

**From:** Victoria Mayor and Council  
**Sent:** April 13, 2022 2:17 PM  
**To:** Public Hearings  
**Subject:** Fw: I support the Rapid Development of Affordable Housing bylaw

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**From:** Eric Doherty [REDACTED]  
**Sent:** April 12, 2022 10:06 AM  
**To:** Engagement-External <engage@victoria.ca>  
**Cc:** Executive Director <ED@Oaklandsca.com>; Oaklands Board <Board@Oaklandsca.com>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sharmarke Dubow (Councillor) <sdbow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>  
**Subject:** I support the Rapid Development of Affordable Housing bylaw

Dear Mayor Helps and City Council,  
I fully support both tiers of the Rapid Development of Affordable Housing bylaw.  
I live in Oaklands, where there is a considerable amount of land zoned for apartments as well as some existing affordable housing. I fully support more affordable housing being added in Oaklands, and this policy seems like a very reasonable way to get more affordable housing built across the city.  
I am copying the Oaklands Community Association on this letter, and hope that my community association also supports this policy.  
We face a homelessness crisis related to the housing affordability crisis. As Trevor Hancock notes in the Times Colonist "Much of the blame must be laid at the feet of the federal government, which abandoned support for social housing in the early 1990s. . . . But securing the right to housing is not just a national problem; it is also a local one."  
Municipalities and community associations must step up and be part of the solution.  
Your website notes that the present approach "adds risk to a project and increases costs and makes it challenging for non-profits to deliver homes to those most vulnerable in our community."  
The present approach also results in affordable housing being located in suburban areas with poor public transit service. People are being squeezed by combined transportation and housing costs, and Victoria has the best transit service in the region. This policy will allow more affordable housing to be built in the best available locations for people and our climate.  
Please approve the Rapid Development of Affordable Housing policy.

Sincerely,  
Eric Doherty

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Eric Doherty, Registered Professional Planner, MCIP - Ecopath Planning  
1555 Oakland Avenue Victoria, BC Canada V8T 2L1

[REDACTED]  
[www.ecoplanning.ca](http://www.ecoplanning.ca)  
Twitter @Eric\_Doherty

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** April 13, 2022 2:20 PM  
**To:** Public Hearings  
**Subject:** Fw: Land Use by Non-profit organizations - Rapid Housing Bylaw

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**From:** Kulbir Singh Parmar [REDACTED]  
**Sent:** April 6, 2022 8:11 PM  
**To:** Lisa Helps (Mayor) <LHelps@victoria.ca>  
**Subject:** Land Use by Non-profit organizations - Rapid Housing Bylaw

Mayor Lisa Helps and members of the Victoria City Council

My name is Kulbir Singh Parmar  
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.

Name: Kulbir Singh Parmar

Contact information: [REDACTED]

Victoria is a wonderful city, but it's also a city where a lot of people who grew up here or went to school here will struggle to remain here. The average rent for a 1-bedroom apartment in Victoria is over \$1800, taking into account the recommendation that rent should be less than 1/3 of income this puts the minimum healthy income to live in Victoria at \$65,000/year. The median income for BC is only \$33,000

And that is assuming you have the income to support your rent, finding a place to rent itself has been and continues to be very difficult. As a student, I had to move multiple times, with rentals being on the market for one or maybe two days. My friends in school have also had to deal with a rental market where a potential rental might have over 100 applicants in one day. This is not sustainable.

For those looking for public housing, the situation is even more dire, with a waitlist years long that some have been on for over a decade.

Victoria has a shortage of housing and has had one for a long time. Rent increases are tightly correlated to vacancy rates, with a 3-4% vacancy rate being considered healthy with rents generally rising at the level of inflation or lower. Victoria has spent the last decade at close to a 1% vacancy rate.

Simply put, Victoria needs more homes, and it needs more affordable homes.

The BC government's Opening Doors report has highlighted delays in construction as being a major impediment to new development, adding uncertainty around funding, delaying starts by years, and adding costs to the project.

The Canadian Home Builders' Association in its report has estimated the added cost to a low rise apartment runs somewhere between 100k-200k per month delayed. This would be bad on its own but becomes particularly alarming in light of the fact that the delays to new apartment construction can be often be measured in years

If our goal is to scale up housing production, which must be our goal, then we must address this. If our goal is to make sure that these units are as affordable as possible this becomes doubly important.

As such Victoria's Rapid Affordable Program will be an important step in helping to reduce housing costs and bring back affordability in this city. A project that starts 9 months sooner, as is estimated to be possible under the new process may cost a million dollars less, a project that is guaranteed the ability to develop is a project that can make the best use of funds to develop more housing.

This will come at the tradeoff that the council will no longer need to review these individual development permits, this type of micromanagement delays desperately needed housing and ties up time that would probably be better used for other matters. Already the council lays out design guidelines, and under this plan, new development would still be subject to them, as would new development still be subject to the advisory design panel.

This will also come at the tradeoff of the reduction of public hearings. My answer to concerns about this is that the city itself has been changing and will continue to change.



At the moment, the choice is to focus our efforts on preventing changes to the built environment. The outcome of this is that while we may keep the current built environment we lose the people who make it great. I can think of no proposed development that would be as disruptive to the city as the current high housing prices are.

The high cost of housing makes it difficult for working-class people to remain in the city, it sucks up money from the middle class, taking money away from our restaurants, art galleries, musical events, and more. High housing prices some people out of the city, and prices the rest out of enjoying what the city has to offer.

Every new development that passes on the \$1 million savings from sped up development time is relief for the working class and more funds that can be used to improve people's lives and support the local economy.

Thanks to everyone for listening to this, and thanks to the council for proposing this measure, I hope it passes

[REDACTED]

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**From:** Stephen Tyler [REDACTED]  
**Sent:** Wednesday, April 13, 2022 10:25 PM  
**To:** Victoria Mayor and Council  
**Cc:** Public Hearings  
**Subject:** Public Hearing - Council Meeting Apr 14: Rapid Deployment of Affordable Housing

Dear Mayor Helps and Councillors,

As a concerned Victoria citizen and homeowner, in an area subject to redevelopment pressure, I write to you to STRONGLY SUPPORT the proposed by-laws to implement the policy for rapid deployment of affordable housing.

I know from conversations with neighbours, and in my church community, that there is widespread concern with the lack of affordable family housing in the City. While I understand that the restricted nature of eligibility for this more rapid approval process means that only a handful of applications are likely in any year, it is of utmost importance to ensure that those applications are dealt with expeditiously. Non-profit housing organizations or co-operatives are operating on the thinnest of margins and the tightest of budgets. Approval delays just increase their costs and reduce their ability to deliver the affordable housing needed in Victoria. Therefore this initiative is a welcome incentive for more affordable housing construction.

I strongly encourage you 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, and to approve the related Zoning Regulation By-law amendment dealing with maximum floor space ratio for affordable housing.

Thank you for your consideration and for your service to the community,

Stephen Tyler  
1722 Lee Ave  
Victoria B.C. V8R 4W8

[REDACTED]

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**From:** Alison Boston [REDACTED]  
**Sent:** Thursday, April 14, 2022 12:04 PM  
**To:** Public Hearings  
**Subject:** Housing Approvals

Dear Mayor and Council,

Please vote to approve the proposal to automatically approve affordable non-profit and/co-op housing projects that fall within the Official Community Plan guidelines.

