2022

CITY OF VICTORIA | Department

Missing Middle Housing Initiative

Engagement Summary Report

April 2022

CITY OF VICTORIA

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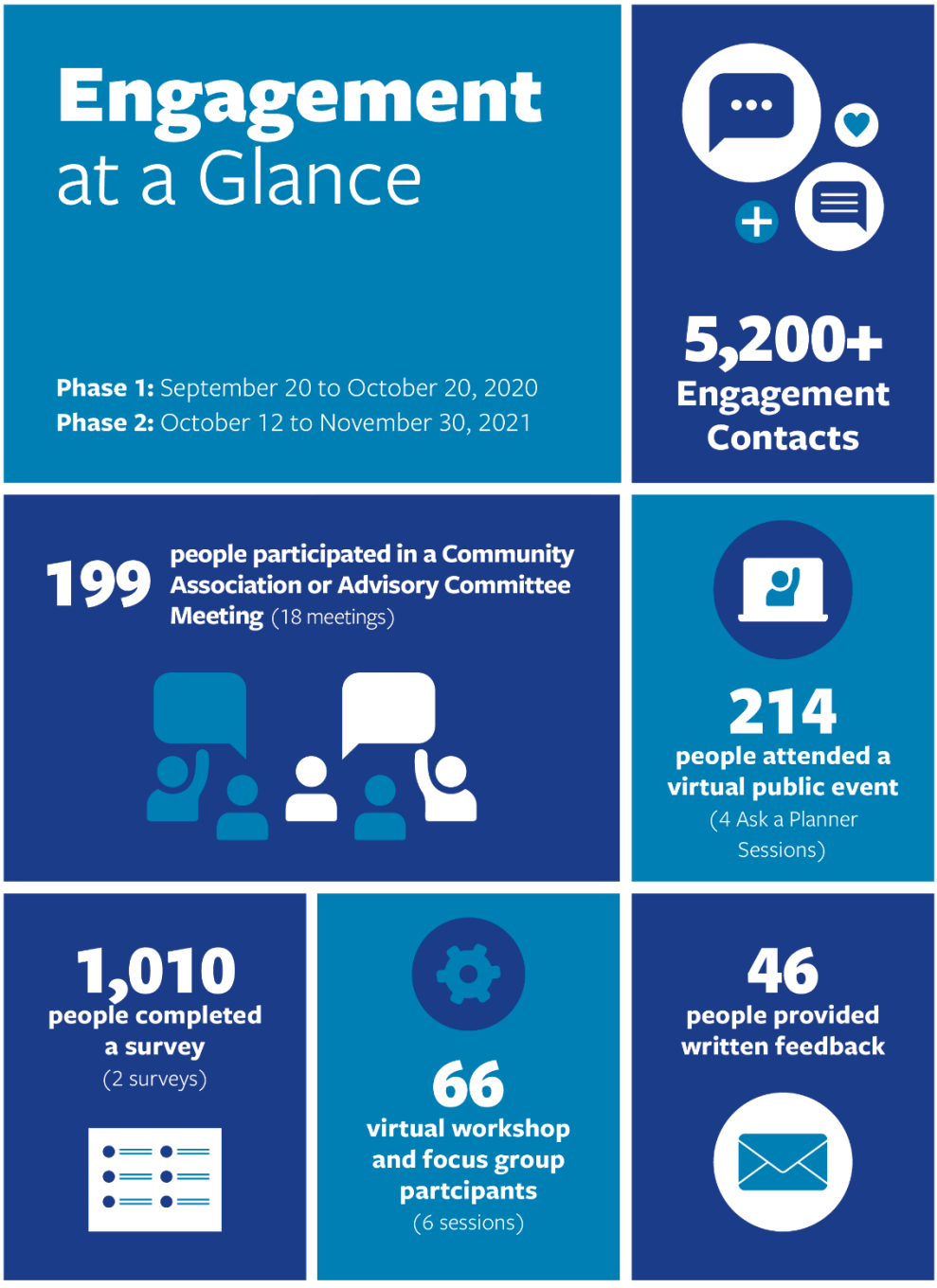
The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

Executive Summary

The Missing Middle Housing Initiative is focused on creating more townhouses and houseplexes (including duplexes, triplexes, fourplexes, etc.) to help diversify housing choices in between an apartment or a single-family home. This type of housing is attractive to young families starting out, seniors wishing to downsize, and many others who wish to live in ground-oriented housing in walkable neighbourhoods.

The proposed Missing Middle Housing policy, design guidelines, and related Official Community Plan (OCP) amendments and Zoning Bylaw amendments have been informed by conversations and engagement with the community that began in early 2020. A second phase of public engagement took place in fall 2021, building on Council direction and earlier feedback from the community. The following engagement summary outlines the approach for both phases and includes a summary of what we heard through the engagement processes.


Engagement
at a Glance
Phase 1: September 20 to October 20, 2020
Phase 2: October 12 to November 30, 2021
5,200+
Engagement Contacts
199
people participated in a Community Association or Advisory Committee Meeting (18 meetings)
214
people attended a virtual public event
(4 Ask a Planner Sessions)
1,010
people completed a survey
(2 surveys)
66
virtual workshop and focus group partcipants
(6 sessions)
46
people provided written feedback

Public Engagement Overview

Principles

The Missing Middle Housing Initiative engagement process followed the City's Engagement Framework and includes the following five principles to guide engagement activities.

Missing Middle Housing Initiative Engagement Principles	
Inclusivity	Engagement activities support the participation of people of different ages, incomes, and backgrounds. Efforts were made to reach both homeowners and renters, youth, young families, working individuals, and seniors.
Transparency	Engagement tools clearly identified what decisions are being considered, opportunities to participate, and how feedback will be used in decision-making.
Clear and engaging information	Plain language information, engaging visuals, and easy to understand data was presented to help participants understand the decisions being considered, regardless of educational background or knowledge of City processes.
Reaching people where they are	Engagement activities were designed to allow for easy participation of individuals across the city.
Shared understanding	Engagement materials and activities supported opportunities for people to understand different perspectives, trade-offs, and opportunities.

Engagement Objectives

Engagement objectives for this project were to:

- Create opportunities to make it easy for two-way dialogue with the community and stakeholders to help guide policy recommendations related to Missing Middle Housing
- Hear from a diversity of perspectives to ensure that policy and guideline recommendations take a balanced approach
- Engage on trade-offs and preferred options regarding Missing Middle Housing through the sharing of possible scenarios

Level of Engagement

Both phase one (2020) and phase two (2021) of engagement included **Inform, Consult, and Involve levels of the IAP2 Spectrum of Public Participation.**

Engagement Process

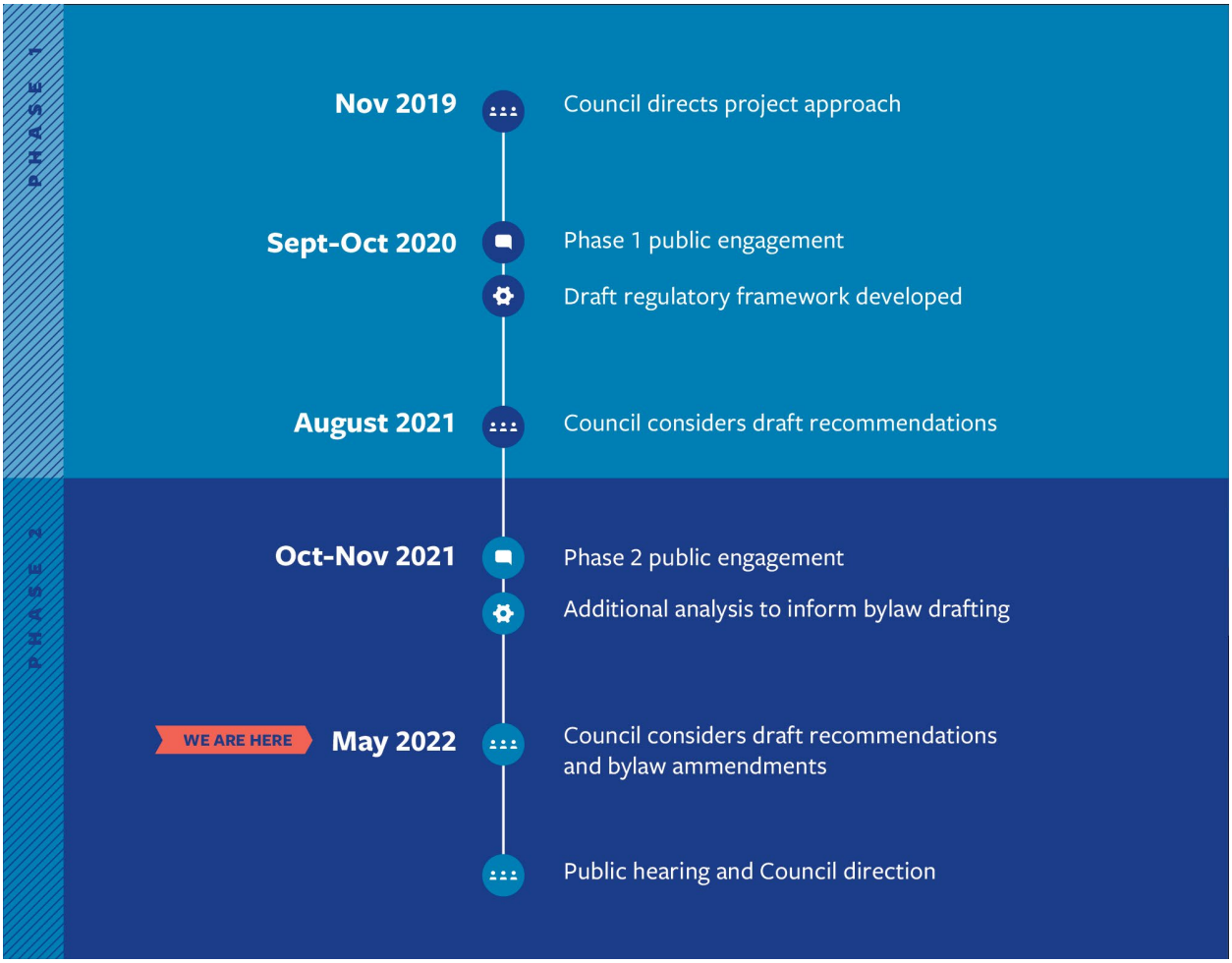
Engagement for the City's Missing Middle Housing initiative builds off earlier engagement work for projects including:

- Victoria's Housing Strategy
- Council's Strategic Plan
- Neighbourhood Planning
- Official Community Plan

The first phase of engagement for Missing Middle set out to gather feedback on what objectives the community would like this type of housing to achieve and how they would like to see it fit in neighbourhoods across Victoria.

Results from phase one, along with Council direction in July 2021, informed a second phase from October 11 to November 30, 2021. During this period, the City facilitated broad public engagement on trade-offs and preferred options by sharing possible scenarios for community input.

The following summary outlines the general engagement approach and includes themes from the second phase of engagement.



Engagement Opportunities

Phase One (September – October 2020)

Early public engagement provided opportunities for the community to help shape the Missing Middle regulatory framework.

This included a series of meetings with community groups and advisory committees to share information, and a workshop with development industry representatives to gather initial feedback on the perceived challenges and opportunities for Missing Middle development in Victoria.

An online survey through **engage.victoria.ca** gathered feedback from the public about preferred design, form, and character elements for new Missing Middle development.

The community input gathering during this phase informed a draft regulatory framework for Missing Middle Housing, presented to Council in August 2021.

Council directed staff to proceed with a second phase of engagement to share information on possible scenarios, explore trade-offs, and gather input on preferred options.

Phase Two (October – November 2021)

For the second phase, the project webpage at **engage.victoria.ca** was updated with new information on the proposed approach, including a technical analysis. A short video, FAQs and a question-and-answer section were included to help people learn more about the project.

Feedback was gathered through an online survey, virtual events, workshops, and focus groups.

Phase 2 engagement activities are summarized below.

See Appendix A for detailed responses from the Phase 2 survey, workshops, and focus groups.

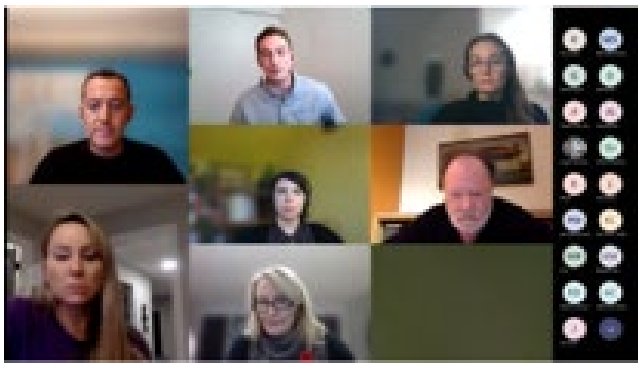
City Building Blocks (October 12, 2021)

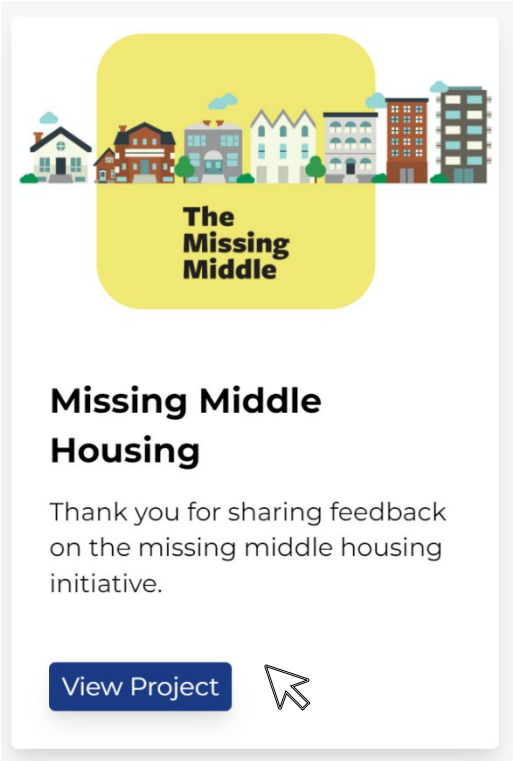
To launch Phase 2 engagement, the City brought residents together to discuss the proposed approach to Missing Middle Housing online. This was part of a series of community *Lunch + Learn* events about exploring the building blocks that shape our cities. More than 150 people attended the session.

Ask a Planner Sessions (October-November 2021)

Three virtual events with staff were held to share information about the initiative and invite the public to ask questions. More than 60 people participated. Recordings were made available on the project website.

- October 30, 2021 (morning session)
- November 3, 2021 (lunch session)
- November 9, 2021 (evening session)





Virtual Open House (October – November 2021)

A virtual open house at **engage.victoria.ca** featured information about the planning process, project objectives, proposed approach, and ways to get involved and contact staff. More than 2,840 people visited the project page between October and November 2021, and more than 5,000 people have visited to date since the project page was launched. Engagement resources included:

- An online survey
- A question-and-answer forum
- A short video about the project and video recordings of virtual events
- Key project dates and a timeline
- Project documents and tip sheets
- Frequently Asked Questions

Survey (Phase Two) (October – November 2021)

From October 12 – November 30, 2021, the community was invited to provide input on the proposed approaches to Missing Middle Housing through a brief online survey that took about 15 minutes to complete. More than 800 people provided input.

Focus Groups (November – December 2021)

Three community focus groups helped staff better understand family, senior, and accessible housing considerations. The online discussions allowed participants to share information about what's missing in their current housing situation and discuss ideas about what they are looking for in new Missing Middle developments. Three focus groups included a total of 16 people participants.

- Tuesday, November 30, 2021 (lunch session)
- Wednesday, December 1, 2021 (evening session)
- Saturday, December 4, 2021 (weekend session)

See Appendix B for a summary of notes and input received from each focus group.

Community Associations and Advisory Committees (October – December 2021)

During Phase One, staff attended Community Association and Land Use Committee (CALUC) and Advisory Committee meetings, including meetings for the Heritage Advisory Panel, the Advisory Design Panel, the Active Transportation Advisory Committee, the Accessibility Advisory Committee, and the Renters' Advisory Committee.

In Phase Two, staff invited CALUCs (Community Association Land Use Committee) to participate in the *Ask a Planner* sessions and the online survey. Staff also attended a Heritage Advisory Panel meeting, invited feedback from other City Advisory Committees, and attended a James Bay Neighbourhood Association meeting, by request, to present an overview of the initiative and invite feedback.

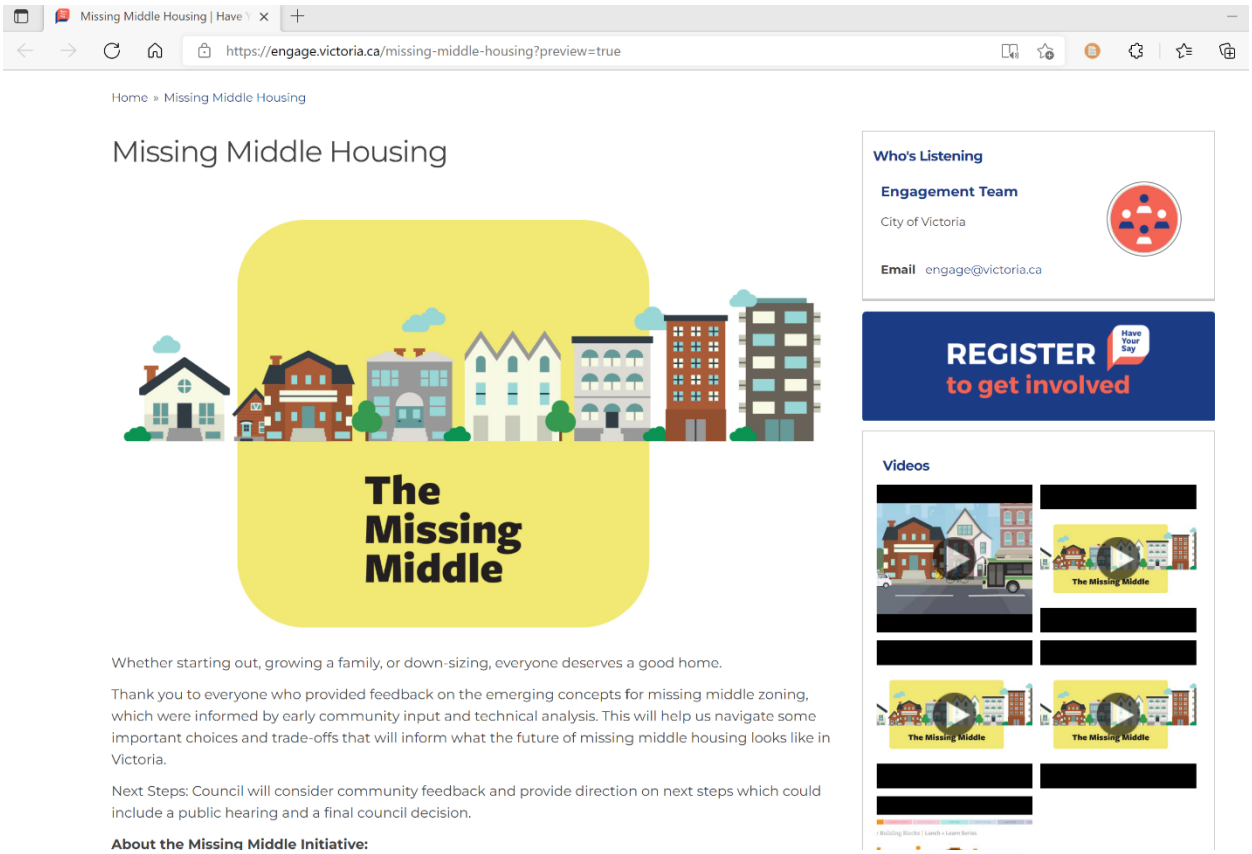
Appendix B also includes relevant minutes from Advisory Committee meetings.

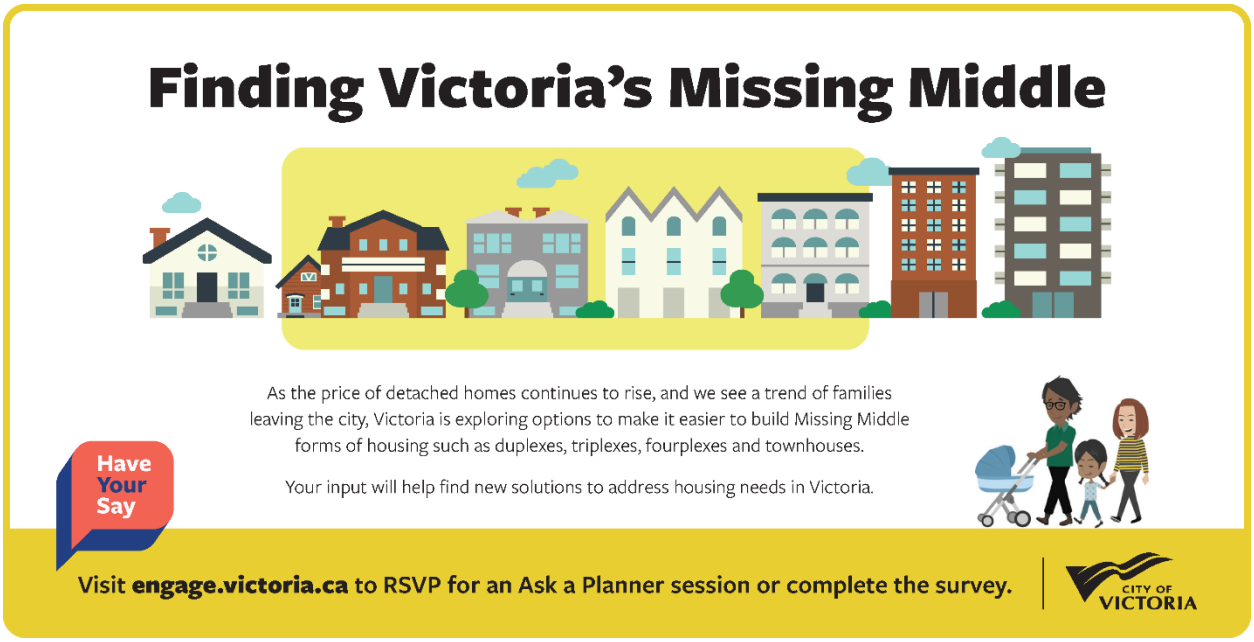
Promotion

More than 5,000 unique visitors have visited the project page at **engage.victoria.ca** since the project launched in September 2020.

During the second phase of engagement (October to November 2021), the following methods were used to reach the community:

- 60,000 copies of the City's Connect newsletter were mailed to residents and businesses in Victoria, featuring an article on the Missing Middle housing project
- 7,400 subscribers to **engage.victoria.ca** received four email updates on the project between September and November 2021
- 2,200 subscribers to the City's monthly eNews received two updates on the project between October and November 2021
- Nine local news stories about Missing Middle housing (including radio, newspapers, television, and online) resulted from a media release in October 2021
- Paid ads in local daily and weekly newspapers
- Digital advertising campaign driving people to the project page


Missing Middle Housing | Have
https://engage.victoria.ca/missing-middle-housing?preview=true
Home » Missing Middle Housing
Missing Middle Housing
The Missing Middle
Whether starting out, growing a family, or down-sizing, everyone deserves a good home.
Thank you to everyone who provided feedback on the emerging concepts for missing middle zoning, which were informed by early community input and technical analysis. This will help us navigate some important choices and trade-offs that will inform what the future of missing middle housing looks like in Victoria.
Next Steps: Council will consider community feedback and provide direction on next steps which could include a public hearing and a final council decision.
About the Missing Middle Initiative:
Who's Listening
Engagement Team
City of Victoria
Email engage@victoria.ca
REGISTER
to get involved
Have Your Say
Videos
The Missing Middle


Finding Victoria's Missing Middle
As the price of detached homes continues to rise, and we see a trend of families leaving the city, Victoria is exploring options to make it easier to build Missing Middle forms of housing such as duplexes, triplexes, fourplexes and townhouses.
Your input will help find new solutions to address housing needs in Victoria.
Have Your Say
Visit engage.victoria.ca to RSVP for an Ask a Planner session or complete the survey.
CITY OF VICTORIA

Who Did We Hear From?

Throughout engagement efforts were made to ensure we were hearing from a diverse representation of Victoria's population – including different ages, renters and homeowners, families, seniors and people with accessibility interests. Here is a quick snapshot of who we heard from during engagement.

Virtual Event Participants

***Ask a Planner* and *City Building Blocks* public events**

More than 210 people attended four events, including:

- people who rent their home
- people who own their home
- young families with children
- university students
- seniors
- neighbourhood association members
- people from the development and business community
- people who identify as having a disability

Housing builders' workshops

38 people attended three workshops, including:

- Local builders who work on smaller-scale projects
- urban development professionals with a focus on larger projects
- non-profit housing providers

Community Association Land Use Committee and Advisory Committee meetings

During Phase One, staff attended Community Association and Land Use Committee (CALUC) and Advisory Committee meetings, including meetings for the Heritage Advisory Panel, the Advisory Design Panel, the Active Transportation Advisory Committee, the Accessibility Advisory Committee, and the Renters' Advisory Committee.

In Phase Two, staff invited CALUCs (Community Association Land Use Committee) to participate in the *Ask a Planner* sessions and the online survey. Staff also attended a Heritage Advisory Panel meeting, invited feedback from other City Advisory Committees, and attended a James Bay Neighbourhood Association meeting, by request, to present an overview of the initiative and invite feedback.

Focus groups

We heard from local community members representing persons with a disability, families with children, young people just starting out, and seniors looking for more housing options. We heard from both renters and homeowners. 16 people total attended one of three focus group sessions.
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Public Surveys

Two online surveys collected input from a total of 1,010 people. Here is a breakdown of who we heard from.

Age Distribution

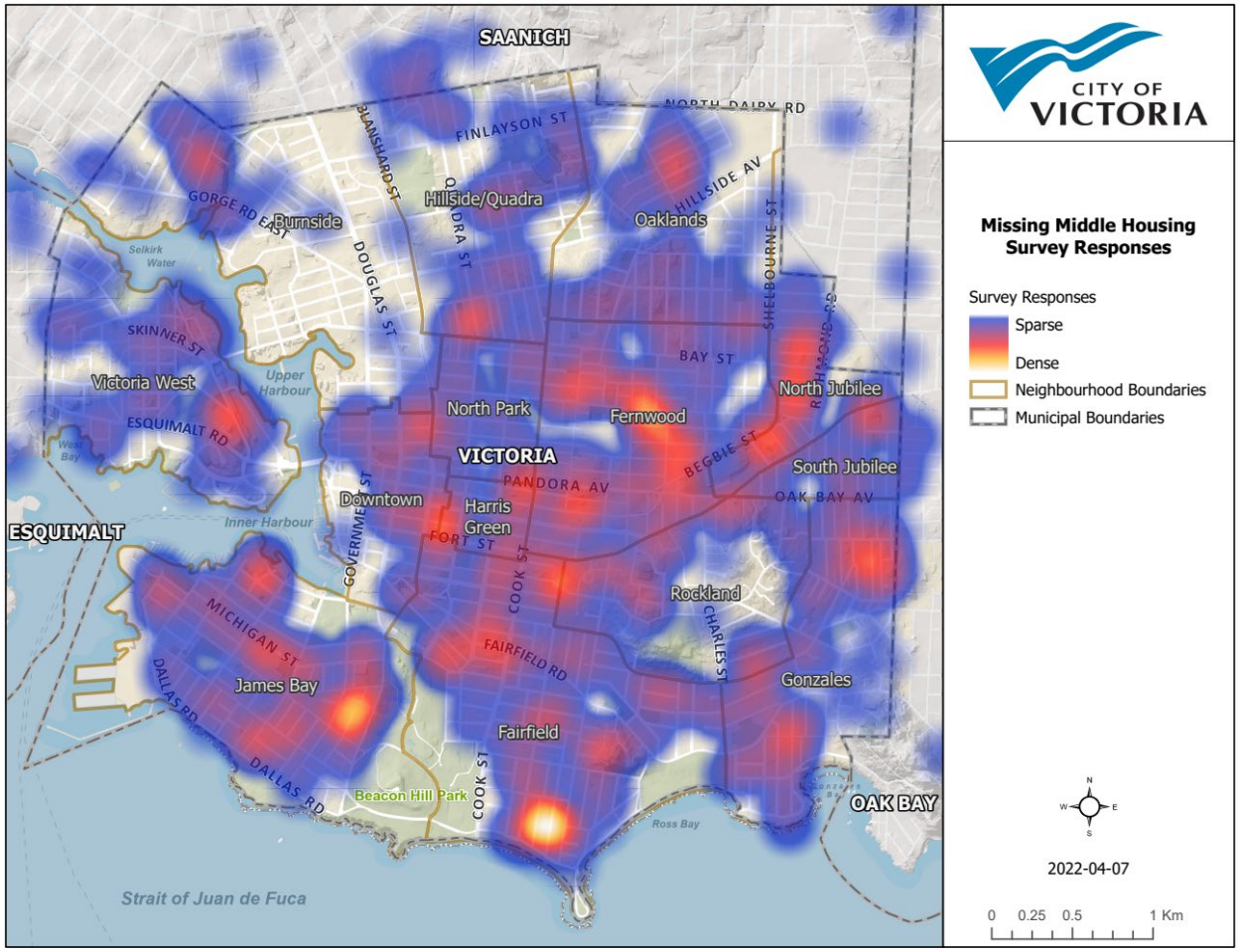
Age Range	Percentage of Survey Respondents	Percent City Population (Census 2016)
14 – 24	4%	11%
25 – 34	26%	19%
35 – 44	28%	13%
45 – 54	13%	12%
55 – 64	12%	14%
65 – 74	12%	12%
75 – 84	2%	6%

Neighbourhood Representation

	Survey Participants	Percent City Population (Census 2016)
Fairfield	16%	14%
Fernwood	11%	11%
Hillside-Quadra	7%	9%
James Bay	9%	14%
Vic West	6%	9%
Downtown – Harris Green	7%	7%
Burnside-Gorge	3%	8%
North Park	3%	4%
Jubilee	6%	6%

Rockland	4%	4%
Oaklands	6%	8%
Gonzales	6%	5%
Other Municipalities	12%	N/A

Neighbourhood Representation



Household Tenure

Victoria Neighbourhoods	Survey Participants	Percent City Population (Census 2016)
Own	55%	39%
Rent	42%	61%
Other	4%	N/A

Household Size

Survey participants were asked to indicate which situation best describes their household size:

- **40%** live with a partner/spouse
- **23%** live with a partner/spouse and one or more children.
- **18%** live alone
- **8%** live with one or more roommates.
- **3%** are a single parent with one or more children.
- **4%** live in a multigenerational family with parents, grandparents (etc.) and children.
- **2%** are two or more families sharing the same home.
- **3%** live in a different housing situation or did not specify.

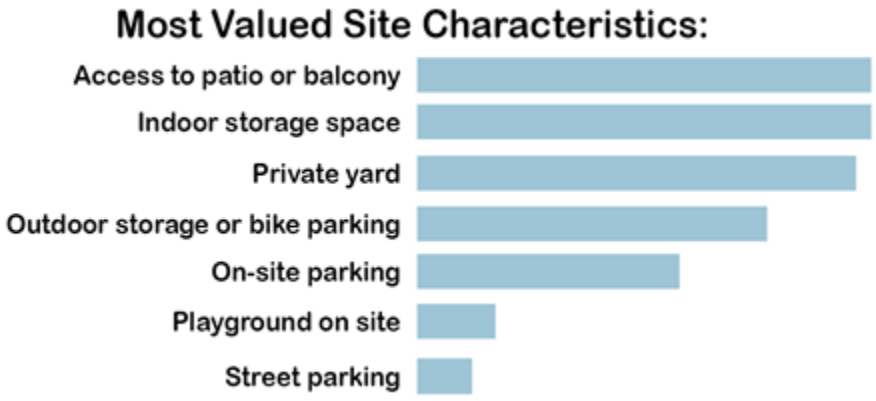
What We Heard

Early Engagement (Phase One)

Early engagement took place between March 2020 and May 2021. During this first phase, people were invited to prioritize their objectives for Missing Middle Housing and identify the housing characteristics that they most valued. Feedback was also received on preferred design, form, and character.

Creating more housing choice for families, alternative housing from the detached house, access to a patio or balcony, and indoor storage space were some of the top priorities identified during this phase.

The complete **engagement summary** for phase one available at engage.victoria.ca.



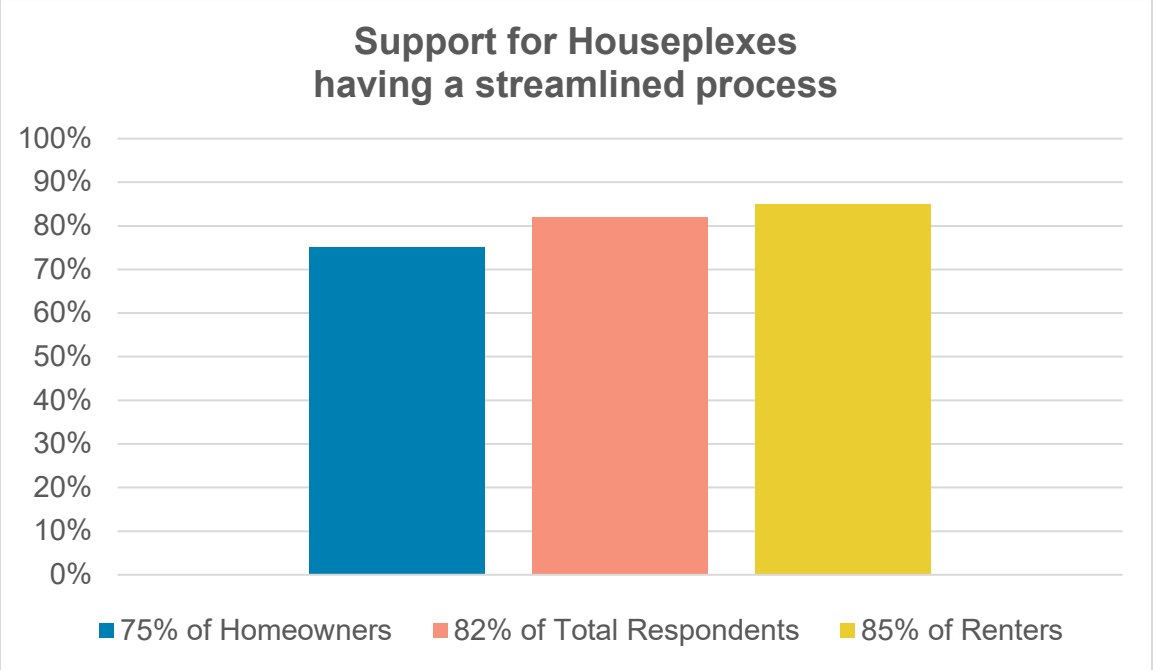
Phase Two Engagement

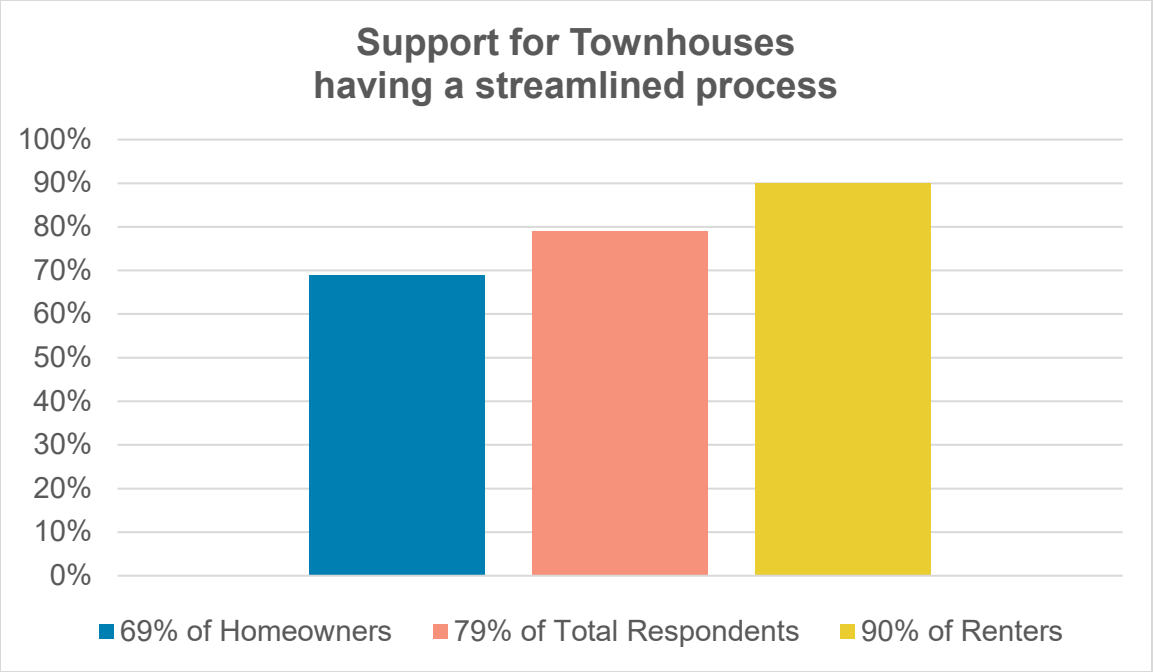
810 people responded to the online survey in phase two. Here is a summary and analysis of how they responded:

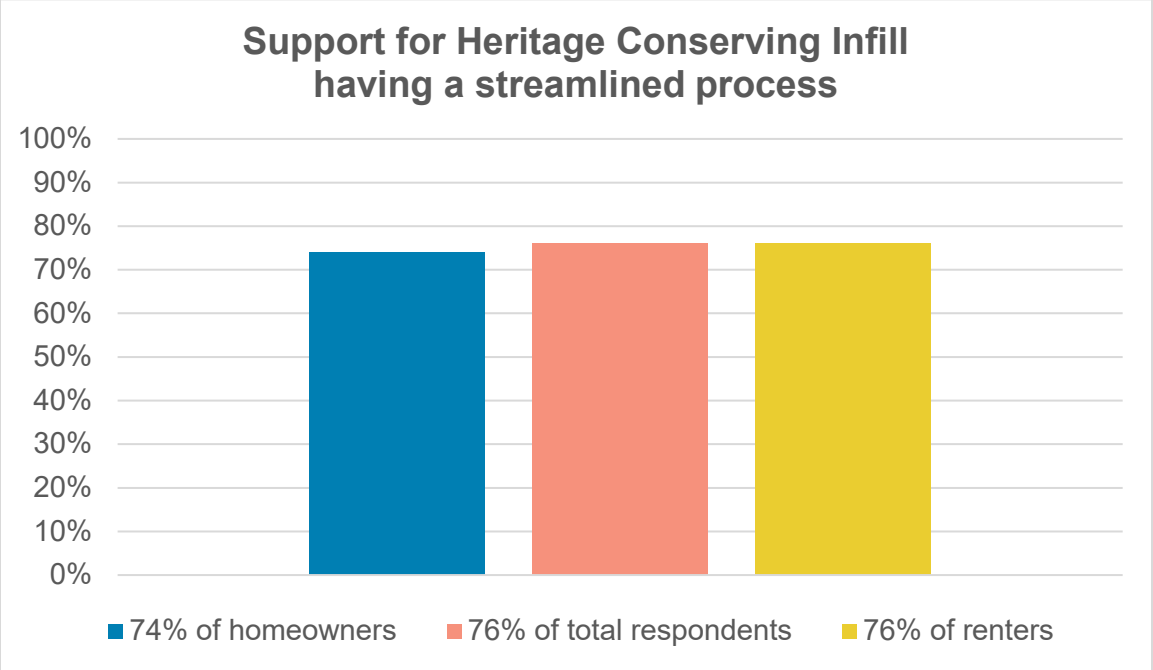
1. Delegated Development Permit Approvals

If missing middle housing is allowed in future zoning, and required to follow Council-approved design guidelines, Council could delegate Development Permit approval (i.e. design review against Council-approved guidelines) to staff in order to significantly improve the ease, certainty, and timeline of building new missing middle housing.

Which types of missing middle housing Development Permits should have this streamlined process?




Support for Townhouses
having a streamlined process
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
69% of Homeowners
79% of Total Respondents
90% of Renters


Support for Heritage Conserving Infill
having a streamlined process
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
74% of homeowners
76% of total respondents
76% of renters

No options should follow a delegated process

- 8% of total respondents
- 10% of those who identify as **homeowners**
- 2% of those who identify as **renters**

Key themes from written and in-person session feedback:

- Make it easier for non-developers (i.e., local homeowners) to build this type of housing
- Set maximum turnaround times for development review process and ensure staff capacity to review them
- Eliminate back-and-forth on applications by providing a clear list of requirements/ task list of what developers need to provide
- Allow backyard infill housing even in non-heritage designated areas (i.e., tiny homes, carriage houses).
- Have higher densities than townhouses and houseplexes; more density with more services

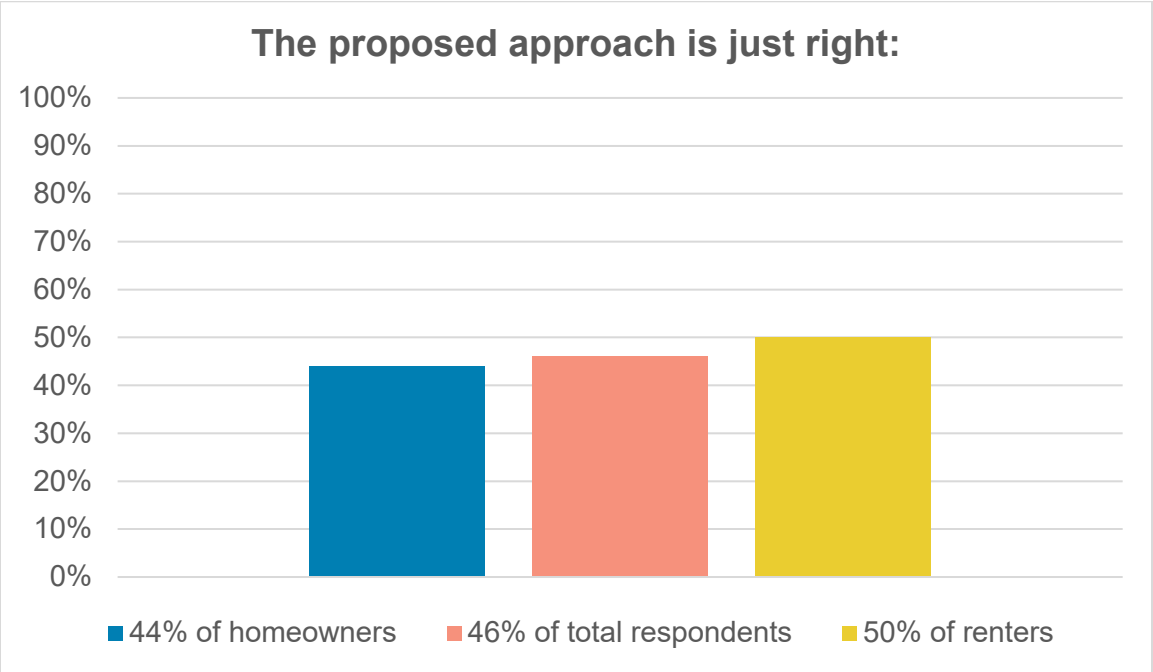
2. Proposed Approach to Missing Middle Housing

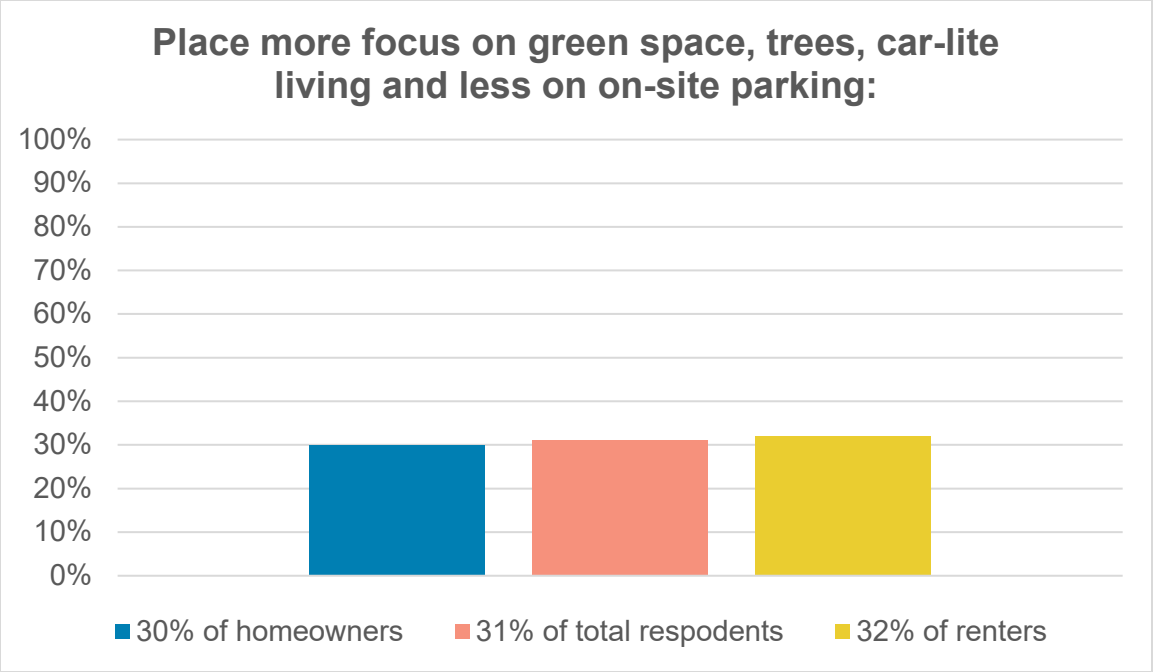
Through the following measures, proposed zoning for new missing middle housing would prioritize the creation of additional housing choices, usable outdoor space, and growing our urban forest, while reducing additional demand created for on-street parking.

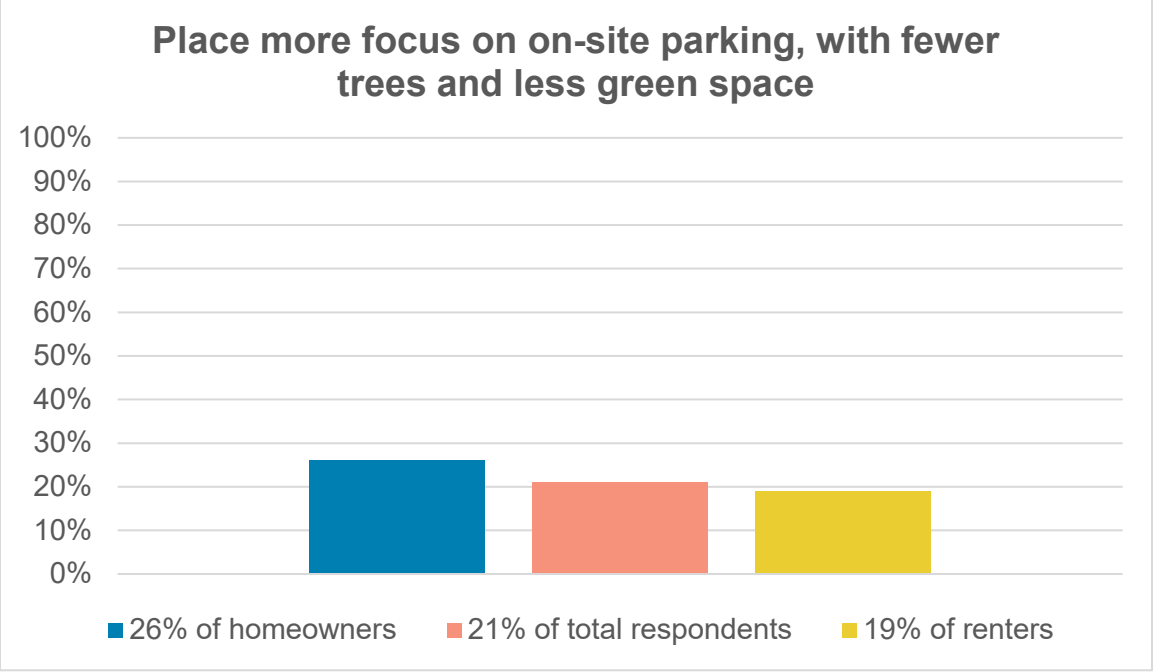
All missing middle housing would:

- Require planting space (35 m2) for a large canopy tree
- Require only two parking spaces per site, including one accessible parking space, even if the site contains more than two homes (e.g., a fourplex or sixplex).
- Strengthen bike parking requirements (two bike spaces per home, more spaces for cargo and e-bikes).
- Sites with more than six homes would also be required to offer features that make it easier to live a car-lite lifestyle.

