not even hope to enter the housing market, but have given up on the prospect of having children as well, having to be mobile to ensure that they can continue to support themselves. And if they do have children, boomers are watching their children, who grew up here, take their grandchildren and move away, regrettably, thereby leaving another hole where there could be ongoing mutual support through the family life cycle.

We have a situation where boomers, who might want to downsize and leave their house to their kids, are hanging on to it because there aren't any viable alternatives. And the seniors who had sold their homes before this crazy sales peak are now finding themselves evicted out of rentals they'd hoped to have for some time, and scrambling to find new rentals, which are impossible to find. There is a great need for communal living situations that are not high-priced "independent living seniors residences" that are astronomically priced.

Victoria is fast becoming a playground for the rich. But it will be a sorry playground indeed as those who would provide the city with its arts, its music, its restaurants, its distinctive businesses, and most importantly, its essential services (health care, education, social services) simply can't afford to make a life here.

I lived in Vancouver for several years before coming to Victoria over 35 years ago. Vancouver is a shell of what it used to be 40 years ago. Victoria will be all the worse being a very different city to begin with. Somehow there has to be a place for everyone and if this initiative can help, I am all for it.

Best,  
Marnie  
Marnie Olchowecki, MSW, RCSW

1863 Oak Bay Ave,  
Victoria BC,  
V8R 1C6

T: [REDACTED]  
E: [REDACTED]  
W:

<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.marnieolchowecki.com%2F&data=04%7C01%7CPublicHearings%40victoria.ca%7Cccd69b5518634d94ee9208da1d659fb1%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637854619541531655%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhWwiLCJXVCi6Mn0%3D%7C3000&data=ozxi%2BpDIImabu8ZQTqsrO8dIRrUVCfw%2BTOJ0HbBvLiM4%3D&reserved=0>

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 10:55 AM  
**To:** Public Hearings  
**Subject:** FW: affordable housing

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**From:** Marina Smith [REDACTED]  
**Sent:** April 12, 2022 10:42 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** affordable housing

Dear Mayor and Council,

I urge you to support the proposed changes to amend the Land Use Procedures Bylaw to delegate development approvals for **non-market affordable housing** without a public hearing. This change will streamline the process specifically for the fairly small number of proposals each year for “housing that is wholly owned and/or operated by a registered non-profit residential housing society or government agency.”

As you know we desperately need more housing for this middle group, who, without help, could very likely end up homeless. This change will greatly help with providing more housing. Thank you. Sister Marina Smith

**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 10:28 AM  
**To:** Public Hearings  
**Subject:** FW: April 14th Council - The Rapid Deployment of Affordable housing

Good Morning Council,

Please see email below.

Sincerely,

**Heather McIntyre**

She/Her  
Correspondence Coordinator  
Mayor's Office  
City of Victoria  
1 Centennial Square, Victoria, BC V8W 1P6



The City of Victoria is located on the homelands of the Songhees and Esquimalt People

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**From:** I L [REDACTED]  
**Sent:** April 12, 2022 8:24 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>  
**Subject:** April 14th Council - The Rapid Deployment of Affordable housing

Good Morning,

I would like to speak in support of the rapid deployment of affordable housing.

Housing posts happen daily on reddit, on dozens of facebook groups, and as wanted ads on UsedVictoria. Any renter or informed person in Greater Victoria knows or has been directly affected by the current housing shortage/crisis. As a renter all I wish for is stable and secure housing; the chance to build a life and a family where I work and live.

The Rapid Deployment of Affordable Housing is aimed to speed up affordable housing and remove the risk of these projects getting shut down. Approving this policy would have many benefits related to the city's housing supply, tight rental market, and the escalating living costs. It would reduce development timelines, increase development certainty, depoliticize more inclusive housing options, cut red tape, and lower the cost of construction. Taken together, these features would improve housing affordability, availability, and start to push back against escalating rents and persistently low vacancy rates.

We need action, citizens of Victoria have been under housed for the last decade and every municipal housing report shows so many in extreme housing need. We need to allow non profits to build affordable housing, we need this policy.

Thank You,

Morris



[Redacted]

**From:** Ryan Nicoll [Redacted]  
**Sent:** Tuesday, April 12, 2022 4:22 PM  
**To:** Victoria Mayor and Council  
**Cc:** Public Hearings; Geoff Young (Councillor); [Redacted] Sarah Potts (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Sharmarke Dubow (Councillor); Stephen Andrew (Councillor); Marianne Alto (Councillor)  
**Subject:** Message in support of Rapid Deployment of Affordable Housing in the City of Victoria

Hello Mayor and Council,

I wish to voice my support to the Rapid Deployment of Affordable Housing initiative. I work for and co-own a small ocean engineering business with headquarters in downtown Victoria.