...however, before approving this proposal please clearly define affordable so it includes extremely low-income housing.

Sadly, merely approving affordable non-profit and/or co-op housing without also addressing the current exclusionary minimum income restrictions many of these housing providers impose, will not solve our affordability crisis.

Since 2019, I have had to vacate 2 rental apartments in Victoria due to the sale of the property, and both times I was confronted with market rentals I couldn't come close to being approved for. You can well imagine my dismay when I applied for "affordable" rentals offered by both GVHS and Saint Vincent de Paul Housing (Rosalie's Village, in Saanich) only to be told my income was not high enough to be included in their "affordable" housing.

So not only do we need to get past the NIMBYISM of privileged homeowners who daily exacerbate our housing crisis and homelessness with their restrictive zoning preferences, but also we need to get past the "No genuinely economically deprived people wanted in our housing project" attitude of not-for-profit housing providers.

These same exclusionary policies also seem to apply to many co-ops. In the words of one friend, who as a single Mom with no support from the father, raised her family of 4 children from infancy to adulthood in a Victoria housing co-op m, said to me: "I sure am glad I got into my co-op when I did, because I would never be approved with today's minimum income requirements."

Then there's the 60-something cancer patient who lived in a tent in Beacon Hill Park all winter because his monthly income was \$100 shy of the not-for-profit affordable housing minimum...

Then there's me: 66-years of age, invisible disability, saved from going homeless and having to sleep in my too-small economical car by an indigenous friend - while my privileged, white friends - all of whom have considerably more space in their homes - had no room for me!

Time for the privileged classes to give up a little space, even if they don't want to.

Thank you,

Best Regards,

Alison Boston  
Still in Victoria, by the skin of my teeth.

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** April 14, 2022 1:37 PM  
**To:** Public Hearings  
**Subject:** Fw: Affordable Housing @ Public Hearing tonight.

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**From:** Bob June [REDACTED]  
**Sent:** April 14, 2022 12:53 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** re: Affordable Housing @ Public Hearing tonight.

Mayor and Council:

I OPPOSE the bylaw that would remove public/community consultation regarding developments, even affordable housing.  
Experience has shown me that Development Services does not consider the impact of rezoning on affected neighbors, even grave impacts.

Regards;  
Bob June

[REDACTED]

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**From:** Chris Moore [REDACTED]  
**Sent:** Thursday, April 14, 2022 9:04 AM  
**To:** Public Hearings  
**Subject:** Support Bylaws for Rapid Deployment of Affordable Housing

Council,

As a resident of Victoria, I strongly support the bylaw changes to accelerate the development of affordable housing in the City.

As we all know, housing affordability has become a crisis that continues to worsen, largely because of development procedures that haven't changed significantly for decades. It's time for governments to take action, and this change provides a step in the right direction.

I also want to highlight my further support for the requirement that developments meet the community development plan requirements, to ensure that new housing is considerate of the neighbourhood and its public input.

These changes are a small step forward to tackle a worsening crisis, while allowing consideration for responsible development in Victoria.

Please vote in favour of these amendments.

Christopher Moore  
James Bay  
V8V 1W4

[REDACTED]

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**From:** Carolyn Thomas [REDACTED]  
**Sent:** Thursday, April 14, 2022 11:06 AM  
**To:** Public Hearings  
**Subject:** Re: As of right affordable housing

Dear Mayor and Councillors,

I can not agree with this proposed bylaw.

For example the CRHC initial proposal of the Caledonia street project seemed to be “cookie cutter” cheapest to build. It did nothing to enhance the site or community. It’s design is better now due to community engagement!

I see the problem as being a developer does not seem to have to answer to how a project will effect the community, both enhance and detract and how have they mitigate the detractions.

Development is important but I also know the generational psychological impact. “ We shape our building and thereafter they shape us” Churchill

I refer you to Dr. Collin Ellard a Canadian who is internationally renowned as an expert in the field of Psychogeography. He is known for his research in testing our psychological response to buildings. His findings are building design is not just a random opinion of the viewer but a neurological response that is consistent no matter the viewer’s opinion.

<http://colinellard.com/>

Thank you for your time and consideration,  
Carolyn

Sent from my iPhone

On Apr 14, 2022, at 7:57 AM, Carolyn Thomas [REDACTED] wrote:

Dear Mayor and Councillors

Sent from my iPhone

[REDACTED]

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**From:** Dan Clancy [REDACTED]  
**Sent:** Thursday, April 14, 2022 8:29 AM  
**To:** Public Hearings  
**Subject:** Public hearing on rezoning applications process - April 14th 2022

To whom it may concern,

I am in support of tonight's subject. Allowing housing projects that fall within an Official Community Plan will allow more of the homes that are desperately needed by Victorians to be built. Failing to pass this motion means continuing a legacy of intergenerational discrimination. For those citizens who don't have access to intergenerational wealth, who don't already have a foothold in this city, who are struggling to find a home, this motion is a very important step in the correct direction.

Please vote in favour of greater social and economic equality. Don't allow those in a position of privilege and power (existing home owners) to stop all others from finding a secure life in Victoria.

Many thanks,  
Daniel  
Daniel Clancy,  
[REDACTED]



[REDACTED]

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**From:** Budd Hall [REDACTED]  
**Sent:** Thursday, April 14, 2022 8:07 AM  
**To:** Public Hearings  
**Cc:** Darlene Clover  
**Subject:** Support for Housing by-law changed

Budd Hall and Darlene Clover of 920 Park Boulevard, Victoria very strongly support the proposed housing initiative to make it easier for co-op housing and social housing to be approved for construction. We live next door to Beacon Hill park and were so very saddened to see the struggles of many to find shelter. We fear for young people who are forced to leave our city. PLEASE support this passage.

Budd Hall and Darlene Clover

"Never take hope from the people" Oren Lyons, Faith keeper of the Wolf Clan, Seneca First Nation

[REDACTED]

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**From:** Eldan Goldenberg [REDACTED]  
**Sent:** Thursday, April 14, 2022 11:22 AM  
**To:** Public Hearings  
**Subject:** Please pass the Rapid Deployment of Affordable Housing initiative

Dear councilmembers,

As we all know, housing affordability is a dire problem for our region. While supply is not the \*entire\* problem, it is very clear that we are not building housing fast enough to keep up with people moving here, and much of the new housing that is being built is being blasted into hills around Langford, wreaking needless violence against the landscape and locking in car dependency for decades to come. Both of these things are directly impacted by the time and expense of getting new density approved within Victoria city limits.

I see that today you'll be considering policy changes that would make it faster and cheaper to build new affordable housing, and I urge you to approve it. As an existing Victoria homeowner I consider it more important that more people get to share the privileges I have, than that I get to micromanage every detail of a new housing development through our very slow development approval process.

In the long term I urge you to go further and also look at ways to reduce obstacles to new market-rate housing. But this is an important first step.