Survey responses:







Key themes from in-person and written feedback:

- Consider size of private yard space for usability. Larger rear setbacks constrain opportunity for usable outdoor space in front setback.
- Parking in the front may impact street interface and sociability
- Parking in back will impact usable green space and urban forest
- Remove parking minimums altogether – do not require any parking and place a maximum limit on number of parking spaces
- Make sure there is at least two parking spaces per site with accessible spots

3. Supporting a car-lite lifestyle

When asked what would make it easier to live a car-lite lifestyle, the top three responses were:

- Living a short walk from daily needs (grocery, parks, services and employment)
- Living near frequent transit
- Living near a cycling route

The top three responses were consistent for both those who identified as renters and as homeowners.

Key Themes from written and in-person feedback:

- Offer options for developers to choose from: carshare, bike parking, vehicle parking. A points-based system for Transportation Demand Management with option to relax parking requirements
- If implementing car-share options, make sure they are pet-friendly and come with a car seat
- Offer credits for e-bike and cargo bike purchases like Saanich
- Build better more protected bicycle lanes everywhere
- Reliable regional public transit system is needed to encourage car-lite lifestyles
- Implement the City's mobility strategy alongside Missing Middle Policy
- Continuous sidewalks, protected cycle lanes, narrower streets, bigger bike lanes or medians, raised crosswalks, extra curves in the road
- Include secure, well-lit, convenient bike storage – make use of underutilized parts of buildings
- Mix of commercial, residential, recreational uses so more amenities and services are within walking distance of housing
- Increase on-street parking fees
- Increase off-street parking fees to subsidize the more sustainable modes

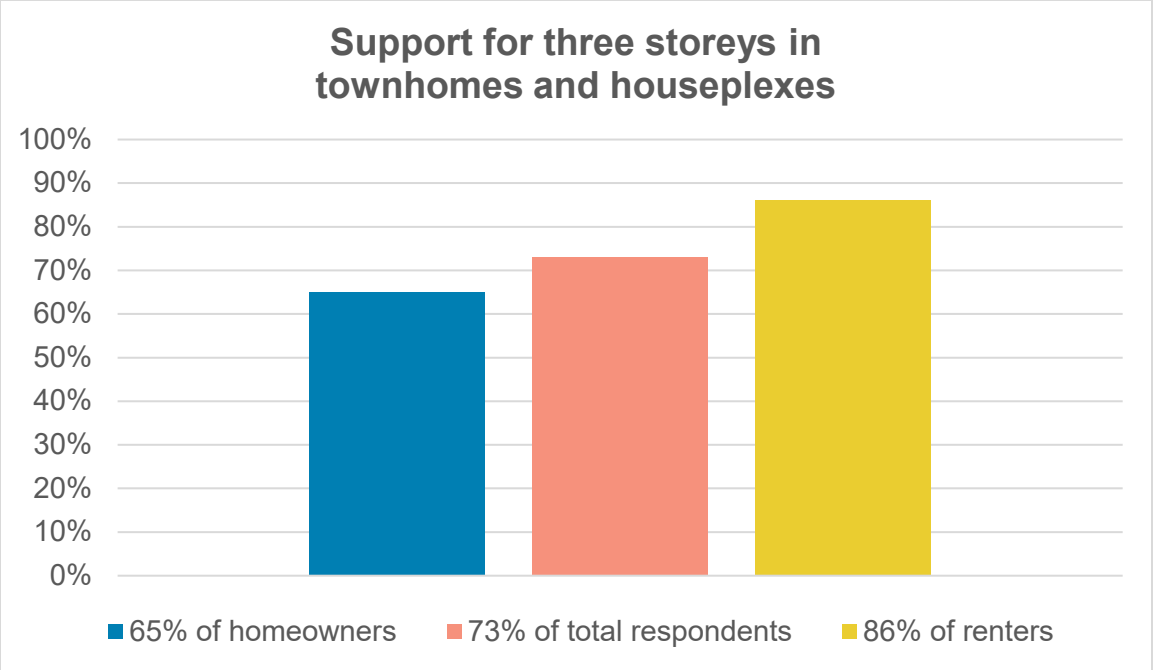
- Increase density through development in areas close to services where walking and biking is a viable option

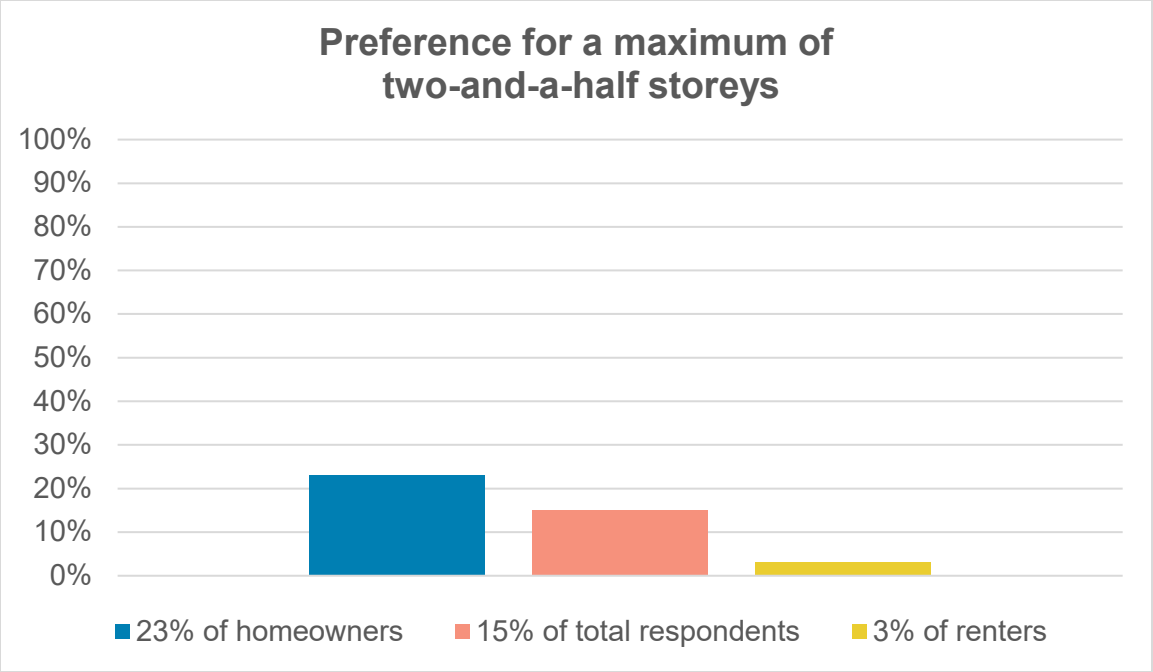
4. Adaptable and Multi-Bedroom Units

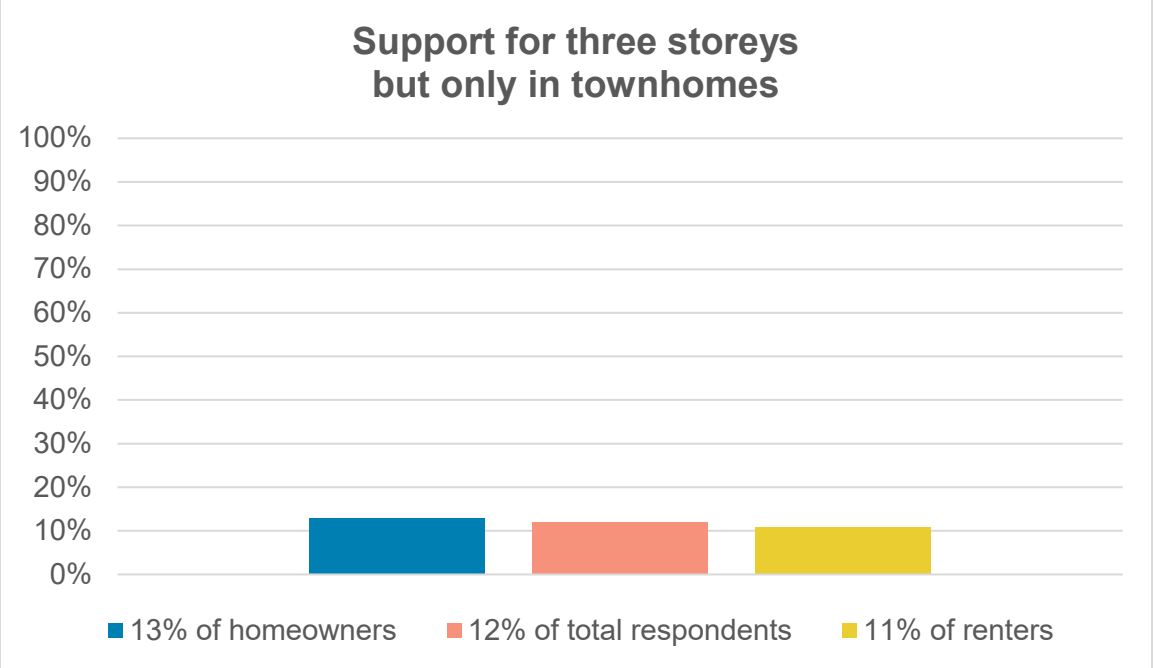
Through the surveys and focus groups, we heard about the demand for housing that could be accessible for persons with disabilities.

Allowing three storey missing middle homes (instead of two and a half stories) opens the possibility of requiring new townhouses, duplexes, and triplexes, and others to include at least one adaptable home because the first floor can be built at grade.

When asked if they support allowing three storeys with a requirement for at least one adaptable unit:







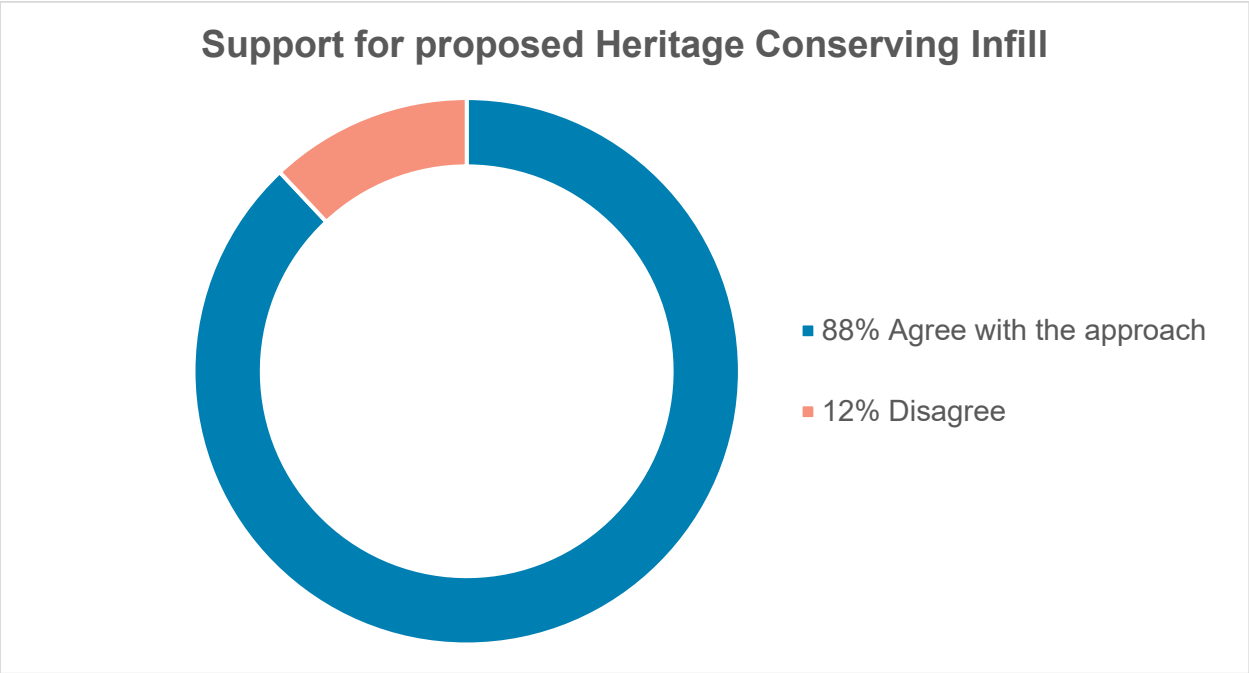
Key Themes from in-person and written feedback:

- Families need more usable, well-designed spaces with two-and three-bedrooms
- Room to grow in units is important for families

- Room to adapt is important for persons with disabilities
- Focus on universal design over accessible design. Universal design considers a wider spectrum of human abilities and aims to exceed minimum standards to meet the needs of the greatest number of people
- Consider other designs with co-benefits for seniors, parents, and children. I.e., storage near the front entrance, entrances at ground level
- Prefer not to have basements at all, as they are not universally accessible
- Design the spaces between the building entrance and road to accommodate wheelchairs, as well as other persons with disabilities
- Adequate, accessible parking should be required
- Adaptable units should be encouraged all over, including both mid-block and corner lots, depending on lot size
- It is important to make neighbour's homes accessible as well – e.g., ground floor, doors wide enough, one accessible bathroom
- Usable storage is important, for mobility devices, strollers, bikes, etc.

4. Heritage Conserving Infill

When asked if they agree with the proposed approach to allow new heritage conserving infill housing as an addition or separate building on the same lot as a newly designated heritage home to incentivize heritage conservation:



Response percentages were consistent for both those who identified as renters and as homeowners.

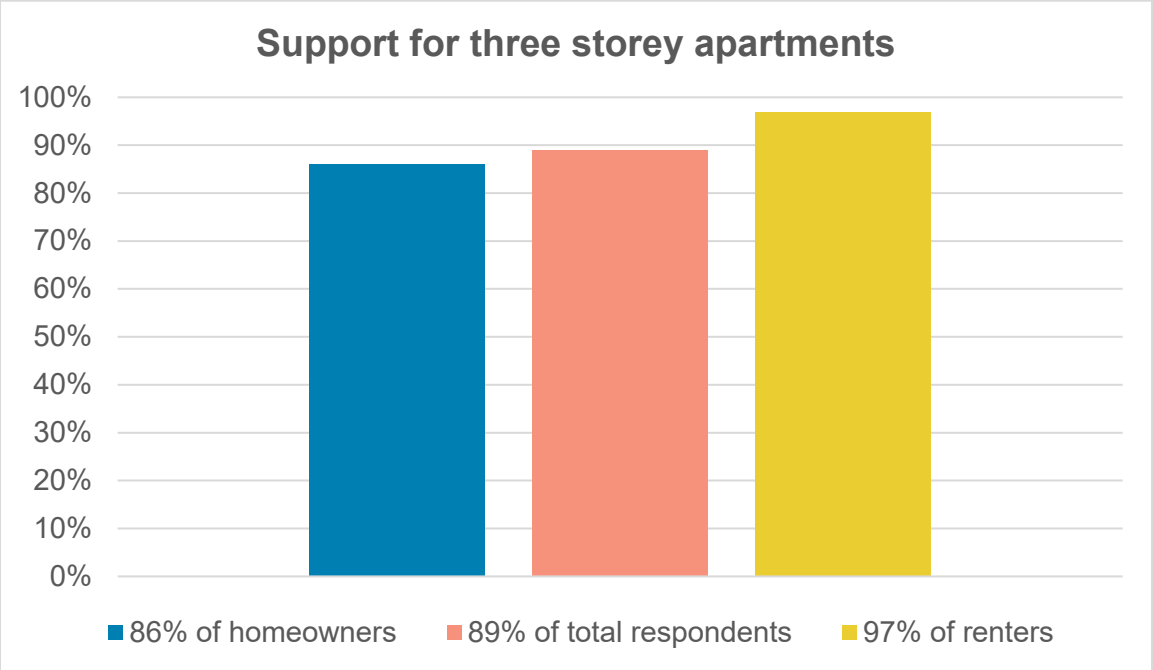
Key Themes from in-person and written comments

- Heritage is sometimes used a tool to maintain the status quo of low-density housing
- Heritage does not matter when so many people cannot find suitable housing
- Keep heritage buildings as they are – we need to appreciate what came before and preserve the feel of these neighbourhoods
- Public benefits of heritage housing are few in comparison to the benefits of more family housing
- Value housing access, availability, and affordability more than heritage designation/conservation
- Many homeowners are fearful of heritage designation because it is seen as an encumbrance reducing their property value and ability to make future changes
- Heritage Advisory Panel:

- Concerns that allowing missing middle housing without a rezoning will lead to demolition of unprotected buildings with heritage merit
- this will lead to a significant and broad change to the Victoria's built form
- this seems unlikely to create affordable housing
- it's hard to incentivize heritage conservation due to the cost of bringing old buildings up to code
- it should be piloted on a small scale

5. Small Apartments and Transition Areas

When asked if they support the proposed change of allowing small apartments to be up to three storeys when they are located on the edge of areas where the Official Community Plan supports taller buildings (four to six story buildings):



Key Themes and written comments

- Allow more than three stories in transition zones – go up to four, five.
- Many people, both developers and the public, want to see these forms supported in more locations – they already exist in many places across the city, even in the middle of single family detached zones, and are not negatively impacting anyone.
- Few lots meet the requirements for proposed transition zone

APPENDIX A.

Online Survey Results

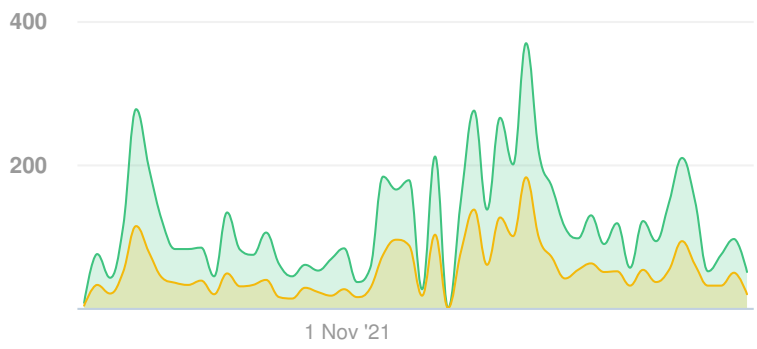
Project Report

11 October 2021 - 30 November 2021

Have Your Say

Missing Middle Housing

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
3.5 k	182	417

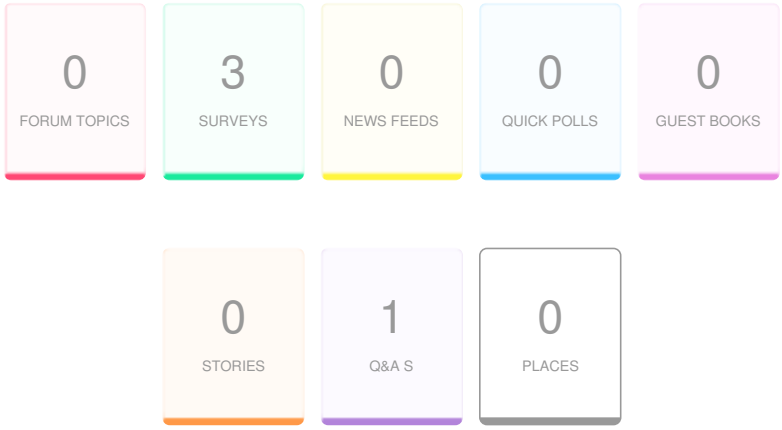
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
831	1.5 k	2.8 k

Aware Participants	2,843
Aware Actions Performed	**Participants**
Visited a Project or Tool Page	2,843

Informed Participants	1,469
Informed Actions Performed	**Participants**
Viewed a video	31
Viewed a photo	0
Downloaded a document	239
Visited the Key Dates page	27
Visited an FAQ list Page	38
Visited Instagram Page	0
Visited Multiple Project Pages	625
Contributed to a tool (engaged)	831

Engaged Participants	831		
Engaged Actions Performed	**Registered**	**Unverified**	**Anonymous**
Contributed on Forums	0	0	0
Participated in Surveys	821	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	9	4	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Do you have a question about the Missing Middle Housing I...	Archived	134	9	4	0
Survey Tool	Missing Middle Housing Survey Phase 2	Archived	1271	819	0	0
Survey Tool	Missing Middle Housing Survey	Archived	70	2	0	0
Survey Tool	Missing Middle Housing Survey Phase 2 (copy - do not use)	Draft	0	0	0	0

INFORMATION WIDGET SUMMARY

10	0	5	1	0
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Missing Middle Early Engagement Summary (Phase 1)	62	72
Document	Missing Middle OCP Amendments Tip Sheet	60	90
Document	Missing Middle and Affordability Tip Sheet	48	55
Document	Draft Missing Middle Housing Policy Oct 2021	44	62
Document	Jul 29, 2021 COTW Report - Missing Middle Housing Initiative Update...	42	49
Document	Missing Middle Presentation .pdf	27	44
Document	Missing Middle Building Heights and Accessibility	19	23
Document	Proposed Missing Middle Design Guidelines_Oct 2021.pdf	18	23
Document	Nov 21 2019 COTW Report - Missing Middle Housing Project Initiation...	10	13
Document	Financial Analysis of Emerging Concepts for Missing Middle Housing	7	11
Faqs	faqs	38	42
Key Dates	Key Date	27	33
Video	Missing Middle Housing Initiative	20	22
Video	Missing Middle Housing - Ask a Planner Session, October 30, 2021	12	17
Video	Missing Middle Housing - Ask a Planner Session, November 9, 2021	7	9
Video	City Building Blocks Lunch and Learn, October 12, 2021 - Missing Mi...	3	3
Video	Missing Middle Housing - Ask a Planner Session, November 3, 2021	3	3

QANDA

Do you have a question about the Missing Middle Housing Initiative?

Visitors 134	Contributors 13	CONTRIBUTIONS 16

Q

Lindz

13 October 21

I think you need to take a serious look at the number of strata buildings especially In Fairfield and surrounding areas t hat allow adults only! The number of places that are age 19+, 35+, 45+, 55+ in the are is a huge reason why families cannot rent or buy homes. It's extremely discriminatory to anyone with children. It allows only elderly and young single s or couples to live here. Also of note anything for sale that is in an adult only strata building tends to be significantly l ess expensive than anything that's available in direct comparison that does allow children. So the families are left with slim pickings of homes and they are usually the higher cost options to purchase. Building more is not the only answer, you need to help make it so what is available currently is equally available to everyone. Perhaps putting in place bette r strata rules like a building can be adult oriented but only the second floor and up. Or perhaps interview processes for people interested in buying in the building could be conducted to make sure the building community is a good fit. T his would give parents some opportunity to get in with more flexible rules.

A

Privately Answered

Thank you for taking the time to share this. We will consider this as a part of the feedback received during this phase of engagement - and take it into consideration with our upcoming Family Housing Policy work. Following this phase of engagement on the Missing Middle Housing Initiative, we will be reporting back to Council on what we heard and seek ing Council’s direction on next steps for possible missing middle related policy and zoning changes.

QANDA

Do you have a question about the Missing Middle Housing Initiative?

Q Bert1185

15 October 21

It seems to me that the decision to move forward with this has already been taken. I do not remember being asked for my opinion relative to this issue moving forward.

A Privately Answered

We’re always open to hearing your thoughts. As of writing, the Missing Middle Housing Initiative is in the second phas e of engagement, which is focused on trade-offs and considerations associated with the housing forms that could be enabled through zoning. These housing forms have emerged through a long process involving substantial community engagement. The first phase of engagement on this initiative gathered opinions on the objectives missing middle housing should achieve and how it can fit in well amongst existing housing. The Missing Middle Housing Initiative, itse lf, is also an outcome and implementation action of numerous preceding community-engaged processes including the Housing Strategy Phase Two process, Council’s Strategic Planning process, recent Neighbourhood Planning process es, and the Official Community Planning process.

Q RMJ46

18 October 21

What was the process to increase the original OCP assignment of 10% of city growth in traditional residential area's t o 30%? Has the OCP been ammended to this new level of density? What was the community consultation on this ch ange and how does it align with IAP2 guidlines?

A Publicly Answered

Victoria's Official Community Plan (OCP) was adopted by Council in 2012 after two and a half years of public consulta tion with more than 6,000 people. The OCP's growth concept (pg 17) envisions 50% of new housing in the Urban Cor e (i.e. downtown), 40% in and near Town Centres and Large Urban Villages (including Traditional Residential areas w ithin close walking distance), and 10% in the Remainder of the City. The colours look similar, but it's important to note the OCP's growth concept (pg 17) is different from the Map 2 - Urban Place Designations (pg 37). The latter is where Traditional Residential areas are defined, and the OCP provides general guidelines for built form, uses, and densities therein. Note: Some of the Traditional Residential areas may be within the growth concept's "close walking distance" of Town Centres and Large Urban Villages.The Missing Middle Housing Initiative is largely implementing the OCP's g uidance for Traditional Residential areas that has broadly supported a variety of ground oriented housing forms since adoption. However, see the OCP Amendments summary sheet for some modifications that are being considered (see king feedback now!) for their potential to facilitate strategic accessibility and heritage conservation outcomes.

QANDA

Do you have a question about the Missing Middle Housing Initiative?

Q Paul

18 October 21

Why are we allowing free exclusive street parking in some residential areas? I live in a cond where I pay $25 a month for parking yet my house owning neighbours pay nothing. I pay directly to my condo association for upkeep of our par king area and pay through my taxes for the upkeep of my neighbours street parking. Inequitable and unfair! Perhaps r esidential parking should come with an extra cost. $25 a month seems reasonable.

A Publicly Answered

Thanks for your feedback. At a high level, our recently approved Sustainable Mobility Strategy, GoVictoria, outlines th e values, priorities, and policies that will shape the future of how we will manage the right-of-way, including on street p arking (see page 44-45). This Strategy will help to guide important upcoming work to modernize our parking regulations and ensuring that the approach to managing and valuing on-street parking is proportional to demand for m obility needs (e.g. different permitting programs in high demand locations). Stay tuned for more on this!

Q emilycb

18 October 21

Will there be any options for people with suites to turn them into duplexes? For example, I live in a basement suite in a house right now. Will this new program include people who want to sell their basement suite?

A Publicly Answered

This may already be possible for you through the updated Schedule G - House Conversion Regulations, which is a u se permitted by most basic detached dwelling zones (e.g. R1-B, R1-G, R1-A). If a house meets the requirements in th e House Conversion regulations to permit two or more strata units, an existing secondary suite could potentially be co nverted into a strata unit. If the house and potential conversion does not meet Schedule G, then a strata conversion o f an existing suite may not be possible under the existing zoning. For questions about a specific project, you can contact our Zoning team at zoning@victoria.ca or 250-361-0316.

QANDA

Do you have a question about the Missing Middle Housing Initiative?

Q jen66

02 November 21

If land is rezoned from single family to allow up to four units on a single lot, how will this affect the assessed value of t hat lot and the property taxes the owner pays?

A Publicly Answered

Thank you for your question. The City has been working with BC Assessment to look at this as part of our research a nd analysis. It's ultimately up to BC Assessment to confirm assessment values, however our discussions with them s uggests that the impact on land value from City-initiated zoning changes could be minimal. The OCP's land use desig nations are one of the factors in determining land assessments, and the City is proposing to update its zoning regulati ons largely reflect the OCP that has been in place since 2012. While rezoning a specific lot can increase land values r elative to neighbouring properties – a more widespread zoning change eliminates the scarcity of land, minimizing the added value.Zoning changes for Missing Middle housing could be applied throughout the city to minimize land value i mpacts, while increasing the opportunity for more ground-oriented housing choices across neighbourhoods.An econo mic analysis for this project has indicated that, as there is marginal viability for most missing middle housing types, zo ning for this type of housing does not provide a financial rationale for commercial developers to acquire land for anyth ing more than current market values.

Q Chris Petter

05 November 21

Will the engagement team be meeting with CALUCs from the various neighbourhoods?

A Publicly Answered

All Community Association Land Use Committees were invited to attend one of three Ask a Planner online sessions (see recordings posted at the top right of this page) as well as participate in the survey. In addition, Community Associ ation Land Use Committees are invited to submit written feedback directly to the City. Feedback received from all me mbers of the public and organizations will be provided to Council for their consideration when staff report back to Cou ncil on the Missing Middle Housing initiative.

QANDA

Do you have a question about the Missing Middle Housing Initiative?

Q Steve99

05 November 21

I attended the recent online event and heard about evolving design guidelines but I'd like to know what specific zoning measures are contemplated for 3 zoning criteria; floor area (maximum), site coverage (maximum) and combined side yard setbacks (minimum)?

A Publicly Answered

We haven't reached that level of detail yet, as your feedback on the concepts for Missing Middle Housing will help inform the appropriate metrics (like site coverage maximum and related metric of minimum open site space) that could facilitate missing middle housing forms while maximizing usable outdoor space and tree planting space. To ensure large canopy trees continue to grow as a ubiquitous feature of Victoria's urban forest, missing middle zoning could also include a requirement that there are no below-ground structures underneath at least the portion of the open site space that corresponds to the root zone that supports a large canopy tree (35 square meters).If you've already taken the survey, but want to provide more detailed feedback to inform these considerations, feel free to email us at engage@victoria.ca. We will be reporting back to Council early in the new year on what we've heard from this phase of engagement and seeking Council's direction regarding the drafting of zoning bylaws for their consideration. There will be opportunity for public review and comment of the detailed draft zoning bylaws if Council advances to the stage of a public hearing.

Q Steve99

05 November 21

Is there an online public record of FAQ's and Q&A's relating to this development proposal? I see 6 FAQs on the engagement site and 2 questions but are there more than that?

A Privately Answered

Thanks for your patience as we work to answer all questions received. You should see more answers posted in this section of the site now, and the recordings from all three Ask a Planner sessions are available on the site now, as well (see video thumbnail links at the top of the page). We will be reporting to Council early in the new year with everything we heard through this phase of engagement, and seeking Council's direction on next steps.

QANDA

Do you have a question about the Missing Middle Housing Initiative?

Q John196101

09 November 21

I don't want to be surrounded by high density housing. How will home owners be protected from this idiocy?

A Publicly Answered

Conversations with the community and stakeholders have informed options for Missing Middle housing that are sensit ive to the scale of other housing in neighbourhoods. Considerations factored into this include building orientation, loca tion on the let, allowable size, scale, and design features that minimize impacts in the area. Please take the survey an d share your feedback on how these considerations could be improved.

Q Joseph48

15 November 21

Can the city impose a “repair or demolish” on properties which fall below habitable standards or which present dangers to passers-by?

A Publicly Answered

If you suspect a building poses immediate safety risks, you can report the concern to Bylaw Services through the onlin e form, or by phone or email.Also, the City recently passed a Rental Property Standard of Maintenance Bylaw, which aligns with the Province’s Residential Tenancy Act, and sets out minimum standards for rental housing to ensure the quality, safety, and livability of rental units. The bylaw applies to all residential rental properties including rental apartments, rented condo units, secondary suites, garden suites, and unauthorized suites.

QANDA

Do you have a question about the Missing Middle Housing Initiative?

Q Barbarella17

18 November 21

Not a question, a suggestion. Vertically stacked townhouses work well for young families but not for seniors. Too man y stairs. I would suggest a stacked design with one level units at ground level and two or three level units above. Both could have entry at street level. Many active seniors would prefer a townhouse type of home rather than a condo. Thi s could also accommodate those with accessibility issues.

A Privately Answered

Thanks for the feedback! This approach of a single level adaptable unit at grade, with a separate multi-level townhous e above is what we had in mind as we architecturally tested the feasibility of the corner townhouse form. We'll include this as part of feedback received, and will be reporting back to Council in the new year regarding what we heard throu gh this phase of engagement.

Q Ruby S

23 November 21

Hello, which level of government is responsible for bylaws and zoning that impact the addition of missing middle housi ng?

A Publicly Answered

In British Columbia, the Local Government Act gives municipalities the power regulate land use through zoning bylaw s (see Division 5). The Act also allows municipal governments to establish Development Permit areas (see Division 7) that require certain forms of development, such as missing middle housing, to demonstrate compliance with a set of design guidelines before they can seek a building permit. Here are the proposed Missing Middle Design Guidelines th at would compliment proposed approaches to zoning for missing middle housing forms in Victoria.

QANDA

Do you have a question about the Missing Middle Housing Initiative?

Q Grace Salez

23 November 21

Affordable housing for senior is happening, but I am 74 and can't afford an apartment and would have to wait 5 to 10 years for a placement with CRD. I might well be dead by then and meanwhile I can't make rent if I retired from work. I want to retire, I'm exhausted, but on my pension and old age pension I can't even afford a bachelor!

A Privately Answered

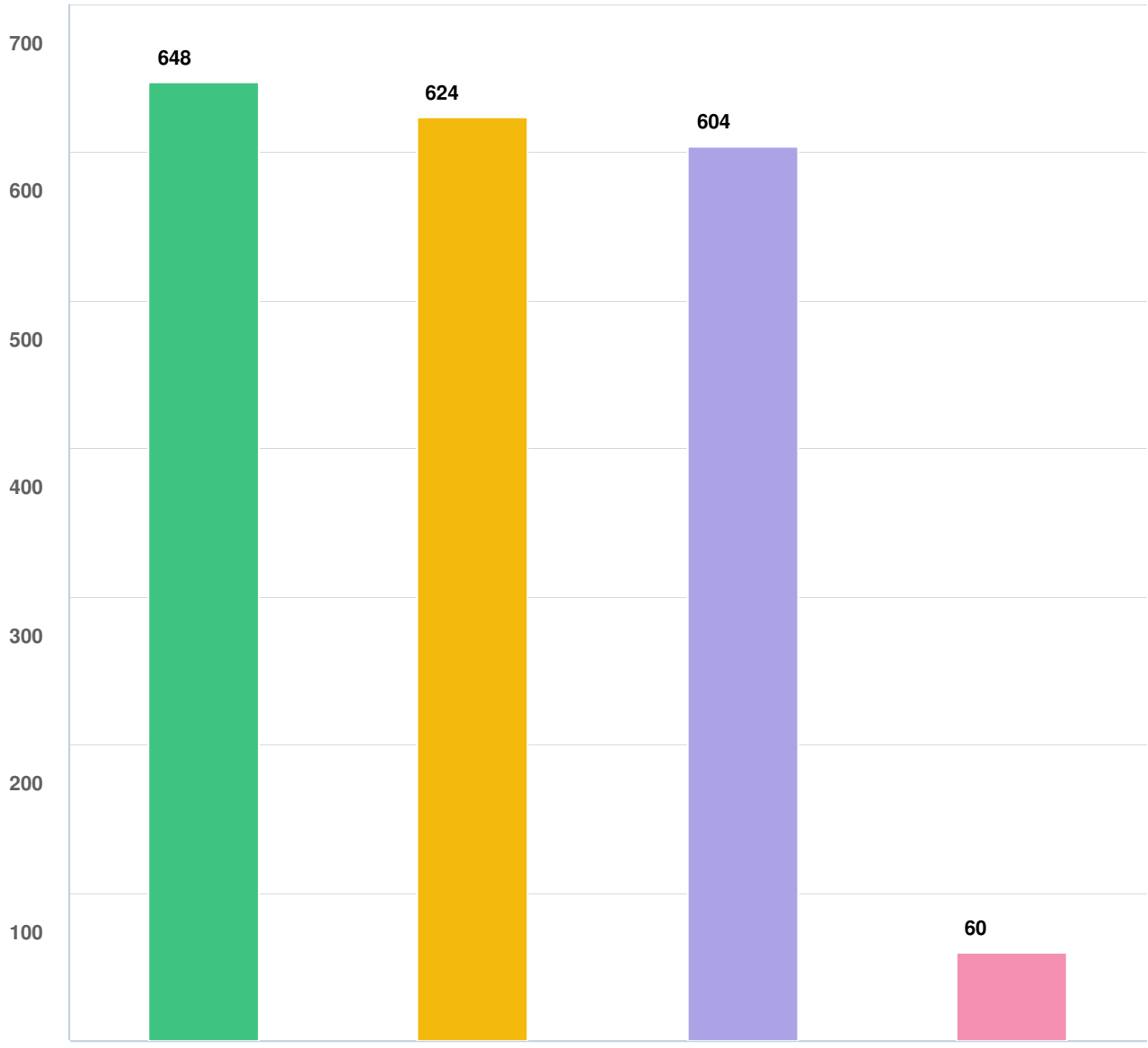
Thank you for taking the time to share your thoughts about missing middle housing. We will consider this as a part of the feedback received during this phase of engagement on the Missing Middle Housing Inititaive. Following this phase, we will be reporting back to Council on what we heard and seeking Council's direction on next steps for potential missing middle related policy and zoning changes.

ENGAGEMENT TOOL: SURVEY TOOL

Missing Middle Housing Survey Phase 2

Visitors 1271	Contributors 819	CONTRIBUTIONS 820

If missing middle housing is allowed in future zoning, and required to follow Council-approved design guidelines, Council could delegate Development Permit approval (i.e. design review against Council-approved guidelines) to staff in order to signi...



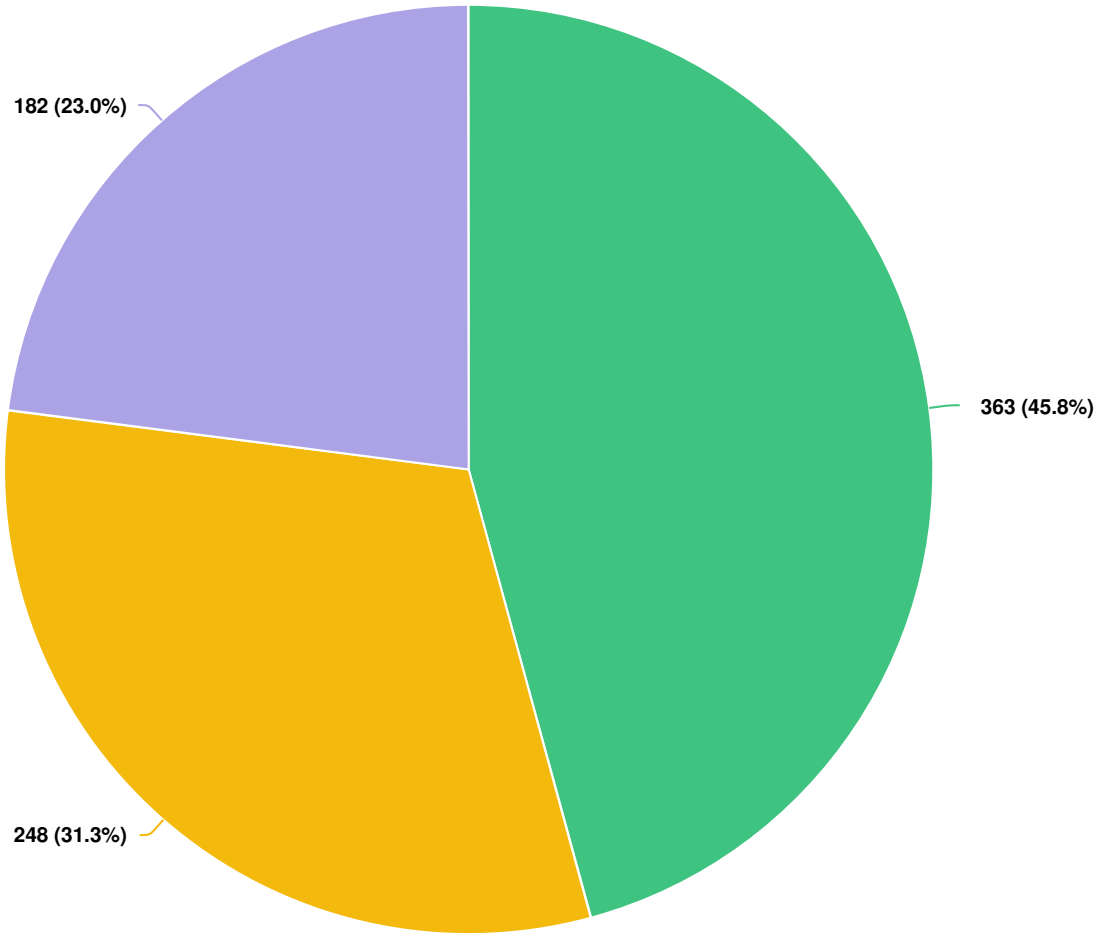
Question options

- Houseplexes (duplex, triplex, fourplexes on standard sized lots, and up to sixplexes where larger lots can comfortably accommodate them)
- Townhouses
- Heritage conserving infill
- None

Optional question (791 response(s), 29 skipped)

Question type: Checkbox Question

Imagine you are a future resident of newly created missing middle housing. Do you feel the proposed approach…



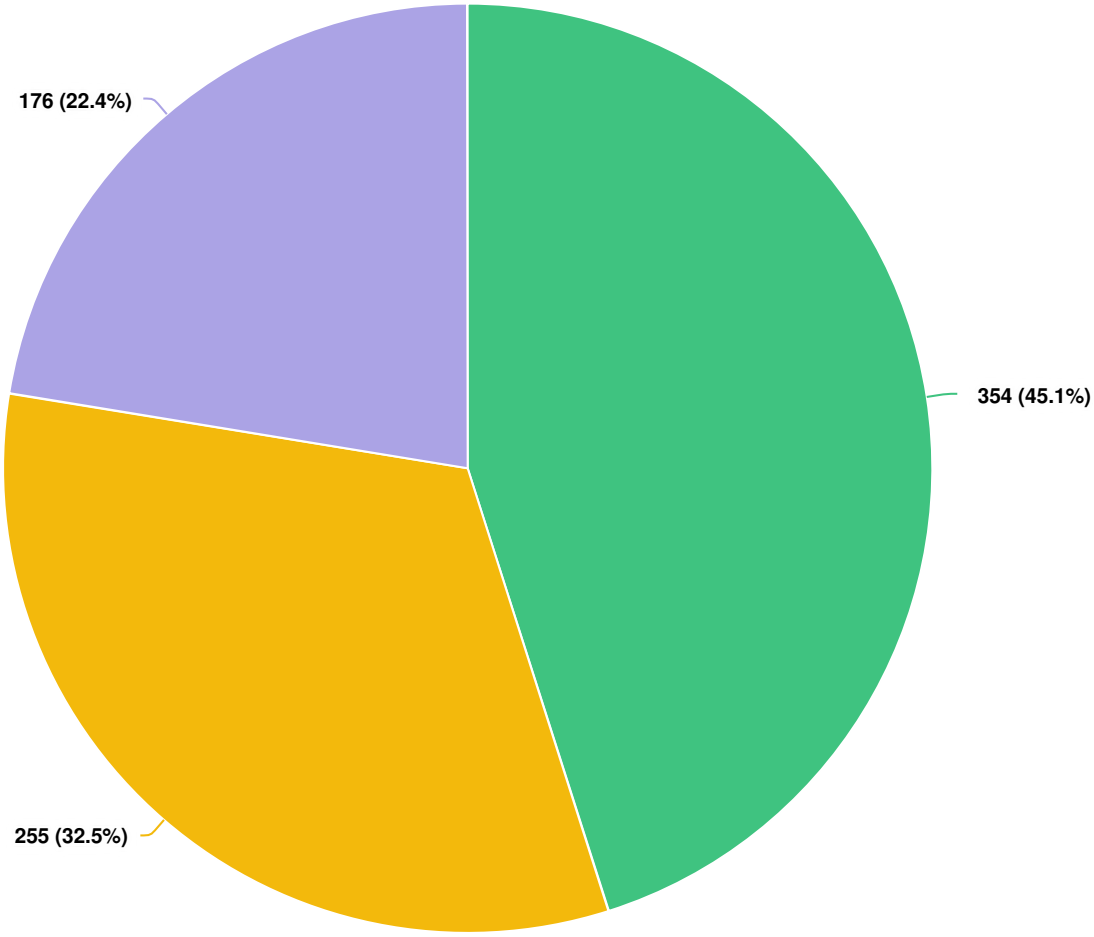
Question options

- Is just right
- Needs more of a focus on green space, trees, and car-lite living, less on-site parking
- Needs more of a focus on making on-site parking available, with fewer trees, and less green space

Optional question (793 response(s), 27 skipped)

Question type: Radio Button Question

Imagine you are a future neighbour of newly created missing middle housing. Do you feel the proposed approach…



Question options

- Is just right
- Needs more of a focus on green space, trees and car-lite living, with less on-site parking
- Needs more of a focus on making on-site parking available, with fewer trees and less green space

Optional question (785 response(s), 35 skipped)

Question type: Radio Button Question

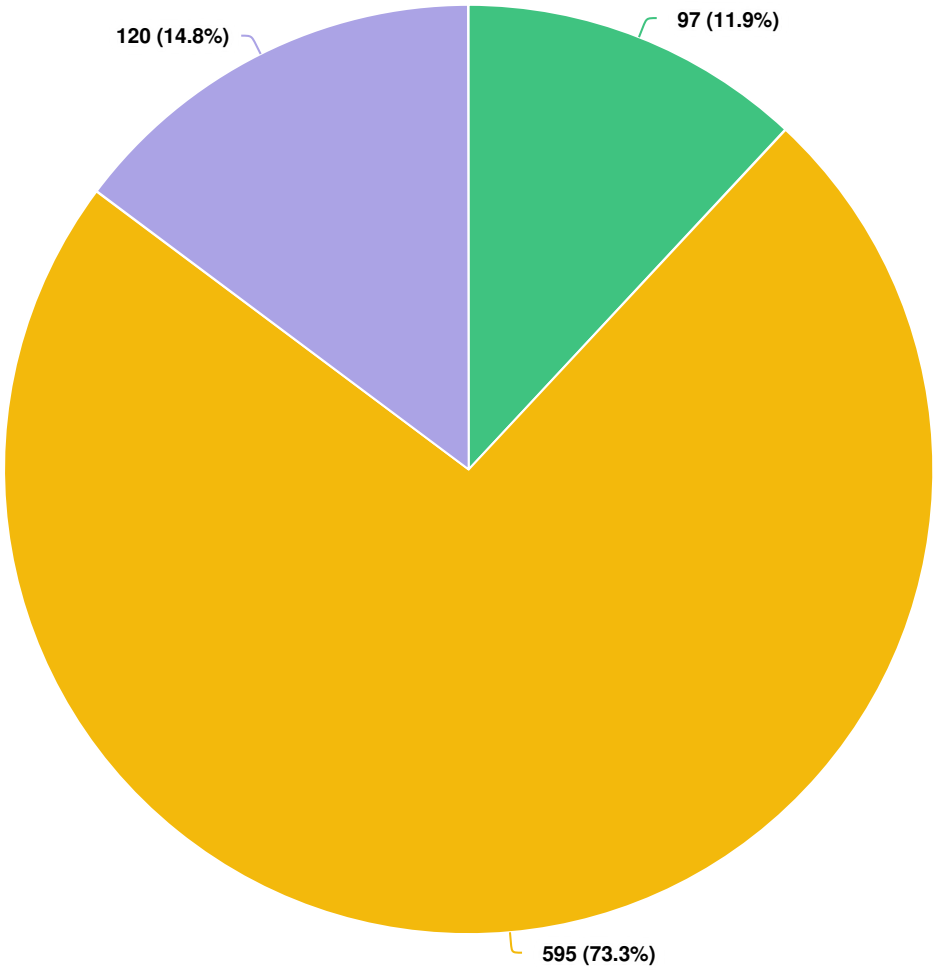
Which of the following things would make it easier for you to live a car-lite lifestyle, regardless of where you live, while also helping reduce the demand for on street parking?(Please rank in order of most to least helpful with 1 being the most h...

OPTIONS	AVG. RANK
Living a short walk from daily needs (e.g. grocery, parks, services, and employment opportunities)	2.37
Living near frequent transit	3.52
Living near a cycling route	4.40
Improved pedestrian connections like crosswalks and public seating	5.09
Car share services, memberships, and credits	5.22
Bus passes	5.40
Enhanced bike parking, such as space for electric and cargo bikes and maintenance areas	5.57
On-street parking permit program in high demand locations	5.77
Paying for off-street parking (e.g. parking costs separated from housing costs)	6.94

Optional question (790 response(s), 30 skipped)

Question type: Ranking Question

Do you support allowing three storeys with a requirement for at least one adaptable unit?