Our business is increasingly under pressure to raise staff salaries from rising housing costs. This affects staff who rent and are also looking for homes. Through, the last few years, we have increasingly hired professional staff who work with our organization remotely. It is extremely difficult to find housing, especially for young families, in the city itself. What is available also is extremely expensive.

There is tremendous pressure and competition on housing supply with the region's growing population. I believe the Rapid Deployment of Affordable Housing will sensibly provide options for a wide range of people who live and work here. I fully support the motion. All the best and good luck with the upcoming meeting.

Best regards,



**Ryan Nicoll, P.Eng.**  
CTO

[Redacted]  
[Redacted]

[Ocean Engineering Consultants & Creators of ProteusDS](#)





[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Wednesday, April 13, 2022 8:52 AM  
**To:** Public Hearings  
**Subject:** FW: Please vote for more affordable housing

-----Original Message-----

From: Grace Draper [REDACTED]  
Sent: April 12, 2022 10:51 PM  
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
Subject: Please vote for more affordable housing

Hello,

I was very pleased to learn about the City of -Victoria's Rapid Development of -Affordable Housing bylaw, coming to a public hearing on April 14th. I cannot attend but wish you to know that this is a piece of legislation I support. While I own my home in Victoria, many are not so fortunate. Even finding decent affordable rental accommodation is becoming next to impossible for many, especially younger citizens not at their peak earning years.

I see this as a baby step, hardly a floodgate, as it only impacts non-profit or government housing projects. This is a time for bold action for future generations. Let's do this.

Sincerely,  
Susan Grace Draper  
#211-225 Menzies  
Victoria, BC. V8V 2G6

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 12:13 PM  
**To:** Public Hearings  
**Subject:** FW: Rapid Deployment of Affordable Housing

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**From:** Todd Litman [REDACTED]  
**Sent:** April 12, 2022 11:58 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Cc:** [REDACTED]  
**Subject:** Rapid Deployment of Affordable Housing

*Cities for Everyone* (<https://citiesforeveryone.org>) supports the City of Victoria's "Rapid Deployment of Affordable Housing" initiative and hopes city council will unanimously approve the policy.

Approving this policy will allow more social housing supply, which is critical for increasing affordability and reducing homelessness. It would reduce development approval costs and timelines, increase development certainty, and lower construction costs. This will improve access non-profit housing and increase funding opportunities from other levels of government where secured zoning is required.

This policy is designed to address many criticisms levelled against it in prior iterations. Applicants must comply with design guidelines which are generated at council's discretion, applications must still go to the Advisory Design Panel, and applications must be consistent with the OCP. Taken together these measures provide effective safeguards and ensure the spirit and character of the city is maintained while improving Victoria's housing options.

We encourage council members to unanimously approve the policy as it presents a win-win for the entire community.

Todd Litman

Cities for Everyone

Sent from [Mail](#) for Windows

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, April 12, 2022 12:14 PM  
**To:** Public Hearings  
**Subject:** FW: letter in support of Amendment Bylaw (No. 15) to the Land Use Procedures Bylaw

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**From:** Yvonne Hsieh [REDACTED]  
**Sent:** April 12, 2022 10:56 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** letter in support of Amendment Bylaw (No. 15) to the Land Use Procedures Bylaw

Dear Mayor Helps and Councilors:

I am writing to support the amendment to the Land Use Procedures Bylaw to delegate development approvals for non-market affordable housing to the Director of Sustainable Development and Community Planning in all Development Permit Areas.

The affordable housing crisis in Victoria is now so acute that even Trevor Hancock switched from writing about the climate emergency in his weekly column in the *Times Colonist* to endorsing this amendment bylaw ([April 10](#)). Although the City of Victoria only receives a handful of applications from non-market development projects each year, this is still a useful tool it can add to its toolbox in addressing the homelessness issue. Saving time is critical in the construction of much-needed affordable units. The homeless and the precariously housed cannot wait. I therefore urge you to vote in favour of adopting this bylaw.

Respectfully,

Yvonne Hsieh

401 - 1014 Rockland Avenue

Victoria

[REDACTED]

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**From:** Simon Pek [REDACTED]  
**Sent:** Wednesday, April 13, 2022 8:41 AM  
**To:** Public Hearings  
**Subject:** Comment ahead of April 14 meeting

Hi there,

Could you please pass on this comment ahead of tomorrow's Council meeting?

"I would like to pass on my strong support for the proposed Rapid Development of Affordable Housing bylaw. I am a Vic West resident and am increasingly concerned about the limited stock of affordable housing available in our city. The proposed change would make affordable housing developments faster and less risky. Furthermore, it would allow the city to approach affordable housing development in a strategic and well-rounded manner to ensure it works for our entire city. This is just the right thing to do, and is a big improvement over the current process that all too often grants un-representative and self-selected residents the power to limit much needed development."

--

Simon Pek  
Victoria, Canada