Eldan Goldenberg  
Coral Atlas data wrangler  
[REDACTED]  
time zone: [UTC-7](#)

[REDACTED]

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**From:** Stephen Brown [REDACTED]  
**Sent:** Thursday, April 14, 2022 12:23 PM  
**To:** Public Hearings  
**Subject:** OPPOSE bylaw removing public consultation for developments

To whom it may concern,

I am OPPOSED to the bylaw that would remove public/community consultation regarding developments.

Sincerely,

Stephen and Hilary Brown  
310 Robertson Street, Victoria

[REDACTED]

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**From:** Joanna Betts [REDACTED]  
**Sent:** Thursday, April 14, 2022 11:18 AM  
**To:** Public Hearings  
**Subject:** Fwd: OPPOSE bylaw removing public consultation for developments

>  
> I OPPOSE the bylaw that would remove public/community consultation regarding developments.  
>  
> Sincerely,  
> Joanna Betts  
>  
> Sent from my iPhone with my "iThumbs" so please excuse typos!

[REDACTED]

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**From:** Jeremy Caradonna [REDACTED]  
**Sent:** Thursday, April 14, 2022 8:19 AM  
**To:** Public Hearings  
**Subject:** Tonight's vote - input

Greetings Mayor and Council,

I am wishing to express my wholehearted support to the proposed bylaw to expedite affordable housing projects that are in line with the OCP. These are projects that are highly likely to obtain council approval and this measure will help create new affordable units for Victorians struggling to find housing. Further, there remain means and processes for the public to share input on these proposed developments, so it's not as though the public no longer has input. That said, the purpose the OCP is to guide development patterns, and proposed buildings that meet its criteria can and should be expedited.

This is essentially a no-brainer to support affordable housing in Victoria.

Make the right choice!

Jeremy Caradonna

[REDACTED]

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**From:** Julian West [REDACTED]  
**Sent:** Thursday, April 14, 2022 11:38 AM  
**To:** Public Hearings  
**Subject:** I support Rapid Affordable Housing in Victoria | Apr 14 Council Meeting

For anyone who cares at all about housing affordability, this is common sense. Mayor and Council, please vote in favour of this important initiative.

**Julian West** | Founder  
Urban Thrive | We build homes for people, not cars  
[REDACTED] | [www.UrbanThrive.ca](http://www.UrbanThrive.ca)

[REDACTED]

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**From:** Kerry and Jeff [REDACTED]  
**Sent:** Thursday, April 14, 2022 11:55 AM  
**To:** Public Hearings  
**Subject:** OPPOSE bylaw removing public consultation for developments

I OPPOSE the bylaw that would remove public/community consultation regarding developments.

Sincerely,  
Kerry Pridmore

[REDACTED]

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**From:** L Maasch [REDACTED]  
**Sent:** Thursday, April 14, 2022 11:24 AM  
**To:** Public Hearings  
**Subject:** I oppose the bylaw which will remove public consultation for developments

Please do not let this stand - we the people who this affects need to have a say in what is being developed in our neighbourhoods! It affects us the most.

Linda Maasch, owner  
311 Robertson St.  
[REDACTED]



[REDACTED]

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**From:** Linda Carlson [REDACTED]  
**Sent:** Thursday, April 14, 2022 8:45 AM  
**To:** Public Hearings  
**Subject:** housing bylaw changes

Dear Mayor and Councillors,

I am writing to support the proposed changes to City bylaws that would enable non-profit and housing co-ops to proceed without having to present to Council.

It is a bold first step in addressing the need for housing. I applaud those of you who are prepared to move ahead with this initiative. I live in James Bay which was once a family friendly neighbourhood that offered a range of housing options to a diverse population. That is no longer the case. James Bay is now home to many who are fearful that they will become homeless if there are unanticipated changes to their tenancy.

Thank you,  
Respectfully

Linda Carlson

[REDACTED]

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**From:** Michael Lane [REDACTED]  
**Sent:** April 14, 2022 10:09 AM  
**To:** Public Hearings  
**Subject:** Regarding the proposal to speed up approvals of affordable housing projects

To the council,

I can't attend in person but after 13 years of serving the unemployed and marginalized in Victoria I am very excited by the prospect of tangible action on this issue. I understand the reluctance of some city residents and councillors Young, Andrew and Thornton-Joe to bypass the normal way of doing things but this issue has too great an effect on the well-being of our most at-need residents - the elderly, the homeless, the youth and new Canadians - and on our ability to house a workforce to fill the job vacancies in our region. We cannot afford to delay these projects with endless council deliberation. We cannot afford to let the petty annoyances of some residents who might not like construction in their neighbourhood, or worse, who fear and hate their new marginalized neighbours to delay instituting the fix that is needed. This is a moment for local government to lead and for local government to govern and I fervently hope that this proposal is approved so that we can make better progress in building a Victoria for tomorrow. A Victoria where our needy residents are housed, where young people and immigrants can one day buy a home, and where our economy can grow unfettered by a lack of available workforce.

Michael Lane

[REDACTED]

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**From:** Melinda Minch [REDACTED]  
**Sent:** Thursday, April 14, 2022 8:45 AM  
**To:** Public Hearings  
**Subject:** Yes to affordable housing

Dear council members,

Please vote YES on today's housing measures. We should be building houses right here in the city of Victoria, which is already a vibrant little metropolis instead of removing hilltops on the Westshore to accommodate everyone who wants to live here.

Do you want more cars on the road coming in from Langford or do you want people to be able to commute by walking and biking? Do you want to bring healthcare workers to our city AND let them afford to live in it? Do you want people who didn't inherit their house to be able to afford one?

Those are the choices you have before you. Please choose to have more neighbours in our neighbourhoods.

Thank you,  
Melinda Minch (Vic West)

[REDACTED]

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**From:** Randie Johal [REDACTED]  
**Sent:** Thursday, April 14, 2022 7:28 AM  
**To:** Public Hearings  
**Subject:** Proposed changes for affordable housing

I would like to submit my support behind the streamlining of affordable housing permitting. There are many faith based organizations with land in Victoria who will be able to move forward with projects once paperwork/approvals etc. are not so daunting. Hoping the Mayor and council agree and move to approve this.

Thank you  
Ranjeet Johal

Sent from my iPhone

[REDACTED]

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**From:** Ruby Zelotes [REDACTED]  
**Sent:** April 14, 2022 12:32 PM  
**To:** Public Hearings  
**Cc:** [REDACTED]  
**Subject:** Community Public Housing Bylaws

Hello,

I disapprove of the city staff deciding on proceeding on public housing! That is abominable that the community will not be able to attend a public hearing in the district they pay taxes.

As well, this lends itself to conflict of interest, by city staff, councillors, and developers!

It is shameful you think you are sparing neighbours from having disputes when all you are doing is isolating them from having a part in their community!

I hope this city council gets thrown out before this happens! This is very bad judgement on their part!

V8V 1A2

Sent from my iPhone

[REDACTED]

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**From:** SHERRY BLACK [REDACTED]  
**Sent:** April 14, 2022 1:59 PM  
**To:** Public Hearings  
**Subject:** A proposal to speed up approvals for Victoria affordable housing projects...

To our Municipality of Victoria City Council

We are asking you to:

“Please vote “NO” on the proposal to speed up approvals for Victoria affordable housing projects!”