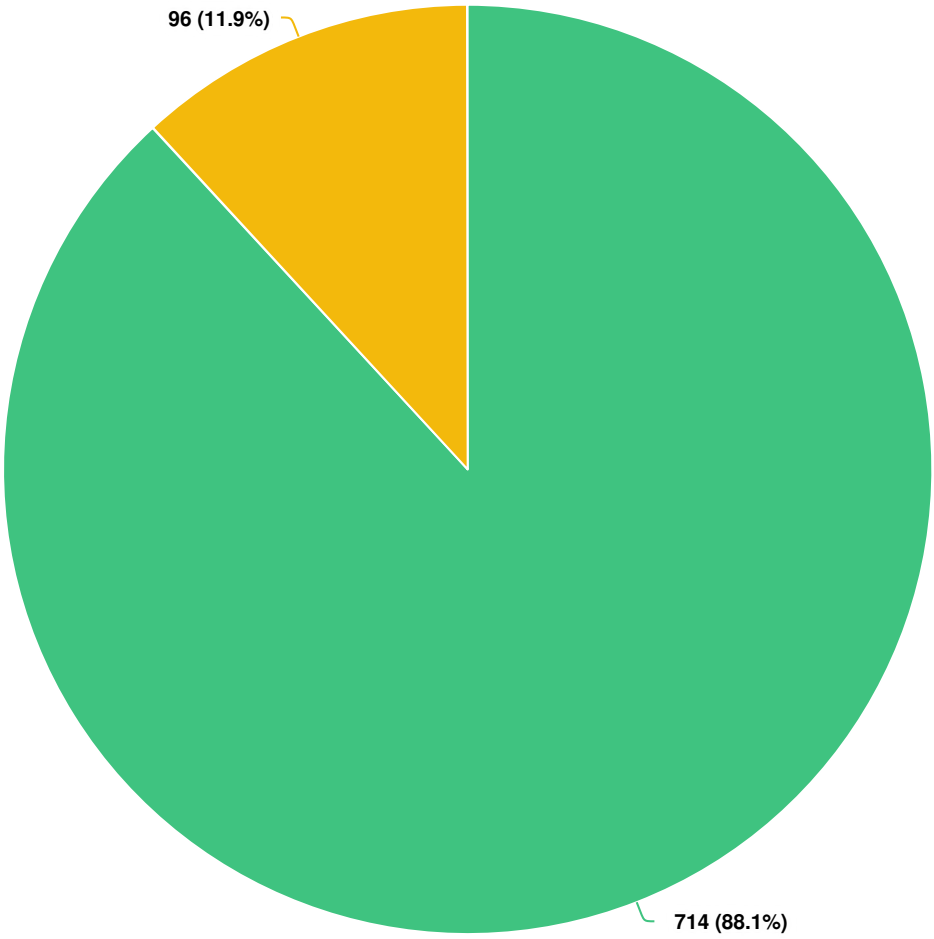
Question options

- Yes, only in townhomes
- Yes, in townhomes and houseplexes (duplexes, triplexes, fourplexes, etc.)
- No, I would prefer that missing middle homes be built to a maximum of two and a half stories, even if adaptable units are not possible

Optional question (812 response(s), 8 skipped)

Question type: Radio Button Question

Do you agree with the proposed approach to allow new heritage conserving infill housing, as an addition or separate building, on the same lot as a newly designated heritage home to incentivize heritage conservation?



Question options

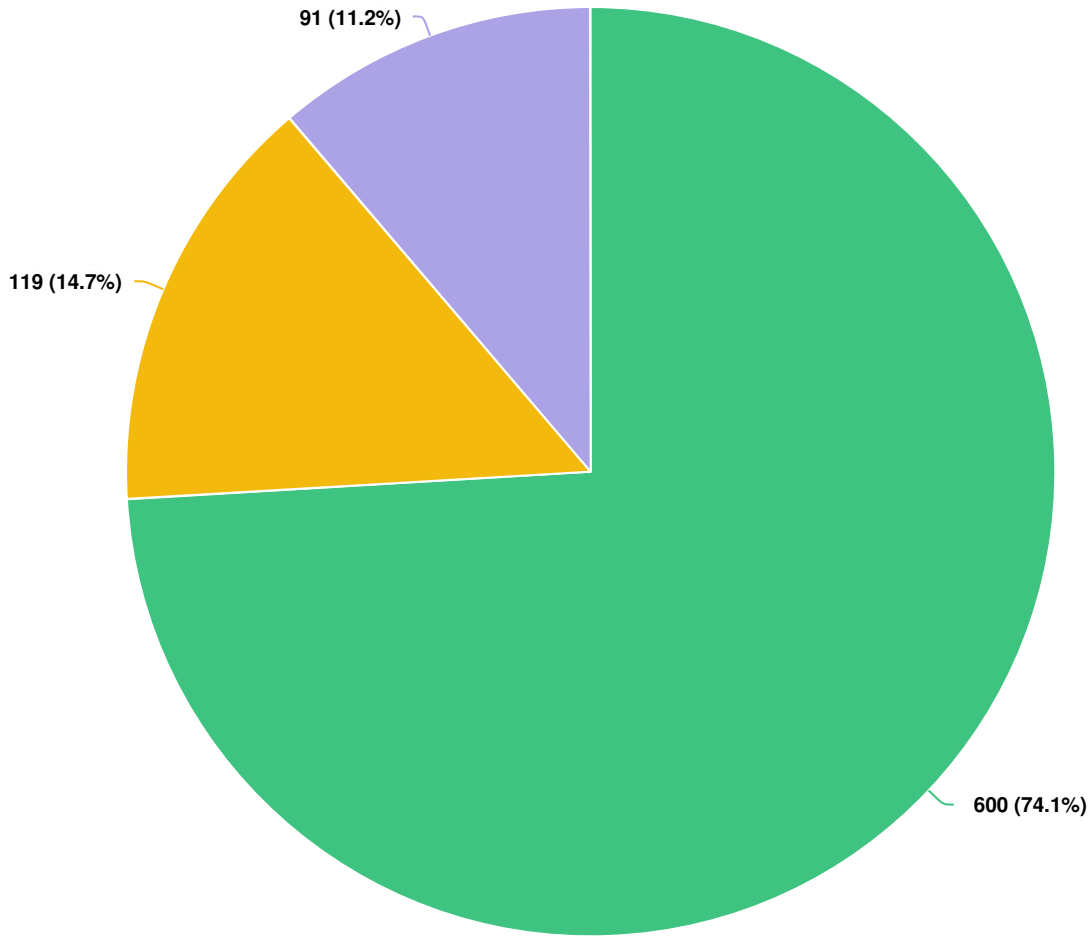
Yes

No, infill housing behind heritage buildings does not fit

Optional question (810 response(s), 10 skipped)

Question type: Radio Button Question

Do you support the proposed change of allowing small apartments to be up to three storeys when they are located on the edge of areas where the Official Community Plan supports taller buildings (four to six story buildings)?



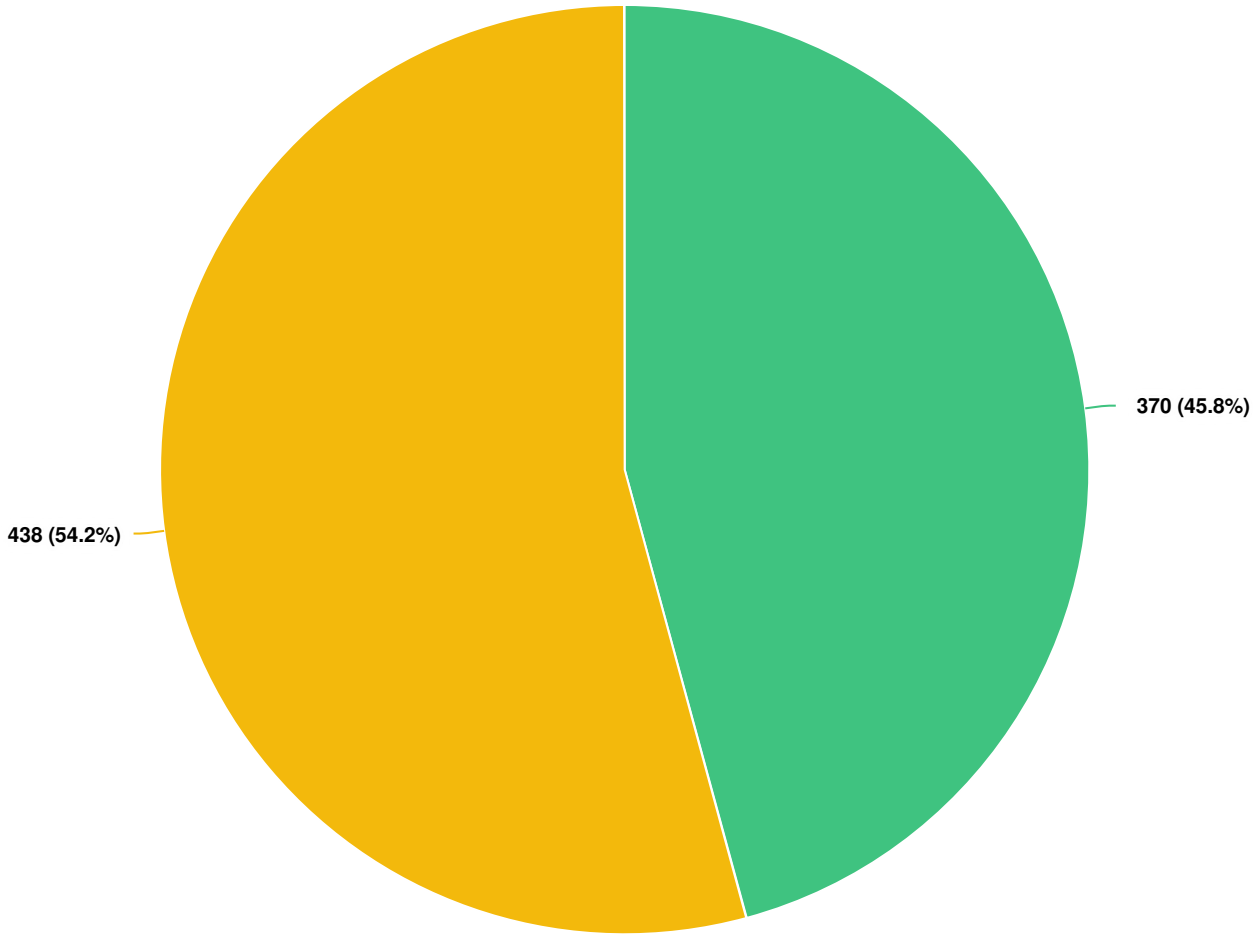
Question options

- Yes, I agree with this change.
- I support this, but have some comments (tell us more below)
- No, I do not agree with this change (tell us more below)

Optional question (810 response(s), 10 skipped)

Question type: Radio Button Question

Would you be interested in participating in a focus group about missing middle and family or senior housing considerations? The commitment would include reviewing some material in advance and participating in one or two online discussions facilitat...



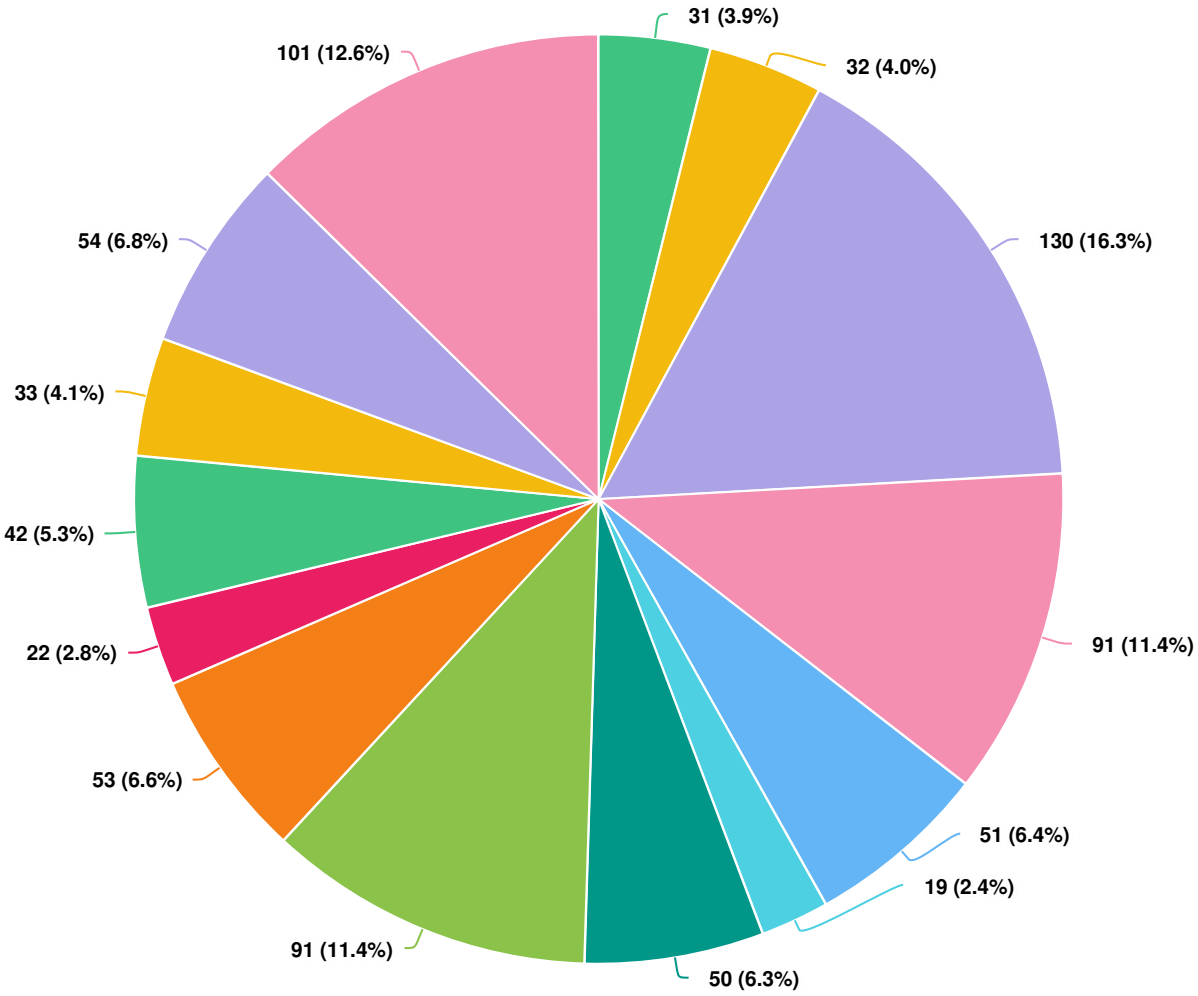
Question options

Yes No

Optional question (808 response(s), 12 skipped)

Question type: Radio Button Question

Which Victoria neighbourhood do you live in?



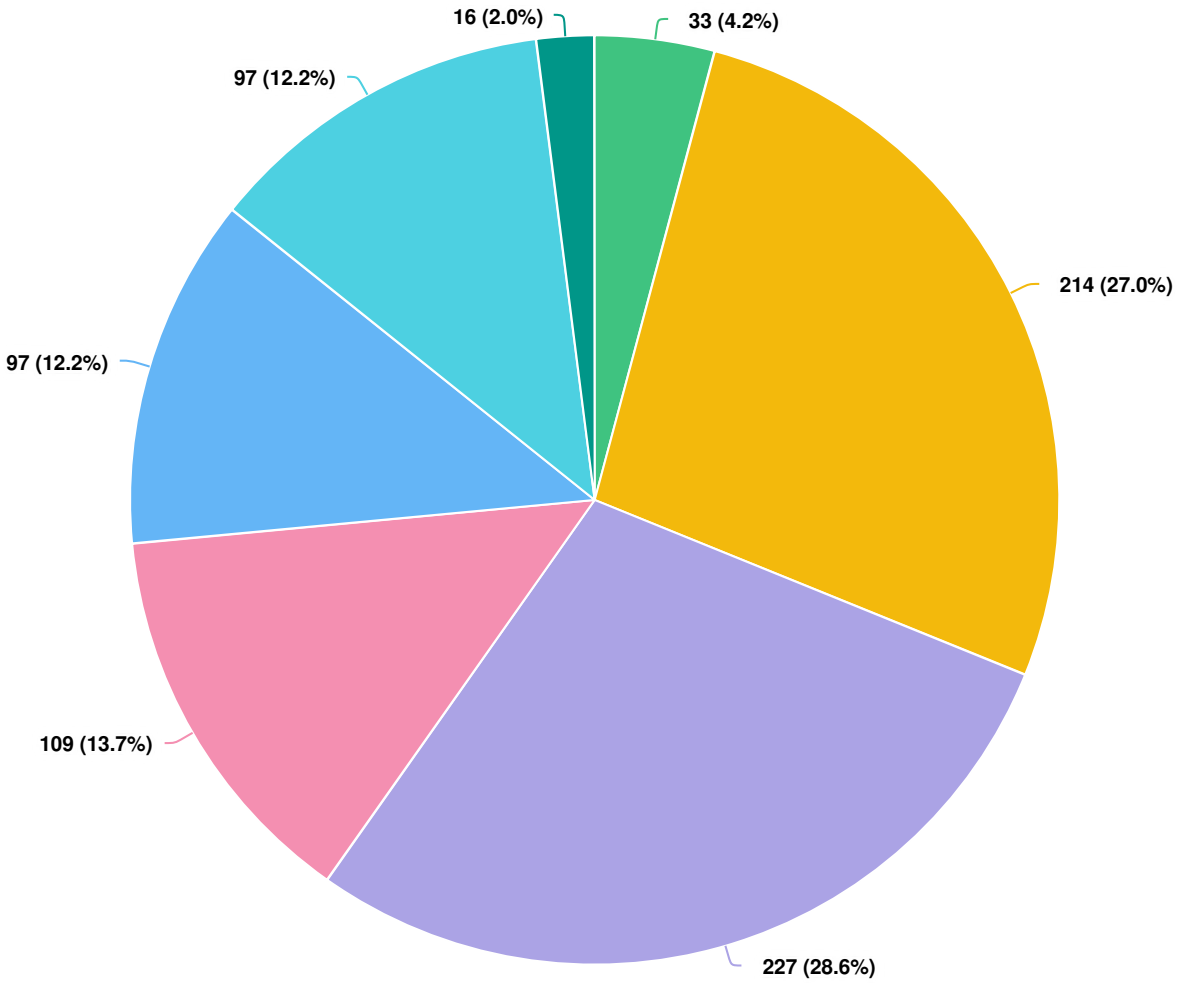
Question options

Burnside Gorge, Downtown, Fairfield, Fernwood, Gonzales, Harris-Green, Hillside-Quadra, James Bay, Jubilee, North Park, Oaklands, Rockland, Victoria West, I live in another neighbourhood (please specify)

Optional question (800 response(s), 20 skipped)

Question type: Radio Button Question

Please select one of the following age ranges:



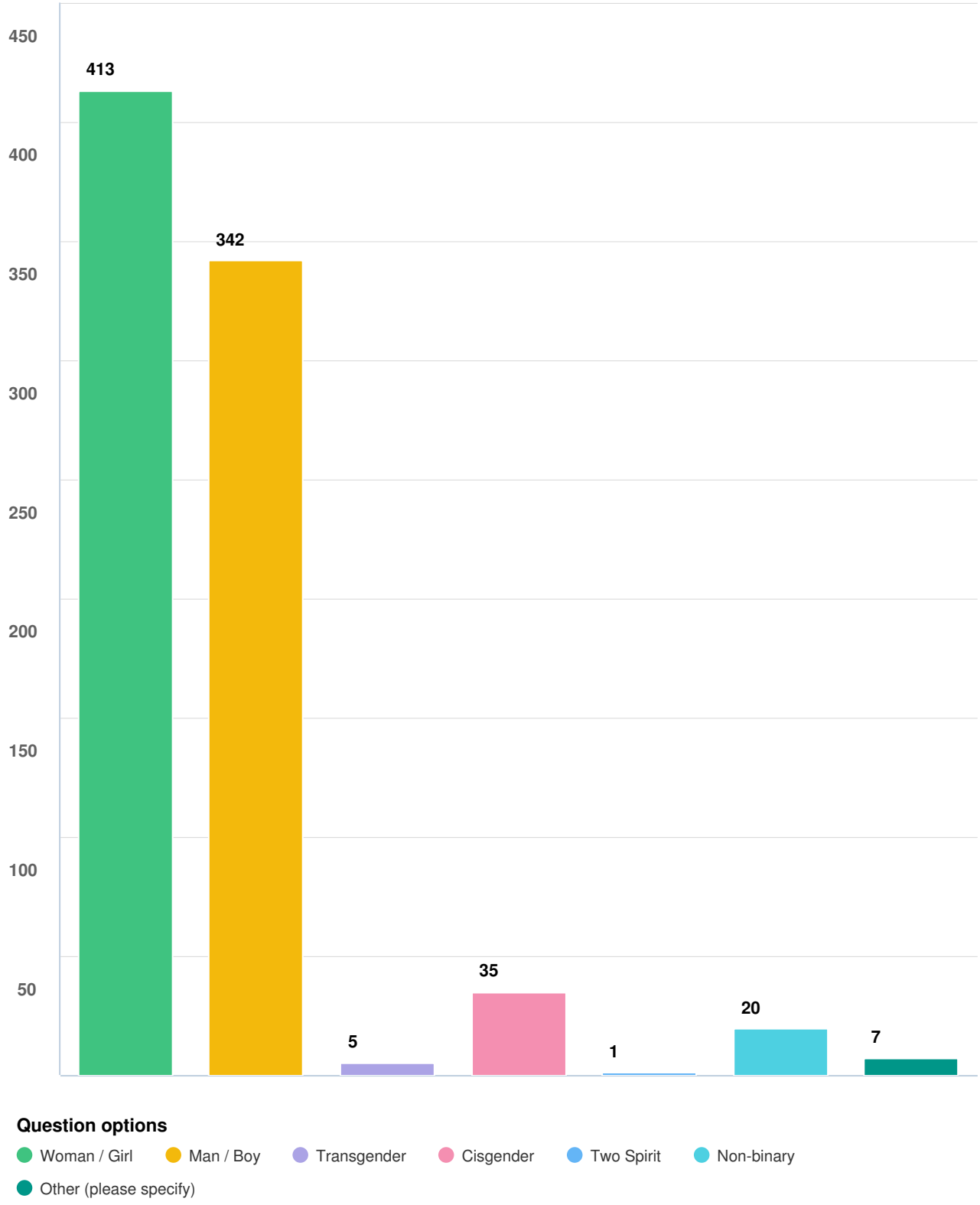
Question options

14 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 -74 75 - 84

Optional question (793 response(s), 27 skipped)

Question type: Radio Button Question

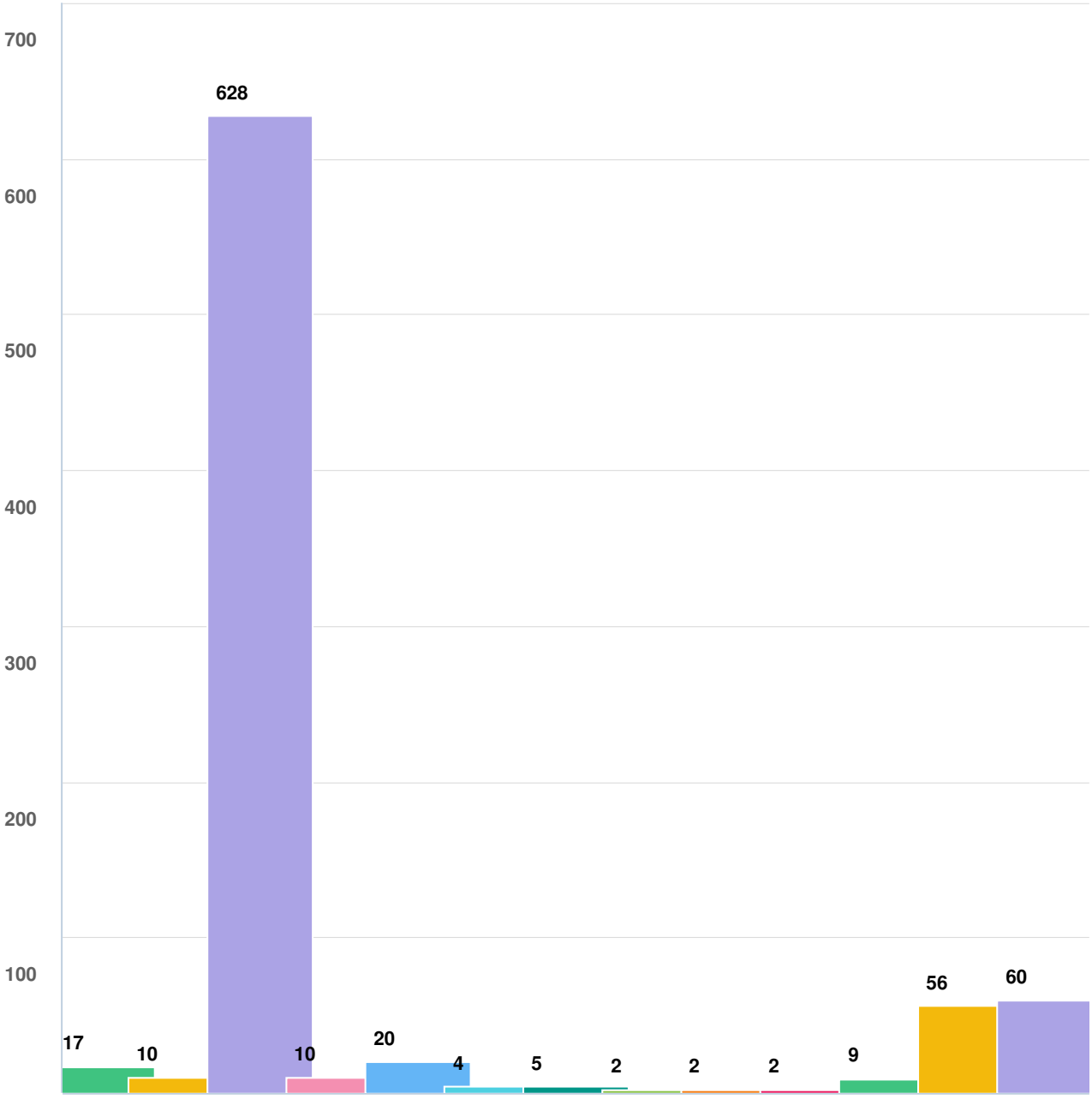
How would you describe your gender identity? (Please select all that apply)



Optional question (785 response(s), 35 skipped)

Question type: Checkbox Question

What is your ethnicity? (Please select all that apply to you)



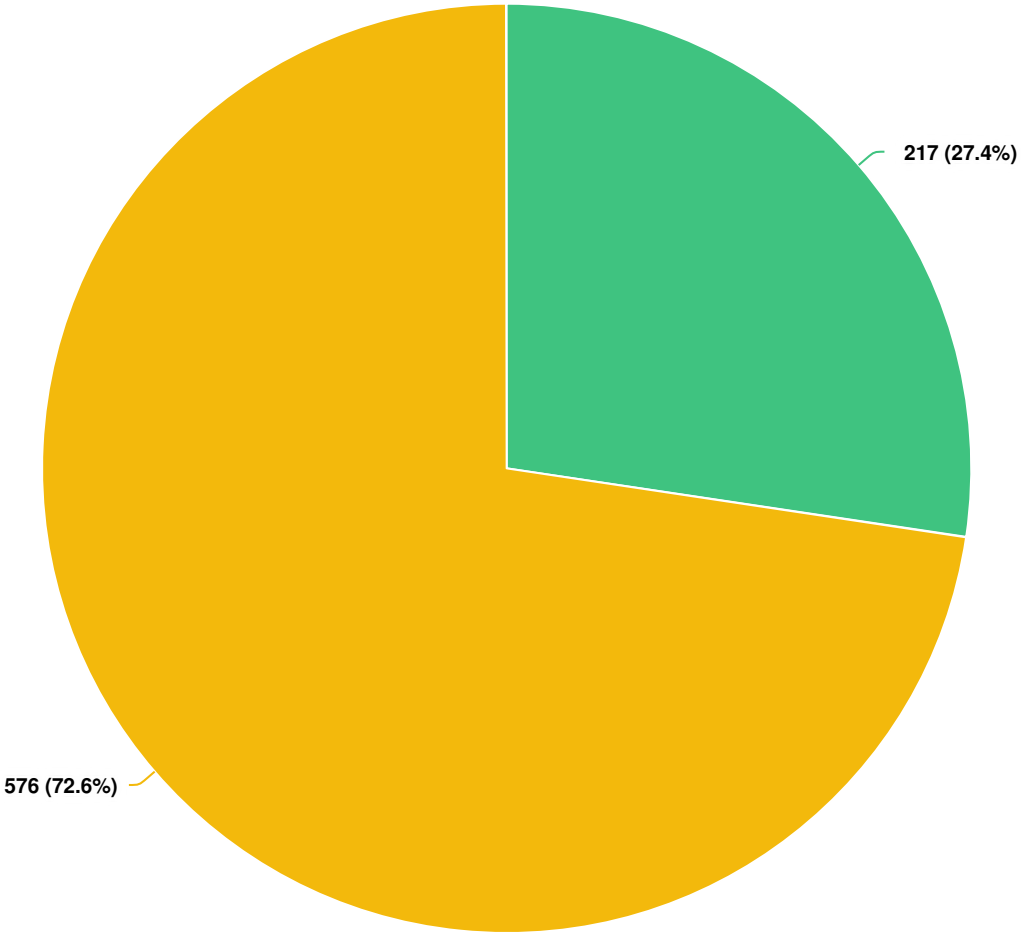
Question options

First Nation
Metis
European (i.e., French, British, Dutch)
South Asian (i.e., Indian, Pakistani, Sri Lankan)
East Asian (e.g., Chinese, Japanese, Korean)
Southeast Asian (e.g., Filipino, Vietnamese, Cambodian, Laotian, Thai)
West Asian (e.g., Iranian, Syrian, Afghan, Saudi Arabian))
African (e.g., Nigerian, Somali, Senegalese)
Caribbean (e.g., Jamaican, Guyanese, Trinidadian)
North African (e.g., Egyptian, Algerian)
Latin American (e.g., Brazilian, Colombian, Mexican)
Prefer not to say
Other (please specify)

Optional question (785 response(s), 35 skipped)

Question type: Checkbox Question

Have you moved to Victoria in the past five years?



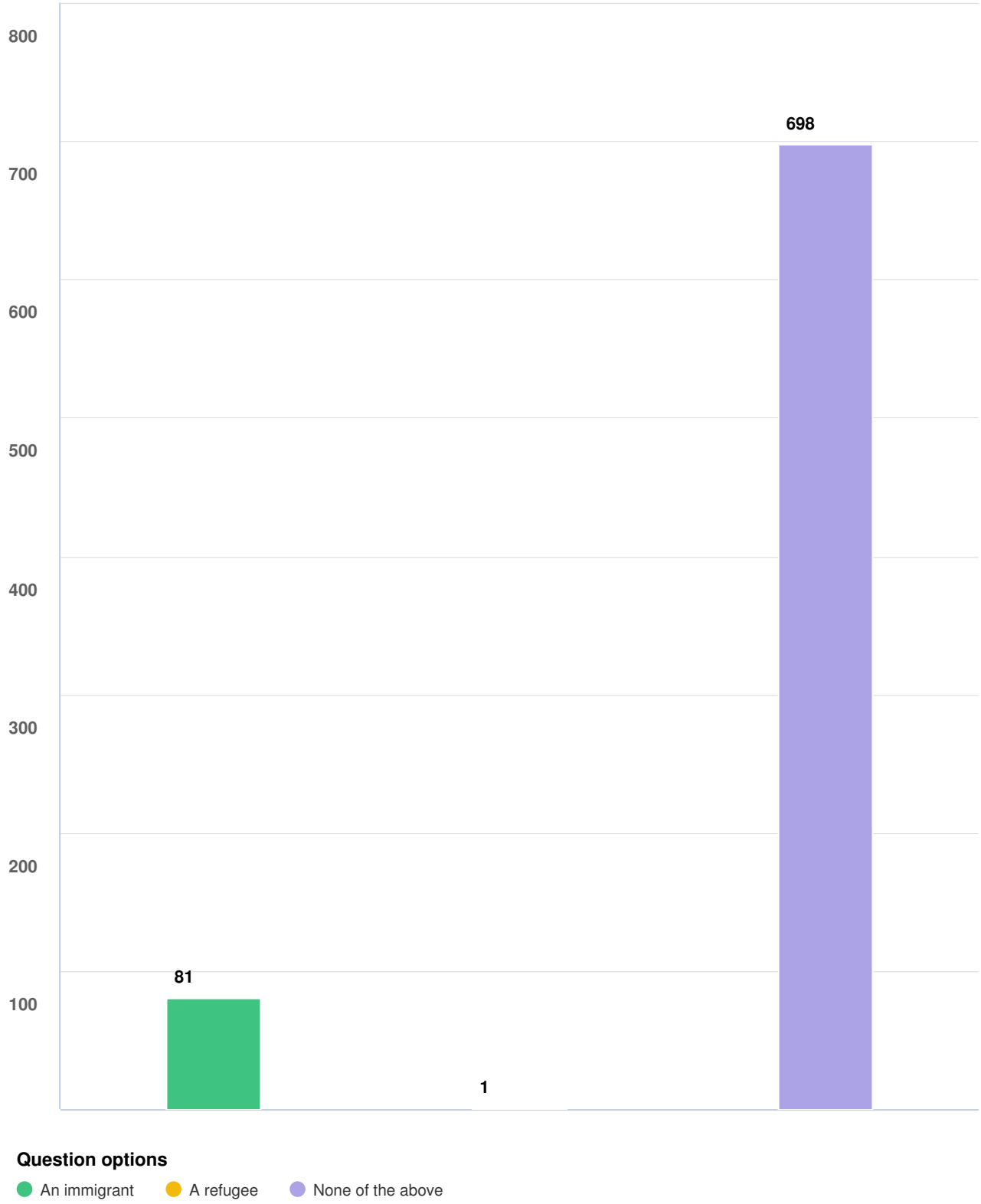
Question options

Yes No

Optional question (793 response(s), 27 skipped)

Question type: Radio Button Question

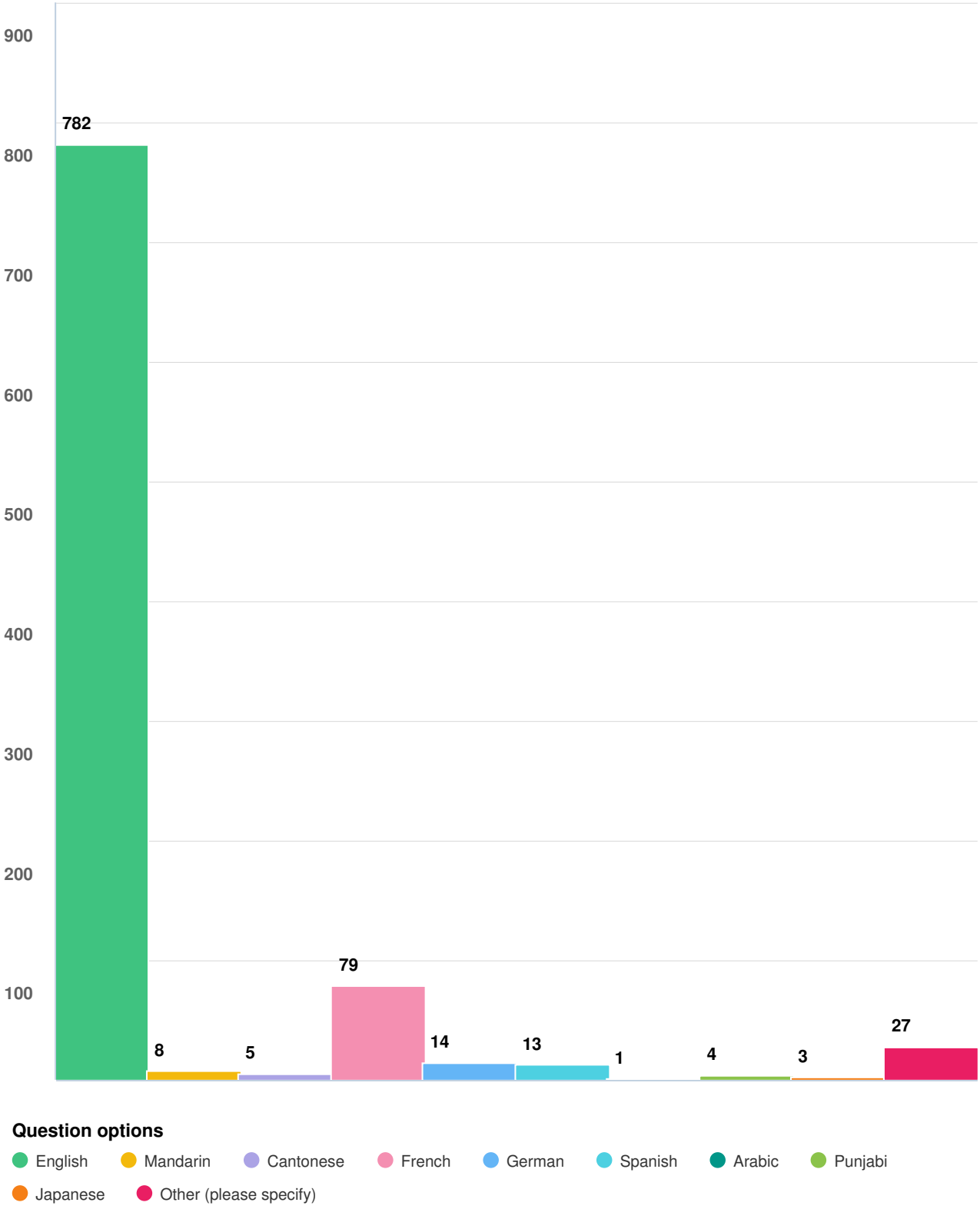
Do you identify as being: (select all that apply)



Optional question (779 response(s), 41 skipped)

Question type: Checkbox Question

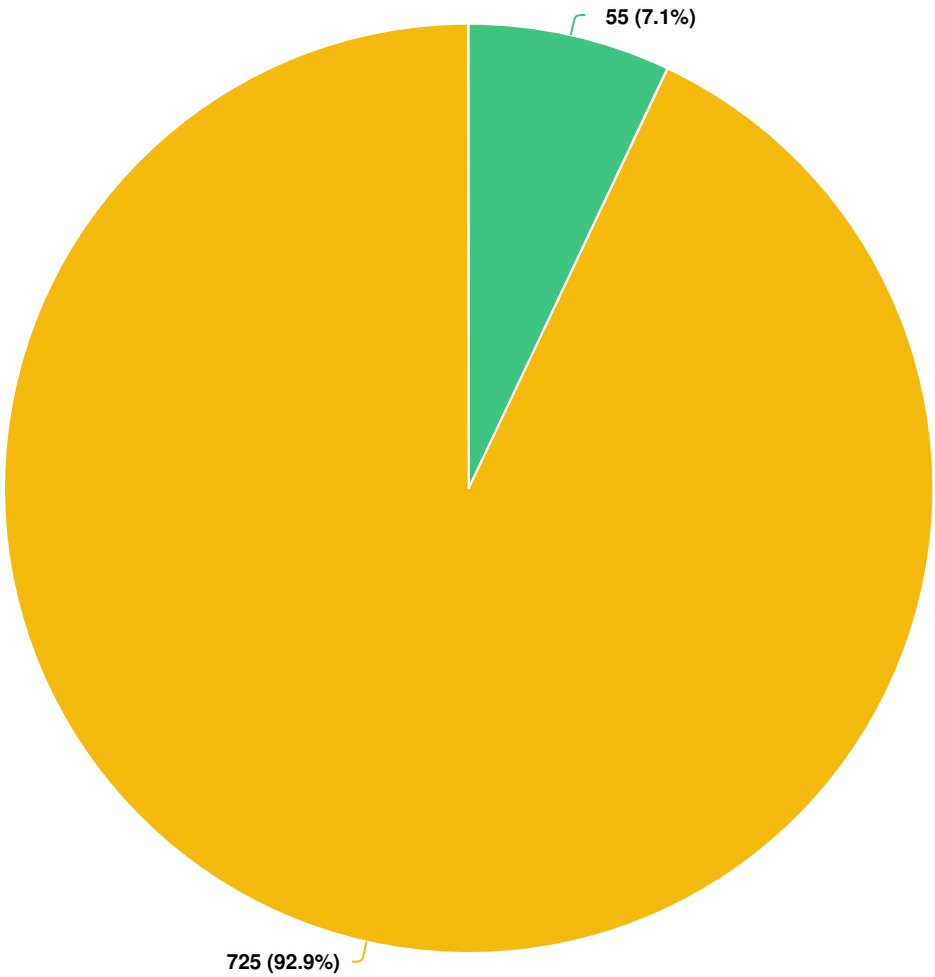
Which language(s) do you speak at home? (Select all that apply)



Optional question (797 response(s), 23 skipped)

Question type: Checkbox Question

Would it help you if City documents were translated into other languages?



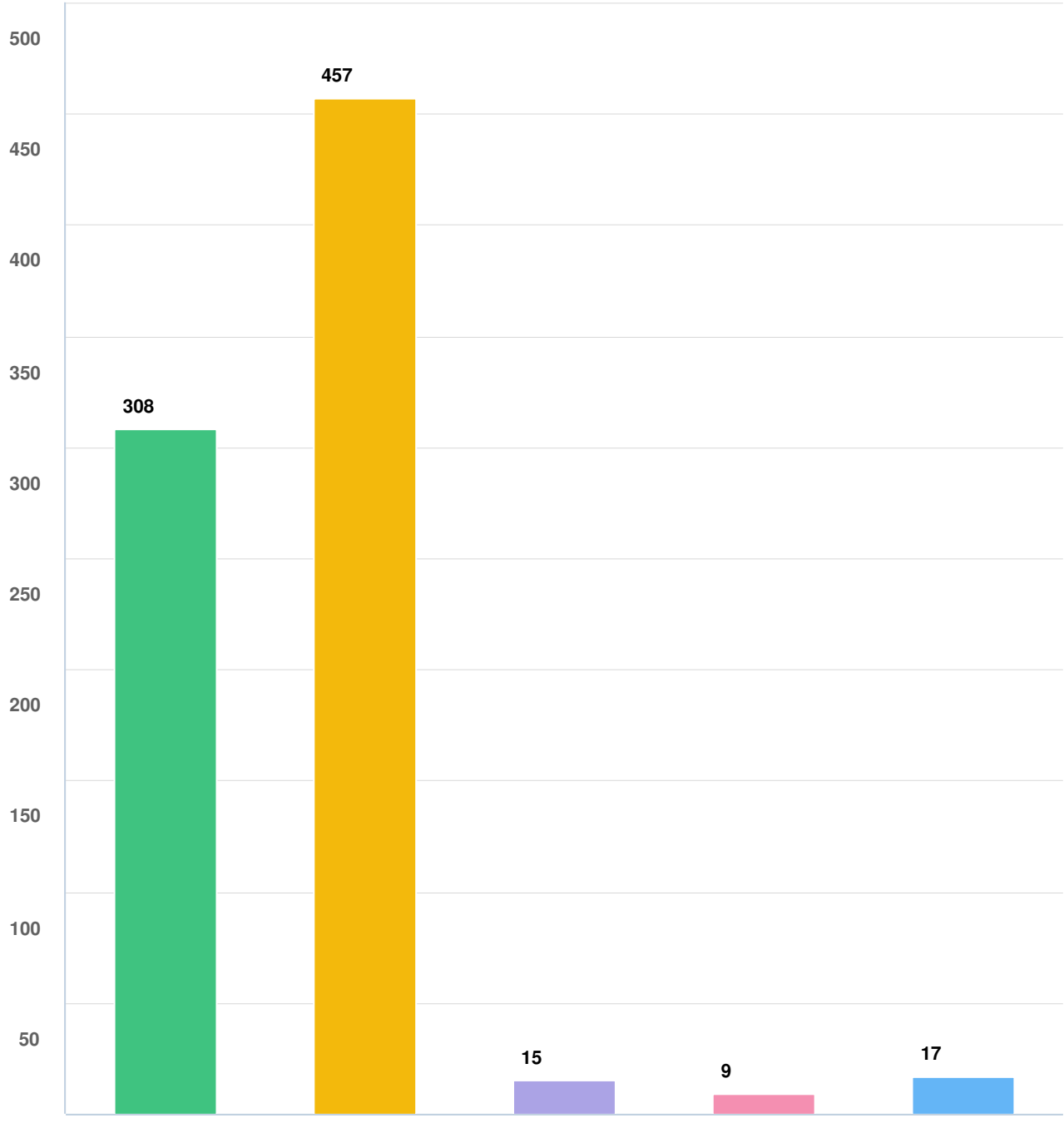
Question options

Yes No

Optional question (780 response(s), 40 skipped)

Question type: Radio Button Question

What is your current housing situation?



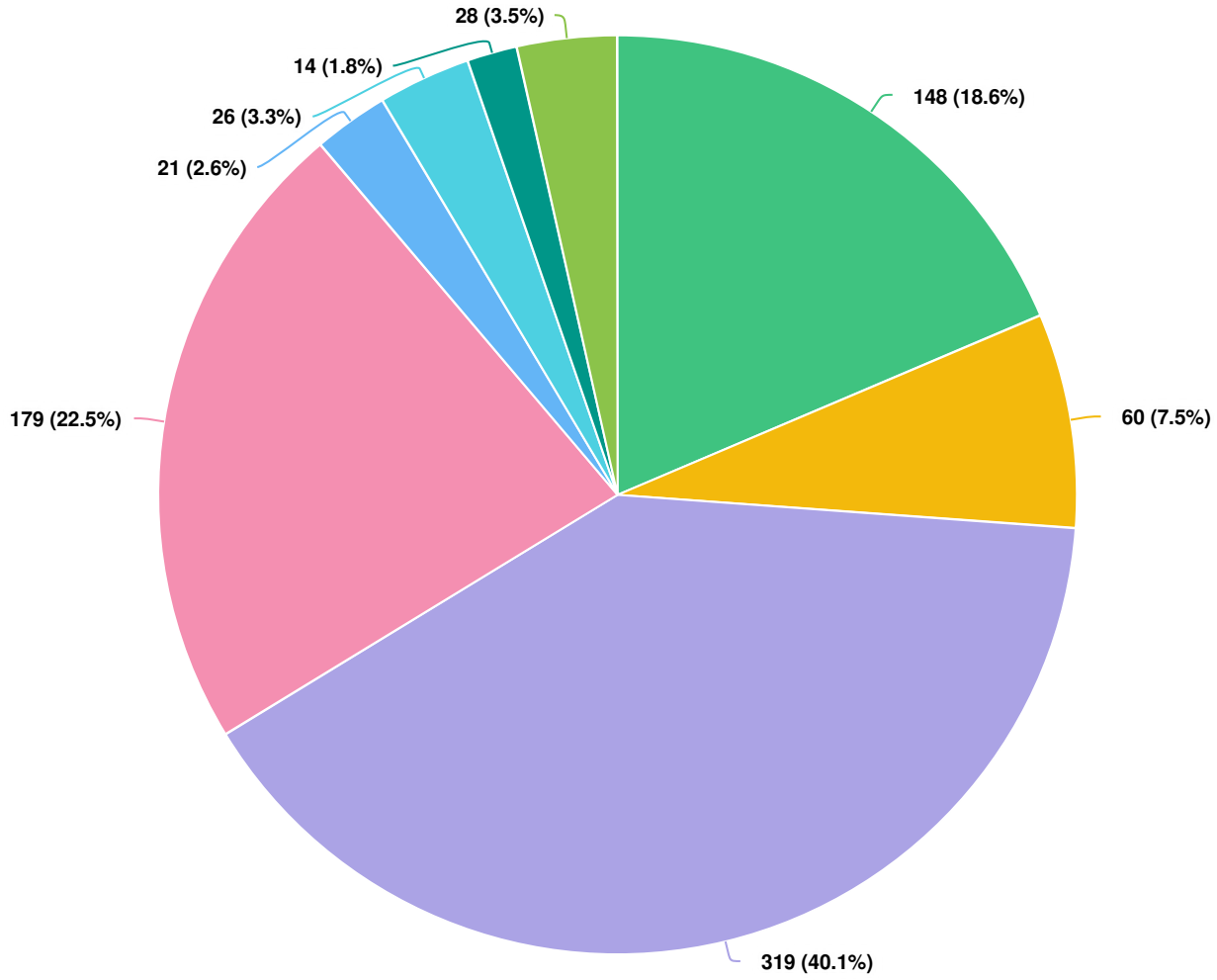
Question options

- Rent
- Own
- Affordable or Below-market rental, co-ops
- Currently lack stable housing (for example, staying with a friend, living in emergency shelters, transitional housing or are without a home)
- Other (please specify)

Optional question (796 response(s), 24 skipped)

Question type: Checkbox Question

Which description best describes your household size?