“Please continue to have projects that fall within the guidelines agreed to in the Official Community Plan, go before Council, as they currently do.”

Couns. Young, Andrew, and Thornton-Joe have voted against the proposal before now, citing its removal of community input from individual projects.

I agree with couns. Young, Andrew, and Thornton-Joe. “Community input is most definitely important and required in these project decisions.”

Sincerely,

W. Thomas and Sherry A. Black  
618 68 Songhees Road  
Victoria, BC  
V9A0A3

Sent from my iPhone  
[REDACTED]



SHARON KEEN

ANTHROPOLOGY  
CULTURAL ECOLOGY

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

THURSDAY, APRIL 14, 2022

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

PUBLIC HEARING, 14 APRIL, 2022, FOR 1022 SUMMIT AVENUE:

A. REZONING AMENDMENT BYLAW (NO 1270) - NO. 22-017.

\* NO: THIS IS NOT GENTLE DENSIFICATION OF THE BUILDINGS EXTANT, NOR SENSITIVITY TO THE "GREEN" ADJOINING BACK-YARDS OF 1016 SUMMIT & 3022 FIFTH. \*SEE GRID AREAS 25A & 32C, 1981 CITY OF VICTORIA ATLAS, ENCLOSED.

- "THREE FAMILY HOUSE CONVERSION DISTRICT", NEW ZONE PROPOSED, FROM "SINGLE FAMILY DWELLING DISTRICT IS AN ABOMINATION OF NEIGHBOURHOOD PLANS IN THE 2012 OCP. THREE TOWNHOUSES ON EACH SINGLE-HOUSE LOT HERE WE COME: DEVELOPERS DELIGHT-AGAIN! DOMICIDE & ECOCID E-DEATH BY A THOUSAND REZONING/ SPOT REZONING APPROVALS.

▲ PLUNDER OF THE COMMONS. A MANIFESTO FOR SHARING PUBLIC WEALTH BY GUY STANDING (2019) PLUS HIS BASIC INCOME: AND HOW WE CAN MAKE IT HAPPEN (2017) SHOULD BE MANDATORY READING FOR EVERYONE

B. AT CITY HALL IMMEDIATELY. YOU ARE DESTROYING OUR HOMES AND THE "MAXIMUM DENSITY" FOR AFFORDABLE HOUSING BYLAW - NO. 22-019 IS SUBTERFUGE WITHOUT IN-PUT FROM EVERYONE ON THIS TOPIC: NO, TO "B." \* DEVELOPERS "AFFORDABLE" IS NOT AT ALL. SEE KERRY GOLD RE "MARKET RENTS" & AFFORDABILITY: 25 MARCH 2022, H8, GLOBE & MAIL. (ATTACHED)

Sharon Keen

P.S. STILL LOCKED OUT RE "DEVELOPMENT TRACKER" CITY PSS. "ATTEND IN PERSON": YOU'RE A YEAR "LATE". ARCHIVES?



# It's your neighbourhood



## NOTICE OF PUBLIC HEARING

Public Hearing items will be considered by Council at a Council Meeting on Thursday, APRIL 14, 2022 at 6:30 p.m.



### Where:

Victoria City Hall,  
1 Centennial Square  
Victoria, BC

### Get Involved:

Outlined below are the ways in which you can participate.  
The meeting may be viewed and heard via the City's live stream webcast at [www.victoria.ca](http://www.victoria.ca)

## What is being proposed?

### A. Rezoning Application for the Property Known as 1022 Summit Avenue:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1270) - No. 22-017:

To rezone the land known as 1022 Summit Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-HC Zone, Three Family House Conversion District, to permit a house conversion for three residential units.

New Zone: R1-HC Zone, Three Family House Conversion District "NO"

Legal description: PID: 007-630-522, Lot 3, Block A, Section 4, Victoria District, Plan 1283

Existing Zone: R1-B Zone, Single Family Dwelling District, GENTLE DENSIFICATION

### B. Changes to the Zoning Regulation Bylaw and Zoning Bylaw 2018:

Maximum Floor Space Ratio for Affordable Housing Bylaw – No. 22-019:

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw and the Zoning Bylaw 2018 to allow qualifying non-market rental affordable housing and co-operative housing developments throughout the City to utilize the maximum density identified in the Official Community Plan Bylaw, 2012 for the property's Urban Place Designation.



NO: SUBTERFUGE  
RE: MAXIMUM DENSITY  
& AFFORDABILITY:

NO: TO "BLANKET"  
OCP 2012 PLAN  
CHANGE FOR  
THE CITY —  
NEIGHBOURHOODS  
NOT LISTENED  
TO.

A = NO

B = NO  
NOT AFFORDABLE  
USING "MARKET  
RENT" MINISCULE  
DEDUCTIONS.

SDK  
14 April 2022

## How to Participate:

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. Watch the meeting live at the following link:

- <https://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html>

### 2. Submit written comments:

- Email: [publichearings@victoria.ca](mailto:publichearings@victoria.ca)
- Mail: Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6
- Drop off: to the Ambassador in City Hall Lobby (entrance off Pandora Avenue)
- Written submissions must be received by 2:00 p.m. the date of the meeting

### 3. Submit a pre-recorded video:

- Email submission to [publichearings@victoria.ca](mailto:publichearings@victoria.ca)
  - o Maximum 5 minutes in length
  - o Must be received by 2:00 p.m. the Tuesday before the meeting

### 4. Pre-register to speak live – via telephone

- Email [publichearings@victoria.ca](mailto:publichearings@victoria.ca)
  - o Maximum 5 minutes to address Council
  - o Register by 2:00 p.m. the day before the meeting
  - o Alternatively, you may watch the meeting live stream and call to speak during the public hearing by calling 778-698-2440: participation code 1551794#.

### 5. Attend in-person

- Council Chambers, Victoria City Hall, 1 Centennial Square, Victoria, BC

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](mailto:foi@victoria.ca).

## How to view relevant documents, the proposed bylaw, and information about this application:

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<https://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html>
2. City Development tracker: at [victoria.ca/devtracker](http://victoria.ca/devtracker)
3. In person: Inspect documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing [legislativeservices@victoria.ca](mailto:legislativeservices@victoria.ca).

+ 2 APR. 2022 TIMES COLONIST (A4)



# Eager to build but stymied by funding gap

The City of Burnaby says it has vacant land ready for affordable housing – it just can't get the money to do it

KERRY GOLD

OPINION



VANCOUVER

Burnaby, B.C., would like the other levels of government to show them the money.

The city owns five properties that are “shovel ready” for affordable housing development, but a shortfall of senior government funding means the properties are still sitting vacant.

Now, the city and its non-profit partners are attempting to find creative new ways to get the properties developed without the funding that they'd been hoping for. In the meantime, however, they have heard David Eby, B.C.'s Attorney-General and minister responsible for housing, publicly say municipal approvals are tying up the delivery of housing amid an affordability crisis.

Burnaby came up with a comprehensive strategy to address its rental-housing shortage after years of failing to deliver. The housing on city-owned land would provide affordable rentals suitable for young residents early in their careers, as well as seniors whose incomes are low. Many seniors, for example, have had to return to the work force, said Ed Kozak, general manager for planning and development.

“I'm extremely frustrated,” he said. “This has been going on for, I want to say, the better part of three years. The city has pivoted from taking a position of being an advocate, maybe a facilitator for affordable housing, to being much more closely associated with being a direct provider. Although we don't provide the units themselves, we are certainly throwing more city-owned land into it. Council has been very open to subsidizing it with cash contributions, and yet still – with all that movement on the city's side – there is an inability to access federal or provincial programs that help make it real.”

As for Mr. Eby's criticisms, he said: “I can't comment on the comments made publicly, other than to say it's disheartening because we have certainly done everything we could. ... It's not for a lack of effort.”

Burnaby has come up with a definition of affordable that is 20 per cent below the Canada Mortgage and Housing Corp. median average for the area, which works out to be about 50 per cent to 60 per cent of market rents.

But even that rate is beyond reach for many renters, Mayor Mike Hurley says.

Housing advocates say the city



The City of Burnaby, B.C., owns five properties that are ‘shovel ready’ for affordable housing development, two lots of which are seen above, but a shortfall of senior government funding means those properties remain empty. JIMMY JEONG/THE GLOBE AND MAIL

needs senior levels of government to step up and provide proper funding for housing, the way they used to up until the mid-1990s. Mr. Hurley took issue with the Housing Minister calling out municipal governments for failing to efficiently deliver affordable housing.

“Maybe they should focus on what they need to do because we aren't the problem here,” he said.

Mr. Hurley says the city has had many discussions with the other levels of government and that it has agreed to service the sites and enter into partnerships with non-profit housing providers. The city's non-profit housing partners applied for provincial funding through BC Housing's Community Housing Fund (CHF), but only one of six sites was approved for funding.

“We put our [six] properties through public hearings. We had the permits all ready to go and it all fell down at the senior levels of government,” Mr. Hurley said. “So it wasn't our city that slowed it down – it was the lack of funding. And they are still sitting there. They could build tomorrow. They've already been through all the city processes. I don't know which city they are talking about. It's certainly not ours.”

As for federal funding, the process to acquire the little funding there has been a quagmire of bureaucracy.

“They keep announcing all these billions, but I haven't seen people that have been able to access any of those billions. We could have had those really im-

portant buildings built by now. If the city is giving land, the other two levels of government should just step up and say, ‘let's make this work,’ and get rid of all the bureaucracy around it all,” Mr. Hurley said.

“It's too much and certainly way too much for non-profits to keep on top of all the time.”

BC Housing responded in an e-mail that it has supported the development of 2,427 units of affordable housing in Burnaby since 2017, including 552 homes in four CHF projects. The agency received “an overwhelming number of proposals” from all over the province in its most recent request for proposals.

“While many were well put together and worthwhile submissions, the CHF was oversubscribed and not all projects could be approved.”

Funding was given to 2,400 units in the province, of which 579 were in the Lower Mainland and 129 were in Burnaby. It said BC Housing is allocating \$300-million for a second round of CHF funding, part of a \$1.9-billion provincial investment over 10 years through the CHF.

“As part of future calls for CHF funding proposals, we will reach out to organizations whose proposals were not approved to invite them to resubmit,” BC Housing said.

Burnaby-based Murray Martin is a spokesman for housing advocacy group BC Acorn and a member of the mayor's housing task force. His group had campaigned against the demolition of affordable old rental buildings

in the Metrotown area in 2018. Today, they are fighting for vacancy control to protect the affordable units that remain and those that get built.

“We can understand Burnaby's frustration, and not just Burnaby but other cities, too. Before 2018, there was a big problem in Burnaby with the city government, but now, after the election, the focus is, from our point of view, on the federal and especially the provincial government.”

Mr. Martin said the problem is that government continues to look to the private sector to solve the affordability crisis. As a result, deeply affordable housing isn't getting built and rents continue to rise. \*

“They are still pursuing the same policies, thinking it's going to work when it's obvious that this market-oriented approach – depending on developers to build these buildings for profit – isn't going to get you out of it.”

Luke Harrison, president of Catalyst Community Developments Society, has partnered with Burnaby on two of the city-owned sites. Once funding is obtained, his organization would enter into a lease agreement with the city and build the housing.

Mr. Harrison said they were large projects, both requiring north of \$50-million in funding. They are now trying to obtain federal CMHC funds in order to begin construction on the Burnaby projects by the end of the year. If they can't get federal funding, they would probably have to look at market lending, which would erode the affordability.

The organization has seven projects in development, and two of them obtained CHF funding. Mr. Harrison, who previously worked in banking and for private development, said CHF funds are limited, so Catalyst doesn't put all its eggs in one basket.

“My concern is there is likely never going to be enough public dollars to invest in housing at the supply levels that we need. What I believe is an opportunity that needs to be considered more is these public-private partnerships. How do we use public dollars to unlock more private dollars, whether those are institutional funds, union funds and pension funds that are investing into affordable housing in other parts of the world? How do we get them into the Canadian market?”