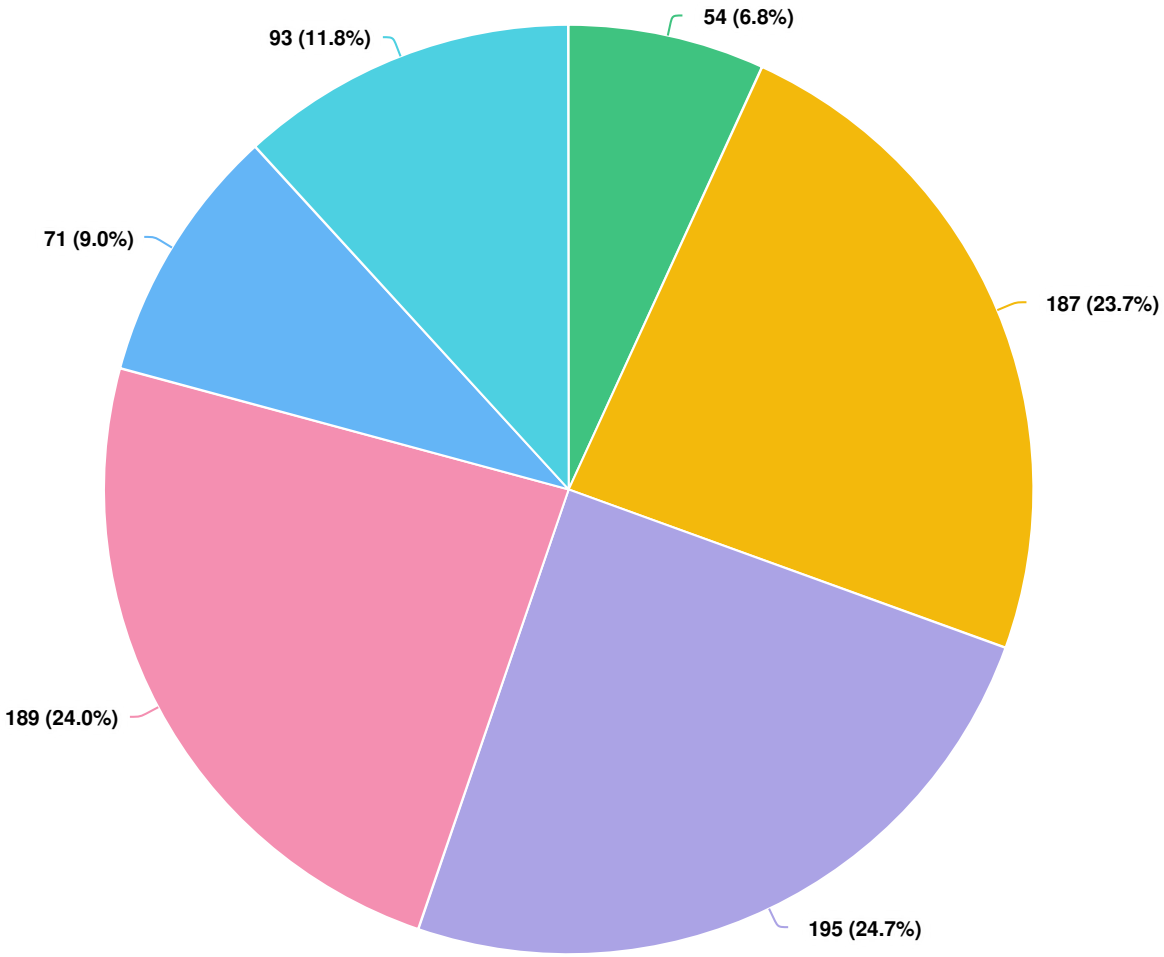
Question options

- I live alone.
- I live with one or more roommates.
- I live with my partner/spouse.
- I live with my partner/spouse and one or more children.
- I am a single parent with one or more children.
- I live in a multigenerational family with parents, grandparents (etc) and children.
- We are two or more families sharing the same home.
- Other (please specify)

Optional question (795 response(s), 25 skipped)

Question type: Radio Button Question

What is your estimated household income (the total income of all the people in your home before taxes)?



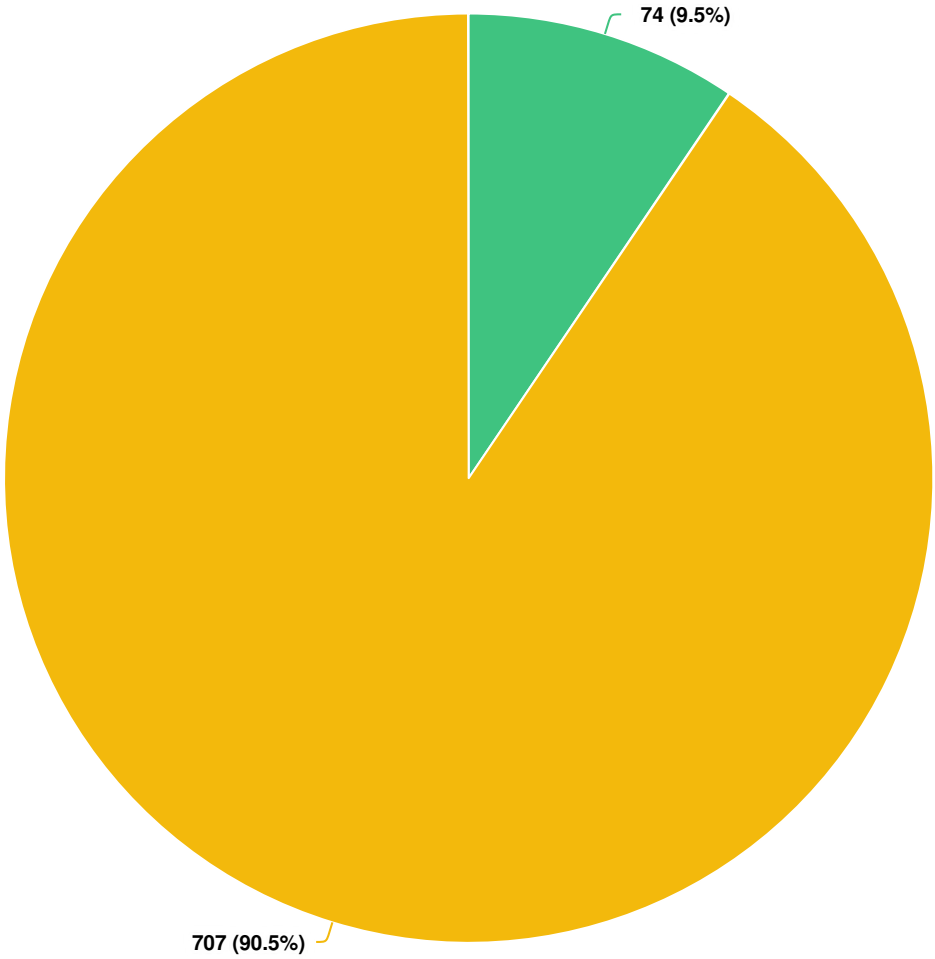
Question options

- Under $40,000
- $40,000 - $79,999
- $80,000 - $124,999
- $125,000 - $199,999
- $200,000 and over
- Prefer not to say

Optional question (789 response(s), 31 skipped)

Question type: Radio Button Question

Do you identify as being a person with a disability?



Question options

Yes No

Optional question (781 response(s), 39 skipped)

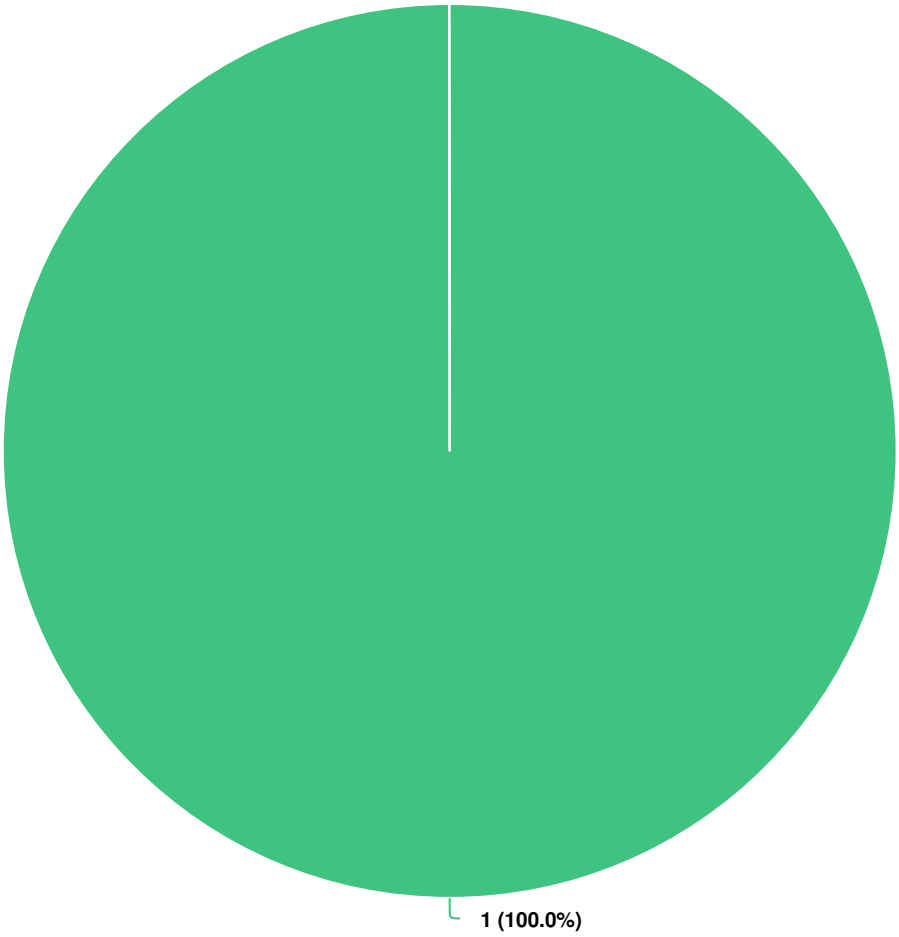
Question type: Radio Button Question

ENGAGEMENT TOOL: SURVEY TOOL

Missing Middle Housing Survey

Visitors 70	Contributors 2	CONTRIBUTIONS 2

To help us better understand who we are hearing from, please tell us a bit more about yourself.Where do you live?



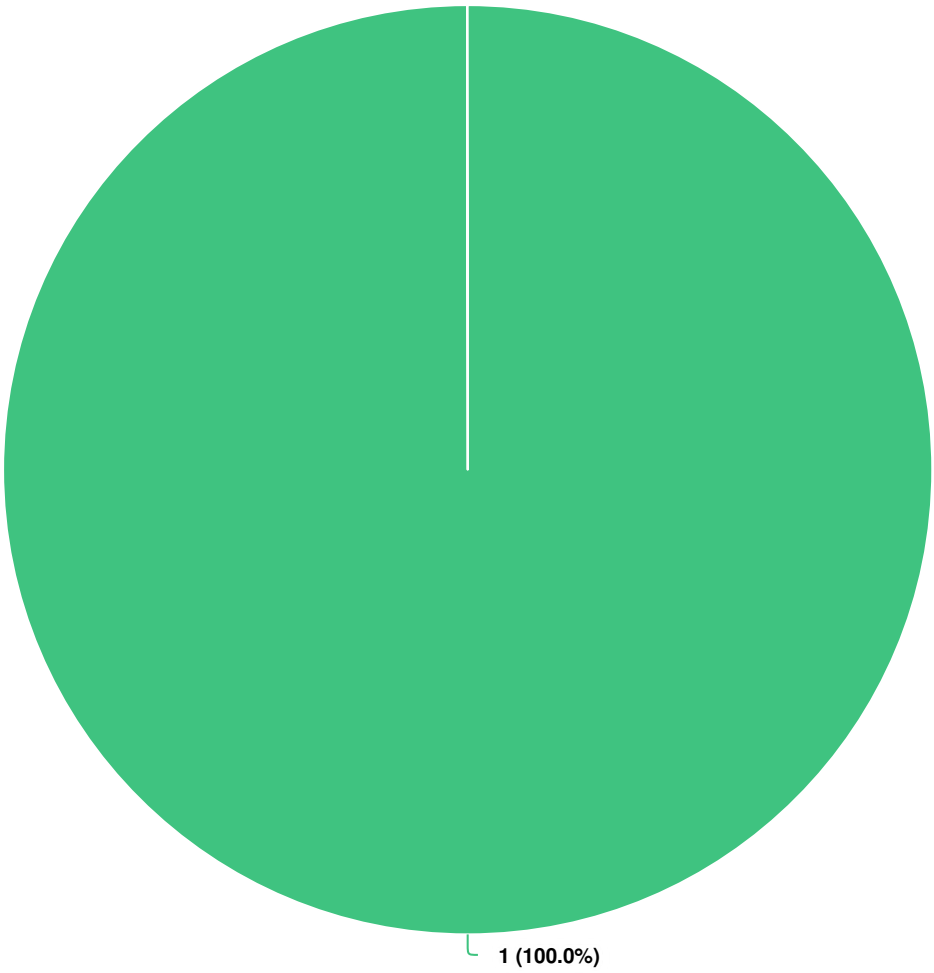
Question options

- Fernwood

Optional question (1 response(s), 1 skipped)

Question type: Radio Button Question

Please indicate your age group



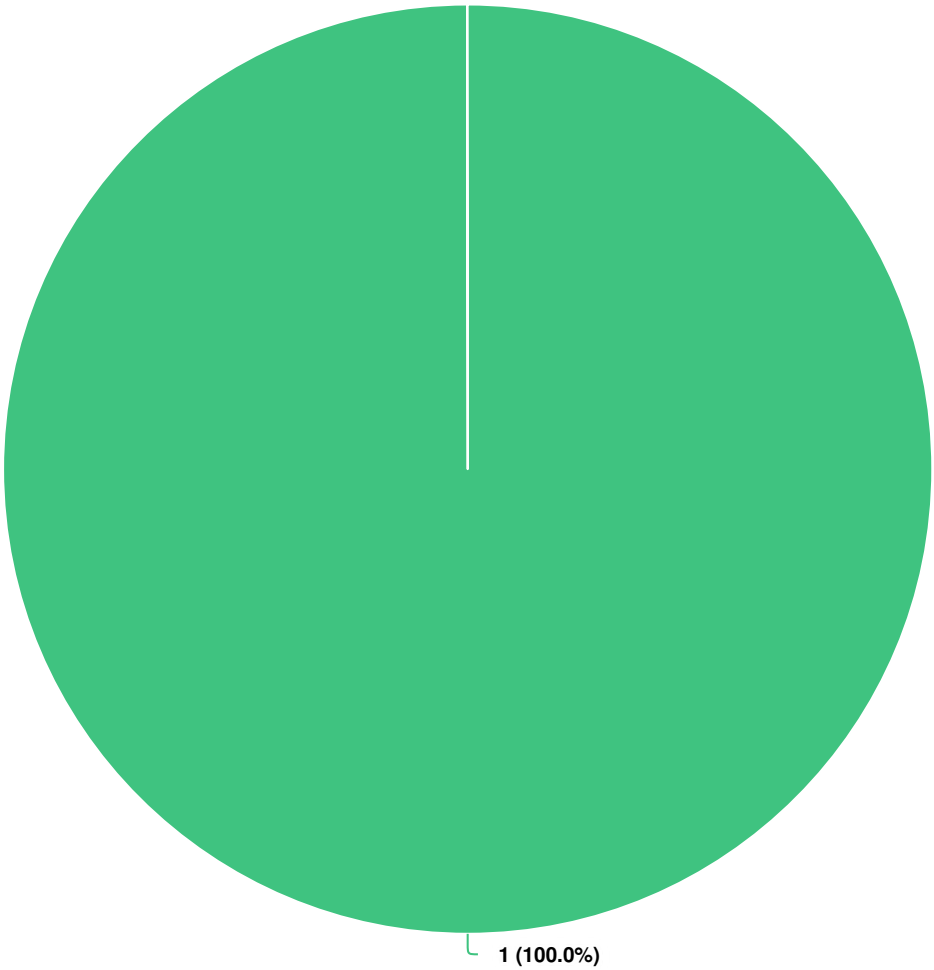
Question options

- 30-39 years

Optional question (1 response(s), 1 skipped)

Question type: Radio Button Question

How long have you lived in Victoria?



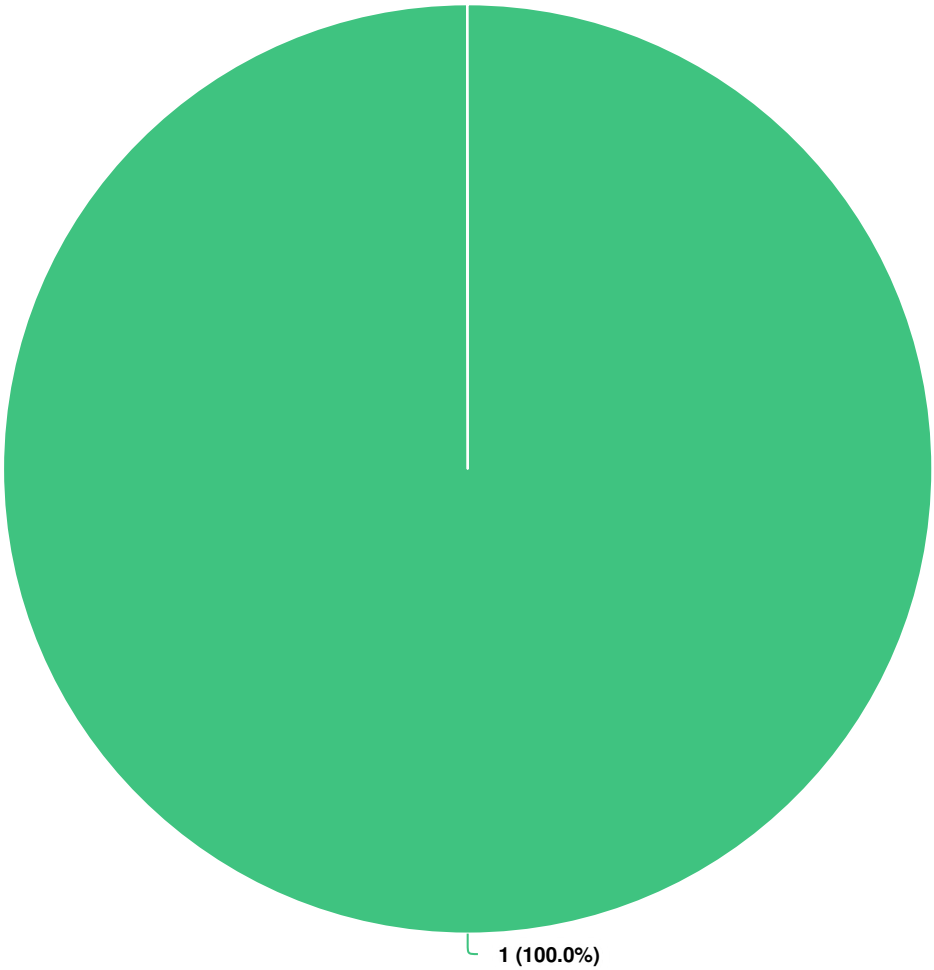
Question options

- Less than one year

Optional question (1 response(s), 1 skipped)

Question type: Radio Button Question

Please select the type of income that best describes your household:



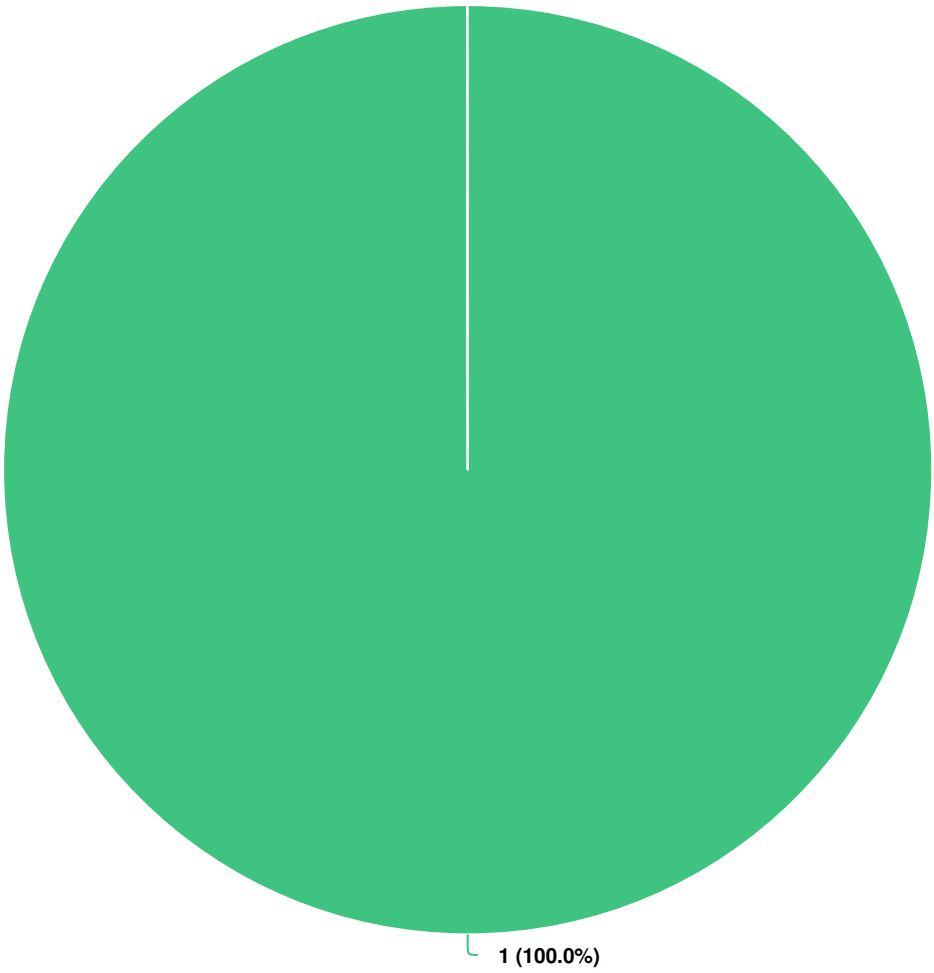
Question options

- Dual Income Household (two income earners)

Optional question (1 response(s), 1 skipped)

Question type: Radio Button Question

How would you best describe your housing situation?



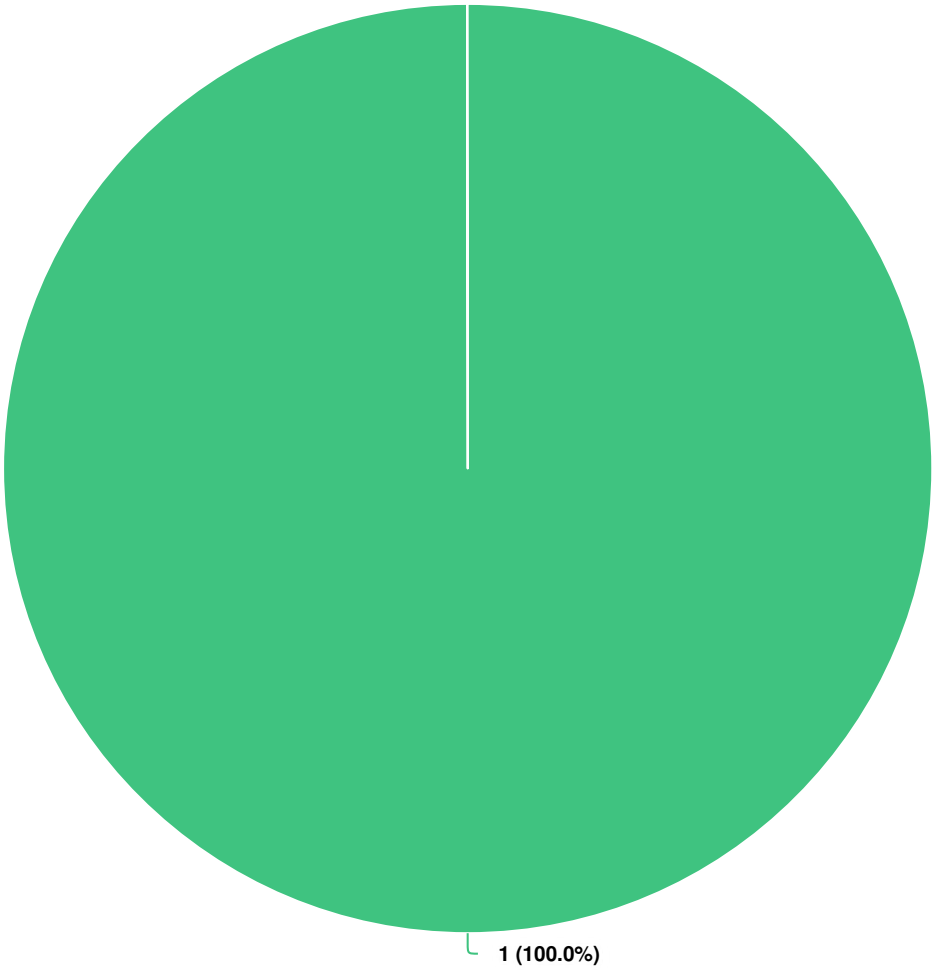
Question options

- I rent my home

Optional question (1 response(s), 1 skipped)

Question type: Radio Button Question

Which of the following best describes the type of building you live in?



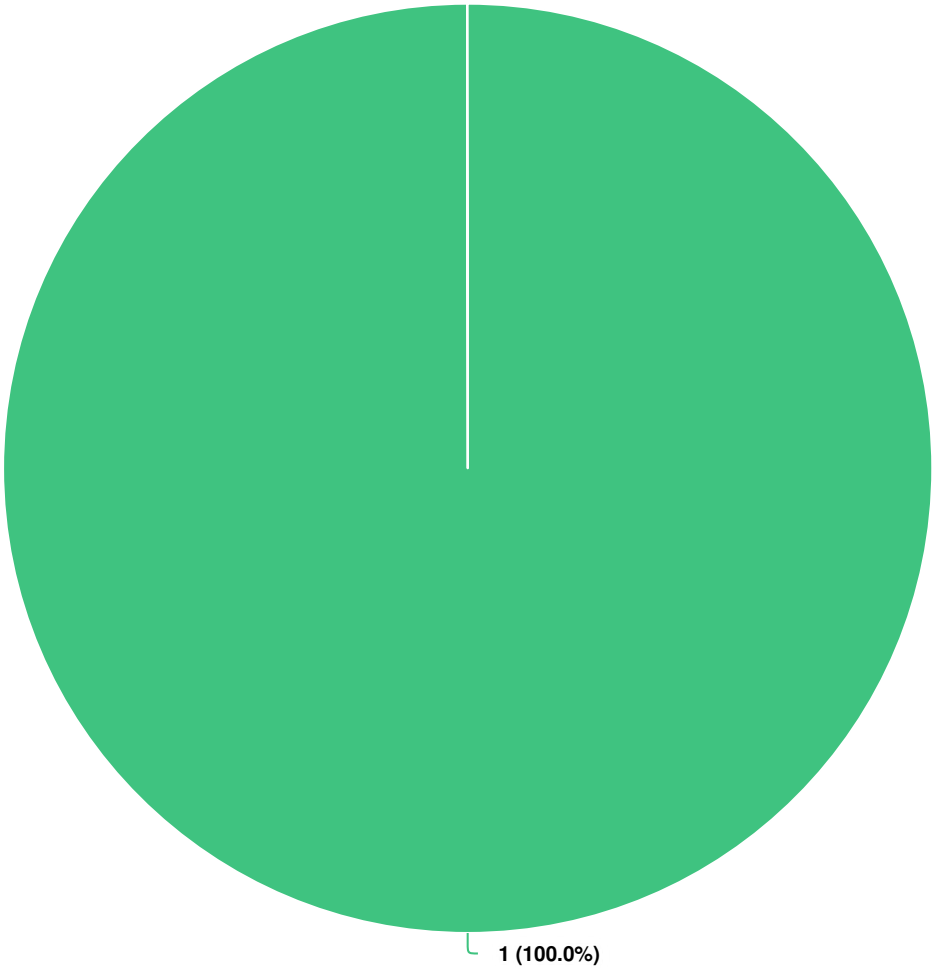
Question options

- Apartment or condo in a smaller building (three storeys or less / fourplex / etc.)

Optional question (1 response(s), 1 skipped)

Question type: Radio Button Question

Which description best describes your family size?



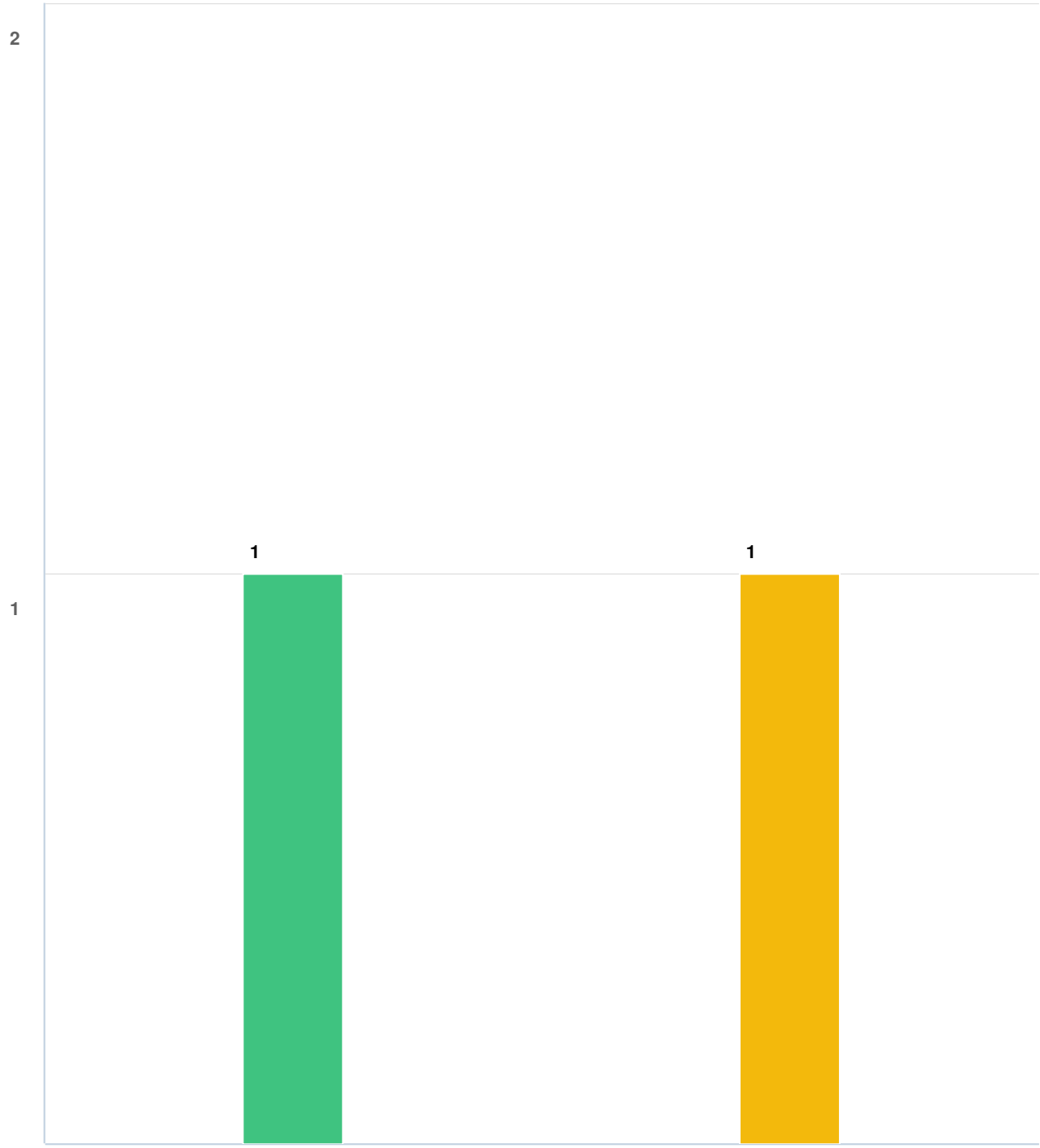
Question options

- I live with my partner/spouse and one or more children (or adult dependants)

Optional question (1 response(s), 1 skipped)

Question type: Radio Button Question

When you think about new 'missing middle' housing being built in your community, please select the top three priorities you feel are MOST important to consider? (select up to 3)



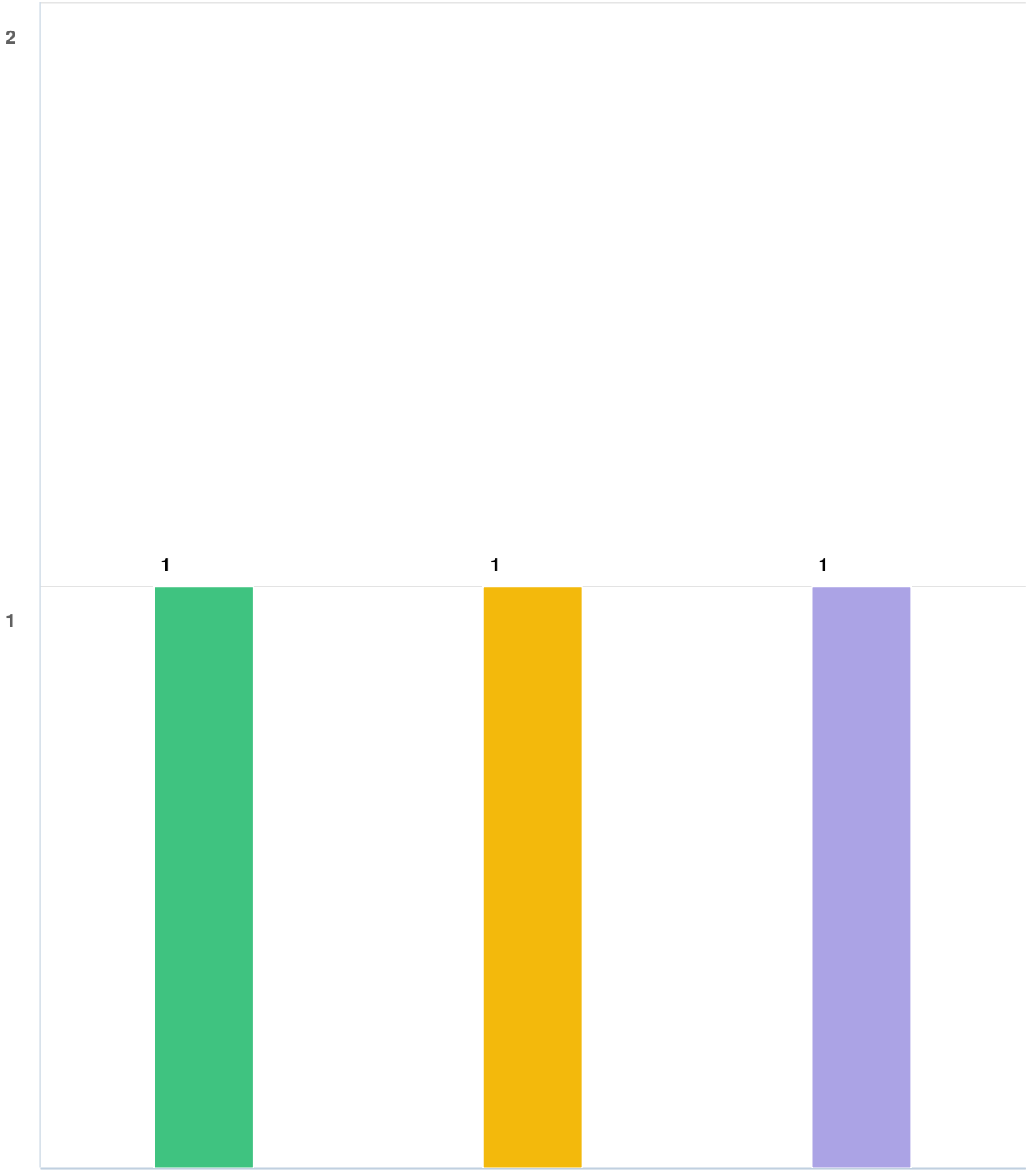
Question options

- Create more housing choice so families and other households can stay in Victoria as their housing needs evolve
- Create lower cost opportunities to own or rent ground-oriented housing, relative to the cost of a new detached house

Optional question (1 response(s), 1 skipped)

Question type: Checkbox Question

Which characteristics do you consider MOST important to you when considering a home? (select up to 3)



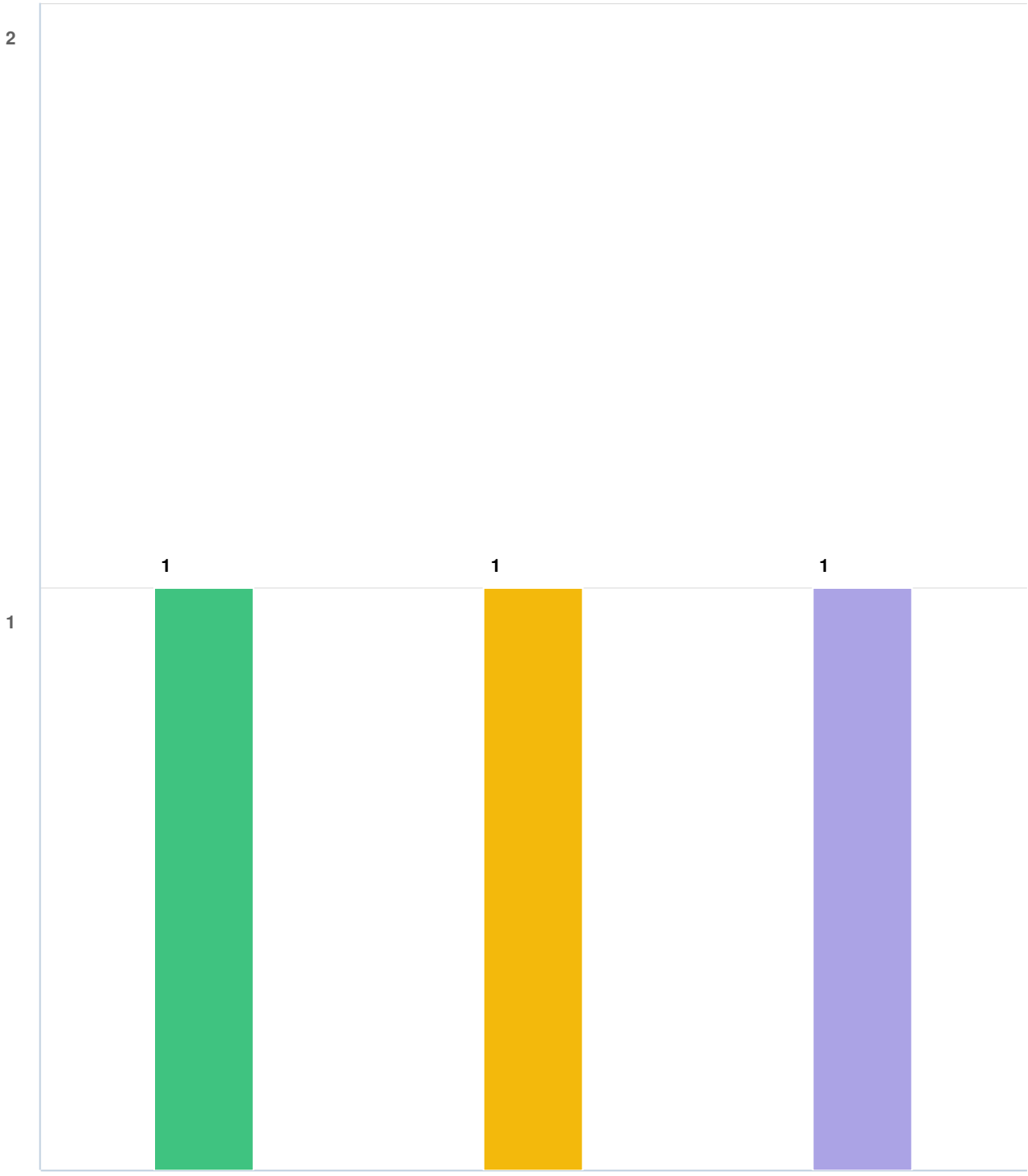
Question options

A private yard
Outdoor storage or secure bike storage
On-site parking

Optional question (1 response(s), 1 skipped)

Question type: Checkbox Question

When considering the location of a home, which factors are MOST important to you? (select up to 3)



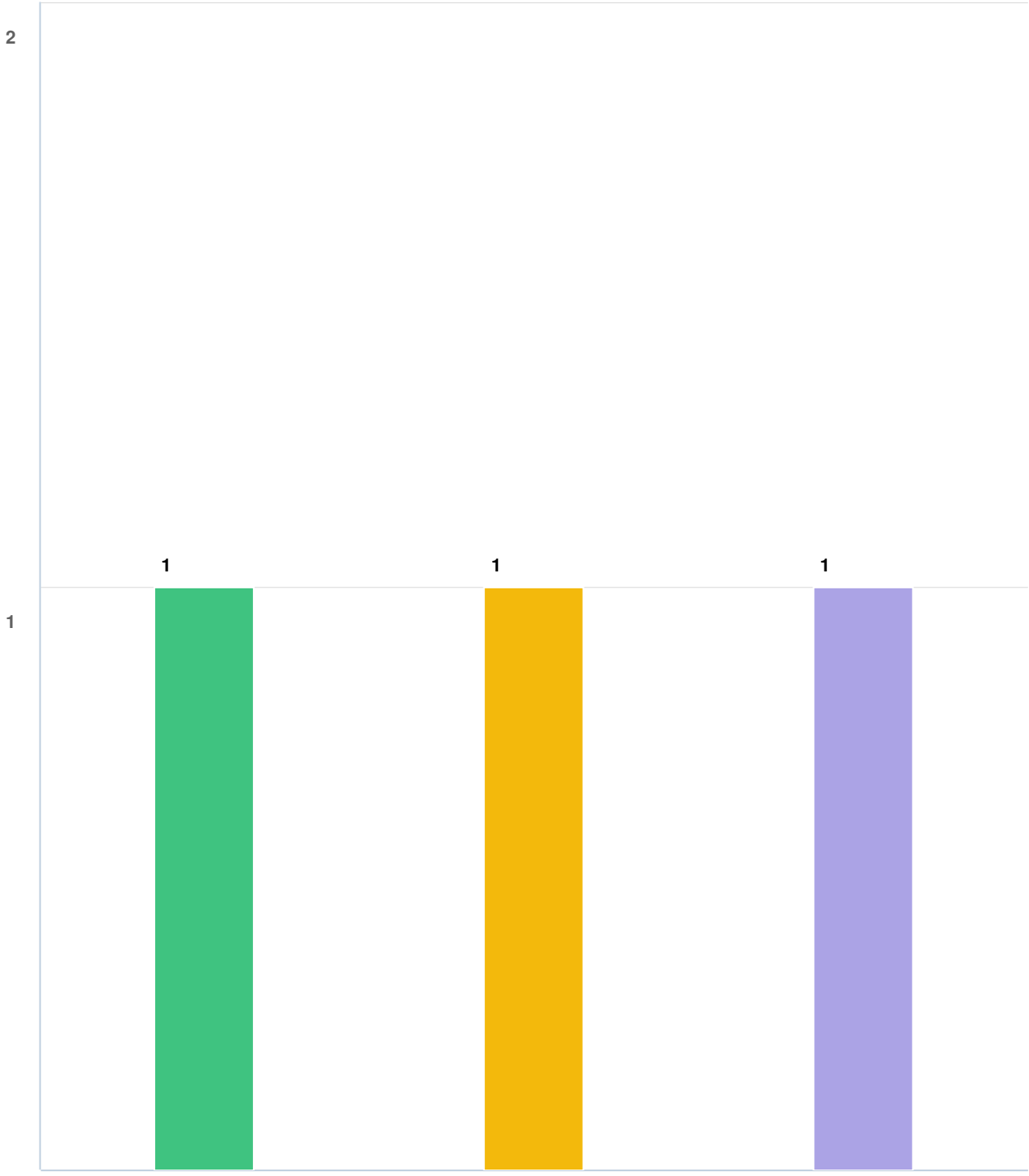
Question options

- Close to children's school
- A location close to downtown
- Close to parks, playgrounds or a community centre

Optional question (1 response(s), 1 skipped)

Question type: Checkbox Question

When considering a new place to live, which factors about the building are MOST important to you? (select up to 3)



Question options

- Affordability
- The right number of bedrooms
- Adequate soundproofing or separation from neighbours

Optional question (1 response(s), 1 skipped)

Question type: Checkbox Question

Have Your Say

Missing Middle Housing Survey Phase 2

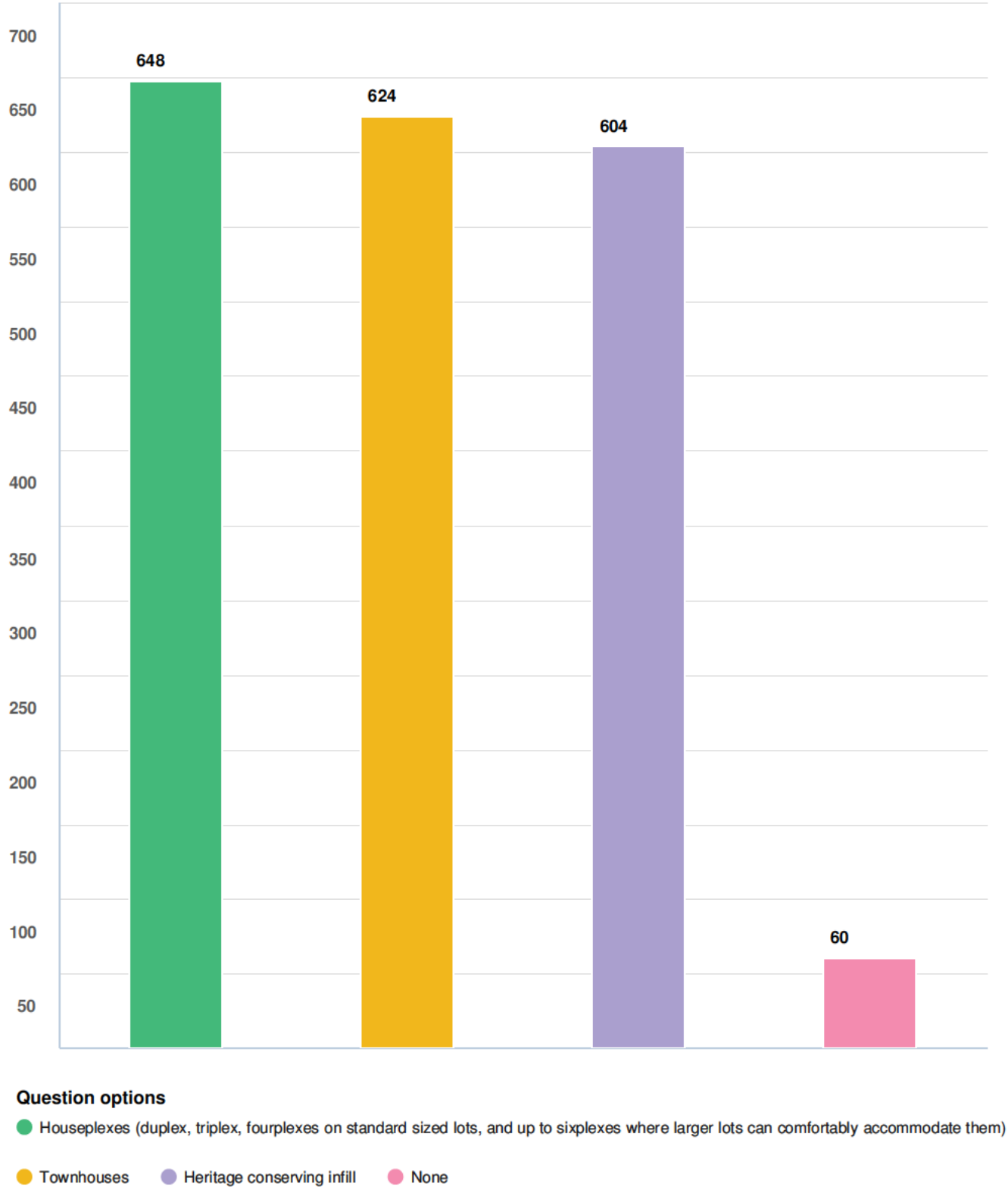
SURVEY RESPONSE REPORT

October 11, 2021 to November 30, 2021

PROJECT NAME:
Missing Middle Housing

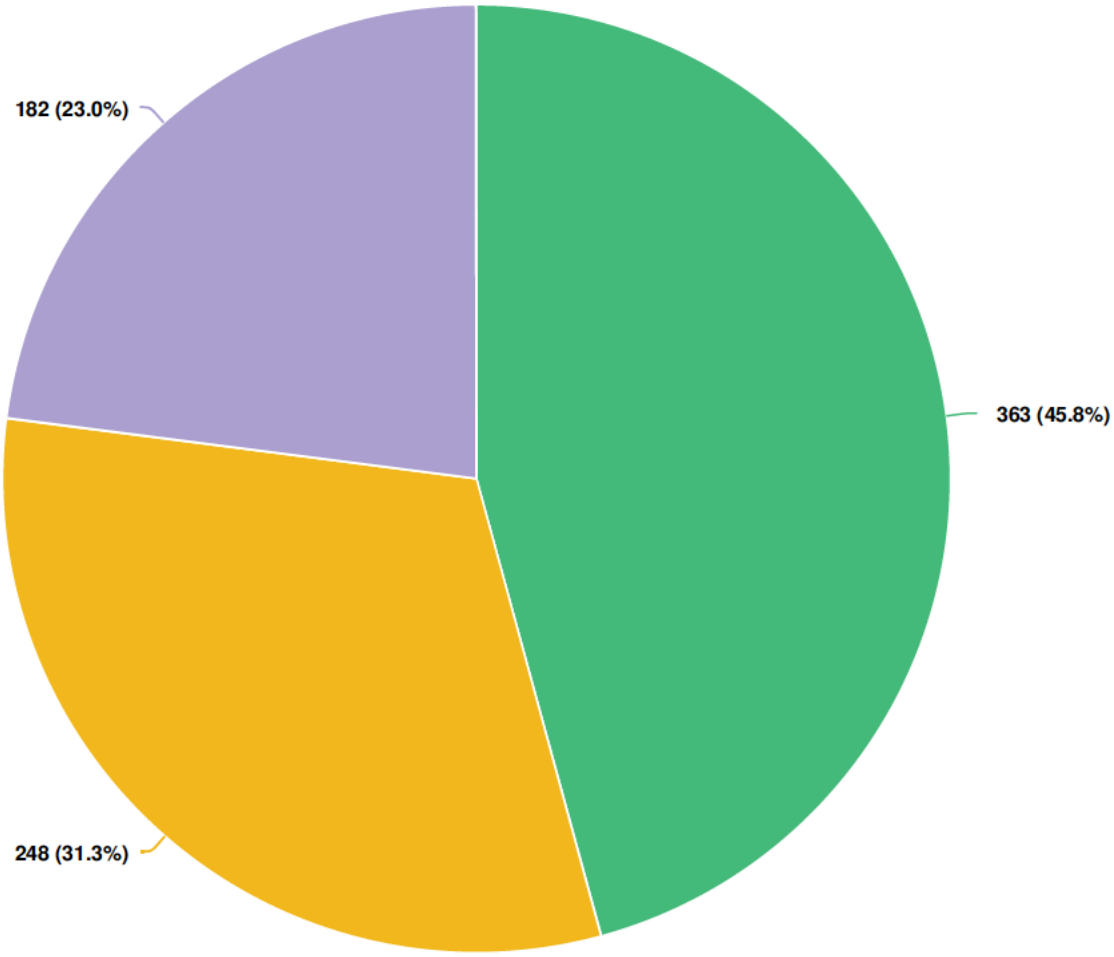
SURVEY QUESTIONS

Q1 If missing middle housing is allowed in future zoning, and required to follow Council-approved design guidelines, Council could delegate Development Permit approval (i.e. design review against Council-approved guidelines) to staff in order to significantly improve the ease, certainty, and timeline of building new missing middle housing.