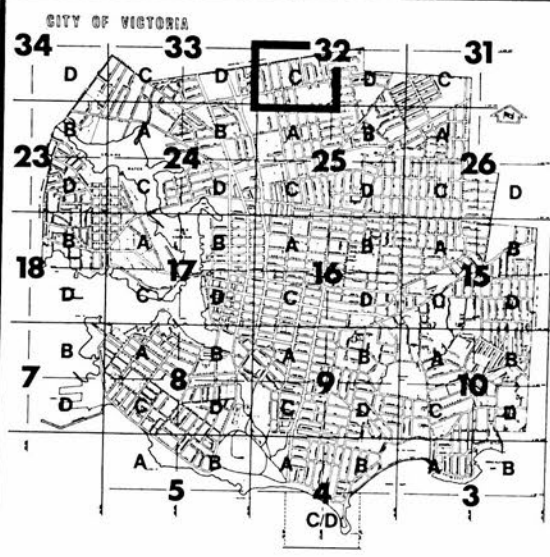
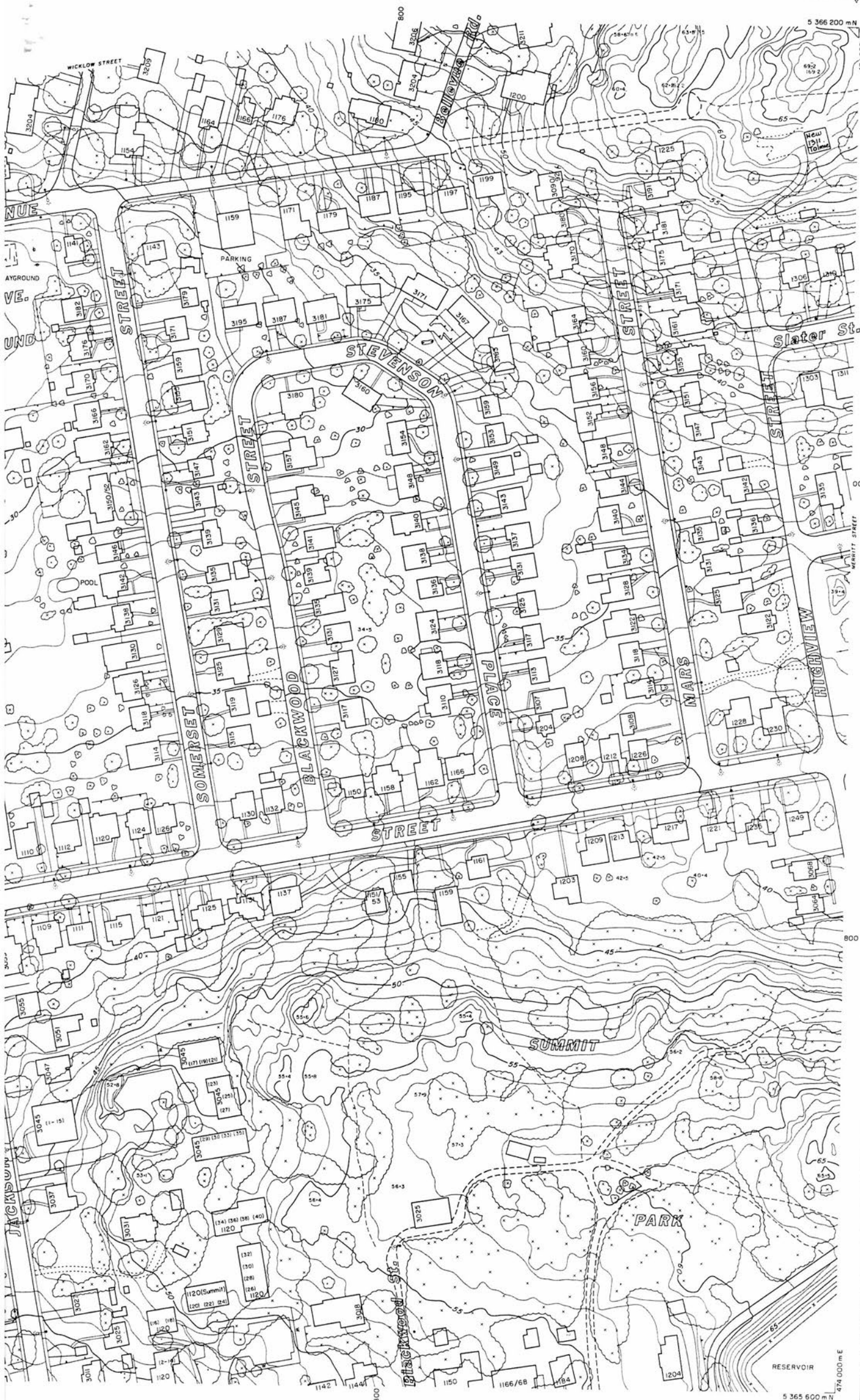
Mr. Kozak says there is a lot more that can be done to generate affordable housing outside private market-rate development. The constant narrative, that a glut of market-rate supply will eventually create trickle-down housing that is affordable, isn't what he is seeing play out.

“We know those units don't always go to the people that need them, and that ‘trickle down’ doesn't always work as intended. I've been doing this for close to 25 years, and I haven't seen a moment in time that the housing market took a dip, save, for example, there being other external factors that caused it, like a recession or credit crunch. It's never been because there is an oversupply of housing.”









**GRID INDEX**

**PROJECTION**  
 UNIVERSAL TRANSVERSE MERCATOR (U.T.M.)  
 U.T.M. GRID ZONE 10 (1975)

VICTORIA CITY VERTICAL DATUM (REVISION 1979)  
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 SURVEY CONTROL FACTOR (MEAN) = 0.99961

**LEGEND**

- SURVEY MON. (NON-CONTROL).....
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- CLUSTER  
 TYPE A.....  
 TYPE B.....
- UTILITY POLE WITH ANCHOR.....
- TRAFFIC SIGNAL.....
- PEDESTRIAN SIGNAL.....