Optional question (791 response(s), 29 skipped)
Question type: Checkbox Question

Q2 Imagine you are a future resident of newly created missing middle housing. Do you feel the proposed approach…

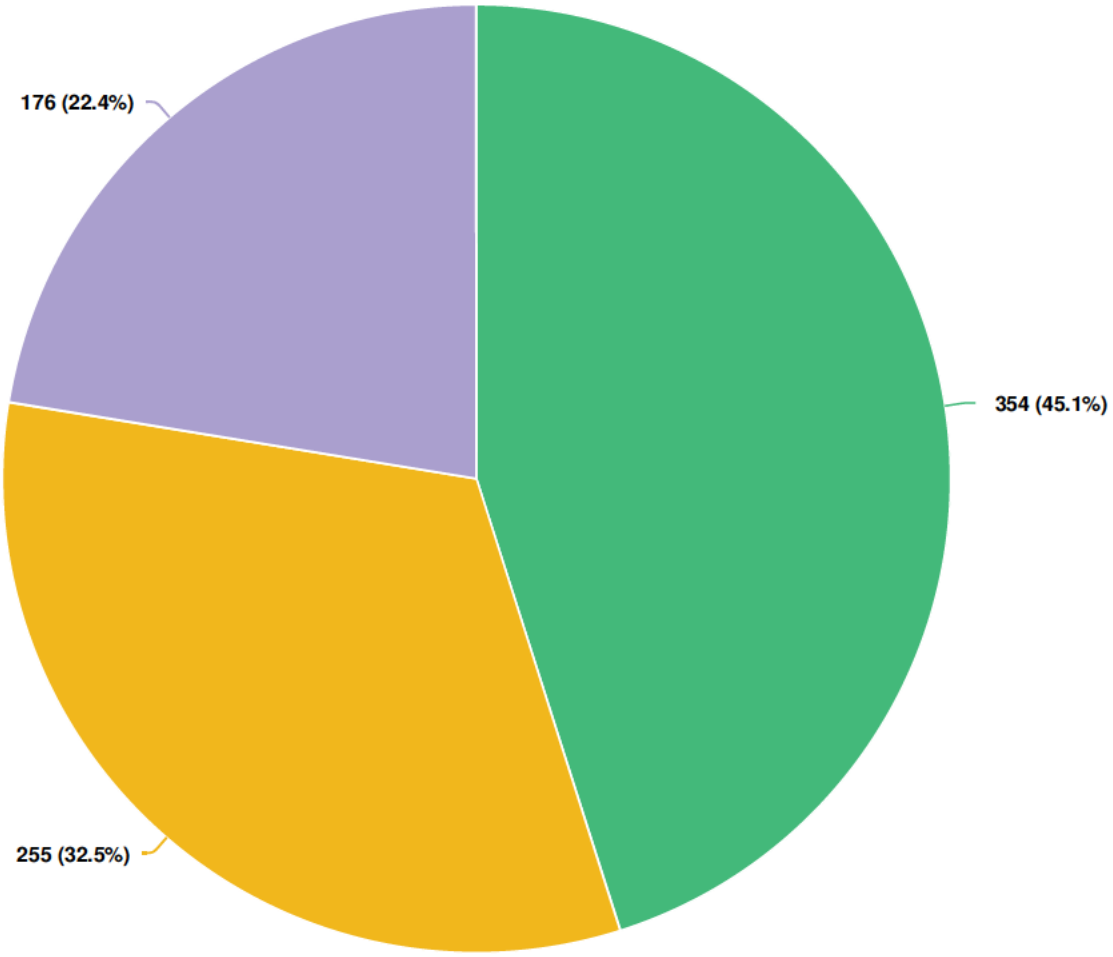


Question options

- Is just right
- Needs more of a focus on green space, trees, and car lite living, less on site parking
- Needs more of a focus on making on site parking available, with fewer trees, and less green space

Optional question (793 response(s), 27 skipped)
Question type: Radio Button Question

Q3 Imagine you are a future neighbour of newly created missing middle housing. Do you feel the proposed approach…



Question options

- Is just right
- Needs more of a focus on green space, trees and car lite living, with less on site parking
- Needs more of a focus on making on site parking available, with fewer trees and less green space

Optional question (785 response(s), 35 skipped)
Question type: Radio Button Question

Q4 **Which of the following things would make it easier for you to live a car-lite lifestyle, regardless of where you live, while also helping reduce the demand for on street parking? (Please rank in order of most to least helpful with 1 being the most helpful and 9 being the least helpful).**

OPTIONS	AVG. RANK
Living a short walk from daily needs (e.g. grocery, parks, services, and employment opportunities)	2.37
Living near frequent transit	3.52
Living near a cycling route	4.40
Improved pedestrian connections like crosswalks and public seating	5.09
Car share services, memberships, and credits	5.22
Bus passes	5.40
Enhanced bike parking, such as space for electric and cargo bikes and maintenance areas	5.57
On-street parking permit program in high demand locations	5.77
Paying for off-street parking (e.g. parking costs separated from housing costs)	6.94

Optional question (790 response(s), 30 skipped)
Question type: Ranking Question

Q5 Do you have other ideas for making car-lite living easier in Victoria?

Screen Name Redacted 10/12/2021 01:06 PM	Explore how missing middle housing could also be accompanied by providing more neighbourhood commercial centres, community grocers, and front yard businesses.
Screen Name Redacted 10/12/2021 01:51 PM	Parking is important to me because I'm never going to get rid of my car, BUT I don't actually use it often (I walk to work and have no problem bussing to places sometimes), so please remember that parking is not mutually exclusive to car-lite options. In other words, motivating me to walk or bus is not going to get rid of my need for parking.
Screen Name Redacted 10/12/2021 03:01 PM	A carpool program if there is a car-share in a MMH complex
Screen Name Redacted 10/12/2021 03:39 PM	Eliminate all parking requirements for new housing. Add more public transit. Allow townhouse developments every where (not just corners) near transport corridors. Long term, add LRT services.
Screen Name Redacted 10/12/2021 04:47 PM	Car-lite bottlenecks the city and makes it less attractive to live in in general. Focus on car-lite in residential areas, but keep the arteries focused on getting traffic in and out. Supplies, workers, car aids etc travel these routes every day to make life in the city possible. Choking off traffic means choking off the lifeblood to the city.
Screen Name Redacted 10/12/2021 05:02 PM	15 minute city concept
Screen Name Redacted 10/12/2021 06:50 PM	Victoria is overdue for rail service of any kind to return. People enjoy taking trains much more than taking buses. Making the downtown core car free and having more small businesses in neighbourhoods. Bus frequency and reliability should be greatly improved to promote ridership. Elimination of stroads would also make cycling and walking much more pleasant. (I.e. promoting the separation of cyclists, vehicles, and driveways. 50km/hr roads should not have driveways or a lot of destinations to cause people to stop and go. 30km/hr streets should not be four car lanes wide.)

Screen Name Redacted 10/12/2021 08:59 PM	Don't you mean "walk or roll"? So many potential answers are missing - e.g., for people who require vehicles for work or eldercare. Recognise that some people cannot shift modes - where are the options for people with modified vehicles which are their mobility devices? Complete the accessible parking design standards project and don't eliminate parking minimums across the board. Look at how close developments are to what people need. Look at bus service that serves development locations.
Screen Name Redacted 10/13/2021 08:14 AM	better bus connections, more frequent connector busses for areas off of main routes, bus corridors / lanes for main routes
Screen Name Redacted 10/13/2021 09:55 AM	Abolish parking minimums!
Screen Name Redacted 10/13/2021 01:21 PM	Make those living in multi unit buildings have to pay for a parking pass.
Screen Name Redacted 10/13/2021 01:46 PM	Discounts for not driving - e.g. at Crystal Pool or local businesses
Screen Name Redacted 10/13/2021 01:46 PM	A bike share program - like CitiBike in New York - would be perfect for Victoria.
Screen Name Redacted 10/13/2021 02:33 PM	Would love more dog friendly car shares, most require the dog to be crated. I have a lovely 65 lb Labrador, which makes crating him in car shares nearly impossible. Have an option to put a seat cover down for dog owners in the car.
Screen Name Redacted 10/13/2021 04:40 PM	Promoting more restaurants, services and stores to occupy residential/ commercial mix buildings in neighborhoods not downtown (ex. Haultain corners, fernwood square, quadra village) so more services are within walking distance
Screen Name Redacted 10/13/2021 05:08 PM	Secure bike storage at destinations (shops, restaurants, parks, etc)
Screen Name Redacted 10/13/2021 07:16 PM	Stop the war on cars. Seriously. This whole section has NOTHING to do with housing and EVERYTHING to do with the city's hatred of the motor vehicle. The language is extremely biased and shows your hand clearly. If you hate seeing cars SO MUCH, build underground parking for townhouses.

Screen Name Redacted 10/13/2021 08:13 PM	I like the emphasis on cycling, and even as someone who commutes by bike there are days where it's just not practical. What if you're somewhere with no car and no good transit, but ok cycling, and end up injured? Can suddenly be a huge problem to get to work! So I think cycling accessibility needs to come *after* transit.
Screen Name Redacted 10/13/2021 08:31 PM	Detached parking from individual units is desirable (i.e. common parking lot not immediately adjacent). At the likely cost of new middle housing, both adults in the family are likely to need to be employed. At least one of the two will likely need an auto in order to commute to work. It is unreasonable to pretend that less than one stall per residential unit is required. Further loading of on street parking will enhance the present chaos and oblige existing adjacent property owners to oppose re-zonings for residential density increase.
Screen Name Redacted 10/13/2021 08:34 PM	Provide property tax or other incentives for people to work from home.
Screen Name Redacted 10/13/2021 09:11 PM	Secure bike parking in shopping districts and dense neighbourhoods (even paid bike parking would be ok) to ensure your bike doesn't get stolen while you leave it parked somewhere
Screen Name Redacted 10/13/2021 09:36 PM	Safer/separated bike lanes!
Screen Name Redacted 10/13/2021 10:32 PM	Medium-density housing. Just do it. Mixed-use development, prioritized along commercial thoroughfares
Screen Name Redacted 10/14/2021 12:26 AM	I know we need to move away from cars (I work in climate mitigation through carbon removal), but I need wild nature. I still desire an electric car to get me out of the city. In the video there was a demonstration to have parking at the rear for 4 cars. Why not have the missing middle housing pushed back a bit more, forego the long wide driveway and have the 4 parking spots as an L, perhaps even don't push the housing back and have two of the parking units under part of the house like a basic carport. This would still allow lots of space in the back, which I also greatly desire for a safe place for kids. If someone doesn't want their parking spot nothing is lost and they can rent it to another person in the building or even in the neighborhood. One parking unit for each unit is doable.

Screen Name Redacted
10/14/2021 08:10 AM

Only a comment: paying for off-street parking penalizes those with lower salaries. The cost of parking will be no skin off the back of rich victorians.

Screen Name Redacted
10/14/2021 08:42 AM

Public transportation should be free. The younger generation can't afford to live in Victoria, let alone buy a car. Priorities should be helping young people live and work in this city, and free public transport would do a lot to help.

Screen Name Redacted
10/14/2021 09:32 AM

My condo building doesn't have any bike storage at all, making this a requirement for new developments would be helpful. Thank you for the recent additions and improvement to cycling infrastructure in the city - please keep it up!

Screen Name Redacted
10/14/2021 09:48 AM

too much emphasis on cycling as there is an aging population who will NOT be cycling

Screen Name Redacted
10/14/2021 10:25 AM

On-site parking below the building to match the number of units. Maximizes the ground level green/play space.

Screen Name Redacted
10/14/2021 11:06 AM

on street parking permitting and paying for off-street parking should be a separate consideration. It should just be done to pay for the space and cost to our community (heavy road infrastructure). You wear it out with your large and heavy vehicles, you pay for it!

Screen Name Redacted
10/14/2021 11:06 AM

Ferries and LRT from Langley would drastically reduce traffic to Victoria since so much is simply commuter traffic. This would alleviate a lot of current traffic pressure. Increased ability for delivery services in Victoria (autonomous robots, drones, etc.). One of the number one reasons to have a car is to carry things with you. E.g. no family can get groceries without a car. Take that major pressure away and then it is so much easier to choose other options.

Screen Name Redacted
10/14/2021 11:15 AM

End single family zoning, end parking minimums, more bike lanes, more transit infrastructure, greatly reduced setback and FSR regulations! All of this should've happened decades ago!

Screen Name Redacted
10/14/2021 11:35 AM

yes - build units where owners and tenants pledge NOT to have a car - encourage people NOT to have avehicle when the buy or rent. The

	CIty took from March 2020 to May 2021 to do an initial assessment - that should say EVERYTHING. Speed up the process - we need lane house, multiplexes - and do not forget about single people who have one income - it's not always about families.
Screen Name Redacted 10/14/2021 12:24 PM	More bike lanes or pedestrian trails through the city to downtown
Screen Name Redacted 10/14/2021 12:26 PM	Good sized and secure storage, either shared or not for people living in the building. I've often seen in Europe how they make good use of underutilized spaces, like under the bottom of stairs for bike parking. In our home we added bike parking under our front porch too that is locked and out of sight for safe storage. Whether within units or outside of them consider good use of underutilized spaces for secure storage and bike parking so that it adds to the livability and doesn't remove too much green space with separate storage areas or paved bike parking areas.
Screen Name Redacted 10/14/2021 01:46 PM	Additional Street calming measures. More continuous sidewalks in particular. But also wider sidewalks, and protected bike lanes. Mason street between Vancouver and Cook is great. Balmoral street between Vancouver and Cook is a four lane highway horror-show. Long term, a lightrail/tram system (with priority over cars), that is frequent reliable, cheap, and fast would make me consider going totally car free.
Screen Name Redacted 10/14/2021 01:54 PM	We should make it easy to convert corner properties to small stores, such as local cafes, bakeries, corner stores, small/local grocers, pet stores, etc. Spreading more of these around more neighborhoods will reduce car trips. More roads should use physical features to control maximum car speeds, so that walking/biking feels safer. Narrow the driving lanes by adding bigger bike lanes or medians, add raised crosswalks, introduce extra curves in the roads. Some type of tram or light rail connections to the airport/ferries/western communities would go a long way as well.
Screen Name Redacted 10/14/2021 02:09 PM	Increased transit frequency over all routes. Electric buses to reduce noise impact of that frequency on corridors.
Screen Name Redacted 10/14/2021 02:15 PM	Based on my time spent in Japan, allowing light commercial businesses in otherwise strictly residential neighbourhood areas would go a long, long way to reducing car miles driven by bringing the things people travel for closer to them.

Screen Name Redacted 10/14/2021 02:41 PM	Train from Langford to Victoria. Frequent bus service. Bike lanes
Screen Name Redacted 10/14/2021 02:42 PM	protected, divided bike lanes on all major routes
Screen Name Redacted 10/14/2021 02:44 PM	Allow multiple and/or larger accessory structures (or additions in the case of house conversions) in the space that would otherwise be used to accommodate off-street parking if they are used to accommodate enhanced bike parking.
Screen Name Redacted 10/14/2021 02:48 PM	1. Allow more mixed use development. Sidewalk-level commercial (restaurant/grocery/cafe/etc) with 2-3 stories of housing above. It shouldn't require parking beyond a loading zone because it is intended to serve the walkable/cyclable community. 2. Bring human scale into design planning. ~10m spacing between shop entrances. 3. Develop a transit plan that gives mass transit & cyclists priority at all controlled intersections to incentivize these methods. Employ intelligent traffic signaling to react quickly to the priority traffic so they rarely have to wait at lights. 4. Focus walkability around transit routes & hubs. 5. Reduce/eliminate setbacks. Move buildings closer to the street to allow larger back yards. make the buildings feel less 'standoff-ish'
Screen Name Redacted 10/14/2021 02:51 PM	If every year there was a free transit month for everyone, people would try it and may get hooked. Community buses near seniors buildings that go to grocery stores, clinic, works great in toronto for my mom who has walker
Screen Name Redacted 10/14/2021 02:57 PM	I think it would be great to be able to subscribe to have secure downtown bike parking. I am fine parking my bike downtown during the day but if I go down for dinner or a show I sometimes feel nervous about my bike, especially if I bring an e-bike. It would be great to have a secure bike box system with a subscription as an option for evening bike parking or locking up a more expensive bike. I also think there needs to be more bike parking on many streets. It is often hard to find a spot and I am reduced to locking up to a street sign, etc, which isn't ideal. Some older bike lanes are also not very accessible. I am thinking specifically of Douglas Street which often feels very unsafe when buses and cars are constantly crossing it to pick up passengers or turn right. I think the lane should be separated from car activity entirely or else very few new cyclists will feel comfortable using that street.

Screen Name Redacted 10/14/2021 02:59 PM	Na
Screen Name Redacted 10/14/2021 03:24 PM	I find it frustrating that neighbours complain about tenant parking on streets but own multiple vehicles they park on the street, instead of using existing driveway space. We need to break the notion of entitlement to parking. User pay for street parking, or passes for residents for an annual fee, or limits based on household (one pass per). Car usage should be discouraged, especially since it comes at the cost of green space.
Screen Name Redacted 10/14/2021 04:03 PM	Ride-hailing services (e.g. uber)
Screen Name Redacted 10/14/2021 05:12 PM	Stop with all the "compromises" every time there's pushback on new proposals to reduce parking. There will ALWAYS be such pushback regardless of location (e.g., Clover Point, Beacon Hill Park) and Council actually needs to LEAD this initiative instead of responding in knee-jerk fashion. If this was the approach to same-sex legislation everyone would still be waiting for equal rights. Just get on with it.
Screen Name Redacted 10/14/2021 05:18 PM	the approach seems to prioritize trees and cars at the expense of people! it needs to be reconsidered to prioritize increased density and housing above planting additional trees or allowing on site parking. I am disappointment in the options for questions 2 and 3 are so limited.
Screen Name Redacted 10/14/2021 05:36 PM	Paying for off-street parking doesn't make it easier but it is absolutely necessary to encourage car-lite living
Screen Name Redacted 10/14/2021 06:27 PM	Affordable transit that is actually reliable. If it takes an hour to get to Victoria from the Westshore, the transit needs to be more plentiful to help them be on time. It's not currently reliable and not everyone can plan to leave 2 hours before they need to be somewhere.
Screen Name Redacted 10/14/2021 06:32 PM	Regulate the number of cars per household (ie. one, like they do in Bermuda) to reduce congestion, and to reduce demand for on-street parking.

Screen Name Redacted 10/14/2021 07:11 PM	More speed bumps, roundabouts, and diverters on residential streets.
Screen Name Redacted 10/14/2021 07:51 PM	More bus routes!
Screen Name Redacted 10/14/2021 08:53 PM	Car shares with car seats already in place.
Screen Name Redacted 10/14/2021 09:24 PM	Build a greenway network, including some routes that are walk-only or primarily for walking as well as bike routes. Name, clearly mark, and map the routes. (See City of Vancouver examples)
Screen Name Redacted 10/14/2021 10:20 PM	No. I love my car.
Screen Name Redacted 10/14/2021 10:43 PM	Work with ICBC to remove insurance requirement for e-scooters, electric skateboards, etc.
Screen Name Redacted 10/14/2021 10:44 PM	Bring in Uber or Lyft!
Screen Name Redacted 10/14/2021 11:12 PM	Two-way bike lanes that are next to the road with a barrier in between like on Pandora. Also, clearly designated bike lanes on all roads so bikers can have their own space.
Screen Name Redacted 10/15/2021 07:19 AM	Safer bike parking in higher theft areas - rec centers, grocery stores, downtown.
Screen Name Redacted 10/15/2021 07:21 AM	More bike lanes.
Screen Name Redacted 10/15/2021 07:28 AM	I find the "car-lite" framing oddly unambitious. I already live car free, and it's already practical to do so in the denser parts of Victoria. We should be aiming to make that a practical option across the whole city.
Screen Name Redacted 10/15/2021 08:11 AM	Better transit. Some sort of rail operating on Douglas/Government where you can barely drive anyway, with LARGE lots at either end for people driving in. Credits for ebikes. Ferry from Colwood.

Realistically, Victoria is not a great place to live and not have a car. (I lived totally car-free in Toronto for 15 years). Victoria has no ride shares, rental cars are expensive and transit is insufficient. People are more likely to go electric vehicle than car-free here. There must be at LEAST one parking space per home. Homes adding suites should ensure at least one non-street parking space. Roads are for driving not parking and just wanting Victorians not to drive is stupid. How many cars are in your household? When Victoria has better-than-bus public transit you can reasonably expect people to give up cars. Until then reducing parking is just poor-planning.

Screen Name Redacted
10/15/2021 08:26 AM

I am opposed to missing middle zoning

Screen Name Redacted
10/15/2021 08:34 AM

Free transit for all like Portland Oregon has.

Screen Name Redacted
10/15/2021 08:34 AM

Parking is subsidized for people with multiple cars and increasingly larger trucks. Those people esp with driveways and garages should pay with money going to street calming and bike initiatives

Screen Name Redacted
10/15/2021 08:37 AM

Continue to encourage thoughtful development in key areas close to services where walking and biking is a viable option. Encourage the development of grocery stores closer to more neighbourhoods. (the urban grocer by Royal Jubilee is a good example) Develop more pedestrian friendly walking areas that allow small businesses to extend (walking streets, restaurant patios, public art).

Screen Name Redacted
10/15/2021 08:41 AM

Bring in more density; more density = more people = more $ = more services. We should be getting aggressive. If the infrastrucutre is there, cars will be less relevant. We need to be thinking for our kids kids now. Thank you for your effort to streamline this.

Screen Name Redacted
10/15/2021 08:42 AM

No

Screen Name Redacted
10/15/2021 08:49 AM

Ride share like Uber or Lyft of course!

Screen Name Redacted
10/15/2021 08:52 AM

Limit the number of cars able to be registered to an address. 1 home does not equal 1 car these days, very quickly there are 4 vehicles associated with that home, and our streets are clogged. Even people

	with garages have turned them into storage units and their vehicles are on the street. It is a huge problem. I love the idea of car-lite, but how to enforce it?
Screen Name Redacted 10/15/2021 08:58 AM	Free , frequent and affordable public transit
Screen Name Redacted 10/15/2021 08:59 AM	I'm not interested in car lite. I thought this was about housing
Screen Name Redacted 10/15/2021 09:03 AM	Offer electric bike incentive.
Screen Name Redacted 10/15/2021 09:11 AM	I don't agree with making the Victoria any more car-lite than it is already. Parking is very frustrating. I'm a Realtor® and finding people homes with parking is increasingly difficult. Condos that include a parking space often sell much faster and for about 75k more than one without, demonstrating the demand first hand. We need more parking. Many, many people need & like their cars, they always have and always will. I for one cannot live without a car. I'm not alone. Young families take their kids to a variety of activities all over the place and they require cars. Full stop. If you imagine a family using public transport, car shares, bicycles for the hectic family commutes, you're going to lose more people from the city to the outer areas. Create extra parking with larger developments, instead of fewer spots.
Screen Name Redacted 10/15/2021 09:15 AM	I think some of the requirements are not appropriate for all houses. Two bike parking spots are nice and I would use them but others might not. Maybe offering a menu approach for development would make more sense.
Screen Name Redacted 10/15/2021 09:18 AM	Better public transit!
Screen Name Redacted 10/15/2021 09:21 AM	better car sharing options. evo is an improvement.
Screen Name Redacted 10/15/2021 09:42 AM	Provide credits for utility or cargo bike purchases as Saanich is doing

Screen Name Redacted 10/15/2021 09:49 AM	Better bus connections/ more hubs so you don't always have to go downtown to get somewhere else. Better bike locking areas, devices, lighting, etc. that help prevent theft. Work with surrounding communities to build affordable rapid transit into the city core (e.g., train, tram, designated routes along Douglas, Blanshard, Johnson or Pandora). Remove street barriers to allow through traffic - use other traffic calming tools to reduce speed or traffic in given areas (this will even out pressure on transportation system for all users).
Screen Name Redacted 10/15/2021 10:00 AM	Our family would like to see all new cycle lanes built in the city be segregated and protected from traffic. This is the minimum standard to attract large numbers of new riders. We would also like to see the city set aggressive maximum turnaround times for permit reviews, so that builders can actually move forward with projects in a timely manner.
Screen Name Redacted 10/15/2021 10:12 AM	The way this questionnaire is slanted is so obviously anti car and pro bike it irritates the heck out of me. How about electric cars? Gads you people.
Screen Name Redacted 10/15/2021 10:13 AM	More affordable and available car-sharing options.
Screen Name Redacted 10/15/2021 10:26 AM	Better transit - more protected bicycle infrastructure - bus lanes -increased traffic safety
Screen Name Redacted 10/15/2021 10:26 AM	We need a better transit system. Right now, its so hard to connect with different communities and its just faster by car. I keep my car so I can go hiking and get around to the outlying communities much easier. I almost always walk if where I'm going is withing 30 to 45 minutes of my home, because transit is so unreliable.
Screen Name Redacted 10/15/2021 10:28 AM	pet friendly car share and buses. I usually need my car to take my dog to vet appointments, hikes, etc.
Screen Name Redacted 10/15/2021 10:41 AM	It's already really easy!
Screen Name Redacted 10/15/2021 10:51 AM	Please be careful what you initiate. The consequences can be unexpected. For instance: Burnaby, where massive living space development near transit hubs has created the renoviction capital of Canada. Colwood, where development without parking has created truly insane problems around this.

Screen Name Redacted
10/15/2021 11:11 AM

Consider marking Bowker Creek Greenway connections to the existing regional trail system. Contact: friendsofbowkercreek@gmail.com to discuss.

Screen Name Redacted
10/15/2021 11:29 AM

Safe cycling routes, bike share

Screen Name Redacted
10/15/2021 11:38 AM

focus on building village areas, where there is close by access to daily amenities, and ALL levels of housing (i.e. higher apartment buildings in the core with commercial space for grocery, doctors, dentists, hair services, gyms, etc), and becoming less dense the further from the core village area. More public parks are needed. Better tree replacement programs in urban areas, at the expense of the developers. Remove the ability to allow developers to add public art to win increase density, it is ugly and does not add value, make them put in green spaces instead.

Screen Name Redacted
10/15/2021 11:51 AM

Honestly I think this needs to be case-by-case. For example, in a heritage conversion or a 2-4-plex I think this makes sense. But with a townhouse complex with as many as 6 or more units, there is no way that 2 parking spaces is enough. There must be more parking considered in those designs...though this could easily be managed through parking within unit (as is common with townhomes). I do this this should be considered within your guidelines for lots with more than 3 or 4 units.

Screen Name Redacted
10/15/2021 12:11 PM

on street parking fees high

Screen Name Redacted
10/15/2021 12:15 PM

Victoria public transit is not the best. Lots of late or no shows buses. Vancouver is ideal and we're decades behind relying on public transit. I support the car-lite lifestyle but given the current options we have I would never give up my car for Victoria public transit, or biking in our 70% rain.

Screen Name Redacted
10/15/2021 12:54 PM

Express buses, or light rapid transit

Screen Name Redacted
10/15/2021 01:13 PM

More frequent and accessible transit routes and schedules, more bike lanes and incentives to switch to bikes/e-bikes/cargo bikes, more incentive for local employers to offer remote-work opportunities

Screen Name Redacted
10/15/2021 01:21 PM

Important to live close to shopping and other amenities including health services if possible. Walk to these amenities should ideally not be alongside busy major thoroughfares. Bus service needs to be more frequent and better planned and stops should be sheltered against wind and rain. Especially when so many trips require making a connection, a wait of 20-25 minutes or more between buses is not acceptable. 10 is good and 15 should be the maximum.

Screen Name Redacted
10/15/2021 01:29 PM

It would appear that this is a done deal for council. We understand the need for some densification but at what cost to people who have been living here for over 20 years. Seems the focus is on people who are moving here not on who is here already. People who bought 20 years plus ago are being scapegoated for having a single family home and prefer to have proper zoning issues dealt with properly and not so broadly that the developers get their way all over Victoria.

Screen Name Redacted
10/15/2021 02:10 PM

I love the bike lanes. The main reason I do not bike as much now is that it may get stolen downtown. We need to acknowledge that bikers are paying this price for the petty crime and underfunded police and make it more attractive for them to commute downtown.

Screen Name Redacted
10/15/2021 02:14 PM

I can understand having one of two parking spots be for disabled drivers, yet it seems like a high percentage to me. Maybe one spot preferential for a disabled driver, but if it's not in use would be available to another driver. That driver would need to accept that they may have to give up the spot if a disabled driver rented a home there, and that could be problematic. Not easy to solve.

Screen Name Redacted
10/15/2021 02:31 PM

Incentives for owning smaller vehicles, or deterrents for owning larger vehicles. Businesses close by living areas e.g. cafes, restaurants/ eateries

Screen Name Redacted
10/15/2021 02:36 PM

Make bike lines safer to encourage unskilled cyclists to use bikes for everyday transit. Fort st, for example, doesn't have consistent bike lanes or separators. Further subsidies for bus passes and expanded free transit would make an incredible difference in discouraging car use.

Screen Name Redacted
10/15/2021 04:19 PM

Graduated Property tax credits for homes with x number of cars or less

Screen Name Redacted
10/15/2021 04:20 PM

Congestion taxes

Screen Name Redacted
10/15/2021 05:00 PM

Why require accessible parking spaces or any on site parking? With a driveway cut that's wide enough for two cars, including an accessible vehicle, you lose 1.5 spots on the street that could be used for a loading zone for taxis/car shares/handidart/groceries/visitors. With the requirement to have large backyards and a 20 foot deep and 20 foot wide section of parking on the front, it's going to be very challenging to make any type of missing middle housing work on most Victoria lots and be relatively affordable, as the building footprint will be too small. It's also a little odd to require a single accessible parking space in any case. Who gets that space? Why the one person? Remove parking requirements entirely or allow yards to be paved for parking. The more restrictions of these sorts, the fewer family homes you'll get. And finally, by requiring parking in front and yards in the back, you lose the opportunity for life to spill out onto the street and neighbours to connect with one another. Sure, sixplexes with shared common space have more opportunities for people to connect with other residents living in the building than tradition single families or larger condos/ apartments, but disconnecting folks from the street disconnects us from one another. Activate the street! Allow larger front yards.

Screen Name Redacted
10/15/2021 05:16 PM

Allow small businesses like groceries into residential neighbourhoods, the way they do in many European countries. This allows people to do essential shopping without having to travel long distances, making cars necessary. There are some great vlogs about this on the Youtube channel Not Just Bikes.

Screen Name Redacted
10/15/2021 06:15 PM

It is a regional issue but we need a light rail solution in Greater Victoria. The city is growing rapidly and we are not thinking to the future enough. Cycling, rolling, and pedestrian lanes are nice but people want to have an easier way to access the rest of Greater Victoria than a bus and not as physically intensive as cycling. We need to remember we are part of a greater community. Also, we can put in as many bike lanes as we want but the majority of people still want to own their own vehicle so they can travel up island, or out to the rural areas to go camping, hiking, fishing and enjoy all the beautiful parks and forests we have. Car sharing only satisfies a portion of the reasons why people have a vehicle.

Screen Name Redacted 10/15/2021 07:06 PM	We are seniors and we require our car for mobility.
Screen Name Redacted 10/15/2021 07:07 PM	More effective transit system overall that is effective in linking areas within the City of Victoria as well as linking to outlying areas.
Screen Name Redacted 10/15/2021 07:59 PM	None of the options above help people with young families. Kids typically have extra curricular activities all over town and bus/bike is tough/inconvenient. Missing middle housing really targets young families but in reality most families need/want access to a car. In order to reduce this, hopefully in 5-10 years we start to see autonomous car share/taxi services where it would render car ownership useless. When the time comes for this future, council MUST allow companies to come in and operate autonomous fleets. Don't fight it like every city did UBER. Embrace this future of zero car ownership and reliance on fleets of autonomous taxis.
Screen Name Redacted 10/15/2021 08:44 PM	There is needs to be the balance of the disabled and parking for that group. here is too much being taken away, and the streets are not in any kind of flow with all the bike lanes
Screen Name Redacted 10/15/2021 09:02 PM	Somehow subsidize taxi services, so that they are affordable to all. This will reduce private use of automobiles if a quick alternative is available.
Screen Name Redacted 10/15/2021 10:02 PM	Increased secure bike parking, e-bike charging and eCar charging ports designed in.
Screen Name Redacted 10/15/2021 10:33 PM	While green space is important, the design guidelines should allow for flexibility in how this is achieved or for payments in lieu.
Screen Name Redacted 10/15/2021 10:50 PM	Create the parking spaces on firm grassed surfaces with lots of shade trees nearby. That way the green spaces are available during the day for children to play while a parent is away at work.
Screen Name Redacted 10/16/2021 06:38 AM	Add several underground parking areas to every housing unit, with additional parking for visitors.
Screen Name Redacted 10/16/2021 08:51 AM	Many cities they charge to bring your car into town.

Screen Name Redacted
10/16/2021 09:09 AM

The survey above is preventing me from inserting the ranking numbers that I want to put in. Please fix this ASAP. In the meantime, here are my rankings: Car share services: 9 Bus passes: 9 Living near frequent transit: 1. Living near a cycling route: 1. Improved pedestrian connections: 9 Living a short walk from daily needs: 5 Enhanced bike parking: 5 On-street parking permit program: 6 Paying for off-street parking: 1.

Screen Name Redacted
10/16/2021 09:41 AM

Relaxing residential parking requirements that right now specify only a side of a block. If people could park anywhere in the neighborhood I think we'd have more flexibility.

Screen Name Redacted
10/16/2021 09:50 AM

We are a car free household. We love being able to walk or bike almost everywhere in the downtown core. As a novice biker separated bike lanes make me feel more secure getting around town. Having access to two car share programs has been really helpful for different purposes. When we have children we hope to invest in a cargo bike, it would be nice to have some secure lock up options downtown for these types of bikes.

Screen Name Redacted
10/16/2021 10:58 AM

To enjoy all the beautiful hikes and other outdoor activities of Vancouver Island, you need a car. The middle class should not have to trade off owning a car for middle housing. What’s the point of living on Vancouver Island if you can’t explore it?

Screen Name Redacted
10/16/2021 11:36 AM

Provide cheaper and more secure off street or underground parking.

Screen Name Redacted
10/16/2021 03:34 PM

Invest in car-tracking hardware and software (e.g., Geotab) and charge "tracking fees" upon annual license registration. If you drive fast down Wharf St you get charge more per km than if you drive slowly down Henderson.

Screen Name Redacted
10/16/2021 08:53 PM

Victoria Transit should be more like Vancouver transit: more frequent buses, better routes, fewer transfers, better hours, improved security, zero tolerance for passenger or driver abuse, and more affordable passes/fees.

Screen Name Redacted
10/17/2021 11:46 AM

Car free streets. Moving side walks. Shuttle service by rickshaw-type vehicles

Screen Name Redacted 10/17/2021 12:14 PM	Recognize that many families NEED cars - to transport children, for elderly/disabled, and to travel outside city limits. If you want them to use other transportation within the city, make sure there is ample free parking available at their homes, so they can leave their cars at home safely when not using them
Screen Name Redacted 10/17/2021 01:36 PM	Self driving cars
Screen Name Redacted 10/17/2021 03:23 PM	No. Lots of good ideas already in question 4.
Screen Name Redacted 10/17/2021 04:43 PM	Separated bike lanes along busier roads needed to connect bike corridors
Screen Name Redacted 10/18/2021 09:01 AM	Build missing middle in the 200 m. corridor and 400 m. urban villages nodes already designated in the current OCP. This makes for environmental common sense and will enable transit to be enhanced with heavier usage/revenue.
Screen Name Redacted 10/18/2021 11:55 AM	Increase permitted density beyond the proposed here (allow 3 stories and townhouses everywhere, not just on corners) and then prioritize mixed use developments and AAA bike infrastructure.
Screen Name Redacted 10/18/2021 03:24 PM	The city should really invest in more co-op housing!!!! This is a great way to build community and "pride of ownership" to those families that will NEVER BE ABLE TO AFFORD to buy here. I believe it is currently more likely to win the 649 than it is to secure co-op housing. SHAME!! ALSO Please allow more infill outside of downtown, as a family of 4 - set to grow through adoption we are unsure if we will be able to stay in Vic proper due to lack of appropriate family sized housing (3/4 br) that doesn't cost $4500+ per month (WHO CAN AFFORD THAT??)
Screen Name Redacted 10/18/2021 04:07 PM	Make sure bike pathways are located on the flattest most direct routes to show the commitment to a car light city and get people out of their cars.
Screen Name Redacted 10/18/2021 07:11 PM	Council needs to understand that some of us need cars. We just got an electric car which makes us feel a lot better, even though our bankaccount is depleted!

Screen Name Redacted
10/18/2021 09:33 PM

more cycle routes and protected bike lanes. The new city bike lanes are fantastic, but there is still a lot of work to do particularly with neighboring cities (oak bay, saanich) which are far behind.

Screen Name Redacted
10/18/2021 11:45 PM

Cheaper bus pass

Screen Name Redacted
10/19/2021 10:03 AM

Make driving less appealing within the city. Traffic calming, dropping all speed limits to 30, lane removal to widen sidewalks and putting in bike lanes.

Screen Name Redacted
10/19/2021 11:51 AM

I thought the focus was on housing? It appears that its changed to be about cars. People can live in urban areas and still have cars, that isnt the problem, its lack of density and valid options, suggesting a bus pass or bike storage/bike lanes isnt going to solve affordability. Land rezoning from SFD doesnt mean housing will all of a sudden become affordable, the step code adds costs to housing, the cost of fees, Dev Cost Charges, Regs and permits and of course time from application to approval is a major factor.

Screen Name Redacted
10/19/2021 12:56 PM

Reduce the risk of having bike stolen. Improve bus frequency/cleanliness/safety. Better sidewalks/crosswalks/benches/bus stops.

Screen Name Redacted
10/19/2021 01:37 PM

this survey is biased and you are lecturing about what is the right way and not allowing for all oplions in what options you ae giving for answers.

Screen Name Redacted
10/19/2021 01:48 PM

Traffic calmed residential streets to slow vehicles and increase safety for pedestrians, cyclists, children, etc.

Screen Name Redacted
10/19/2021 03:24 PM

I'd like a place for people to park outside the downtown area & access to a free shuttle into the downtown core. Then make some of the downtown streets closed to traffic (with access to delivery vans etc in the early hours for re-stocking stores.)

Screen Name Redacted
10/19/2021 05:32 PM

more commercial spaces near traditionally residential houses. Look at Montreal and how much mixed use commercial/housing there is.
No one complains, everyone gains.

Screen Name Redacted 10/19/2021 05:35 PM	Mixed use neighborhoods.
Screen Name Redacted 10/19/2021 05:50 PM	Legalize and encourage other forms of 'last mile' transportation - electric push scooters, skateboards, etc. Also dedicated bike lanes all over the place.
Screen Name Redacted 10/19/2021 07:07 PM	financial incentives for car shares and taxi-like services for homeowners who don’t own a vehicle
Screen Name Redacted 10/19/2021 07:41 PM	Better connectivity with public transit and other options than bus. Why would I take transit that takes an hour with 2 connections instead of driving to my destination in 12 minutes. We need a more robust transit system other than just bike lanes if you expect people to get off the roads in their cars.
Screen Name Redacted 10/19/2021 08:14 PM	Education programs for drivers Campaigns that promote safe driving around cyclists Reducing tension between motorists and cyclists Engaging drivers in the process of building new cycling routes Building cycling routes that don’t make car commute times double in length Recognizing the importance of cars to people with special needs Get rid of this “us and them” mentality and Bring people together Stop building dangerous intersections on cycling routes (ie at Vancouver and View)
Screen Name Redacted 10/19/2021 09:43 PM	safe bike storage is critical, both for residences - of any configuration - and at businesses, commuting nodes, or other public spaces. the threat of theft greatly influences where i feel safe parking my bike. also, bike lockups that are designed to NOT damage bikes are critical
Screen Name Redacted 10/19/2021 09:47 PM	More protected AAA routes like Richardson and Vancouver. Lots of parking for car-share. I would use car share lots if it was available near me.
Screen Name Redacted 10/19/2021 09:48 PM	As a small business owner being self employed and needing my vehicle for work NONE of these work for me! Especially if I have guests over.

Screen Name Redacted 10/19/2021 11:45 PM	Secure bike storage downtown. Cut down on bicycle theft. I support the cycling initiatives but bike theft is worrisome. Also pressure the province on regularizing use of e-scooters and other bike alternatives.
Screen Name Redacted 10/20/2021 09:48 AM	The move towards requiring less parking is only creating more congestion on the streets and less safe core Victoria residential Areas. We are not a Nordic country. The vehicle backups (ie Cook St) are terrible and likely lead to more emissions and certainly less enjoyable city. The “bike infrastructure” is ableist in nature and unpleasant-(check out Anchorage AK for bike paths through city) The survey is so skewed - whoever developed it should have to redo their MA in planning (likely from York) with an emphasis on ethics.
Screen Name Redacted 10/20/2021 10:09 AM	An electric bike rebate program like Saanich's would be amazing for families with young kids.
Screen Name Redacted 10/20/2021 06:51 PM	Subsidies for new bicycles or e-bikes.
Screen Name Redacted 10/20/2021 07:08 PM	eBike incentives!
Screen Name Redacted 10/20/2021 07:23 PM	I do not support car-lite living.
Screen Name Redacted 10/20/2021 09:14 PM	More, and more frequent, transit operations. Making it feel safer to bike, walk and use transit (especially waiting at bus stops) at night.
Screen Name Redacted 10/20/2021 09:47 PM	I would recommend a parking facility in locations with easy access to secure bike storage, transit, etc, so I could ride transit from home to car and use car to go where I have to go. Car ownership costs separate from home costs. If I want a car, I have to rent space to put it. Make effective 2 way network of bike lanes with a separated pedestrian path instead of so many roads in congested areas. Can be a suicide lane on many shorter blocks. If driving, I could avoid those transportation routes.
Screen Name Redacted 10/20/2021 10:08 PM	You also need to build more urban villages in neighbourhoods to bring daily needs closer to home. As a car-free family of 5, I can confidently say the car-lite / car-free lifestyle works well in any part of the City of Victoria (not true for other municipalities), although it's better in some neighbourhoods than others. Your questions in #4 are

missing the mark. For one, you've conflated things incorrectly (e.g. car share credits and memberships are insignificant costs but access to a few car share vehicles within 5-8 minute walk is a game-changer). Also, you can't really aggregate these responses well as your transportation needs vary widely depending on your demographic. Car-free families with children need a cargo bike - not necessarily true for a single or couple without kids. Also, an on-street permit parking system is 100% going to be necessary but it's not going to make it "easier for me" to live car-lite.

Screen Name Redacted
10/21/2021 02:13 PM

Designate more villages in the OCP so there is less travel from the new towhnouses and ___plexes to urban centres.

Screen Name Redacted
10/21/2021 10:25 PM

More grocery stores! I lived in Berlin for two years and no matter where somebody lives in the city, they will be within a 15 minute walk of a grocery store (not necessarily a supermarket, but somewhere you could get all of the essentials.) This was THE biggest factor in making a car-free lifestyle feasible for me there (followed closely by excellent transit and bike lane networks.) I think Victoria has a big opportunity to improve the car-free livability by getting more grocery stores in neighbourhoods.

Screen Name Redacted
10/22/2021 10:15 AM

Uber is fantastic, more reliable than taxies, reduces drunk driving and more accountability on both driver and customer for more appropriate exchanges A bus or rail from downtown to airport...directly. Traffic calming- adds more nature beauty, narrows streets which slow down drivers which makes it safer for pedestrians and driver. nicer and safer of a commute for both pedestrian and driver. Raised side walks crossing roads- this will make it easier people in assisted devices to travel, easier for strollers and wheel chairs. Also an indication people have the right away not cars. It acts as a speed bump to force cars to slow down. New large developments should have incentives to build parking underground rather then massive parking lots. transit light rail would be very beneficial. More reliable, cars can not cut them off like they do buses. Can be built environmentally friendly (electric) can be made beautiful (ex Sanfran Cisco) Easy for tourists to navigate which would help local businesses. Bike lanes in more locations connecting to more locations Getting ride of turning right on a red- this gives more safety back to the pedestrians, lessening stress for a driver to sneak in between pedestrians. Incentives for people with smaller cars, no cars, for bikes.

Screen Name Redacted
10/22/2021 12:11 PM

Agreement with developers that in exchange for no car parking spots, the house is X% lower in price.

Screen Name Redacted 10/22/2021 02:29 PM	shuttle bus services to workplaces if an employer is large enough. Frequent light rail transit running up and down busy streets.
Screen Name Redacted 10/22/2021 03:18 PM	Instead of parking minimums, there should instead be parking maximums to encourage the use of active transportation, public transit, and other TDM measures.
Screen Name Redacted 10/22/2021 04:45 PM	No, but there is clear bias in the formatting of these questions which is really disappointing. One on sit parking stall should be required for each unit AND trees should be planted. There are trees that don't require as much space.
Screen Name Redacted 10/22/2021 05:24 PM	Dogs allowed on transit
Screen Name Redacted 10/22/2021 06:42 PM	Move some of the junkie housing out of the city (i.e. put pressure on Saanich or Oak Bay to step up and house some of the homeless population) so residents are not afraid to lock their bikes up downtown without having to worry about their bikes being stolen by the degenerate criminals who have overtaken the downtown.
Screen Name Redacted 10/23/2021 07:28 AM	Just make this change. The era of prioritizing parking in valuable public space over goods like housing affordability and options should have been over long ago. To me it is ridiculous that this is even allowed to be an issue used by NIMBies to prevent any change.
Screen Name Redacted 10/23/2021 07:34 AM	Dedicated, hard separated cycle paths that have a coherent, interconnected structure for quick travel across the city (ideally within 15 minutes by bike)
Screen Name Redacted 10/23/2021 10:18 AM	Creating SAFER bicycle storage solutions. Many "secure" bike storage rooms have been the target of recent bicycle thefts which deter cycling. Preventing stratas from having bylaws against outdoor (e.g. balcony) or in-suite bicycle storage (e.g. no transportation of bicycles through hallways or in elevators).
Screen Name Redacted 10/24/2021 02:01 PM	5 over one style housing - tear down plazas and replace with missing middle housing with commercial element. Services close to housing

Screen Name Redacted 10/24/2021 05:08 PM	Make it easier for small neighbourhood retail and services to exist, along with the density needed to support those businesses.
Screen Name Redacted 10/24/2021 09:45 PM	reduce motor car speed limits, put congestion or other taxes on cars, more daycares close by, speak with Mother Earth about making it rain less during commute times
Screen Name Redacted 10/25/2021 12:21 AM	Reduced worry of bicycle theft.
Screen Name Redacted 10/25/2021 08:32 AM	I live in Gonzales. I never take the bus downtown because it takes longer than the 40 minute walk. The bus doesn’t run often enough and is never on schedule.
Screen Name Redacted 10/25/2021 09:23 AM	Improve options for seniors and others who cannot ride bicycles. There is currently a need for cars and if people can't park near their homes they will park in front of another person's home.
Screen Name Redacted 10/25/2021 10:58 AM	Decrease bike theft! I’d love to bike from Fairfield to downtown but bike theft is TERRIBLE! It doesn’t matter how great the access to biking is, if your bike, or wheel or seat is stolen while it’s locked up.
Screen Name Redacted 10/25/2021 12:43 PM	We need to lobby the provincial and federal governments to make rapid transit a priority in Greater Victoria
Screen Name Redacted 10/25/2021 12:54 PM	Perhaps one large lot camouflaged with greenery for parking for the entire block on the street. Depending on how many middle class housing complexes are on the block.
Screen Name Redacted 10/25/2021 01:05 PM	For those of us with mobility issues,(and a lot of Victoria residents are older than in many cities) walking/biking are unrealistic, but as more neighbourhoods and places don't provide adequate parking, our lives become smaller
Screen Name Redacted 10/25/2021 02:55 PM	Fund the refurbishment of the E&N rail line as well as an electric passenger ferry service between the Westshore, upper Gorge area, and downtown to reduce the need for people who live out of the town center to commute the entire way in. Parking at transit options (ex. train station, ferry terminal) and being able to walk to work would reduce pressure on downtown parking.

Screen Name Redacted
10/25/2021 04:14 PM

Continue the direction of wider sidewalks and bike lanes. Also work to educate homeowners of the necessity to keep sidewalks free of greenery overhang. This is particularly true in the older areas.

Screen Name Redacted
10/25/2021 04:34 PM

Any required on-site, but not in-suite, bike parking should be indivualised. Collective bike storage for apartment complexes etc. is notorious for being prone to frequent and mass theft. Alternatively, making doorways, corridors, stairs and elevator large/ wide enough for easy movement of bikes from the suite to the street would work well and make bikes least vulnerable to theft.

Screen Name Redacted
10/25/2021 04:37 PM

more education and examples for car centric people

Screen Name Redacted
10/25/2021 05:16 PM

curbside bicycle rental services all around Victoria, Saanich and Esquimalt to encourage more folks to cycle for those who don't own bicycles.

Screen Name Redacted
10/25/2021 05:16 PM

direct buses to langford/colwood and the airport/ferry

Screen Name Redacted
10/25/2021 06:06 PM

If the city wants less cars they need to improve transit before building bike lanes, closing streets, and increasing congestion. Not everyone can ride a bicycle, nor can some people carry all they need on a bicycle.

Screen Name Redacted
10/25/2021 08:39 PM

None of these options help. I need my car for work every day and for dropping-off/picking-up multiple kids from distant locations in a very short time span.

Screen Name Redacted
10/25/2021 08:49 PM

more and better rapid transit serving more neighbourhoods

Screen Name Redacted
10/25/2021 08:50 PM

The reason that I cannot forsee giving up a car is the reliance within BC on highways as the major mode of transport between population centres. Should there be an efficient and reasonable alternative, i.e. trains, I could forsee being more inclined to give up my vehicle.

Screen Name Redacted 10/25/2021 09:06 PM	More protected bikes lanes so I can feel safer biking.
Screen Name Redacted 10/25/2021 09:24 PM	E BIKE OR E SCOOTER NETWORK FOR PAYMENT ONE WAY USE
Screen Name Redacted 10/26/2021 11:38 AM	Public safety. Reduce homeless population. Stop overnight sleepers on roads near Beacon Hill Park.
Screen Name Redacted 10/26/2021 11:42 AM	First of all acknowledge that even people who primarily walk or bike tend to own cars. If you do not provide sufficient parking, it is not the case that people without cars will move in. We do not have sufficient housing to allow for that kind of choice. If you own a car and you need a home you will take whatever home you can get and cross your fingers that you can find a place to park your car. That is why our residential streets are so full - it's not just the suites in the houses, but also people living in apartments where there are two roommates each with a car but only one parking space. Secondly acknowledge that not everyone can or wants to ride a damn bike. I am not an elderly person but I have knee and back injuries that make riding a bike impossibly painful. If you want me to choose something other than my car then quit putting money into bike lanes and invest some in fixing the sidewalks!!! They are uneven, too narrow, cracked, difficult to manage in the rain, some streets don't even have any. We should not build one more bike lane, not even one, until you catch up the infrastructure for pedestrians. Finally, you need really, really, really good transit, not just kind of good sometimes transit, if you want car lite. Like, lots of busses that show up on time and go lots of places. If you have mobility issues, one or two blocks might be prohibitive for you, especially if the walk to your doctor or whatever is uphill. This city is not ready for car lite because it only cares about car lite for people who are able-bodied enough to ride a bicycle. Until you fix that, you cannot do car lite.
Screen Name Redacted 10/26/2021 11:53 AM	N/A
Screen Name Redacted 10/26/2021 12:22 PM	Lighting the Galloping Goose Trail from the Johnson Street Bridge to at least Uptown. The Selkirk trestle is very dangerous unlit. This would encourage more people to commute on the Galloping Goose during winter months.
Screen Name Redacted 10/26/2021 03:58 PM	Subsidize cyclists who bike as their primary mode of transportation, better bus transit- more routes, more frequent busses, lower bus fare

Screen Name Redacted 10/26/2021 04:33 PM	Rebates for buying and maintaining bikes
Screen Name Redacted 10/26/2021 06:09 PM	Follow an Amsterdam model for public space!!!
Screen Name Redacted 10/26/2021 06:43 PM	More car share membership options
Screen Name Redacted 10/26/2021 07:05 PM	Light rail transit or similar (to west shore, ferry terminal, etc.), higher housing density, more mixed use buildings (of all sizes).
Screen Name Redacted 10/26/2021 07:11 PM	Allow current lots to build secured heated bike shelters in front yard on driveway.
Screen Name Redacted 10/26/2021 10:05 PM	I currently live in a duplex. My neighbours are 2 people with 4 vehicles - 3 of which they park on the street & 1 in a small driveway (Trailer, Work truck, Large personal Truck and an SUV). We do not have a driveway and barely use our small car - but struggle to find parking because of one family on the street. I think a process where you're allowed 1 permitted street car space and extra is either a) not permitted or b) high price to have an additional street permit - would encourage car lite living in combination with other factors you have proposed. Recognizing persons with accessibility factors may need a car but encourages car sharing/ biking etc. by simply having less vehicles and maximizing available green spaces as you've proposed in your videos.
Screen Name Redacted 10/27/2021 10:37 AM	Ensure there is a car share location close by when creating a fourplex with only two parking spaces, for example. Also, ensure there is adequate on-street parking to accommodate the new additions.
Screen Name Redacted 10/27/2021 01:51 PM	Underground parking, shared garages. Families with kids often need cars for school routes. Covid has made buses less safe options and cycling is very weather specific.
Screen Name Redacted 10/27/2021 01:55 PM	Safe and secure bike parking spread throughout the downtown core.

Screen Name Redacted
10/27/2021 02:23 PM

Making downtown safer so kids can safely make transit connections to get to school and activities or take transit connections outside of downtown altogether. Have buses that that run the entire length of major roads like Cook, Quadra, etc. My daughter had someone smoking crack next to her at her bus stop last week and has observed people injecting drugs several times. More transit frequency and buses that show up on time so people can have more assurance they will be on time.

Screen Name Redacted
10/27/2021 02:47 PM

I live car-lite. I rent in Vic West due to the closeness of near by amenities, cycling infrastructure, restaurants and my workplace downtown. This was not possible to do in Saanich because that city is very spread out and built for cars. I hope to eventually buy in Vic West and continue my car-lite lifestyle. The only thing that could make my life easier car-lite is being able to purchase in the area that I'm currently living in.

Screen Name Redacted
10/27/2021 02:50 PM

Street parking n assigning parking to individual household . Also more visitor parking

Screen Name Redacted
10/27/2021 03:33 PM

addition of ride share services (e.g. UBER, Lyft)

Screen Name Redacted
10/27/2021 03:47 PM

what about a centrally located parkade for long term parking? a family could park van for out of town excursions on the weekends and bike/bus/car to it.

Screen Name Redacted
10/27/2021 04:21 PM

Blue collar workers that use vans, trucks and large equipment must not only have large Langford lots and roads as a choice for a home. Tradespeople live in the city too and need regular access to park their vehicles at home. Ensuring trades parking is a must. Perhaps switching daytime commercial zones to trades parking residential after hours? Giving priority passes or including a bylaw that accessible parking can also go to trades if not needed by a person with a pass?

Screen Name Redacted
10/27/2021 05:18 PM

Victoria would greatly benefit from on-street permit parking in residential neighbourhoods. For example, one free pass per house and then each additional pass requires a fee (based on research for comparable cities). It doesn't take long to walk through any neighbourhood and see the streets overflowing with cars, RVs, boats,

	trucks, etc., with empty driveways next to houses. This also impedes bikers because parking is prioritized over bike lanes on many roads, although this is improving. In order to become car-lite, we need to start charging more to car owners. I write this as a car owner, biker, walker, and public transit user.
Screen Name Redacted 10/27/2021 05:34 PM	The public seating issue is a big one for me! I have disabilities that make it hard for me to walk long distances. It's often difficult to find anywhere to rest, partially due to hostile architecture.
Screen Name Redacted 10/27/2021 07:50 PM	Building more streamlined and segregated bike routes that go south to North, and east to oak bay and uvic (ie downtown to uptown - taking a detour to cross over the gorge twice and a bumpy bridge to get from downtown to uptown on the path is a significant disincentive to bike there, and Blanchard doesn't feel safe). More grocery stores within walking distance.
Screen Name Redacted 10/27/2021 08:16 PM	I think cars are very helpful for getting things done in Victoria.
Screen Name Redacted 10/27/2021 09:15 PM	light rail along old E&N lin to langford with a park and ride in langford, with more rapid transit hubs instead of every bus going to Douglas st.
Screen Name Redacted 10/27/2021 11:50 PM	EV charging! How will charging be handled as part of new building permits? We need to build more charging infrastructure.
Screen Name Redacted 10/28/2021 04:03 PM	Remove parking requirements for developments. Let the market dictate parking demands. Victoria is already such a cycling friendly town, nothing is that far of a bike ride in reality.
Screen Name Redacted 10/28/2021 04:03 PM	Enhancement of neighbourhood villages to make walking to nearby services and shopping both viable and enjoyable.
Screen Name Redacted 10/28/2021 07:10 PM	stop approving rezoning to build high end condos high rises where only rich can afford it as their 3 or 4th house/penthouse.
Screen Name Redacted 10/28/2021 08:57 PM	It's walkable and bikeable access to needed services. I have been living in James Bay with my two young kids and spouse for the past two years. We don't have a car, and don't need one because we can walk to their school, walk to the local library, pharmacy, walk to

	healthcare professionals in the area, and walk to the local parks and visit nature. I used to bike to work using the dedicated bike routes that are easily accessible. Urban planning to have essential services located close to housing is critical if you want to reduce the reliance on cars.
Screen Name Redacted 10/29/2021 09:50 AM	Make the busses run more often
Screen Name Redacted 10/29/2021 01:41 PM	The current thinking regarding parking is flawed. All on has to do is drive around Victoria on a Sunday morning and see how the streets are jammed with parked cars to know that the reduction in parking requirements does not reduce the usage of cars. It just puts them onto nearby streets. You cannot legislate mode of transportation.
Screen Name Redacted 10/29/2021 05:06 PM	Incentivize local employers to allow more remote work (where feasible) so a car for commuting becomes less necessary.
Screen Name Redacted 10/29/2021 08:53 PM	I would love it so much if we still had a passenger train, making travel out of the city easier. I find getting around Victoria quite simple because I'm an avid cyclist, but I do sometimes feel the desire for a car for the times I have to travel up island. Having a functional train line, where passengers could bring their bikes on board like the good ol days, would be so dreamy.
Screen Name Redacted 10/29/2021 09:25 PM	Close most of Dallas road on Sunday mornings to cyclists, like they do with the Rideau Canal parkway in Ottawa during the summer Implement car free days!
Screen Name Redacted 10/30/2021 09:27 AM	I think there needs to be ample parking. I think better cycling routes and far more village design, with a range of local retail would help. But eliminating parking for each owner is not helpful.
Screen Name Redacted 10/30/2021 10:53 AM	Improved bus routes, including express bus to airport and ferry
Screen Name Redacted 10/30/2021 11:34 AM	designated bike lanes are essential (which are spaced from cars with a physical barrier, maybe tress and grass) !! painted bicycle lanes (gutters) are not suitable for those new to biking, and expose cyclists to a lot of car exhaust!!!!

Screen Name Redacted 10/30/2021 01:18 PM	Light rail service or ferry service from the western communities to downtown would make a tremendous difference in helping create a car-lite city.
Screen Name Redacted 10/30/2021 02:46 PM	Well separated bike lanes, wider bike lanes (ie. passing lanes), more signed crosswalks in high traffic areas (eg. at intersection of Toronto and Government), increased transit frequency
Screen Name Redacted 10/30/2021 07:10 PM	Secure bike parking downtown and in village centres.
Screen Name Redacted 10/31/2021 11:31 AM	As proposed, increasing gentle densification and housing options in existing and new residential areas!
Screen Name Redacted 10/31/2021 11:31 AM	In theory I am supportive of car-lite living, however having aging family members, it is concerning the above questions do not account for multi-generations, mobility or differentiate between 2-3 unit housing, compared to 6 plus units in the "Approach". Some "ideas" - prioritize parking for those in greater need (e.g. less mobile which includes those with disabilities +).
Screen Name Redacted 10/31/2021 03:50 PM	I work for Saanich but live in Vic West, the new E-bike rebate program was very popular in Saanich(but, naturally, very unpopular with some non-bike riders), incentives for residents to take the bus, as well as passes - more frequent buses during peak times, increased number of shelters, lighting at all stops/shelters
Screen Name Redacted 10/31/2021 07:54 PM	Make Transit reliable and accessible - busses shouldn't be the only option because currently buses travel the same route as cars. And, not everyone want to bike to work.
Screen Name Redacted 10/31/2021 09:03 PM	All new office and commercial buildings should have adequate indoor bike storage and proper changerooms (showers in summer and drying racks for wet rain gear) for employees biking
Screen Name Redacted 11/01/2021 09:55 AM	Just go for it. Build the separated cycling routes and tax all the car parking. Stop dithering. DO IT.
Screen Name Redacted 11/01/2021 02:05 PM	Lower speed limits so it is safer to walk, cycle.

Screen Name Redacted
11/01/2021 02:24 PM

1. Encourage biking as a commute vs biking as an expensive hobby 2. Densification 3. More mixed use zoning (walkability to groceries, work, daycares, doctor offices etc)

Screen Name Redacted
11/02/2021 04:33 PM

If you want a car lite Victoria, there needs to be better service and service options to the ferry and airport, getting off Island. Without that, cars are still going to be a need for many. There must be also a coordinated effort for better transit options when you do arrive in Tsawwassen. I believe that a lite rail/LRT system should be servicing downtown to Swartz Bay.

Screen Name Redacted
11/02/2021 05:04 PM

Incentive ride-sharing to come here asap (e.g Lyft or Uber)

Screen Name Redacted
11/02/2021 05:33 PM

more corner stores or specifically neighbourhood-serving shops in residential areas (e.g. permit to operate a store in what was built as part of a residential building)

Screen Name Redacted
11/02/2021 07:32 PM

Rezoning to break up the large areas of residential-only to allow things like corner shops, restaurants, shops, etc in neighbourhoods; being able to walk super easily to even just one place to get food (for example) makes such a difference.

Screen Name Redacted
11/02/2021 07:35 PM

While the survey is biased against the “car”, be it known that they are not magically going to disappear in the near future. Heard of electrification? No mention of the need of charging stations for all manner of transport.

Screen Name Redacted
11/02/2021 09:00 PM

free and greatly improved transittransit

Screen Name Redacted
11/02/2021 09:30 PM

Municipal e-bike rebate system, like Saanich has.

Screen Name Redacted
11/03/2021 06:19 AM

-Tiny home on foundation villages -Uber -many many secure bike parkades around town - one stolen bike was enough to make me not want to leave my bike anywhere in the city where it is easily stolen by thieves with metal saws or vandalized. So, properly address the homeless crisis to curb this. It’s out of hand.

Screen Name Redacted
11/03/2021 08:39 AM

Create a municipal by-law that stratas cannot pass their own by-laws restricting bike parking in units. Currently, many older buildings that don't have communal bike parking or adequate, safe bike parking, can prevent owners from storing bikes in their units. This means that even though we live near bike lanes, we can't use bikes for transport, because there's no safe, adequate storage available for expensive bikes. See: https://www.straight.com/news/1035386/bc-cycling-coalition-executive-director-wants-housing-laws-changed-allow-bikes-suites

Screen Name Redacted
11/03/2021 10:49 AM

This way of thinking is using the assumption that "car-lite" living is the best option for people, especially young families.

Screen Name Redacted
11/03/2021 11:27 AM

More frequent bus services, faster express buses, and modernize the stops with proper information about when services arriving, etc - look to other modern cities to see how this is technologically viable - we should have better in-city bus services linking key locations like the University, neighbourhoods other than downtown. Not everyone wants to go downtown anymore - in fact most people prefer to go to Hillside, Mayfair, Oak Bay for shopping as downtown is unpleasant.

Screen Name Redacted
11/03/2021 11:32 AM

Somewhere where people can leave their car without having to worry about moving it regularly, whether on-street or off-street, is a big help. Generally having well located services in neighbourhoods which make it easier to walk is the best option!

Screen Name Redacted
11/03/2021 11:36 AM

More focus on homes and less on car-lite. People with cars have been hammered enough in Victoria with bike lanes, reduced parking and nightmare bike lane signage. Enough.

Screen Name Redacted
11/03/2021 11:39 AM

Lite rail would solve basically every issue. The public transportation network is appalling, other than bike lanes.

Screen Name Redacted
11/03/2021 11:43 AM

More affordable car share/car co-op

Screen Name Redacted
11/03/2021 11:47 AM

Don't change any more corridor streets into local-traffic-only. It has been forcing more and more cars into our residential side-streets. Indeed, it may be wise to backtrack on corridors like Richardson: leave them as continuous through streets, just adding calming tools like roundabouts.

Screen Name Redacted 11/03/2021 12:00 PM	Congestion charges from commuters from surrounding municipalities
Screen Name Redacted 11/03/2021 12:07 PM	I already live a car-lite lifestyle, but I still need a car and safe, accessible parking for it. I don't think there's a way around this.
Screen Name Redacted 11/03/2021 12:19 PM	You cannot force people to give up cars. This transition will just take a lot of time, many years.
Screen Name Redacted 11/03/2021 12:26 PM	Improved and safer bike lanes, increase evo membership and driving range.
Screen Name Redacted 11/03/2021 01:24 PM	Keep in mind not everyone is physically able to utilize bikes. Many still need their personal vehicles and with conversion to electric vehicles there will still be a need for good infrastructure and alternate transit options (buses). I have both, mostly drive in bad weather or when purchasing large items. During good weather use my bike regularly. While I use the bike lanes I believe the design has been over kill! The design is explained as all ages and abilities my experience is the majority users are younger, able bodied commuters in the core not all ages and abilities users. A more simplified design (bollards) I believe would have been adequate and less costly.
Screen Name Redacted 11/03/2021 01:35 PM	Charge a tax on each private vehicle owned on top of gas, insurance and parking.
Screen Name Redacted 11/03/2021 01:39 PM	add a bridge over the Gorge at Lotus and Harriet across to Arm Street
Screen Name Redacted 11/03/2021 02:07 PM	Victoria should NOT be car-lite.
Screen Name Redacted 11/03/2021 02:34 PM	Get rid of this council along with all the stupid fucking idiots on the planning commitees.
Screen Name Redacted 11/03/2021 02:43 PM	Choosing to have adequate parking does not have to come at the expense of having green space. Underground parking is a possibility. Alternatively, having an additional tax for households with more than two cars. I live in an area with many suites. My neighbours have 5

cars for 5 people. My other neighbours have 2 cars and a boat. There is NO on street parking at present. I work in home health care and am required to have a car for work. Where will people park with the duplexes, triplexes, and fouplexes coming? It is totally unrealistic to think they will bot have cars.

Screen Name Redacted
11/03/2021 02:46 PM

Thanks for picking up my yard waste because that forced me to use a vehicle to get rid of it.

Screen Name Redacted
11/03/2021 03:29 PM

Pedestrian only areas. Traffic calming on side streets. Designing roads to favour cyclists and pedestrians, not cars. Designing the neighbourhood to be walkable. End the ridiculous zoning laws that cater to suburban, car friendly life.

Screen Name Redacted
11/03/2021 04:02 PM

Programs, green space, day care and neighbourhood provisions, Dr's, clinics and shops to walk or bike distance.

Screen Name Redacted
11/03/2021 04:20 PM

More bike paths and less on-street parking on narrow streets! Cars should only be allowed to park on one side of a street, not both.

Screen Name Redacted
11/03/2021 04:41 PM

yes more bike lane

Screen Name Redacted
11/03/2021 04:59 PM

I do not own a car, and walk and cycle for almost all daily needs. Bike parking, not only at home but also at destinations, is really important. At home, it would be helpful for me to have space to safely store multiple bikes per person. My husband and I live in a single apartment, and it is challenging to store just one bike per person. It would be really helpful for us to also accommodate e-bikes for longer trips, but there is inadequate space. Also, bikes and bike parts are easy to steal and can suffer damage if exposed to outdoor elements. Covered and safe storage are important. Finally, though not directly related to housing, many destinations in town have inadequate storage for bikes, especially cargo bikes or bikes with trailers. Providing better access to bike parking at destinations would make living car-lite easier.

Screen Name Redacted
11/03/2021 05:05 PM

Access to bike parking is a huge barrier for me. It can be difficult to rent a place that has adequate bike storage (safe from elements, secure from theft) and it can be difficult to find a place to park your bike anywhere that you need to go. Even when bike parking/storage is available, it is usually sub-par (does not fit bike, is in a bad location

	or is full). Often bike racks are in deprioritised locations (edge of parking lot, behind building).
Screen Name Redacted 11/03/2021 05:38 PM	Bike share program similar to Vancouver or the now defunct green bike program
Screen Name Redacted 11/03/2021 05:43 PM	I agree with the options but I don't think more green space is needed, I would decouple the comment about green space and parking and just reduce parking overall, keep the green space requirement the same. I live in a duplex, dual income home, we only have one car, we don't need two cars. Most people work from home and drive less. How are you factoring less driving due to remote work into your design decisions?
Screen Name Redacted 11/03/2021 05:53 PM	Improving frequency and reliability of busses
Screen Name Redacted 11/03/2021 06:34 PM	What you're not thinking about is that you have eliminated most ON street parking. So sure, having less parking around a building and more green space is a great idea, but people who live in affordable housing often need cars to get to their jobs and take children to daycare and school. Buses are NOT convenient, and are expensive! Cycling is great if you're young and single, but again, not convenient a lot of the time for seniors and people with children. We will always need cars, and sharing them doesn't work very well. The city has eliminated most of the off street parking, making it too time limited in areas like James Bay. So you've purposely eliminated what people need - on street parking.
Screen Name Redacted 11/03/2021 07:19 PM	Protected lanes and more frequent buses
Screen Name Redacted 11/03/2021 08:02 PM	Bus routes have inconsistent schedule, making their use not reliable for day-to-day errands and commute.
Screen Name Redacted 11/03/2021 08:32 PM	Jump on / jump off electric buses that stop at major grocery and household stores on a circuit to allow people to gather daily necessities without using cars
Screen Name Redacted 11/03/2021 08:50 PM	Expending bus services, re-introducing rail service, moving towards (partly) car-free downtown with P+R outside centre.

Screen Name Redacted 11/03/2021 10:15 PM	Good advertising
Screen Name Redacted 11/04/2021 06:04 AM	Missing middle houses with four or more homes (but only 2 parking stalls) should have a carshare car placed nearby -eg modo or similar. That way owners/renters can more easily live without their own car, while still having access to one if needed.
Screen Name Redacted 11/04/2021 08:16 AM	Improved security for bike parking downtown. I don't want to bike downtown only to get my bike stolen and have no transport home (and beyond).
Screen Name Redacted 11/04/2021 08:17 AM	In addition to missing middle housing, Council should also consider allowing some walk up commercial units. More housing is well and good, but if people still have to get from the suburbs to where everything happens, many will still need cars. If the first floor of some of the new medium density housing was allowed to be commercial, that would build denser, more compact and walk-able communities.
Screen Name Redacted 11/04/2021 08:38 AM	improve transit options
Screen Name Redacted 11/04/2021 09:19 AM	Investment in light rail to connect the city with outer municipalities, or more frequent busses for the same purpose.
Screen Name Redacted 11/04/2021 09:34 AM	Families need cars for everyday life, especially taking kids to school. When someone moves into a home, their translation needs may change as their family grows. If this is designed to be geared towards families, families will need cars.
Screen Name Redacted 11/04/2021 09:34 AM	Make sure that car-lite policy allows those who are living in their cars to continue living in their cars, as many people at risk of homelessness must live in their cars as they cannot afford other shelter.
Screen Name Redacted 11/04/2021 10:50 AM	Allowing ride-share services in Victoria so residents can have a diversity of transportation options

Screen Name Redacted 11/04/2021 11:19 AM	All of the above ideas are great, and would love to see them implemented. In addition, no more residential parking. Create a paid permit system instead.
Screen Name Redacted 11/04/2021 11:54 AM	Bike share opportunities
Screen Name Redacted 11/04/2021 12:13 PM	Improved transit, more community shopping areas
Screen Name Redacted 11/04/2021 01:44 PM	Allow / encourage ride sharing services like Uber.
Screen Name Redacted 11/04/2021 03:51 PM	Victoria needs to improve its transit infrastructure for the success of car-lite programs. The transit remains far too unreliable for such an approach to be desirable.
Screen Name Redacted 11/04/2021 04:05 PM	You could reduce need for local parking if there where places to park a vehicle for infrequently use. Family outings to regional parks or to visit family over a weekend are expensive if need to rely on a car share service or rental car. Although having the ability to source items nearby (grocery, pharmacy) is desirable, a neighborhood should not have the busiest of a main street.
Screen Name Redacted 11/04/2021 04:11 PM	Paying for off-street parking would be effective, but would be really aggravating, as housing costs are already so high. I understand the need to shift to car-lite living, but it feels like there is an equity problem with that. i.e. only the rich can afford cars. Requiring car-share services for homes 6+ is great, but I think you should look at incentives in regardless of the housing types. Maybe by neighbourhood density? And require it, not only on new builds, but old builds as well. Have you considered visitor parking as well? Where can they park?
Screen Name Redacted 11/04/2021 04:51 PM	Focus on co-op housing not more homes for millionaires
Screen Name Redacted 11/04/2021 05:01 PM	When discussing bike parking, consideration needs to be made for caged bike lockers or in-building parking. Because bike theft is extremely common in Victoria, just having outdoor bike racks available is not enough to make it feasible for many people to feel comfortable transiting via bike.

Screen Name Redacted
11/04/2021 08:09 PM

Safe bike parking is a concern for many at their destination. Leaving your bike out for 8 hours is not a great option at many work spaces. I live a car lite life however I do need to take my elderly mother to appointments by car and am sensitive to the needs for accessible parking. While we want to encourage less dependence on the car Victoria also has a lot people who use mobility scooters and planning for mobility devices is something the City of Victoria has neglected-for many people on scooters it is their only transportation. As a temporarily able bodied person it is easy to overlook the challenges of getting around Victoria with any kind of mobility challenges.

Screen Name Redacted
11/05/2021 07:34 AM

In addition to the missing middle or as part of it, I would love to see more mixed developments, with businesses on bottom (with a priority for grocery stores and others that meet basic needs) and residential at the back / upstairs. This would help lessen need to drive around.

Screen Name Redacted
11/05/2021 07:48 AM

A complete overhaul of the zoning system to allow for more mixed use and closer proximity of work, shopping, and residential uses. Higher density across the board will encourage less reliance on cars.

Screen Name Redacted
11/05/2021 08:07 AM

Rapid transit is the missing piece. Look at most large cities(which greater Victoria is becoming) and almost all have rapid transit. This survey is about housing but suddenly as always the focus is car-lite. Young families still need cars to get around. Example: schools are full so many kids travel far from their catchment areas across busy streets and our transit system is slow, unreliable and woefully inadequate.

Screen Name Redacted
11/05/2021 10:29 AM

Catch bike thieves and fix issue, last year I walked by a chop shop beside the arena within view of police station

Screen Name Redacted
11/05/2021 12:37 PM

Rapid public transit duh

Screen Name Redacted
11/05/2021 01:53 PM

Rezoning to allow for mixed-use development, so that small businesses could help support neighborhoods and develop a sense of community in the local area. In-community cafes and stores such as those found in Montreal communities would increase desirability of neighborhoods and reduce dependence on cars.

Screen Name Redacted 11/06/2021 09:24 AM	Light Rail Transit
Screen Name Redacted 11/06/2021 10:18 AM	More city-owned parkades (Not leased to Robins!) with spots for nearby residents to rent a subsidized permanent space so they do not lose the ability to travel outside the City when parking at their fourplex or townhouse is limited because of prioritized green space. I agree that in those missing middle homes the entire yard should not be taken up by mandatory parking spaces, but growing up in Cowichan I know how important it is to me to have at least one vehicle for my family to travel the island. The parkades could be half for residents and half for hourly parking to incentivize people to only drive to the edge of downtown and walk the remainder of the time. The top level could be a living roof or greenspace?
Screen Name Redacted 11/06/2021 01:58 PM	Live and work in the same place - not having to commute a long distance to work or having to go far to get groceries. If I lived within walking distance of work, and within a few blocks of a grocery store, I would rarely need to use a vehicle. Also I have pets and so would need to be within easy walking distace of a vet hospital and pet food store. The other reason I drive is to go to allowed off-leash dog areas to exercise my dogs. Small community dog parks are not good options for my dogs - standing around with other dogs in a contained area creates conflict, plus I like to get exercise too at the same time. If I lived close an allowed off-leash walking zone or larger park (like Dallas Rd or larger), I would not need a vehicle to drive my dogs around every day like I do currently. Car share programs do not accept dogs in the vehicles, and dogs are not allowed on buses, so right now I cannot use any other options to meet the needs of my furry family members. Allowing pets to use public transit and/or certain care share vehicles would help me go car-lite. Maybe having a car share vehicle dedicated to a building that allowed for dogs to go in it would be an option?
Screen Name Redacted 11/06/2021 10:09 PM	There doesn't need to be a car-lite lifestyle.
Screen Name Redacted 11/07/2021 04:49 AM	Focusing on "Car Lite" lifestyles and the only other choice being fewer trees and less green space creates a survey that skews all answers towards your preferred answers: car lite or bike heavy living choices. There has to be a middle ground that does not mean more on street parking as your choices would demand.
Screen Name Redacted	Need to ensure that people currently advantaged with subsidized on

Screen Name Redacted 11/07/2021 05:58 AM	Need to ensure that people currently advantaged with subsidized on street parking pay their fair share with correct pricing for on street parking for everyone
Screen Name Redacted 11/07/2021 06:02 AM	
Screen Name Redacted 11/07/2021 06:02 AM	Keep up the amazing bike infrastructure work, I have had a number of cycling hesitant friends begin cycling because of the safety of the bike lanes/traffic calmed streets. Ensuring densification like this missing middle housing is easeful to obtain permits for will encourage car lite lifestyle as services will be closer by! Requiring paid parking may discourage car ownership and encourage car sharing instead. Modo car coop is amazing, encouraging enterprises such as this is vital.
Screen Name Redacted 11/07/2021 07:53 AM	Increase how much it costs to park downtown.
Screen Name Redacted 11/07/2021 01:00 PM	better public transport, better north south bike land options (Vancouver street work is really great!!!) bike parking, accommodation for cargo bikes and AAA sized bike lanes. more roundabouts, speed bumps, and traffic calming on non-major routes to cut down on people using care to zip through neighbourhoods, place making with these traffic calming features (can't wait to see haultain SLOWED DOWN and made less car-centric).
Screen Name Redacted 11/07/2021 02:52 PM	Better sidewalks with less obstacles such as telephone poles
Screen Name Redacted 11/07/2021 03:47 PM	Cleaning up the downtown crime would be the most important factor for me to adopt a more car-lite lifestyle. The other factors are irrelevant until our safety issues are dealt with. I used to walk or ride downtown to work, but after a couple of frightening and unnerving incidents, I will no longer do that. Providing parking for all residences is key in my mind, however, I have recently purchased an EV to try to reduce greenhouse my gases.
Screen Name Redacted 11/08/2021 06:24 AM	Free public transit with comprehensive routes.
Screen Name Redacted 11/08/2021 08:53 AM	Go Green! Cars are not the problem… electric cars are the future put in accessible charging stations at multiplex living sites.
Screen Name Redacted 11/08/2021 10:49 AM	improved rapid transit, light rail transit like skytrain is needed in future

Screen Name Redacted 11/08/2021 06:06 PM	Divided bike lanes
Screen Name Redacted 11/08/2021 08:42 PM	1. Continued expansion of separated bike lane network, 2. Encouraging other municipalities to follow the city of Victoria's lead for active transport and missing middle (especially Oak Bay and Saanich) 3. Support for working from home among city employees.
Screen Name Redacted 11/08/2021 10:31 PM	I think everything in this list is needed. The other thing regarding proximity of housing to services is that it is only supportable if there is a lot of housing near the services. This program should seek to facilitate the construction of four to six storey residential and mixed use - they are also part of the missing middle and are necessary for creating the critical mass within walking distance of the services that people desire close to them.
Screen Name Redacted 11/09/2021 07:11 AM	Underground parking everywhere
Screen Name Redacted 11/09/2021 07:51 AM	Reducing the number of housing units will reduce the parking numbers
Screen Name Redacted 11/09/2021 08:20 AM	Services that are accessible such as access to family doctor or medical clinic that has times available regularly for locals.
Screen Name Redacted 11/09/2021 09:24 AM	Adding bus routes for rapid transit
Screen Name Redacted 11/09/2021 09:33 AM	Make it less convenient for people to drive everywhere. Increase the kilometres of AAA Active Transportation.
Screen Name Redacted 11/09/2021 09:34 AM	Yes! One of the biggest obstacle for car-free living that I come across, is simply the fact that there are so many cars on the road. I would like the city to adopt a policy of making it less convenient to drive along with continuing the investment in bicycle, pedestrian, and transit infrastructure. Please actively discourage driving. I think it is a mistake to give drivers a subsidy in the form of free parking spaces. I would like to see a complete end to on street parking for anything except commercial vehicles, loading zones and text pickup / drop off zones. Especially residential parking spaces make streets ugly and

	create dangerous conditions for cyclists. I would like to see parking garages charge for their use at all hours including evening and weekend hours. One more thing I would like to see is to have transit vehicles not have to compete with cars for space on the road. More bus lanes could make the bus system far more effective. The bus lanes on Douglas are a great start!
Screen Name Redacted 11/09/2021 11:00 AM	Many cars in Victoria are from commuters in other municipalities. City of Victoria should participate in light rail transit or electric bus on existing rail right of ways, ferry from westshore and other such initiatives to reduce congestion downtown on streets and need for parking downtown.
Screen Name Redacted 11/09/2021 11:16 AM	No. I am not interested in car-lite living. I am however interested in being able to pay a yearly fee to the City for on-street dedicated parking spaces in front of one's own house. Fee could be similar to the business licence and would be a nice income stream for the City.
Screen Name Redacted 11/09/2021 11:41 AM	Better lighting along multi-use baths - e.g. the Galloping Goose from the Selkirk Trestle to downtown. It does not feel safe to walk there alone in the evenings.
Screen Name Redacted 11/09/2021 01:34 PM	Please consider safe bike parking downtown. I would ride my bike more if I could park it safely. I don’t have to park my bike outside my destination. If I can ride I can walk a bit especially if I know it is going to be safe and there when I want to go home
Screen Name Redacted 11/09/2021 02:10 PM	Stop increasing density in all areas surrounding the downtown core. It is now OVERDEVELOPED, which puts a strain on all resources, so going car-lite is hypocritical as more units are built.
Screen Name Redacted 11/09/2021 03:28 PM	Register all car parking, and limit growth of more cars no matter how big or dense the lot use
Screen Name Redacted 11/09/2021 04:16 PM	Everyone who wants one gets a free yearly transit pass; tax private, pleasure car ownership (vehicle-based businesses and large families could be exempt); create CRD-based metropolitan transit with rapid light rail in established right-of-way corridors and ditch BC Transit

Screen Name Redacted
11/09/2021 04:50 PM

We need a re-designed public transit system with a Compass-like pay structure that enables people to travel by distance. We also need a critical mass living in the downtown neighbourhoods to make this feasible. We need more rental buildings - not high rises though. We need the sort of 3-5 story apt. buildings and fewer condos and high rises that are making this city a nightmare.

Screen Name Redacted
11/09/2021 06:23 PM

I think the question is flawed. It assumes cars are the problem and car lite is the best answer. Sorry but I believe you are solving an emissions and noise problem that is already being solved by the worlds auto makers. Cars are safer, more time efficient, more flexible, more adaptable and will always be more desirable regardless of the efforts you are making to make cars harder to own in Victoria. I hope the next council will reframe the argument on housing, transportation and cars in general to take into consideration the massive worldwide shift to clean, quiet and safe cars. We need parking with car chargers and charging infrastructure, that's where government should place their time and money. The automobile will be here for the next 100 years and beyond for good reason. Build a city that promotes electric cars and suddenly we don't have to all live on top of one another and while you are at it, stop vilifying the people who have worked exceptionally hard and pay massive taxes annually into the Canadian society. These people may build modern homes to suite their taste and we should thank them for coming to Victoria and tearing down old inefficient homes that have asbestos and wood burning fireplaces and eat energy in order to stay warm. These people are very welcome here and bring business ideas and investment dollars and if they feel welcome, will invest in Victoria doing far more good then any level of government could ever do for our city. I fear this falls on deaf ears, please be as open minded as I have been to your ideas. I have tried to see your arguments and they just miss the mark for me.

Screen Name Redacted
11/09/2021 06:33 PM

1. Plenty of secure, covered bicycle parking in downtown area and other areas where services and shops are located. 2. Improved cycling routes in Vic West that connect with crosstown cycle routes to Oak Bay and Hillside/UVic 3. Availability of a recreational centre with a pool and gym in Vic West.

Screen Name Redacted
11/09/2021 07:20 PM

Transit is a regional issue and needs to be addressed at a regional level, eventually including regualr public service (train ideally) to Nanaimo. Victoria is constantly shouldering the density burden for neighbouring municipalities. Is Oak Bay even contemplating allowing secondary suites on 10,000 sqft lots yet? More non-profit housing is needed for seniors who have lived for a long time in the same place and are facing eviction as buildings reach end of life.

Screen Name Redacted 11/10/2021 11:44 AM	Better public transit - buses, trains that join neighbourhoods and don't all radiate out from the city centre
Screen Name Redacted 11/10/2021 01:06 PM	More frequent transit through more areas of the city. I've heard from seniors who live in SFH areas who bought there when they were younger and are now more car-dependent because they are less physically mobile.
Screen Name Redacted 11/10/2021 05:32 PM	Incentives to get people peddling more!
Screen Name Redacted 11/10/2021 05:49 PM	I need access to a car for many appointments and shopping.
Screen Name Redacted 11/11/2021 10:38 AM	Better bus service to Greater Victoria. I walk and cycle within our municipality. I live near a good bus stop, but the routes across the region are not frequent enough for me to go car free. More comprehensive bus service would help. If we had those now, it would train my daughter to be a bus user for life. But it is too inconvenient for many of her trips, so we are training her to be car based for longer routes :(
Screen Name Redacted 11/11/2021 11:23 AM	Look at Kits for a great example of what not to do. Victoria’s transit will never be as good as Vancouver’s and their parking is a disaster.
Screen Name Redacted 11/11/2021 12:59 PM	Secure bike storage is more important than actual bike lanes and infrastructure at this point. I had my bike stolen recently and cannot afford to replace it at all. We need publicly subsidized secure storage facilities, and an approach to bike theft that focuses on the organized crime that supports it.
Screen Name Redacted 11/11/2021 01:08 PM	Continue to improve public transit
Screen Name Redacted 11/11/2021 01:15 PM	The problem with your video example isn't that providing four parking spaces would take all the green spaces - it's the bylaw that states off-street parking spaces cannot be in the front yard. Every single new family home that is built with just a building permit application puts a driveway and garage on the front of the house, and therefore has two off street parking spots. Every single middle housing option that has to go through a DP process has to provide the off-street parking in the back or side yard - which is ridiculous, since 95% of properties

are single family and park on their driveway in the front yard. Change front yard setbacks and allow parking in the front yard, and all of a sudden you'll have parking AND GREEN SPACE.

Screen Name Redacted
11/11/2021 03:31 PM

Car free transit routes involving light rail and cycling paths, as well as increased mixed zoning areas to allow services to be integrated with residential areas. Additionally, super blocks at the suburban scale could improve access for cyclists and encourage walkeability.

Screen Name Redacted
11/11/2021 06:25 PM

The biggest disincentive to using public transit is the reliability of services. European cities that have successfully kept the density of private traffic low (Gothenburg is a good example, similar in most key respects to Victoria, including size and waterfront) have ensured reliability by reserving lanes in the core for bicycles and public transit, including trams - trams are very popular and a main reason why getting around in Gothenburg is much easier than in Stockholm, where trams have been removed except for a few tourist routes. Reserving road space for public transit and bicycles slows down the movement of private vehicles. This is typically initially unpopular but gains popularity once people have experienced the results, rather like pedestrianised streets. The result is a lower level of private car ownership: if using a private car is slow and it is difficult to park, people give up car ownership and use public transit (even in cold Scandinavian winters). Car parks with good transit connections are provided in the periphery of the city, outside the core. I recommend that the city of Victoria look in detail at how Gothenburg has tackled this. Michael Koucky in the traffic planning department in Gothenburg would be a good contact.

Screen Name Redacted
11/11/2021 07:44 PM

Providing inadequate parking (eg 2 spots for more than 2 dwellings) does not make car-lite life easier but it does create congestion on our streets and difficulty finding parking for existing residents. Your first obligation is to those who already live here (your tax payers) not to those who would like to move here (your potential tax payers).

Screen Name Redacted
11/12/2021 08:13 AM

I am very concerned that these questions are ignoring people's concerns about green space and tree maintenance and instead are focused on cars and car-lite options. I am a resident - like many others, who is most concerned about maintaining green space - whether it be private or public. These questions do not allow me to express this value because they are focused on the pre-determined values of those who designed the survey, rather than really being open to receiving feedback from concerned citizens about loss of green space - which has no value to developers or to politicians.

Screen Name Redacted 11/12/2021 08:41 AM	Commuter Rail services for when we need to travel out of town.
Screen Name Redacted 11/12/2021 11:51 AM	More townhouse options in Fairfield, Fernwood, and Vic West.
Screen Name Redacted 11/12/2021 12:13 PM	toll to drive car downtown, designated taxi / transit streets (fort, yates, johnson or view? Douglas or Government going north/south?)
Screen Name Redacted 11/12/2021 01:34 PM	PSA advertisements on radio and TV to educate the public about new laws and intersections. Also, have this information prominently featured in tourist communications (hotels, tourism sites, airplane/ferry reading materials). I LOVE our new and efficient traffic controls, but for many people who don't live here or in European cities, they are not what people are normally accustomed to and so they don't know. I have had to tell many drivers they cannot turn right on red while I'm walking or biking. But there's only one of me and the VicPD/Public Safety never seem to give tickets to people who do dangerous driving behaviour like right on red, not shoulder checking before turning right across a bike path, blocking the intersections (making it extremely risky for cyclists and pedestrians to cross the street when cars are blocking pedestrian and cyclist zones). So yeah, maybe you can tell the cops to stop being fascists harassing addicts and homeless people and start harassing the rich, entitled luxury SUV drivers who feel like they have the right to block the intersection (don't worry, they have money and can afford to pay the ticket, unlike the vast majority of the unhoused.)
Screen Name Redacted 11/12/2021 02:21 PM	It's a long shot but I feel like light-rail transit is an underutilized option and should be something Victoria/council looks into more!
Screen Name Redacted 11/12/2021 02:23 PM	Rapid transit
Screen Name Redacted 11/12/2021 03:40 PM	Do not allow on street parking. In the past suites have been allowed which has increased on street parking. Also many residents have 2 cars. My residential street has cars parked on both sides of the street every day. This in my mind is the biggest hazard to cycling…..car doors opening without looking.
Screen Name Redacted 11/12/2021 07:13 PM	Create local commercial opportunities for a variety of business and service types.

Screen Name Redacted 11/12/2021 08:46 PM	Free bus pass for all. More buses, more reliable. More pedestrian only spaces. Ultimately, would like to see Victoria follow Spanish Pontevedra example: a car free city, https://theculturetrip.com/europe/spain/articles/the-car-free-spanish-city/
Screen Name Redacted 11/13/2021 07:36 AM	No, but I would give up my car in a heart beat. As a single mom who works on call, it seems that I can't live without a car. As a younger person, I never entertained the thought of having to rely on a car. So I would suggest that planners consider the needs of families who must take their children to sports, school etc and older parents to appointments, shopping etc.
Screen Name Redacted 11/13/2021 07:38 AM	Tax increase for 2nd family vehicle, uber, discount on taxi service for homeowners
Screen Name Redacted 11/13/2021 08:41 AM	No
Screen Name Redacted 11/13/2021 08:49 AM	I emphasized on-street parking permits above as key to missing middle housing, though walkability and cycling are more important, Knowing I have a dedicated space to park my car takes a lot of stress off my mind.
Screen Name Redacted 11/13/2021 09:09 AM	Dedicated parking in the city core for car share participants
Screen Name Redacted 11/13/2021 09:43 AM	Working to limit families to one car if possible. Like Athens, odd license plates drive on odd days, even, on even days.
Screen Name Redacted 11/13/2021 11:41 AM	Bike lanes in Fernwood and Hillside would be nice! I would like a couple more crosswalks on Bay St. too!
Screen Name Redacted 11/13/2021 01:47 PM	More bike parking in city in general. I bike for my work (as a community physiotherapist). I often have to lock to a post/stop sign as there is frequently no options for proper bike parking.