**1981 CITY OF VICTORIA  
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CONTOUR INTERVAL: 1 METRE  
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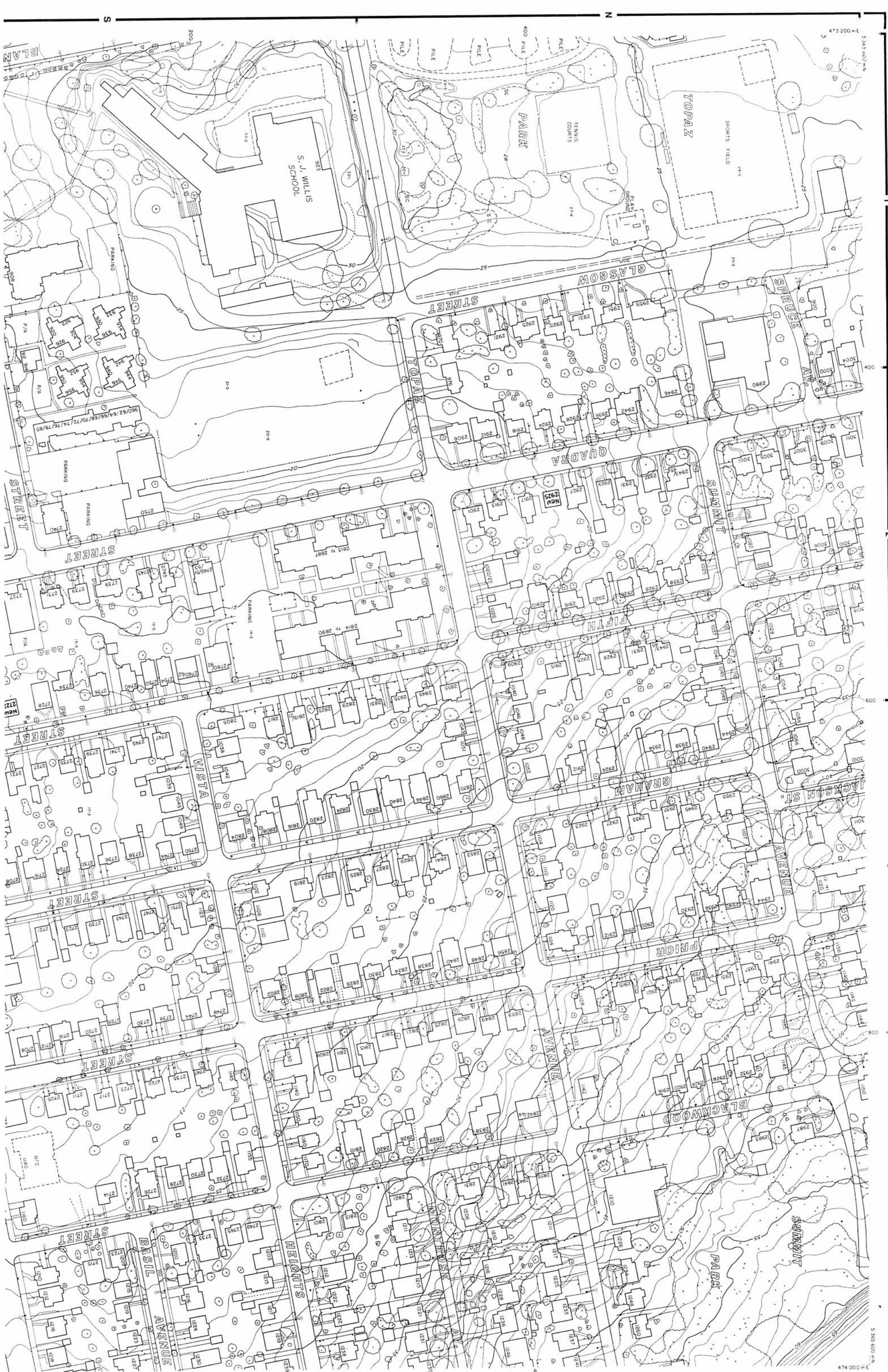
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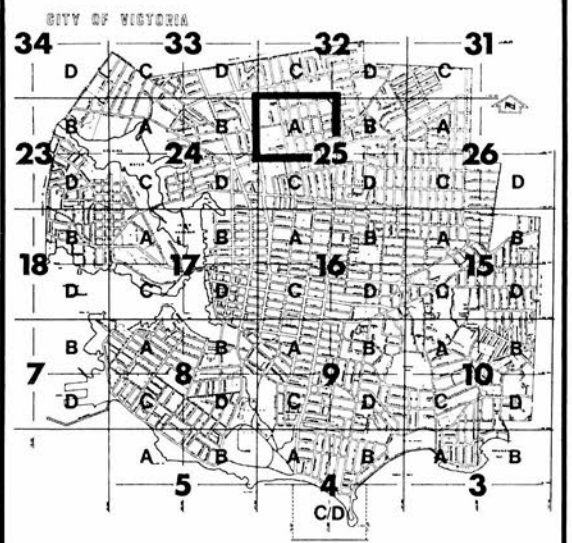
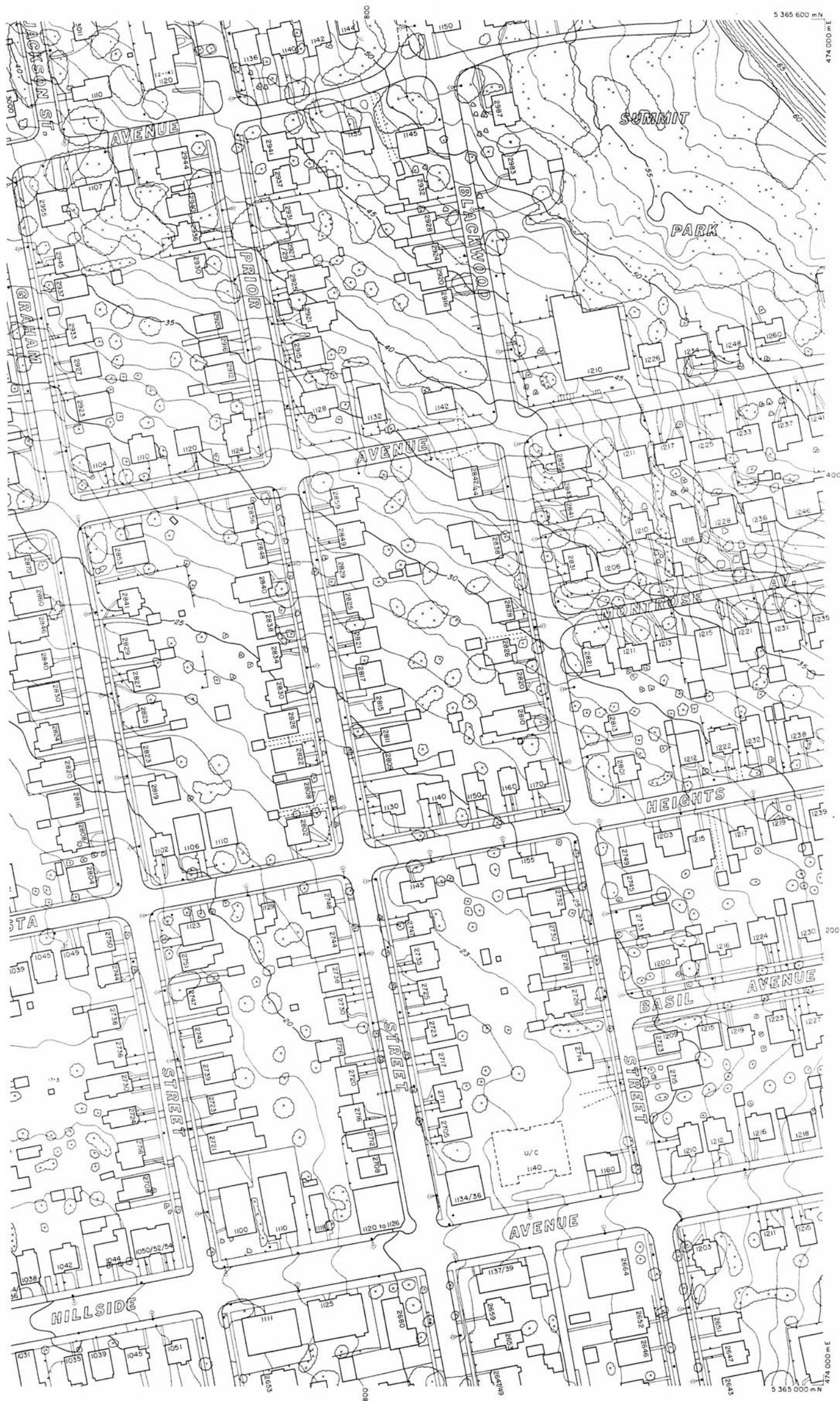
  

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GUY STANDING

# Basic Income: And How We Can Make It Happen

A PELICAN INTRODUCTION



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- CITY HALL. 14 APR. 2022 - ENCLOSURE  
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How did an 800-year-old charter establish our right to share society's wealth?

Why have we been deprived of our common wealth and resources?

How can we foster a more free, equal and ecological society today?

Guy Standing has held professorships at the University of Bath and at SOAS, was programme director at the International Labour Organisation and has advised the UN, World Bank and governments around the world on labour and social policy. He is the author of the bestselling *The Precariat: The New Dangerous Class* (2011) and is a Fellow of the Academy of Social Sciences. *Basic Income: And How We Can Make It Happen* was published in Pelican in 2017.



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# Plunder of the Commons

## A Manifesto for Sharing Public Wealth

### Guy Standing



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## Preface

As she basked in a landslide victory in the 1987 General Election that had followed a split in the opposition, albeit with only 42 per cent of the vote, Margaret Thatcher gave a rambling interview to *Woman's Own*. During it, she made and repeated the revealing remark that summed up her ideology. 'There is no such thing as society', she said, adding 'there are only individuals and families'. One senses that she would have made no objection had the tense been changed so as to read 'There should be no such thing as society.'

What lay behind the remark? When elected leader of the Conservative Party in 1975, at the first meeting of her Shadow Cabinet, she took out from her bag a copy of Friedrich August von Hayek's *The Constitution of Liberty* and slammed it on the table, saying, 'This is what we believe!' It must have crowded out other things, since it was a hefty tome of 576 pages. Hayek was Thatcher's guru and was Ronald Reagan's too.