Screen Name Redacted 11/13/2021 04:14 PM	Make safe bike lanes consistently along important routes by removing on street parking on at least one side of the road where roads narrow. Interruptions in safe wheel access mean some can't use the roads. Also, include mobility scooters and similar devices in the category of modes of transit allowed in the bike lanes.
Screen Name Redacted 11/14/2021 10:48 AM	Restrict the size of vehicles, specifically no F350 diesel vehicles or anything that is larger than a standard parking spot (ie: max 6 foot wide vehicle and no more than 18 feet long).
Screen Name Redacted 11/14/2021 01:33 PM	No additional parking requirements for multiplexes. We do not need parking requirements at all.
Screen Name Redacted 11/14/2021 05:37 PM	Accelerate building the AAA bike network. Work with BC Transit to modernize their services (e.g., right-sized buses and frequency to accommodate growing ridership). Allow more services to be built in residential neighbourhoods close to where people live. Current policy makes it very difficult to build out the small urban village spaces, which is probably why many have stayed the same for 30 years. These spaces are a missed opportunity.
Screen Name Redacted 11/14/2021 06:56 PM	We benefit greatly from being close to frequent transit so we have one car for the two of us. But to move to 0 cars is not likely for our lifestyle. Fortunately we have ample parking at our home. It's difficult to imagine young families electing to have no vehicle at all realistically. Between groceries, school and recreation activities, medical and veterinary appointments, and trips out of town there's still a high expectation that people will have at least one vehicle. But parking can be combined in a parking area rather than separate driveways and there could be paid parking permits on the street for someone with a second vehicle.
Screen Name Redacted 11/14/2021 07:12 PM	Why are so many downtown, and downtown adjacent condo buildings being allowed to be constructed? Surely these partial occupied buildings, and the many already under construction, could have fewer residents, with outdoor space included. The answer isn't to take space from people already enjoying their neighbourhoods and crowding more people in.
Screen Name Redacted 11/14/2021 07:59 PM	Car-lite living is not always realistic when grocery shopping for a multi-person household. Not everyone has time to go shopping multiple times per week, which would be necessary if using anything

other than a car (e.g. bus/bike) to shop for multiple people. Instead of getting rid of parking, they could use the land space more efficiently. For example, in the video, they could have fit 4 cars between the house and the street instead of putting the parking in the back yard, or they create covered parking that has a green space on top of it (i.e. a rooftop surface with plants and trees on it) .

Screen Name Redacted
11/14/2021 08:00 PM

Offer street parking to non-profit car sharing programs for free. Allow all developers to trade up to 8 off-street required parking spots for every publicly accessible, off street car-share spot they provide in exchange.

Screen Name Redacted
11/14/2021 09:02 PM

Build or incentivize an abundant citywide electric vehicle charging network for use by car-share fleets, which currently have very few all-electric vehicles (one of the reasons our household continues to own a car is because of the paltry all-electric options available from e.g. Modo, and when we go on a longer trip we don't want to be contributing to the climate crisis). The cost for the construction or incentive program could hopefully be earned back over time through charging fees.

Screen Name Redacted
11/14/2021 10:55 PM

- more protected cycling lanes - improved bus infrastructure (more frequent buses, ETA display boards for arriving busses)

Screen Name Redacted
11/15/2021 10:49 AM

Perhaps expand services/government jobs in suburban areas to reduce the need to drive so much, allowing transit or walk/bike options. Reduce transit pro-pass cost to encourage daily drivers to save money by taking the bus.

Screen Name Redacted
11/15/2021 11:13 AM

Focus on frequent, reliable, safe transit for people who pay for the fare. I won't let my daughters ride the bus because of all the homeless and mentally ill. the rules of the MVA need to be enforced to cyclists too. cyclists frequently run stop signs don't wear helmets and ride on sidewalks. This makes it dangerous for kids to be walking as they can be hit by cyclists. we need to decrease bike theft. i just bought an ebike in an effort to decrease using my car and i had to by a $200 lock to keep would be thieves at bay. I have also recently found out that my $200 lock won't prevent angle grinder attacks. What kind of society do we live in that we need to protect our bikes from mobile power tools? bike theft must be addressed and prosecuted.

The CRD needs to consolidate at least with respects to mass

Screen Name Redacted
11/15/2021 11:50 AM

The CRD needs to consolidate at least with respects to mass transport. Our transit system is pathetic. Local bus loops, LRT, Street cars. Improvements in density allows for these things to exist and there are many successful examples in Canada, the US, and abroad. Bike lanes are a good thing, but the designs in Victoria are not consistent, let alone between "Cities". We need a comprehensive plan - all these fiefdoms need to be consolidated so a real tax base and overall strategy can be implemented. We don't need 13 different councils, mayors, budgets etc. If we can create that, we can make car-lite living a real possibility.

Screen Name Redacted
11/15/2021 03:34 PM

More shops and restaurants in residential areas

Screen Name Redacted
11/15/2021 05:49 PM

1)We need far more frequent public transit but that can't happen until we have population densities that approach places like NY, Paris, or downtown Vancouver. So be more aggressive in removing zoning restrictions and especially stop prioritizing the complaints of neighborhood busy-bodies. 2) Force off-street parking to be distributed more equitably in new buildings. In every condo building, there are units with 2 parking spots which forces others to find somewhere else to park their cars. My building has more parking spots than units, yet I and a number of neighbors must park on the street. This is near impossible as the few spots in front of the building have a 2-hour limit and all neighboring streets have residents-only signs.

Screen Name Redacted
11/15/2021 06:43 PM

Greatly improve bus frequency and densify neighbourhoods near major bus stops. Buses must come every 10 minutes on all major routes. People will take the easiest option. Transit will only be successful when driving is much more difficult than taking public transit. On the other side of the equation, car ownership should be made more difficult. Maybe street parking should be a paid service. However, I'm not sure of the broader implications of this. In any case, this would have to be done in conjunction with improved transit and bike infrastructure.

Screen Name Redacted
11/15/2021 08:44 PM

I think its important to note that increasing penetration of electric vehicles will cause big problems for onstreet parking. How does the city propose to deal with that? Cost sharing for underground conduit from independently metered residential units to curb side stalls? these then become assigned parking stalls essentially....

Screen Name Redacted
11/15/2021 09:22 PM

Questions 2 and 3 feel quite rigged. In order for enough missing middle housing to be built, requirements must be as simple and

	lenient as possible. Requiring transport incentives and subsidies for 6+ units and only allowing such plexes on some lots harms their viability. Dan Parolek, creator of the term "missing middle", suggests removing FSR and Density regulations, and focusing on form-based codes. As long as a building fits within design requirements/setbacks, the number of units and parking spaces should be irrelevant. Missing middle will only be significant if it's financially viable - under the current draft, it won't be.
Screen Name Redacted 11/15/2021 10:45 PM	What does car "lite" / light really mean? The developer should still pay for a minimum number of parking spaces and the city decide to reduce or not and put that money into parking, other transport, or lower cost housing. Bus Rapid Transit and other rapid connections. On street permit parking adjacent to all apartments. Recognize that parking is tied to people's jobs and family choices; some people will choose to live in Victoria and be obligated to work in Langford or need a car for work, family or disability purposes. It is a tough challenge in a small city. You are catering to people who can make a choice.
Screen Name Redacted 11/16/2021 08:53 AM	Fees for car users that don't have disabilities
Screen Name Redacted 11/16/2021 09:01 AM	This does not address people with disabilities, many of whom need a car to get to and from places. Street parking should allow for this, since this may be hard to predict whether potential owners or tenants have disabilities.
Screen Name Redacted 11/16/2021 02:44 PM	better transportation access to key amenities like the the ferry and airport and big tourism areas
Screen Name Redacted 11/16/2021 10:29 PM	make the roads less friendly for driving
Screen Name Redacted 11/17/2021 07:59 AM	Free bus passes
Screen Name Redacted 11/17/2021 09:35 AM	More frequent smaller electric buses.
Screen Name Redacted 11/17/2021 11:16 AM	Underground parking for new builds. Bus service for seniors and mobility challenged.

Screen Name Redacted
11/17/2021 11:46 AM

Bikes do mot replace cars

Screen Name Redacted
11/17/2021 01:33 PM

Schools and childcare! For most families that need missing middle housing these are daily needs, and you need to ensure that you don't just create 15 minute neighbourhoods with groceries, parks, etc. You need schools and childcare (for multiple age groups - imagine that you have one kid in daycare, one in elementary school and one at preschool) to be accessible (easily) without a car. Most families that I know that either bought a car after not having one or bought a second car did so because they couldn't make these daily trips without it.

Screen Name Redacted
11/17/2021 02:49 PM

street parking is a nightmare in my neighborhood, this "2 spots for a 6-plex" is madness .... we aren't there yet.

Screen Name Redacted
11/17/2021 10:20 PM

No, not really. I believe the city needs a more balanced approach, where people who need their cars, and those who want to choose a car-lite life should be supported to live side by side without being made guilty, and setting the mindset us vs them attitude.

Screen Name Redacted
11/18/2021 06:58 AM

Add lite-rail/improve traffic flow to Westshore and create reliable alternative routes across the malahat so people can reasonably expect to get to work and back when they're forced by the reprehensible housing prices to live up island just to be able to buy a home.

Screen Name Redacted
11/18/2021 11:27 AM

Greater housing density would increase the demand for alternative transit options to cars as traffic would increase, so I don’t think car share is a great idea compared to other options. It could justify better bussing networks and (ideally) train systems as the density would make it more viable as ridership would be sufficient to justify a train system (or a better bus network). Biking in Victoria is already pretty good.

Screen Name Redacted
11/18/2021 06:58 PM

Regular hexagon-shaped city district planning (honeycomb city design), disincentivizing personal cars, AI-driven taxis, centralizing city planning.

Screen Name Redacted
11/18/2021 07:44 PM

Price gasoline higher

Screen Name Redacted
11/18/2021 08:14 PM

I live car-lite already. In the summer, car-lite living is easy. But in the winter, it gets far more difficult, so that's where I'd recommend focusing. Some bike routes become unusable (e.g. the Goose, dark, wooded, few exits). More bus stops could use shelter from the rain, a wind-block, and lighting. Some intersections are badly-lit and cars roll through stop-signs, making walking at night feel scary, with some organizations (e.g. ICBC, police) placing the responsibility on pedestrians to make up for drivers' inattentiveness, which doesn't make you feel like your walking is valued. The fact that so many businesses close early in Victoria (it's like a ghost-town after 8pm!) and there are "commercial-only" areas makes it feel more dangerous walking or standing at a bus stop after dark (I'm female). More multi-use residential/commercial could help with "eyes on the street".

Screen Name Redacted
11/19/2021 07:01 PM

More efficient transit solutions (bus lanes, tram/light rail, etc) to help combat the stigma of transit only being for less fortunate people, as well as to incentivise using transit or walking to get to places and make car ownership not feel like a requirement. It's important that development in the city ensures that car-free or car-lite living is a viable option and looks like one in the eyes of the public.

Screen Name Redacted
11/19/2021 07:54 PM

Providing incentives for car-lite choices. E.g. coupons, e-bike credits. What about an app like the one previously called Carrot? Could involve local businesses in providing incentives (and also bringing customers in)

Screen Name Redacted
11/20/2021 02:40 PM

Continuing to invest in the culture change of car dependence.

Screen Name Redacted
11/22/2021 12:28 AM

Ride sharing apps such as Uber would make it much easier for my partner and I to go down to one vehicle

Screen Name Redacted
11/22/2021 08:08 AM

Make side streets more people friendly when you e installed bike routes. Kipling had become a freeway from a residential side street

Screen Name Redacted
11/22/2021 12:02 PM

Have seniors' housing the closest to amenities and handicap parking free. Also EV chargers outside in parking areas and on streets.

Screen Name Redacted
11/22/2021 12:15 PM

this was already mentioned but changes to bike racks for the increasing number of cargo bikes. They are big and hard to park in traditional bike racks.

Screen Name Redacted
11/22/2021 06:00 PM

NOTE: Question 4 cannot be answered. You cannot drag the bar to enter a number greater than 5 on any line above above. Not everyone rides a bike or is able to do so. People use their cars for more than just local shopping or to go downtown. Some require them for work. Even residents of Missing Middle Housing may require cars as well as bicycles.

Screen Name Redacted
11/22/2021 08:06 PM

This is biased against working people who need to drive to have 8n site visits with clients. Think, account manager, tech support person, trades

Screen Name Redacted
11/22/2021 08:20 PM

Charge for on-street parking permits.

Screen Name Redacted
11/23/2021 11:48 AM

The transit system needs to be improved. One instance is paying for a daily pass just because you need to switch buses for a one way trip doesn't make sense. I would rather drive to an appointment as I don't feel I can count on public transit to get me there in a timely manner.

Screen Name Redacted
11/23/2021 12:15 PM

have dedicated bike lanes. It is not a safe to have bike lanes in the busiest streets. Improve city lightening

Screen Name Redacted
11/23/2021 03:15 PM

Reducing the space and priority that cars/roads have in neighbourhoods and village centres in favour or more housing and green space.

Screen Name Redacted
11/24/2021 03:34 PM

Lower speed limits to 30 kms. Make it compulsory for residents living in suites to use their onsite parking spaces (i.e. not for storage). Allow residents more support for safer street suggestions. (all mine have been rejected by Engineering outright).

Screen Name Redacted
11/24/2021 09:16 PM

The current Evo car-share is really restricted. Plan with other municipalities to jointly have car shares. If people are going to give up car ownership, they will need car shares that get them to the ferry, the airport, shopping centres in neighboring municipalities, regional parks etc and they will need car shares that have children's carseats available in the trunk. Eventually hopefully transit will be good enough to conveniently accomplish all that but it's not there yet and will never be there for some trips for some people eg. elderly, those with disabilities and health conditions... And get car-share companies that provide electric cars only.

Screen Name Redacted 11/25/2021 11:39 AM	I'd bicycle more for everything if it wasn't going to get stolen. Bike theft needs to be addressed, secure bike storage needs to be developed. Bike laws need to be enforced.
Screen Name Redacted 11/25/2021 11:43 AM	Transit needs to be visible, not just a post in the ground, lighted shelters would be good to show that there is transit avaliable
Screen Name Redacted 11/25/2021 11:47 AM	Victoria's zoning process is way too restrictive. Set guidelines, but then remove the entire design review process for all buildings. If you build to the guidelines you should be automatically approved.
Screen Name Redacted 11/25/2021 12:47 PM	Public transit that allows me to 'haul' things like groceries for a family. I can't exactly go grocery shopping for my family of 6 and bring that back on a bus.
Screen Name Redacted 11/25/2021 01:17 PM	More grocery stores in the downtown core and more frequent public transit options
Screen Name Redacted 11/25/2021 02:08 PM	A comfortable and quiet light rail system
Screen Name Redacted 11/25/2021 02:09 PM	Rapid transit and including commercial services mixed throughout residential areas.
Screen Name Redacted 11/25/2021 02:36 PM	Designing roads for all transportation users, not just private vehicles
Screen Name Redacted 11/25/2021 02:43 PM	Delivery systems for large objects. I currently am living car free, but organising things like buying a fireplace from Home Depot, or a bunch of records from a shop downtown, is a huge chore. Maybe a $5/trip delivery service sponsored by the city would help, similar to the Chamber of Commerce's Christmas program. I believe this would incentivize shopping local, as currently my options often revert to buying online in order to secure free delivery, which is unfortunate as I'd prefer to support local.
Screen Name Redacted 11/25/2021 03:31 PM	Reliable and frequent transit

Screen Name Redacted
11/25/2021 04:04 PM

Until Victorians can afford to live, work, attend schooling, access health care and other essential services close to home these ideas are useless and cater to the rich only who can afford to do this. We are not a small European town accessible by bike, stop forcing it with under used bike lanes that impede traffic of the poor Victorians commuting across the city for basic necessities to live.

Screen Name Redacted
11/25/2021 04:11 PM

Better bus routes

Screen Name Redacted
11/25/2021 04:23 PM

Free transit,

Screen Name Redacted
11/25/2021 04:24 PM

Stop the bike theft crime and clean up Pandora. Each unit needs at least 1 unit of parking.

Screen Name Redacted
11/25/2021 04:54 PM

just ensuring all important amenities are within walking or short bike distance. i would seldom drive!

Screen Name Redacted
11/25/2021 06:40 PM

Better bus service, light rail. Current transit is not realistic for car-free.

Screen Name Redacted
11/25/2021 07:38 PM

Making streets more walkable by reducing set-backs and allowing mixed-use. This would make walks more interesting and make services more accessible. We can't keep having suburban ghettos, where you MUST own a car -- this excludes so many of our population by ability and cost, and is even a detriment to young people growing up without any independence. The best thinking I've seen on design recently is "Jeff Speck: The Walkable City – Lessons from the U.S" on YouTube, in which he describes four 'ways to make people walk': 1) a reason to walk <balance of uses>, 2) a safe walk <reality and perception>, 3) a comfortable walk <space and orientation>, and 4) an interesting walk <signs of humanity> (https://www.youtube.com/watch?v=PoFO5Rt9cPM&t=1605s). This last point is where I think missing middle, and hopefully in the future mixed use fits in: walking past ANYthing other than set-back single-family dwellings, often without a proper sidewalk in many suburban neighbourhoods, would make for a more interesting walk that I'd be motivated to take. Obviously also something like street cars and light rail on heavy traffic routes -- public transit needs to be clean, climate-controlled, and most importantly predictable for me to trust it for daily trips. I believe there are apps these days to help in predicting when a

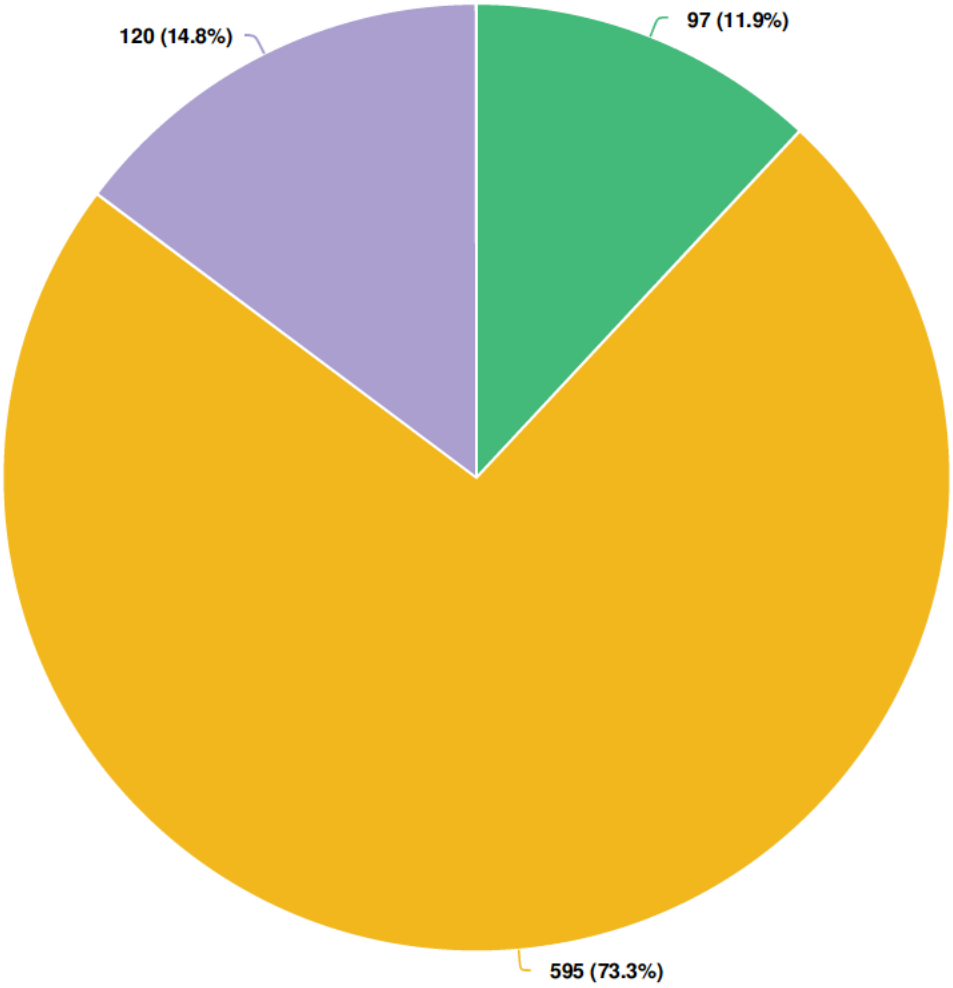
	bus will come, but I remember with a shiver my uni days waiting for the bus in the rain as they flew by 30 minutes late and full while I missed classes. Neither was the packed humidity a motivator if you actually managed to get on a bus, so you could sit in traffic with the lucky folks who had their own comfortable cars to drive in less than half the time. To some of the points made in this page and the next, however, I worry that the city will try to attach too many new requirements to the idea of missing middle housing -- not every home needs to have double wide parking and backyards and ramps and additional storage...we just need more housing! We need to allow missing middle housing to get in the mix, rather than making it continually impossible for developers to choose this style of housing over the more profitable towers. Let's reduce set-back rules as much as possible to allow more creative land-use, and build human-scale dense housing in more neighbourhoods NOW!
Screen Name Redacted 11/25/2021 10:12 PM	Car-lite living is unrealistic for incoming residents. Without a vehicle it is a hassle to enjoy the things that make Victoria living so great ie: lakes, hiking, beaches. Stop removing parking from existing areas and we won't have to ask these kinds of questions.
Screen Name Redacted 11/25/2021 10:44 PM	24 hour buses, safe places to lock bikes
Screen Name Redacted 11/25/2021 11:23 PM	Increase the number high density transit corridors; from these arteries fan out with decreasing density from ‘high’ streets to medium density streets that are still a short walk to transit and services, to lower density housing in the outlying areas where SFH make most sense. Make transit a priority and start re-investing in a streetcar system!
Screen Name Redacted 11/26/2021 12:01 AM	Adding payment for parking would incentivise peopleto move to car share. Also, the city needs more bus and car share opportunities which allow people to access hiking opportunities. Car share works, but also buses to more local (crd parks) trails.
Screen Name Redacted 11/26/2021 07:03 AM	Very high frequency transit in close proximity to a house provides a solid psychological backstop for car-lite living. 15-20 minute bus service is not frequent enough.
Screen Name Redacted 11/26/2021 09:04 AM	I find the design of these questions very limiting and frustrating

Screen Name Redacted 11/26/2021 09:54 AM	Mixed-use zoning. I can't believe I'm not seeing this. Three stories, first commercial, second and third residential. Make it easy to access the amenities you need via bike or foot. Build neighbourhood cores around these types of blocks. You don't need to re-invent the wheel, take a look at Europe for a few hints on how to do this properly. Additionally, let's get some rail transport happening -- you know, like a first world country?
Screen Name Redacted 11/26/2021 10:47 AM	More bike lanes/ bike routes with sufficient lighting.
Screen Name Redacted 11/26/2021 11:46 AM	Affordable locally grown food access, Food Sovereignty
Screen Name Redacted 11/26/2021 12:02 PM	People expect to park directly in front of their residence. Combined on-street parking permits that residents pay to use. If you have a car, you should pay extra. If car is necessary due to disability, you could offer free permit or reduced cost permit. Our car-centric citizens will scream "war on cars", but in my view we spend too much time thinking about parking rather than thinking about people. Not everyone who has a car, needs a car.
Screen Name Redacted 11/26/2021 03:46 PM	Have more accessible and efficient transit
Screen Name Redacted 11/28/2021 09:50 AM	Better routes, less transfers, some express routes, not charging for a 2nd bus on the same trip! Skytrain.
Screen Name Redacted 11/28/2021 10:33 AM	The closer to town the fewer the requirements for parking stalls on a site
Screen Name Redacted 11/29/2021 10:20 PM	Need to be careful in balancing on site parking. Each drive way access generally reduces availability of on-street parking by at least one vehicle and drivers with access to off-street parking often tend to use the roadway to park in any case. Secure public bike parking; many thefts of bikes & bike parts in Victoria. Consider having bike wardens that are paid in part at least by modest payments from the bike users. Encourage more sites for car share to reduce need/want for own vehicles. Reduce the number of rainy days! More traffic enforcement...for example, drivers who have tinted windows making it difficult for cyclists/pedestrians to know whether you have been seen. Drivers who do not clear windows on misty/frosty days. Distracted drivers. Drivers who do not make complete stops at stop signs. These

	drivers make it dangerous for pedestrians, cyclists and other motorists.
Screen Name Redacted 11/29/2021 10:50 PM	Walkable/liveable neighbourhoods. in my neighbourhood, lifelabs is being replaced by a high-end senior facility. Gardenworks OB being replaced by highend condo development. Fairfield United was a community gathering place - now an empty lot. Pluto's restaurant gone. SE corner of Cook and Fort - all of the small shops and interesting businesses - gone. My neighbourhood was more liveable and walkable before all this development. And now you're promoting "liveable and walkable". Two cars cannot pass side-by-side on my street without one pulling into a vacant spot. You will turn our street into a one-way depending on who starts out first from which end.
Screen Name Redacted 11/30/2021 11:59 AM	Have a discounted rate for housing that does not require a parking spot. Work with neighbouring communities to install rapid transit into the Westshore, Saanich, etc
Screen Name Redacted 11/30/2021 12:52 PM	Ensuring missing middle housing is done closer to the core and in as many places as possible in connection with bike lanes, especially....
Screen Name Redacted 11/30/2021 02:09 PM	Lots of great advice on the Not Just Bikes Youtube channel, check it out.
Screen Name Redacted 11/30/2021 08:33 PM	Car share designated parking spots or nearby cars is more useful than memberships
Screen Name Redacted 11/30/2021 10:55 PM	Safe walking and AAA cycling connections to all schools.

Optional question (462 response(s), 358 skipped)
Question type: Essay Question

Q6 Do you support allowing three storeys with a requirement for at least one adaptable unit?

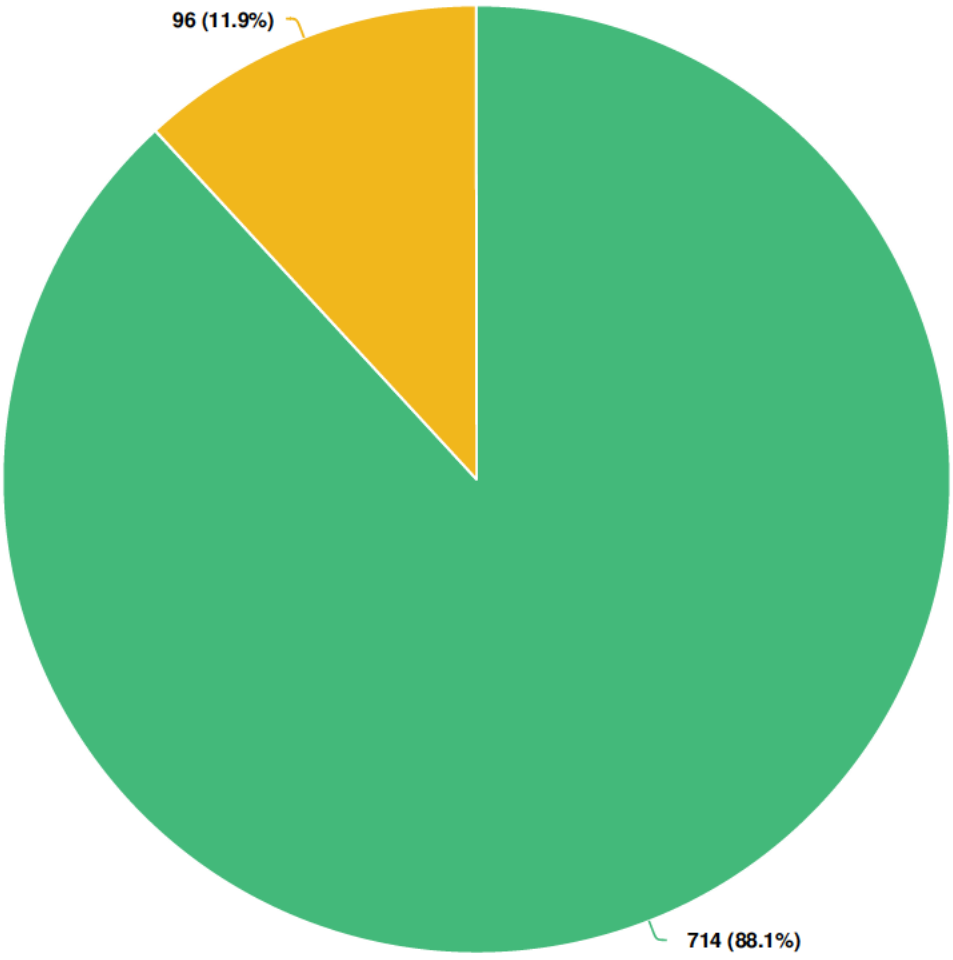


Question options

- Yes, only in townhomes
- Yes, in townhomes and houseplexes (duplexes, triplexes, fourplexes, etc.)
- No, I would prefer that missing middle homes be built to a maximum of two and a half stories, even if adaptable units are not possible

Optional question (812 response(s), 8 skipped)
Question type: Radio Button Question

Q7 Do you agree with the proposed approach to allow new heritage conserving infill housing, as an addition or separate building, on the same lot as a newly designated heritage home to incentivize heritage conservation?



Question options

Yes
No, infill housing behind heritage buildings does not fit

Optional question (810 response(s), 10 skipped)
Question type: Radio Button Question

Q8 Do you have any other ideas about how to better encourage heritage designation?

Screen Name Redacted 10/12/2021 01:50 PM	Nothing in Victoria is truly heritage other than First Nations artifacts and structures, the rest of us have not been here long enough for anything to be particularly old (Europe we are not). Our focus should be on creating new, quality construction not on maintaining some old British facade.
Screen Name Redacted 10/12/2021 02:22 PM	Allow less stringent rules for heritage designated repairs and improvements - many of us don't register homes because we can't afford the elevated cost of maintaining a heritage home with tough restrictions on materials and products that can be used.
Screen Name Redacted 10/12/2021 03:39 PM	Reduce the amount of heritage buildings to only those with significant historic value.
Screen Name Redacted 10/12/2021 05:02 PM	more incentives. More awareness, and spread of the benefits of buildings adaptions and reuse.
Screen Name Redacted 10/12/2021 08:59 PM	Encourage grouping lots so new denser development can be further away from a heritage building. Where the older building is inaccessible, require the infill to be accessible (not adaptable). How do you answer Q6 when you want it to be accessible not adaptable, but agree with requiring at least one unit?
Screen Name Redacted 10/12/2021 09:15 PM	Heritage house lifts to add another storey.
Screen Name Redacted 10/13/2021 01:21 PM	Love this. We need to keep heritage bulidings. Allowing for mutiple units within character buildings is recommended. Also to encourage retention of older houses how about a tax break?
Screen Name Redacted 10/13/2021 01:46 PM	In my opinion, the important thing about heritage buildings is that it encourages a diverse and interesting street feel. So long as a similar facade is used, we should be free to redevelop heritage properties (including making buildings taller).
Screen Name Redacted 10/13/2021 05:08 PM	The infill should follow strict design guidelines that are sympathetic to the heritage building.

Screen Name Redacted
10/13/2021 05:55 PM

I don’t generally support heritage designations.

Screen Name Redacted
10/13/2021 07:16 PM

This is a great idea. My only concern would be preserving any natural historical items (old trees & plants, garden walls). A tax break incentive would help. Or a grant program; build an infill building, get a grant to update/modernize the main building (plumbing, electrical, sewer connection etc.)

Screen Name Redacted
10/13/2021 08:31 PM

The public benefits of existing heritage housing designation objectives require updating. Some (unfortunately many) designated "heritage" structures are simply old and at the end of their economic service life. There is little incremental public benefit to a costly "designation and saving" program of many similar worn out structures. The public good is better served by photographing and documenting the existing end of life structures for archival purposes, then removing them to allow construction of new structures at higher density to provide housing for more families. Old houses like old politicians are best removed or composted.

Screen Name Redacted
10/13/2021 08:34 PM

Very few people would seek to obtain a heritage designation, as heritage improvements are rumoured to be mired by prohibitive and costly bureaucracy.

Screen Name Redacted
10/13/2021 10:32 PM

JUST BUILD MORE HOUSING. DO IT.

Screen Name Redacted
10/14/2021 12:26 AM

I need to question the concept of actually having or encouraging heritage designation. I do understand it brings character and history, but if these buildings are poorly build from an earthquake perspective, energy inefficient and only house one family, then I can't support just keeping them for keepers sake. Perhaps if someone wants a laneway house, they also have to agree to a legal basement suite. If they don't want to keep the house, then require the esthetics to be in the style of the time. Personally I really don't like the look of "modern" housing, but yet I see them all over now, even in character-rich Fernwood and Fairfield, but they (hopefully) bring increased density at the least. Again just require esthetics to be in the style of the time or get over our fascination with old colonial housing and let people do what they need to build as long as it provide opportunity for the missing middle and their families.

Screen Name Redacted
10/14/2021 08:42 AM

Heritage designation doesn't really matter to people who can't find a 2bdrm to rent for under 2k a month. This will probably matter a lot to the grey hairs who bought their home in 1985.

Screen Name Redacted
10/14/2021 09:48 AM

more preservation f heritage and more community input which would be eliminated with your current proposal

Screen Name Redacted
10/14/2021 10:25 AM

Why do we want to encourage heritage designation. Unless a building has historic connections or architectural importance it is just old.

Screen Name Redacted
10/14/2021 11:06 AM

The land value is going up so much that heritage housing will be a huge cost to the rest of the residence of Victoria. I disagree that heritage housing is a priority for the city. I don't think we should incentivize heritage protection because it will just lead to massively valuable homes that nobody can afford. We might as well set up tiny ultra exclusive museums for people to live in.

Screen Name Redacted
10/14/2021 11:06 AM

Heritage designation is being abused by NIMBYs to created semi-gated communities where only the richest can afford to live. A heritage home is an expensive option that requires extensive improvements often to keep running (not to mention the efficiency losses that make heritage homes some of the least green options out there energy wise). Heritage homes have value when they are truly heritage and not used as a way to stifle development. If every home is heritage then the designation loses its importance. Heritage homes should be carefully selected and preserved, not open for anyone to claim. That way they are important cornerstones of the neighbourhood and preserve history rather than just a facade where the entire house is gutted at the center to create something else entirely. Preservation could include plaques that designate the house's history to passersby or other such ways to officially preserve history.

Screen Name Redacted
10/14/2021 11:15 AM

Heritage is less important than fixing the housing crisis.

Screen Name Redacted
10/14/2021 11:35 AM

Yes, many buildings are in a terrible state. Even saving the facade is questionable. Encourage developers rather than discourage them when a vocal minority speaks up. Many of us want development and appreciate some want to invest in Victoria

Screen Name Redacted
10/14/2021 12:26 PM

Way too much car parking in the example picture, there should still be livable green space for the infill home too. This picture paves nearly the whole yard and will make cars a nuisance to neighbours trying to enjoy their backyards with cars next door driving right by. The same parking rules for heritage conversion infill should be those that are proposed for houseplexes; 2 maximum off street parking spots near the front (but ideally not directly in front of the porch stairs, the parking should be to one side so that it isn't as uninviting as the newer home styles with garages where the door into the home isn't obvious from the sidewalk because there are cars in the way). It may mean a slightly wider driveway for older homes but could also mean less paving of the backyard and more greenspace/trees. Maybe a time-limited property tax break during construction could be a little bit of an incentive? (obviously monies should still be owing unless the city were to make it a time-limited grant for the heritage conversion construction period)

Screen Name Redacted
10/14/2021 01:46 PM

I love older buildings and think they should be preserved, but I am wary of 'Heritage' being used as a tool by NIMBYs to prevent development and density. Preserving Heritage in order to preserve the status qou (and its accompanying housing crisis) should be avoided. For a heritage conserving infill, narrow the street in front of the heritage home and lease the reclaimed land to the owner for free. They could use it as a parklet, community garden, or to plant trees. It would have the additional benefit of calming traffic on the street.

Screen Name Redacted
10/14/2021 02:09 PM

Value heritage building forms (massing, shape, finish) in new construction over the preservation of existing structures. New, "timeless" homes are just as nice.

Screen Name Redacted
10/14/2021 02:51 PM

Heritage designation scares people as there are many rules. Could infill happen behind an "old home" designated building that isn't as strict as some of the heritage requirements (eg paint colours, etc)

Screen Name Redacted
10/14/2021 02:57 PM

I think this is a great idea! All of the converted heritage house suites I have seen are beautiful. This is a great way to conserve that "neighbourhood feel" that sometimes people worry about losing (although I question the motives and what that actually means) but it does makes for beautiful streets and suites which I think is great. I would love to live in a converted suite in a heritage house.

Screen Name Redacted
10/14/2021 02:59 PM

An

Screen Name Redacted 10/14/2021 03:24 PM	I appreciate protecting heritage and home demolition can be very wasteful. I would like to see garden suites permitted on lots where the original home has a basement suite. We would like to have both on our property but feel too constrained by existing rules.
Screen Name Redacted 10/14/2021 05:18 PM	reduce the cost of and time in obtaining permits and authorizations, delegate approvals to to staff with council only approving policy the policies staff are required to ensure proposals meet or significant variances to policy
Screen Name Redacted 10/14/2021 06:32 PM	Introduce a property tax credit for heritage-designated homes.
Screen Name Redacted 10/14/2021 09:24 PM	Eliminate all off street parking requirements for designated heritage sites.
Screen Name Redacted 10/14/2021 09:53 PM	In addition of separate buildings, owners should be allowed to raise their heritage properties when they are undertaking foundation work to allow basement units and increase the number of residential units on one lot.
Screen Name Redacted 10/14/2021 10:20 PM	While heritage designation is nice, it is entirely unimportant in comparison to the housing crisis
Screen Name Redacted 10/14/2021 10:44 PM	Lighten the rules around it! My understanding is that this makes renos more difficult
Screen Name Redacted 10/14/2021 11:12 PM	I don't particularly care about conserving heritage buildings. I want more housing available. The real "heritage" sites in any case are the pre-colonial lands so preserving some early houses is not high on my list of interests.
Screen Name Redacted 10/15/2021 07:19 AM	I think that preserving the “character” of Victoria is far more about keeping people with average and lower incomes here and far less about buildings.
Screen Name Redacted 10/15/2021 07:19 AM	We need to be more open minded about what constitutes 'heritage'. There should be planning and design components to how buildings are designated. Some relatively young buildings have merit while some older buildings may not be beautiful enough to be worth saving.

Screen Name Redacted 10/15/2021 08:26 AM	I do not support missing middle zoning
Screen Name Redacted 10/15/2021 08:37 AM	I think the cost of maintaining and following the standards associated with a heritage designated house is no longer attainable to the younger generation. Maybe there is a grant or property tax incentive to offset the higher cost of having a heritage home?
Screen Name Redacted 10/15/2021 08:42 AM	No
Screen Name Redacted 10/15/2021 08:48 AM	Great compromise!
Screen Name Redacted 10/15/2021 08:58 AM	More housing doesn't mean it will be affordable. Only non market/non profit housing will address that
Screen Name Redacted 10/15/2021 08:59 AM	Added house should FIT with design of existing heritage home and not be a modern BOX. Proper landscaping should make it look like it’s always been there
Screen Name Redacted 10/15/2021 09:03 AM	Make sure style of infill home is similar.
Screen Name Redacted 10/15/2021 09:11 AM	no
Screen Name Redacted 10/15/2021 09:42 AM	Heritage designation should not control the interior of conserved building so that modern, flexible space could be built. Exteriors of all buildings on heritage location must be compatible with heritage building and neighbourhood.
Screen Name Redacted 10/15/2021 09:49 AM	Relax the onsite parking requirements specifically for heritage buildings.
Screen Name Redacted 10/15/2021 10:12 AM	If we are going to have green space it is important that all this increased density doesn’t block the light to existing yards.

Screen Name Redacted
10/15/2021 10:13 AM

If the heritage home is divided into multiple homes, ideally the yard would also be divided, providing private space for each unit.

Screen Name Redacted
10/15/2021 10:26 AM

I feel like if we allowed the homes to have carriage homes and other building types on lots, it could help the housing crisis. However, I don't think building onto a heritage building would be that great.

Screen Name Redacted
10/15/2021 11:01 AM

Honestly I think too much emphasis is placed on heritage designation, to the detriment of making room for people to live.

Screen Name Redacted
10/15/2021 11:29 AM

As someone who adores so many of the gorgeous character homes in victoria, I struggle with hertiage designation being an excuse for debating new units. We need places to live, infill always has a 'fit'. There are plenty of hertiage conversions I have seen lately that do an awesome job of reviving a home and adding an additional suite - it's just a shame that approval for this takes years.

Screen Name Redacted
10/15/2021 11:38 AM

Only if the heritage home adds perceived value or character, not all heritage homes are worth preserving and should be replaced with more modern, efficient, and sustainable homes. Many garden suites are not put in with the same care and planning as the original home and is only a means of increasing income for the property owner, if this is going to be approved it should be a high standard.

Screen Name Redacted
10/15/2021 12:11 PM

more flexible

Screen Name Redacted
10/15/2021 12:15 PM

I guess this is the best idea so far but really we’re low on space, need more density and housing and I’d rather those lots be taken up for townhouses or houseplexes

Screen Name Redacted
10/15/2021 01:21 PM

A heritage building is not merely the structure itself, but it's setting so it is important that any infill project planners have this foremost in mind. The sketch you have provided, for example is of a building which would dwarf and overwhelm the original home. All the green spaces are streetside which does not accommodate the expressed importance previous survey respondents placed on 'private' green space. I am S. 22 and my children have young families. All of us want green space. I somewhere I can sit with a good book surrounded by plants and nature and they somewhere the children can play. I'm not seeing this in many of your designs.

Screen Name Redacted 10/15/2021 01:29 PM	We already have a number of these in Fairfield and they do not fit with most of the original design of the houses in the neighbourhood. People visit Victoria to see these old homes, take horse and carriage rides in neighbourhoods to view the old homes. Building modern style homes next to a heritage house does not work.
Screen Name Redacted 10/15/2021 02:10 PM	I live in one of these now and it’s fantastic.
Screen Name Redacted 10/15/2021 02:16 PM	Converting large heritage houses to multi unit homes while maintaining structure of building
Screen Name Redacted 10/15/2021 04:19 PM	Eliminate heritage designation. Such designation is simply for pride and is a reminder of colonialism. Heritage designation also hampers upgrades and thereby degrades living conditions in some cases.
Screen Name Redacted 10/15/2021 04:20 PM	much stricter standards are needed, many of Victoria's "heritage" houses are eyesores
Screen Name Redacted 10/15/2021 05:41 PM	I believe that heritage designation homes should be left as is on the exterior. Only interior changes should be allowed. Eg. Being turned into a houseplex. I've seen so many heritage designated buildings be destroyed by keeping the facade but destroying everything else so that it looks nothing like it originally did.
Screen Name Redacted 10/15/2021 07:07 PM	A heritage building could conceivably be converted to multiple units but may require some modest additions to facilitate family oriented layouts. Subject to design guidelines and careful attention to preserving and enhancing the heritage aspects of the building, there could be some " bonus" floor space given in exchange for designation upon completion.
Screen Name Redacted 10/15/2021 09:02 PM	Ensure that property taxes on the lot does not increase when the second unit is built. Some exemption or allowance would be required in order to reduce the overall assessment value of the combined buildings
Screen Name Redacted 10/15/2021 09:33 PM	I've seen in other cities where only the street facing part of a heritage home was preserved and everything behind it was "new build". This

	maintains the character of the neighbourhood while allowing for more density in an updated style.
Screen Name Redacted 10/15/2021 10:02 PM	Maintenance funding through grants. (Exists already, but could be increased).
Screen Name Redacted 10/16/2021 06:38 AM	Additional parking added to make it work with the surrounding community
Screen Name Redacted 10/16/2021 08:51 AM	There does not seem to be a clear distinction between designation and list.
Screen Name Redacted 10/16/2021 09:09 AM	Frankly, this is not a high priority. And it shouldn't be. We have enough heritage buildings in Victoria. They are a sign of privileged whites, and I resent them. Look at Oak Bay and the Fairfield-Dallas Road area: enclaves of privileged, smug, entitled whites. We want and need diversity of housing in Victoria to reflect our growing diversity of needs. There is way too much emphasis on "preserving" the signs of our racist, genocidal, colonial past. Enough already.
Screen Name Redacted 10/16/2021 10:58 AM	We need to prioritize affordable housing over conservation of heritage buildings. These old buildings are lovely but not energy efficient or practical for an overpopulated world. These homes will surely collapse if there is a large earthquake or tsunami.
Screen Name Redacted 10/16/2021 03:34 PM	Ban rentals of detached houses by absentee landlords. Too many houses built before about 1950 are "let go" by absentee landlords who do not even visit the place, have no investment in the "character of the neighbourhood (just in their own pocket book), and this ultimately destroys the "character" of neighbourhoods. I know this "answer" is not exactly in-line with the survey, but your survey is rather narrow and feels loaded with "leading questions".
Screen Name Redacted 10/16/2021 08:53 PM	New infill houses behind heritage houses should be required to be accessible, e.g. entrance at grade, plenty of front door storage, accessible parking spot.
Screen Name Redacted 10/17/2021 10:42 AM	We dont have a density issue in Victoria, we have an affordability issue. We just built thousands of condos that are barely occupied because no one can afford the rent.

Screen Name Redacted 10/17/2021 01:36 PM	Property tax reduction or elimination for a 3, 5 or 10 year term depending on number of units added.
Screen Name Redacted 10/17/2021 03:23 PM	Allow for more than one infill house if the lot is large enough.
Screen Name Redacted 10/17/2021 04:43 PM	Require demolition debris to be recycled / reused
Screen Name Redacted 10/18/2021 09:01 AM	Promote the program extensively.
Screen Name Redacted 10/18/2021 12:10 PM	I'd like to see back yards protected. I don't want these fertile lands be made into parking lots. We want to encourage gardens and being outside. Front yards I don't really care about as they are mostly underused.
Screen Name Redacted 10/18/2021 03:24 PM	S. 22 .. but what heritage are we looking to conserve? Anglo elitism? People need to live somewhere. I could really careless about designation and would rather focus on tree canopy and safe roadways for pedestrians and cyclists.
Screen Name Redacted 10/18/2021 04:16 PM	I think garden suites should be available on heritage properties, but larger infill homes would not be appropriate.
Screen Name Redacted 10/18/2021 07:11 PM	Allow secondary suites or conversion to multiplex as long as the home and yard are preserved
Screen Name Redacted 10/18/2021 11:45 PM	Not all ‘heritage’ houses are heritage worthy, best to rebuild.
Screen Name Redacted 10/19/2021 09:17 AM	Support sustainability and efficiency updates to heritage-designated homes. Programs supporting adaptation and resilience planning for heritage envelopes will help owners preserve them.
Screen Name Redacted 10/19/2021 11:51 AM	Heritage designation creates barriers for future changes and adds to the cost of housing.

Screen Name Redacted 10/19/2021 05:32 PM	ensure greenery remains on lot
Screen Name Redacted 10/19/2021 07:01 PM	Allow as many infill units as possible.
Screen Name Redacted 10/19/2021 07:07 PM	Allow more subdivision of large old homes into smaller suites while maintaining external character
Screen Name Redacted 10/19/2021 07:41 PM	Isn't heritage designation set by existing policy? I understand that someone can request this designation, but if they don't and request rezoning, can it not be imposed on them and the request denied based on the heritage value? Why does it need to be "encouraged" and "incentivized"? Why should this proposed approach need to amend the OCP? There is a reason we have this; there has already been a (supposedly engaged and transparent) process to come to the agreed OCP and actually quite recently in many neighbourhoods.
Screen Name Redacted 10/19/2021 08:14 PM	For the above question - I don’t agree, but not because it doesn’t fit. I don’t agree with preserving heritage homes when so many people can’t afford rent. It’s wrong, it’s immoral, and it’s not something I support. I don’t believe we should be incentivizing maintaining heritage homes unless they are being converted (ie a small apartment building).
Screen Name Redacted 10/19/2021 09:43 PM	I'd be interested to know the proportion of heritage houses that are owner occupied vs sole renter occupied. In my experience, the latter type are more poorly maintained, with a 'just enough' approach to regular upkeep, significant upgrades e.g. for energy efficiency, accessibility etc. Incenting owners to upgrade rentals is a big part of this, especially if tenants bear the cost for energy for heating, etc. Maybe a program for landlords to upgrade heritage homes - energy retrofits, including appliance and heating upgrades? If I could update, I would, but I rent. So I continue to pay through the nose for inefficient energy usage. Same applies to water conservation, fire safety, seismic, rodent ingress, etc. My point is - there has to be some motivation to designate beyond grants/support for cosmetic elements - it has to lead to the REAL maintenance or upkeep of a home, with REAL long term cost savings for owner/tenants alike.
Screen Name Redacted 10/19/2021 09:47 PM	The infill housing should be allowed to be much taller and wider to accommodate lots of families on the same lot as the heritage buildings.