The Austrian economist had set up a mostly right-wing group of economists and other scholars as the Mont Pelerin Society in 1947. He was not a conservative in the traditional sense, but believed fervently in a 'free market' economy. His mentor was Ludwig von Mises, another Austrian. What von Mises taught Hayek, and what Thatcher digested, was that

been involved so well – against all organizations and mechanisms of society embodying values of social solidarity, which have no price. The war has been conducted most vehemently and incessantly against what historically has been known as the commons. The commons has a lovely ancestry, as this book tries to remind us. But it is also vital today.

The commons refers to all our shared natural resources – including the land, the forests, the moors and parks, the water, the minerals, the air – and all the social, civic and cultural institutions that our ancestors have bequeathed to us, and that we may have helped to maintain or improve. It also includes the knowledge that we possess as society, built on an edifice of ideas and information constructed over the centuries. This book is about how the commons have been depleted by neglect, encroachment, enclosure, privatization and colonization. It is also about how appreciation of the commons leads to a rationale for a new progressive policy.

The devaluation of society and the disdain for the commons were at the heart of Thatcherism. She went on to become Baroness Thatcher and when she died in April 2013, she was given what amounted to a state funeral, costing the public (society) £3.6 million. It was attended by the Queen and all four of Thatcher's successors as prime minister, most notably Tony Blair, often dubbed 'son of Thatcher'. No such honour was given to her predecessors, such as Harold Wilson who had won four general elections, one more than she did. It signified that not only her own party but New Labour too had been converted to her doctrine. Those she had defeated were lining up to pay homage.

Her biggest economic decision had been to privatize

[REDACTED]

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**From:** Victoria Mayor and Council  
**Sent:** April 14, 2022 1:38 PM  
**To:** Public Hearings  
**Subject:** Fw: Rapid Deployment of Affordable Housing - ltr

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**From:** Ray Straatsma [REDACTED]  
**Sent:** April 14, 2022 1:03 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Rapid Deployment of Affordable Housing - ltr

Dear Mayor and Councillors,  
Re: Rapid Deployment of Affordable Housing proposal

I urge Victoria Council to unanimously support the Rapid Deployment of Affordable Housing proposal today. Doing so will demonstrate continued leadership in the Capital Region to address the knotty and desperate housing crisis we are faced with in the South Island – and across the country.

There are many critical reasons to take this step to address housing affordability and availability in Victoria – reasons articulated very well in the Staff report and in the correspondence from dozens of Victoria and area residents.

To summarize just a few benefits: this proposal will help alleviate a very tight rental market, the record low vacancy rate and rising living costs. It will enable more inclusive housing options – providing shelter and social housing choices especially for those with lower incomes or in difficult life circumstances.

Municipalities across Canada need to squarely face the barriers and burdensome processes in development and housing approvals – accreted over time, often for well-meaning reasons – that have had considerable unintended consequences. The primary result has been to favour settled and established homeowners over newer and mostly younger residents.

The current proposal will begin to break down those barriers – reducing development timelines and improving certainty for developers and non-profit housing groups. It will cut red tape, save time and money for all parties (city, private and non-profit) and lower the costs of development planning and construction.

I want to further acknowledge the Rapid Deployment proposal is the one step in a larger effort to address housing challenges in the City and effectively meet the goals set out in the Housing Needs Assessment – as so ably described by Mayor Helps in her CBC Radio interview this morning.

I write as a resident of Saanich, where the District is facing the very same housing issues – as are municipalities across the Capital Region. I am privileged to own a single-family dwelling here - but I fully recognize and welcome the need for many more housing choices – multi-unit, missing middle and more – in my neighbourhood and across the region. We are just beginning to see that, along Shelbourne St., but it needs to happen quickly and smartly, accompanied by walkability and better transport options, plus increased services, commerce and greenspaces.

Housing impacts economic and social pressures across the region – where we are experiencing labour shortages, a very tight market for student housing, families seeing their children unable to afford housing and leaving the region despite all its amenities and attractiveness. That needs to change for the better.

By moving forward with this and subsequent housing affordability initiatives, the City of Victoria is showing leadership for the region – a model that neighbouring communities can adopt – and also ensuring a head-start on partnerships and cooperation with senior levels of government as they seek to support and fund bolder action on the housing crisis in Canada.

Thank you for your consideration.

Ray Straatsma

RStreets Urban Strategies

[REDACTED]

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**From:** Tom Lange [REDACTED]  
**Sent:** April 14, 2022 10:27 AM  
**To:** Public Hearings  
**Subject:** April 14th hearing, Rapid Deployment of Affordable Housing

Hello Councillors,

As a Greater Victoria resident, I would like to voice my full support for adopting a rapid affordable housing strategy. Victoria is undergoing a record population boom and is only expected to increase as years go on. Victoria is the seat of the provincial government. the public service, as well as many other local sectors are experiencing a massive retirement wave from the boomer generation and as such many employers are desperately recruiting new talent. But how can we recruit to a city where it is impossible to afford to live even at the median income threshold. Housing prices are now surpassed 1 million dollars. I don't know any public servant who could afford that mortgage. When I moved here from Calgary, I went from paying \$1000/month to rent a 2-bedroom townhouse to \$1,825 for a 1-bedroom apartment (plus \$100 parking). On a public servant's salary we cannot afford to have kids at this rate (and I make above the national average before-tax income)

So please, council, remember that a neighbourhood is ultimately the people, not the buildings that may or may not be in keeping with the community's 'aesthetic' (or whatever excuse NIMBYs make up), and if no one can afford to live in your neighbourhood, in the end you have no neighbourhood, no functional services. Even doctors can't afford this city and are leaving on mass, so how can we recruit to fill our basic health care needs??

Make Victoria affordable for all, make it dense! (we are on an island with no more space to sprawl) and make it happen NOW!

And when people complain that a couple of street trees have to be torn down for dense housing projects, please remind them that the reality of this island is: its either, a few trees here, or level an entire forest on the city edges for new developments. Take your pick, because for the reasons I described above, Victoria and its surrounding CRD municipalities cannot simply build nothing (like Oak bay)

Thank you,

Tom  
Priced-out YYJ Resident

[REDACTED]

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**From:** tom white [REDACTED]  
**Sent:** April 14, 2022 11:01 AM  
**To:** Public Hearings  
**Subject:** I oppose the by law proposal for housing

The bylaw to streamline housing developments is a bad idea, bypassing public input. I support the councillors who oppose this change!

Tom White  
321 Robertson Street  
Victoria, BC



14 April 2022

City of Victoria  
1 Centennial Square  
Victoria BC V8W1P6

Sent via email: [REDACTED]

Dear Mayr Lisa Helps and Members of Victoria City Council.

I am a member of the Victoria Khalsa Diwan Society of Victoria at 1210 Topaz Avenue.

I expect the changes that are proposed via the Rapid Housing bylaw will assist our community in providing much needed additional housing in the Core. The more streamlined process for affordable housing developments will help offset costs associated with delays.

We applaud the City in working hard to assist non-profit organizations with land, such as ours, to develop more affordable housing.

Thank you for your consideration.

Kind regards,



Hardave Sahota  
4566 Cordova Bay Road  
Victoria BC  
V8X3V5  
[REDACTED]