Screen Name Redacted
10/19/2021 11:45 PM

WIthin reason this is ok. But the concept of infill is .... not always clearly stated. A "garden suite" close to me occupies a similar mass and height as its neighbour which I am quite sure they were not happy with as it degrades their own quality of life a lot via shading and a blank wall facade to look at. Heritage also needs to understand its own context, i.e., the yard of a heritage house, especially on the street side.

Screen Name Redacted
10/20/2021 09:48 AM

If core Victoria continues with closing off roads, increased infill density with no parking, less green space, people who can afford to maintain heritage homes will move from the core, so make living in Victoria a better experience, It is becoming less attractive as a place to raise a family, grow old all the time and more “ableist”, young (who needs storage, who needs a dinning table, car, fridge, etc).

Screen Name Redacted
10/20/2021 09:14 PM

Offer incentives.

Screen Name Redacted
10/20/2021 09:47 PM

Rather than all old houses being considered of heritage worthiness, an evaluation of all aspects of the property should be done. Maybe a cost benefit analysis? If the property is not well maintained, it can become a liability and an eyesore if merely converted to a 4 plex for rental income. I may not know the requirements nor pros and cons of obtaining heritage designation.

Screen Name Redacted
10/20/2021 10:08 PM

Don't worry so much about heritage designation. Even the oldest buildings in Victoria aren't that old and we have much more pressing priorities.

Screen Name Redacted
10/21/2021 02:13 PM

Heritage buildings should be allowed to be built upon, while maintaining most architectural characteristics of the original building.

Screen Name Redacted
10/21/2021 10:25 PM

I am personally less concerned with maintaining large amounts of heritage-designated properties than I am about building more missing middle housing in general. I do think it's good to conserve some houses of actual heritage value, but I personally think that people apply the "character" brush to many more homes in Victoria than I would argue really deserve the label, and that a lot of these properties would be better suited to building more and newer dense options like townhouses. That said, of the houses that do obtain heritage designation, I am 100% in favour of allowing infill housing behind them all.

Screen Name Redacted 10/22/2021 02:29 PM	This sort of seems like a different issue to me rather than missing middle housing. Maybe tax breaks for heritage house owners if the main motive is to conserve actual heritage value for historic and sight-seeing reasons. Altering the lots of the few heritage lots we have that are in good condition doesn't seem like the best way here. Maybe a deal could be made with potential owners that the city will help with upkeep and maintenance to heritage standards if a home is then somehow opened to the public a few times in a year. (either using just the grounds or viewing inside) like Toronto's "Door's Open"
Screen Name Redacted 10/22/2021 03:23 PM	get rid of heritage designations so we can renovate heritage housing to make it more energy efficient and have a lower cost to society, or better yet tear them down
Screen Name Redacted 10/22/2021 04:45 PM	Encourage heritage designation with allowing older homes more square footage. Many heritage homes get demolished and newer, massive, unaffordable homes replace them. Introducing a bylaw that allows older homes to have additions, liveable basements, extended outdoor patios etc. will encourage people to stop demolishing and work with what is already existing
Screen Name Redacted 10/22/2021 06:42 PM	no
Screen Name Redacted 10/23/2021 07:34 AM	no, sorry.
Screen Name Redacted 10/25/2021 09:23 AM	Make the heritage designation process more accessible and provide help and information around funding and grants.
Screen Name Redacted 10/25/2021 10:58 AM	Allow infill without the existing home having to be registered as heritage status.
Screen Name Redacted 10/25/2021 11:49 AM	Permit division of heritage home into duplex, triplex or fourplex
Screen Name Redacted 10/25/2021 12:54 PM	I realize that Victoria does not have many streets that have back lanes so unlike Vancouver, laneway housing is not a viable option. But what about tiny homes? Or laneway type homes that are

	accessible from the front street? And the building of new homes could have the builder include a laneway home accessible from the street be built on ALL or most homes and see which homes the purchasers choose, one with a rental home on the property or one without. Might be an eye opener !
Screen Name Redacted 10/25/2021 04:38 PM	Allow for off-street buildings to be created in the backyards of James Bay heritage homes with oversized backyards
Screen Name Redacted 10/25/2021 06:06 PM	To save Heritage houses the city needs to give owners a break on the property tax. The 'grant' program is meagre and the restrictions on what can be done with the property are limiting. If the city offered a tax break more heritage buildings would be fixed and saved.
Screen Name Redacted 10/25/2021 08:50 PM	Presumably some sort of financial subsidy would encourage heritage building owners to permit infill housing on heritage lots. A form or cultural encouragement could be a design competition to create modern but respectful architectural infill. The juxtapositions of new and old could be of artistic appeal.
Screen Name Redacted 10/26/2021 11:38 AM	Tax rebate incentive.
Screen Name Redacted 10/26/2021 11:42 AM	Financial incentives for maintaining your home and other heritage components (e.g. walls). People need to feel like there is a reason to go through the designation process; if you make it too hard they will not do it. Also, new infill should maintain the look and feel and not be ridiculously weird. I'd suggest that maybe container houses is not the way to go, for example.
Screen Name Redacted 10/26/2021 12:22 PM	Ensure the new construction design is heritage styled to match the local heritage housing including the houseplexs and corner townhouses.
Screen Name Redacted 10/26/2021 10:05 PM	I'm not sure why on the previous accessibility question why missing middle homes cannot be built to a maximum of two and a half stories, WITH adaptable units - that is a strong preference - that could further be applied to heritage buildings being converted into multiple homes - to have AT LEAST ONE accessible unit. This can be done tastefully and allow those with accessibility restrictions to also enjoy the character and beauty heritage homes offer...without being confined to having only "new build" options.

Screen Name Redacted 10/27/2021 02:47 PM	Provide grants for restoration and green space maintenance.
Screen Name Redacted 10/27/2021 03:47 PM	a family isnt going to move into a smaller house in a back yard, but it may open it up to multi generational living. need to address rentals/owner ship in this discussion and pet allowances.
Screen Name Redacted 10/27/2021 04:21 PM	I don’t think heritage matters in this market.
Screen Name Redacted 10/27/2021 05:18 PM	Make it easier for churches to be used--many of them can't sustain their congregations anymore and they make a great option to convert into housing because they are often located in great spots for families.
Screen Name Redacted 10/27/2021 07:50 PM	The city could designate buildings as heritage buildings, in consultation with the community.
Screen Name Redacted 10/28/2021 04:03 PM	1770 Rockland is an excellent example of infill housing and Heritage. Strata Heritage conversions/restorations should also be encouraged.
Screen Name Redacted 10/28/2021 07:10 PM	extend heritage boundaries in communities
Screen Name Redacted 10/29/2021 09:50 AM	I could not care less about a heritage House, but if splitting it into more dwellings and putting more houses in the backyard means more people can live in Victoria, then Do it.
Screen Name Redacted 10/29/2021 01:41 PM	Sadly, heritage development to date has seen back yards converted into parking. There is very little green space...usually just a small patio. This is because people use cars more than planners/politicians want to believe. As well, this approach allows units to be built for more profit.
Screen Name Redacted 10/29/2021 08:53 PM	Perhaps there could be a way to prevent these properties from being purchased by larger conglomerates who just wish to constantly grow and expand their selection of properties, and incentivize families purchasing these properties to turn them into multi-level or infill heritage homes? The cost of housing is what keeps the "middle" from

	purchasing these houses, and often leaves them in the hands of development companies. I live in a heritage home that contains three units (family of 5 (landlords) on the main floor, 3 in upper unit, 2 in basement unit). That's 10 people sharing one lot pretty comfortably!In my neighbourhood, there are still many big old heritage homes that just have single family occupancy, and many of them will be aging out of their homes soon. I would be more keen to see those homes modified (and preserved as best as possible) to multi-unit housing, than to see them replaced by monster homes. I think the changes to zoning to allow infills on the property will be a great next step in protecting some of Victoria's wonderful heritage homes.
Screen Name Redacted 10/30/2021 08:22 AM	Improve funding/grants from the Victoria Heritage Foundation, including covering a portion of the astronomical insurance premiums due to heritage designation. Allow design changes to the back sides of heritage designated houses (I.e., sides of houses not visible from the street).
Screen Name Redacted 10/30/2021 09:41 AM	Heritage conservation should not mean preserving only a building facade, turning it into a shell with a brand new building built inside. Historical interior features of buildings should also be preserved.
Screen Name Redacted 10/30/2021 10:53 AM	Make it easier to create suites
Screen Name Redacted 10/31/2021 11:31 AM	Heritage properties can be permanently protected using tools other than designation, such as HRA's (Heritage Revitalization Agreements) which allow more flexibility, as unique terms are negotiated with property owners. These other protective tools could achieve the same goal of protection, but may offer more benefits, therefore incentives, to owners.
Screen Name Redacted 10/31/2021 11:31 AM	Tax incentives, permit fee waivers, and grandfathering so heritage homes that are owner occupied are safe but NOT required to meet all provisions of a "code" intended for modern homes but not how older homes were built, and is also cost prohibitive (e.g. Vancouver's experience).
Screen Name Redacted 10/31/2021 07:54 PM	the addition or new house should remain within the same design characteristics to enhance the existing heritage home.
Screen Name Redacted 11/01/2021 03:10 PM	Prefer separate infill buildings to additions to existing heritage buildings.

Screen Name Redacted
11/02/2021 05:33 PM

Let conversion of heritage homes to include raising up the house to build full-storey residential space on the bottom floor. That is, allow for heritage houses whose bottom floor has a low ceiling to be improved with the raising of the heritage house above to facilitate a full-height-ceiling on the bottom floor if this makes the bottom floor more usable as discrete residential space.

Screen Name Redacted
11/02/2021 07:35 PM

Incentivize companies who specialize in doing this — and I don’t mean Abstract Development.

Screen Name Redacted
11/02/2021 09:30 PM

Heritage conservation should only apply to truly unique or rare housing types. A 1950s/60s bungalow is extremely common and is not valuable heritage.

Screen Name Redacted
11/03/2021 11:39 AM

Make the process, fees, and repercussions more transparent.

Screen Name Redacted
11/03/2021 11:47 AM

It's 2021, time to review what "heritage" means in Victoria. A fair number of homes built in the '50s, '60s and '70s are beautiful and should fit the "heritage" designation.

Screen Name Redacted
11/03/2021 12:02 PM

Allow infill housing for all single family housing, not just heritage.

Screen Name Redacted
11/03/2021 12:07 PM

Heritage designation is great, but in mainly residential areas doesn't make sense anymore.

Screen Name Redacted
11/03/2021 12:34 PM

To be honest, while I understand the merits of heritage designation it isn't that important to me personally and I think we pay more attention to it than is necessary in Victoria.

Screen Name Redacted
11/03/2021 01:24 PM

Heritage designation is a very desirable however it can be very costly and limiting to those seeking affordable housing. Incentivizing opportunities for those owning heritage housing with in fill is desirable provided the in new build complements the heritage house.

Screen Name Redacted
11/03/2021 02:07 PM

Heritage designation should only be for pre-1950-s homes. Newer ones should not qualify.

Screen Name Redacted
11/03/2021 02:34 PM

S. 22

Screen Name Redacted
11/03/2021 02:46 PM

Make it easier to convert a heritage house to a multi unit house and make it more expensive to dispose of construction waste

Screen Name Redacted
11/03/2021 04:02 PM

Preserve heritage for the beauty and appealing look in the neighbourhood without changing the neighbourhood characteristics, with new additions back, side, front.

Screen Name Redacted
11/03/2021 04:20 PM

I support this as long as any rental units are affordable/below market value.

Screen Name Redacted
11/03/2021 05:43 PM

Heritage "fit" is subjective and could drive up costs, pitched roofs are inefficient and are not conducive to solar power. Just saying, ditch the needless and expensive design requirements. Neighbourhoods and "character" is so subjective. Lots of places build new against old without needed to succumb to silly design requirements.

Screen Name Redacted
11/03/2021 06:34 PM

You've been allowing people to tear down heritage homes and build ugly modern expensive single family dwellings. You're destroying the best of Victoria, and only now realizing it??? I find it difficult to trust the city to do what's right, since you haven't been doing that. And if there are no longer any checks on what can be approved (i.e., your desire to get rid of pesky meetings and let staff decide what is right), how do we ensure that your rules are strong enough to keep this destruction from continuing?

Screen Name Redacted
11/03/2021 06:45 PM

I like the idea of infill housing on the same lot, but don't like the idea of building additions onto the heritage buildings.

Screen Name Redacted
11/03/2021 08:50 PM

Heritage designation by special Heritage panel

Screen Name Redacted
11/03/2021 11:50 PM

I prefer the idea of preserving and converting the existing heritage house into multiple family dwellings

Screen Name Redacted 11/04/2021 10:50 AM	Incentivize the conversion of heritage buildings to multiple units to increase housing availability
Screen Name Redacted 11/04/2021 12:13 PM	Encourage conversion of heritage building into multi unit rental accommodation
Screen Name Redacted 11/04/2021 12:34 PM	An independent panel of historians and architects should designate houses as heritage -- not owners, who may demolish them anyway if they see more money to be made from new missing middle housing
Screen Name Redacted 11/04/2021 01:44 PM	Infill housing behind heritage buildings should be required to meet special design guidelines, to ensure harmony with the heritage building.
Screen Name Redacted 11/04/2021 03:23 PM	More homes need heritage designation rather than just ripping them down to build townhomes and condos
Screen Name Redacted 11/04/2021 04:05 PM	I am not for heritage building preservation except in very exceptional cases.
Screen Name Redacted 11/04/2021 04:51 PM	You are allowing the collapse of Victoria with bandaids and ignoring the majority of residents' needs
Screen Name Redacted 11/04/2021 08:09 PM	Although I answered yes above I would rather see homes and gardens both preserved. I suspect that even allowing separate buildings on the same site will not sufficiently incentivize preservation of heritage homes especially if there is not easy access for construction vehicles into the backyard. There needs to be heritage preservation with teeth. In parts of Europe that I visit my family it is not allowed to demolish the older buildings. The apartment building my mother grew up in still has a large garden behind it complete with plum trees.
Screen Name Redacted 11/05/2021 07:48 AM	We must prioritize new homes for the living rather than heritage conservation. There must be a distinction between truly significant heritage buildings worthy of conservation and everything else that can and should be adapted and reconfigured to accommodate people in need of homes.

Screen Name Redacted 11/06/2021 03:10 PM	Heritage designation should not be treated as a priority. It represents a backward-looking, static perspective and gets in the way of change, which is simply "different".
Screen Name Redacted 11/07/2021 05:58 AM	Our obsession with heritage based on age rather than value is unnecessary
Screen Name Redacted 11/07/2021 06:02 AM	I value housing access, availability and affordability way more then heritage designation/conservation! I'd rather have an abundance of missing middle housing then a few big heritage designated houses. I support the infill idea, as it sounds like the choice that would allow for the maximum possible housing stock to be created.
Screen Name Redacted 11/07/2021 01:15 PM	Stop making it a punishment. I would never dream of getting heritage designation for a property due to all the rules around how to maintain it. It makes no financial sense at all.
Screen Name Redacted 11/08/2021 08:53 AM	Allow heritage designation homes to be brought up to modern standards for insulating/ newer windows following heritage design to Go Green!
Screen Name Redacted 11/08/2021 09:41 AM	Provide funding to support expensive aspects of renovation of heritage homes, such as removal of asbestos bearing materials.
Screen Name Redacted 11/08/2021 10:49 AM	Not every heritage home needs to be saved, save the best examples only. Some places are to rundown and small to be worth saving. Mix modern designs in with heritage like they do in Europe. Look forward!
Screen Name Redacted 11/08/2021 10:31 PM	Why should we? Do we need to save all of the old buildings, particularly if they contain materials that are hazardous to human health? I think we've exceeded the balance on preserving heritage. We're not in an old building crisis, we're in housing and climate crises.
Screen Name Redacted 11/09/2021 07:11 AM	Tear down heritage homes. They're wasteful and expensive to maintain. We need newer greener homes that are more able to withstand extreme elements of climate change
Screen Name Redacted 11/09/2021 07:51 AM	Stop ruining the city with infills and density

Screen Name Redacted
11/09/2021 08:35 AM

I was looking into the process for converting a heritage building into a strata property. It seems like right now that would be a HUGE risk because it would take at least 3 months to get through the permitting process to THEN find out if you can turn it a strata? That would not be financially feasible for anyone who currently owns property and wants to move. It seems like streamlining that process might also help people who aren't property developers to convert existing single-family housing into smaller units.

Screen Name Redacted
11/09/2021 09:33 AM

Require "unbuilding" and "deconstruction" for all buildings to discourage demolition of heritage buildings and existing - more affordable - housing. All buildings with heritage value should be automatically designated.

Screen Name Redacted
11/09/2021 11:00 AM

Most don't adopt heritage designation because of the onerous rules required to make any changes to exterior features of the building. Provide a mechanism for heritage designated houses to modify exterior such as installing modern windows, heatpumps etc. in a streamlined fashion through an approval process.

Screen Name Redacted
11/09/2021 02:10 PM

Allow for the heritage buildings to be improved so that the structures are maintained. Infill housing is a work around and has damaged the overall aesthetic of the city. We have lost our individuality as a result of how this city council has allowed developers to change the actual face of Victoria.

Screen Name Redacted
11/09/2021 03:25 PM

While I agree that an addition or separate building should be allowed, I don’t agree that should be dependent on new heritage designation. Heritage designation comes with far too many, and incredibly costly, restrictions.

Screen Name Redacted
11/09/2021 03:28 PM

Heritage homes are the Cook statues of neighbourhoods. A legacy of white supremacy that doesn't need further consideration

Screen Name Redacted
11/09/2021 04:16 PM

Don't: it's elitist and reeks of celebratory colonialism

Screen Name Redacted
11/09/2021 04:50 PM

I have lived in apts. in heritage houses (built before 1920) for the 22 years I've spent in Victoria. I rented apts in similar houses in Toronto and Vancouver before this. I think that unfortunately the city and/or

	province has to put some money behind the encouragement of heritage designation. It's shameful that owners of heritage properties do not have a "duty of care" that goes with the designation. Duty of care should be mandatory...but come with support. My father was deputy of Heritage Canada a number of years ago in Ottawa and was always supportive of this idea.
Screen Name Redacted 11/09/2021 06:23 PM	My experience looking at this from an investor point of view is that this designation is a large negative given all the government red tape and costs that come with it. If you want to encourage it, make it less restrictive, don't attempt perfection and instead give some leeway such that some key meaningful attributes can be preserved while affordability remains. This will create housing and keep costs down for tenants and owners.
Screen Name Redacted 11/09/2021 07:20 PM	People are terrified of the red-tape around heritage designation. Over-zealous enforcement of heritage restrictions is counter-productive. For example, double-paned windows are disallowed, even though they promote energy efficiency and less buildup of condensation, which leads to rot.
Screen Name Redacted 11/10/2021 10:05 AM	Make it harder for people to tear down homes with the potential for heritage merit.
Screen Name Redacted 11/10/2021 11:44 AM	Disincentives to tearing down houses to replace with new single family
Screen Name Redacted 11/10/2021 02:26 PM	I don’t think heritage policies should be mixed in with affordable housing objectives.
Screen Name Redacted 11/10/2021 02:39 PM	- Greater FSR allowable if save existing character building - allow enough height at infill building at rear so that parking can be located at grade beneath building envelope (ie. open or as garage below - could also allow for addition at rear of heritage building (major addition / renovation as an alternative to the infill
Screen Name Redacted 11/10/2021 05:32 PM	Make it financially possible for people to purchase heritage homes and move them.
Screen Name Redacted 11/11/2021 01:08 PM	No, but I am a big advocate for infill housing to help with the missing middle problem

Screen Name Redacted
11/11/2021 01:15 PM

If the cost of building new is less than the cost to convert/renovate a run down heritage home and bring it up to code, it will always be difficult to keep older buildings. If there were grants available to designated heritage homes to help with maintenance/upkeep and incentivize energy updates this would help these houses not fall into dis-repair, which is how they often come to market.

Screen Name Redacted
11/11/2021 06:25 PM

Sensitive conversion of heritage buildings into multiplexes has much to commend it. There are already a number of good examples around Victoria; e.g. on Superior between Oswego and Montreal.

Screen Name Redacted
11/11/2021 07:44 PM

I do not.

Screen Name Redacted
11/12/2021 08:13 AM

Perhaps there could be incentives for maintaining these houses and, in particular, for maintaining the urban tree canopy. Rather than supporting and incenting developers to build more and remove trees, maybe the opposite approach would better achieve tree maintenance goals.

Screen Name Redacted
11/12/2021 03:40 PM

This should only be allowed if there is off street parking and other municipal infrastructure can accommodate a greater number of residents.

Screen Name Redacted
11/12/2021 03:50 PM

Keep the new builds in the same building style as the heritage building so that the character of the neighbourhood is conserved.

Screen Name Redacted
11/13/2021 07:36 AM

I love this idea and suspect that it is more sustainable. I feel horrified when I see homes being torn down and yet, I don't know enough about how houses are built or the possibilities to renovate heritage homes, or re-use their structures for new construction. Please educate the public and probably, even builders on what is possible for sustainability.

Screen Name Redacted
11/13/2021 07:38 AM

Less cumbersome rules when applying for funding in reno’s

Screen Name Redacted
11/13/2021 08:41 AM

No

Screen Name Redacted 11/13/2021 09:09 AM	Seismic upgrades should be required as many heritage homes are dangerous
Screen Name Redacted 11/13/2021 09:43 AM	Difficult to answer many questions in survey thus far - i.e. Above, what minimum size would existing lot need to before can add additional new build? Is there a maximum of people allowed to occupy the lot/address? What would clearance to neighbours be? In-fill great on corners, with back lanes, for easy access - would this be a requirement?
Screen Name Redacted 11/13/2021 11:41 AM	Maybe allowing developers to keep just the facade and reno the rest?
Screen Name Redacted 11/13/2021 04:14 PM	Heritage houses should be permitted to retain the original exterior but create multiple homes inside unless the interior is original and in very good or excellent condition. All the ground floor units in these conversions should be accessible as should amenities in common like laundry rooms. If access at ground level is impossible, switchback ramps should be used. I couldn’t find any accessible homes in these conversions, whether to rent or to purchase, although I made a significant effort and this is the kind of architecture I prefer to live with when some effort is made to preserve older attractive features and to design the interiors to be consistent with the exteriors. Instead I ended up buying a very elderly condo which needs a lot of improvements to be viable housing in the medium term, especially in adapting for the climate crisis. Many disabled people in Victoria are single or have only one other person living with them, but young families have disabled members and, as mentioned in the video, also use wheeled devices to move children, groceries and much more. In some cases, the entire ground floor should be a family home of at least 3 bedrooms.
Screen Name Redacted 11/14/2021 10:48 AM	None at this time.
Screen Name Redacted 11/14/2021 01:33 PM	Additional height or reduced parking requirements for heritage designated multiplexes.
Screen Name Redacted 11/14/2021 05:37 PM	I don't support the idea of "heritage designation" in many buildings in Victoria. Time to move forward with energy efficient housing design and living spaces that work for people in the 21st century. If someone

	thinks a big old house is worth turning into suites, then I support that, but I don't support restricting what can be done with the property later. Energy retrofit considerations and green disassembly practices need to be part of these considerations.
Screen Name Redacted 11/14/2021 06:10 PM	Rebates, lower taxes
Screen Name Redacted 11/14/2021 06:56 PM	The heritage mansion next door to us had to remain single family when 6 townhomes were built behind it. This is mystifying. The house recently sold and had to sit in the market waiting for someone who could afford the cost to purchase and maintain a mansion. It could have easily housed multiple families had that been permitted. I am ok with accepting that heritage houses don’t meet our community needs anymore.
Screen Name Redacted 11/14/2021 07:12 PM	No infill, please. Create multi residential space within a heritage home under approval of a design committee.
Screen Name Redacted 11/14/2021 07:59 PM	Provide a tax credit (or other benefit) towards heritage conversions, but ensure they use the interior space in a realistic way and have sufficient soundproofing between units to increase desirability. Significantly prioritize approvals of heritage designation conversions/infills over new builds.
Screen Name Redacted 11/14/2021 08:00 PM	I don't think new heritage designation should be an outcome of this process. Infill should be allowed whether or not new designation is awarded.
Screen Name Redacted 11/14/2021 09:02 PM	Hopefully the details of this would allow heritage homes to be lifted for conversion into houseplexes? I'm not sure I understand why e.g. the total height of the addition or infill needs to be the same as the original heritage-worthy home? So long as many of the important heritage features of the building are conserved, who cares how tall the final product or new infill is? I'd also support a separate building behind the original home that was taller to enable more family-sized infill. Seeing new housing behind old housing does not seem particularly troublesome given the housing crisis that we are in....
Screen Name Redacted 11/15/2021 11:13 AM	allow variances such as useable sq ft to change so that old homes can be modified (ex dormers) without a huge to-do

Screen Name Redacted
11/15/2021 11:50 AM

I wish we wouldn't preserve highly inefficient old homes under the guise of heritage preservation. It's counterproductive. We continually hear about the climate crisis and the housing crisis, and yet the City insists on forcing owners to maintain these 100+ year old buildings. It's massively expensive, the buildings are drafty, cold, poorly insulated, susceptible to water ingress, etc. It's more than possible to create building guidelines that reference the character of these older homes while creating new energy efficient homes that meet the needs of modern individuals and families.

Screen Name Redacted
11/15/2021 03:34 PM

Relax heritage designation rules, prioritize housing over heritage

Screen Name Redacted
11/15/2021 05:49 PM

The obsession over heritage preservation is immoral. It directly contributes to the housing crisis afflicting our city. Plus old houses are energy inefficient thus contributing to global heating. We should focus on building modest, affordable, efficient, safe, and comfortable housing for all. Heritage considerations should come in last.

Screen Name Redacted
11/15/2021 09:22 PM

Infill buildings will obviously be more affordable to both residents and property owners if the permitted size/setback is more lenient. It might be a stretch, but contextual setbacks might be the key. No two lots are the same and there are different things (houses, yards, gardens, empty grass) on the other side of the fence.

Screen Name Redacted
11/15/2021 10:45 PM

Encourage neighbourhood and city heritage styles in newly built housing. Make modernist/ box/ international the exception rather than the rule. Ask for amenities where houses are not in a heritage style.

Screen Name Redacted
11/16/2021 08:53 AM

Minimise fees, subsidies for safety (not cosmetic) upgrades

Screen Name Redacted
11/16/2021 09:01 AM

I marked no to be safe. I am not opposed to it but the design standards of both home and property have to be crafted very carefully. I imagine this is more complicated than this survey implied. Another idea is to take stock of old medium density housing, apartments and buildings and provide a combinations of heritage and city funded incentives to them to fix up so owners are not tempted to sell and convert to non-affordable homes.

Screen Name Redacted
11/16/2021 02:44 PM

Financial incentives?

Screen Name Redacted 11/17/2021 11:16 AM	Just leave them alone. They are an important part of the feel of our communities.
Screen Name Redacted 11/17/2021 01:33 PM	Yes - be more flexible with implementing current building code onto older heritage homes. It's often cost prohibitive to bring them up to current code and prevents them from being maintained.
Screen Name Redacted 11/17/2021 10:20 PM	Saving heritage buildings is important. It’s our history. These buildings are the soul of Victoria, which is slowly disappearing. I believe any infill housing should mirror the look of the house on the land it is being built. A modern building would look out of place.
Screen Name Redacted 11/18/2021 06:58 AM	Make it harder for heritage designation to be assigned. If there is no sigificant value or reason to diseginate it as heritage, THEN DONT. We are not going to lose all memory of "what we were" just by insisting old decrepit buildings have overpriced renovations and continue to ineffectively take up valuable real estate. Prioritize your residents, not some farcical recollection of old buildings.
Screen Name Redacted 11/18/2021 11:27 AM	This may help, but really we need to shift the focus away from single family lots. Single family housing neighborhoods is a thing of the past, and not sustainable moving forward if we want mixed use neighborhoods, car lite transit, and affordability. It’s great if you already own a house because the high demand and low supply due to large lots with single family homes increases your house value, but it completely blocks any young families from getting into the market unless they come from a wealthy family who can help with costs. This is not a fair system.
Screen Name Redacted 11/18/2021 01:15 PM	Internal stratification of older/heritage house has met with some success and I would like to see more of that but with an over arching focus on quality units
Screen Name Redacted 11/18/2021 06:58 PM	Waste of space. Remove heritage designation altogether. Destroy heritage homes and replace them with well-engineered apartments and condos.
Screen Name Redacted 11/18/2021 07:44 PM	Provide property tax breaks to prospective heritage home owners to encourage owner-developers to build infill with sympathetic secondary suites, carriage homes, garden suites on their own properties.

Screen Name Redacted
11/19/2021 07:01 PM

Some kind of benefit for those who agree to heritage designation and construction of infill housing would help encourage them to do so.

Screen Name Redacted
11/20/2021 10:12 AM

Heritage housing is elitist and unimportant. The vast majority of heritage homeowners could not afford their house today and present value. They do not deserve special protections.

Screen Name Redacted
11/21/2021 07:37 AM

Tax incentives and a requirement to keep these beautiful buildings when entertaining site development

Screen Name Redacted
11/22/2021 08:08 AM

Make the process easier. Don’t allow none heritagelooking buildings to be built on heritable streets. Require new builds to fit the character of street

Screen Name Redacted
11/22/2021 12:02 PM

Timely building permits in existing buildings. No Reno evictions allowed and upgrades need to be inspected and safe such as wiring and upgrading fire alarm system.

Screen Name Redacted
11/22/2021 06:00 PM

Screen Name Redacted
11/22/2021 08:20 PM

Enforce conservation and re-use of all non-hazardous, non-renewable materials from demolition, as an incentive to retain the existing house or building.

Screen Name Redacted
11/23/2021 11:48 AM

I would want the character to be maintained and with the infill house having somewhat the same look.

Screen Name Redacted
11/23/2021 12:15 PM

infill houses have a very bad effect in keeping the city green

Screen Name Redacted
11/23/2021 03:15 PM

One thing I've heard is that heritage designation often requires stricter adherence to the changes that can be made, usually also requiring more expensive artisans and craftsmanship. Providing subsidies and a list of "approved" service providers could help encourage more people to maintain heritage buildings and opt for this type of dwelling versus a more modern building for less cost.

Screen Name Redacted
11/24/2021 05:22 AM

You are missing options for young seniors who are want to move out of current family home. They do not all want a high rise or condo. They want to have 2 levels. One level is for all living, such as a bedroom with ensuite. A kitchen, laundry, dining and living room and a powder room. Another level up or down has a second bedroom and a recreation space for tv, workout space etc. And a second bathoom and storage. The second level provides space for occasional use, such as guests and grandchildren visits as well as a place to do personal fitness. The main living is on the entry floor. These units exist in Kelowna, but not limited n Victoria. I Have looked as well as many of my 60 plus friends.

Screen Name Redacted
11/24/2021 03:34 PM

Have a program that supports the sesmic upgrading of older homes. In Christchurch NZ 60% of older homes were badly damaged in the earthquake. Victoria is due for a major earthquake and needs to help people prepare their older homes for the big one Also encourage the preservation heritage gardens and trees. i.e. Victoria City of Gardens a big tourist draw.

Screen Name Redacted
11/24/2021 05:19 PM

I don't see a meaningful difference between a 3 storey houseplex or townhouse and a 3 storey apartment. They should be allowed too.

Screen Name Redacted
11/24/2021 09:16 PM

No, but I think heritage homes are not the only ones that deserve preservation. If a house has good bones, the climate implications of demolishing it and building new need to be considered and in some cases priority and therefore incentives to do infill or conversion offered or disincentives (demolition fees?) put in place.

Screen Name Redacted
11/25/2021 11:47 AM

Victoria is a very young city, we have very few buildings actually worth preserving for heritage reasons. We should dramatically limit the number of heritage listings as it artificially restricts supply.

Screen Name Redacted
11/25/2021 12:47 PM

Move on from old, obsolete building designs and just put in community standards for building in the same style if you want to preserve a look.

Screen Name Redacted
11/25/2021 02:43 PM

Grants for homeowners who create infill housing in order to maintain a similar standard of matching aesthetic value between the new and old buildings.

Screen Name Redacted 11/25/2021 04:54 PM	it shouldnt be a choice. you buy a heritage house you should appreciate that!
Screen Name Redacted 11/25/2021 06:05 PM	"Heritage buildings" is a silly concept to me.
Screen Name Redacted 11/25/2021 07:38 PM	Allow people to update windows.
Screen Name Redacted 11/25/2021 10:12 PM	Completely not my area of expertise.
Screen Name Redacted 11/25/2021 11:14 PM	Easier building codes for heritage home maintenance.
Screen Name Redacted 11/25/2021 11:23 PM	Provide more restrictions on existing heritage house demolition, including a large fee for environmental cost and materials waste Provide density bonuses and tax incentives for developers to design and build heritage homes that contribute and compliment to neighbourhoods with historical architectural cues Create an architectural design ‘bank’ with standardized heritage style plans for missing middle development ok’d by the city for expedited building
Screen Name Redacted 11/26/2021 09:04 AM	Make the process to renovate or designate less cumbersome and provide incentives for owners of heritage buildings
Screen Name Redacted 11/26/2021 11:46 AM	Grants and/or tax incentives to the development cost for updated renovation conversion. I currently rent suite in a multiplex Heritage house that has washer dryer unit more than 3 decades old for use by 7 separate dwellings. Keeps incinerating clothes and 2 years of seasonal 'repairs' no replacement of inefficient machines.
Screen Name Redacted 11/26/2021 12:02 PM	Information for people about the VHF Grant program, and clarity about misconceptions. There is no evidence that designation lowers property values. Designation does not prevent renovation of interiors. If there was approval for additional households on a designated property, as proposed, some people might consider designation an appropriate incentive.

Screen Name Redacted
11/26/2021 03:46 PM

We should not have heritage designation, it will be abused to prevent building of new homes

Screen Name Redacted
11/28/2021 10:33 AM

The issue I see with only allowing Developement in the rear yard of a heritage building is that these homes in the day were generally built very large front yards and smaller rear yards. This makes it challenging for many heritage style homes to fit this requirement. I would suggest that you would need to ensure that sight lines to the heritage home are visible. I walk Rockland on a regular basis and this is where added density showed go because of lot sizes. If you don't based on a site lines the number of applications would be very very limited. Rockland has the largest lots in victoria and the community association seems to be least supportive to increased density. I feel all areas need to do their fair share to help with providing density which ultimately brings down prices. Properties that allow the ability to be designated should allow the greatest level of flexibility for density and less requirements for trees. A dollar amount could be put towards trees but it's near impossible to impossible to keep trees, designate a heritage home, build in behind a heritage home and provide density. Something in this area has to give. Long and short development where a sight line of the heritage home is much more realistic then behind a heritage home. Rockland needs to do their fair share.

Screen Name Redacted
11/28/2021 02:34 PM

Many home owners are fearful of heritage designation because it is seen as an encumbrance reducing their property value and ability to make future changes. It is too restrictive and, if required to facilitate infill housing on a given site, owners & developers will opt for demolition of character houses instead. I believe that with a few exceptions heritage designation will act as a deterrent not an incentive. Because there are so many character homes in the City worthy of retention and/or conversion to multi-unit dwellings, it is essential that other mechanisms be considered to achieve this goal. It should be enough that a development permit application for a retention+infill project gets approved.

Screen Name Redacted
11/29/2021 10:20 PM

I do not favour additional site coverage simply for the purpose of heritage conservation. My understanding is that owners of houses that are designated heritage already receive financial benefits from the city. Need to consider the impact of the additional square footage on privacy/noise/shading intrusion on neighbours.. In fill housing may fit in some circumstances, but should be encouraged only where appropriate. My answer to #7 above is it depends.

Screen Name Redacted
11/29/2021 10:50 PM

This initiative already exists - you can already infill with garden suites.

Screen Name Redacted 11/30/2021 11:59 AM	I do not
Screen Name Redacted 11/30/2021 11:59 AM	Allow for basements in the secondary dwelling and open requirements for infill building
Screen Name Redacted 11/30/2021 04:38 PM	Allow for some review of the structure to accommodate some existing features that may not meet current codes or bylaws in order to keep the costs of retrofitting and renovating a building while also ensuring it is a safe structure.
Screen Name Redacted 11/30/2021 10:55 PM	Given housing crisis, should allow the new addition or separate building to be a bit higher than the existing heritage home. This could help making more new housing viable in more locations, which should be more important than preserving appearance from the street.

Optional question (259 response(s), 561 skipped)
Question type: Essay Question

Q9 Do you have any comments regarding the proposed Missing Middle Housing Policy?

Screen Name Redacted 10/12/2021 12:33 PM	we needed this 10 years ago. Let's push it through and get it done.
Screen Name Redacted 10/12/2021 01:50 PM	Currently we have the OCP plus villages and corridors plus individual community plans. The city has a history of ignoring the individual community plans and also letting them become wildly out of date (Fernwood for example). Also, developers need as much uncertainty as possible removed from the process to be able to afford to build the missing middle. Adding yet another document that has to be assessed whether a project is likely to be approved by the planning department sounds like a step back. It should either be part of the OCP or the individual plans updated to include the relevant details.
Screen Name Redacted 10/12/2021 02:22 PM	I hope it will be enacted soon. We would be interested in converting our 1911 home to 3 legal units plus an addition or carriage house to create a 4th, and we already have 2 parking spaces.
Screen Name Redacted 10/12/2021 02:30 PM	Council should be approving all rezoning applications. Having City staff approve requests without oversight is a recipe for fraud and corruption.

Screen Name Redacted
10/12/2021 03:01 PM

I think rezoning all detached home lots to allow for missing middle housing is a good idea. The City of Victoria, as the core of the CRD, needs to be denser. People can move elsewhere if they desire a detached home lifestyle - Victoria needs to progress beyond this housing model, especially if it wants to retain young professionals as the economy expands.

Screen Name Redacted
10/12/2021 04:47 PM

Ensure that the permits and inspections team is suited to handle the applications. Currently, the review cycle for building permits is too long. Next, some of the requirements in schedule C and the building code (BCBC) make costs for converting homes to triplexes, fourplexes, etc balloon. For example, anything over a duplex needs to have 6 short term bike parking stalls. This is an unreasonable amount for a triplex. Next, a lot of the building code requirements are tough to incorporate in a renovation with old buildings. There needs to be some leniency with these requirements as the costs skyrocket or the requirement is not achievable. A lot has changed in 50-70 years, and as much as I believe that saving a building because of its feel or architecture is a great strategy, it's often impossible to "bring it up to code" with less cost than tearing it down and rebuilding. Next, the tree preservation bylaw is hard to comply with. I have a protected tree on my property, a huge fir, yet I'm still required to plant additional trees simply because I'm rezoning to a triplex. These trees obstruct underground utilities. Many lots are only 50-60 feet wide. Planting more trees at the front of a lot is next to impossible when trying to keep with setbacks for underground utilities and having a driveway that meets the requirements of schedule C. For the average lot, there is barely enough room. Lastly, the economics of the direction the city is going in cannot be ignored. With every change in the bylaws and building code that makes building this more expensive and increases the construction time, the less inclined privateers like myself are to follow through with these developments. At face value it appears that many of the bylaws and building code favour large scale residential construction, such as townhouses or apartment buildings, but are completely impractical and sometimes unachievable for house conversions.

Screen Name Redacted
10/12/2021 05:02 PM

Concept: Individual underground parking garages for townhouse, allowing more green space at the back side of property for privacy. Combats parking issues and green space debates. Negative, increases price point of units due to cost of underground construction.

Screen Name Redacted
10/12/2021 06:50 PM

Stop allowing buildings with driveways to be built along arterial roadways unless car access is from a side street. Allow mixed use developments to pop up along all arterial roadways.

Screen Name Redacted
10/12/2021 08:47 PM

Many areas should be banned from redeveloping single family homes into new single family homes. Missing middle should be forced.

Screen Name Redacted
10/12/2021 08:59 PM

I am not sure you can capture neighbourhood plans into one MM policy. And you can't anticipate all circumstances or proposals with the Policy and Guidelines. Someone could propose something preposterous but which technically complies. And then it's in a hard to change OCP. It looks like the City is considering blanket rezoning of all SFH areas. There must be some exceptions where it isn't a good idea. How about categories like green, yellow and red colour coding? Along these corridors and near downtown and large villages, you can have more, in the truly SFH, you can get this, and possibly more if you go through rezoning (to ensure sensitivity) and protected zones where you still have to go through full rezoning. Or have design guidelines for each zone that allows a bit more density. I think the policy is not ambitious enough re. accessibility. It "encourages" and allows but does not require. It concentrates on a limited form. With creativity, could other forms than corner townhouses provide accessible units? And where it does requires something, it is only adaptable suites, not accessible ones. I strongly support accessible parking but do all developments need it, when there are no accessible units or the development is very small?Remember, no one but people with permits could park there. Could lead to a culture of unauthorized parking in it, being used as a patio, etc. How does this project coordinate with the Accessible Parking Design project, now delayed? And it looks as if a narrow concept of accessibility is being used. I have much to say about services. If they have separate access, they should have separate air. Will services for missing middle require commercial trash collection and introduce noise and huge bins in the street in quiet neighbourhoods?

Screen Name Redacted
10/13/2021 01:21 PM

Please do not start building townhouses and duplexes in single family neighbourhoods. Instead allow for character homes to remain by allowing for mutiple units within them and garden suites. Giving tax breaks as encouragement. We need to keep Victoria's character. It benefits our tourism sector and the economy.

Screen Name Redacted
10/13/2021 01:46 PM

While this describes my experience as a young family in Victoria, it's also about couples or single people that are getting older and don't want to live like students anymore (in apartments with tiny kitchens,

no storage, etc). That lack of livability means many of our friends will move away in the coming years :(

Screen Name Redacted
10/13/2021 02:33 PM

Is there any way to regulate the amount of houses people can own in Victoria? It would be nice to see everyone be able to afford one home before others can afford multiple just because they are wealthy. We need to treat housing like a human right and human need. Everyone needs shelter, why is there such an enormous disparity in housing in Victoria? I am sad to say my partner and I, who work as full time teacher and RN, with no plan to have children cannot afford a home in Victoria. At the rate that the government has allowed to market to accelerate the wealth of the already wealthy, I cannot and will not be able to live here, nor will many essential service workers such as teachers and nurses. You need to regulate the greed of the wealthiest home owners, and stop allowing them to drive up the prices of housing and rental units. If you do not occupy the home yourself, you shouldn't be able to own it. Treat housing like a human right.

Screen Name Redacted
10/13/2021 04:40 PM

I think it is important to reconsider the heritage conservation as it retains larger, less efficient and underutilized housing at the cost of potentially better housing more families.

Screen Name Redacted
10/13/2021 07:16 PM

1) The policy demanding trees of a certain size is unrealistic, especially for the heritage/in-fill idea. For example, say a heritage designated building has only 1 tree, a 100 year old tree, but by its nature it is too small to fit the requirement. By this policy, the owner would have to tear down that tree and plant a new one. It also creates a conundrum in that, with sharing yardspace, whose responsibility is the tree? The main building or the in-fill? 2) Encouraging secondary suites is great, but there would need to be specific oversight to eliminate unlawful suites being created in haste by desperate homeowners. 3) Why discourage panhandle homes? Yes, you've listed reasons. No, they aren't sensible. The only difference between a panhandle home and the heritage/in-fill idea is age of the main building. Explain your reasons better or eliminate that section.

Screen Name Redacted
10/13/2021 08:13 PM

it's wonderful, I hope it actually materializes!

Screen Name Redacted
10/13/2021 08:31 PM

Townhouses generally require more than one story in order to provide sufficient living space. "Accessible" townhouses will be a significant and costly design challenge. All middle housing residential units should be at finished grade or above (i.e. no semi submerged or semi basement units)

Screen Name Redacted
10/13/2021 08:34 PM

My two major criticisms of the current approach are the following: 1. There must be more emphasis on removing bureaucracy and cutting red tape. Many people are hesitant to build garden suites or other solutions, due to fear over timelines and costs associated with the permit approval process. Make it easier for non-developers to make rezoning applications, and implement pragmatic and non-punitive policies for small scale developers or property owners who want to add to density. 2. Limit public sway over development and building permit applications. While this process is at its core democratic, the reality is that most input for such projects will be biased towards those opposed (NIMBYism).

Screen Name Redacted
10/13/2021 10:32 PM

YES YES YES DO IT YES I cannot express how much support I have for this. Please. Just do it. Also, tangentially related, but trains?

Screen Name Redacted
10/14/2021 12:26 AM

I question why we are controlling where higher density (3-4 floors) are being built. I get people like their communities as is, but even as I am educated and fairly okay financially, housing is too fucking expensive. I use my language to ensure you get the point. There are so many lower and middle income people we need to support with more affordable housing. We need more housing to be built that allows for families to exist, that means 3 and maybe 4 bedrooms in a condo and say 1,500 square feet. Contrast this to my dad supporting myself and my sister in ~2000 square feet on one income when I was a kid, and we had a yard. We need more housing, not more heritage. With people wanting to move here so badly we are setting ourselves up for extreme pain and poverty for families if they can't find homes. Get off your duffs and start opening up higher density outside the core. You can still ensure it looks tasteful, but enough is enough with the NIMBYism, there are bigger things going on in this world than old money getting their way again and again.

Screen Name Redacted
10/14/2021 08:10 AM

I hope that Victoria find a way to ensure that new builds that are intended to increase the supply, are being sold to people who actually live and work in Victoria, and do not yet own a home.

Screen Name Redacted
10/14/2021 08:42 AM

Looking good. I really hope this project helps the way you folks intend it to. I do fear that additional supply will not be enough to curb the rental price crisis, but this is a solid step forward.

Screen Name Redacted 10/14/2021 09:32 AM	This policy is so needed. Thank you!
Screen Name Redacted 10/14/2021 09:48 AM	Yes. As it sits it wold abdicate all control and planning to developers. What a huge loss of opportunity and a shame
Screen Name Redacted 10/14/2021 10:25 AM	All new development must be affordable with a detailed definition of 'affordable'.
Screen Name Redacted 10/14/2021 11:06 AM	This is great to see the relaxation of some of the incredibly draconian zoning laws that we have here in Victoria that are designed to keep property values excessively high, forcing newcomers out of the market. We need to focus on density as a rapidly growing city to ensure that all members of our community have a place to live and aren't forced out on the streets when rents rapidly exceed incomes. And while this is a great first step in the right direction, I would love to see this energy included for further development of large apartments downtown, and ESPECIALLY the ability to build tiny homes which are incredibly restricted to people who already own a full-sized lot and home. This shouldn't be rental options only as infill housing, but infill housing should be able to be partitioned off and sold as their own lots so that people can OWN their own house rather than be stuck in the endlessly perpetual cycle of barely scraping by to afford rent and then have zero savings on retirement.
Screen Name Redacted 10/14/2021 11:15 AM	Should be far looser, we desperately need massively more housing, especially of this type.
Screen Name Redacted 10/14/2021 11:35 AM	Speed up the process and stop Victoria from looking like it hates dveelopment.
Screen Name Redacted 10/14/2021 12:26 PM	Sounds great, some clear guidance about what can easily be done where would be helpful I'm sure.
Screen Name Redacted 10/14/2021 01:46 PM	Automatically reverse any downzoning that has occurred. If a multi-unity building exists in a single family zone grandfather in the zoning. Don't limit middle missing to only corner lots. Any lots on busy roads (ie Dallas Road) should be eligible for town houses. Not just busy roads, but anywhere that fronts water or public parks as well.

Screen Name Redacted
10/14/2021 02:09 PM

Allowing garden suites in addition to secondary suites is an immediate 33% lift in available units, fetishizing backyards is not particularly helpful. Some people will fill their yards with asphalt, most people will still have plenty of trees and greenery for shading and heat mitigation.

Screen Name Redacted
10/14/2021 02:15 PM

A running list of designs and styles for missing middle housing that are either pre-approved by the municipality or are frequently approved by precedent could be helpful for accelerating and providing certainty in development. If developers could simply copy designs that are common in La Plateau Montreal or well liked designs in Victoria and proceed without asking if they can do the same thing they've gotten approval to do before again then much time could likely be saved.

Screen Name Redacted
10/14/2021 02:41 PM

I think there's a risk, especially in neighborhoods that are quite close to downtown like Fairfield/Rockland, that would effectively block the most effective missing middle projects because of their vocal neighborhood associations. It's clear that the missing middle housing policy needs to be very strong and clear that places that would benefit most from increasing density close to employment opportunities is the only way Victoria can meet its climate goals. I'd love it if single-unit exclusionary zoning were abolished, but that doesn't seem to be in the cards.

Screen Name Redacted
10/14/2021 02:42 PM

go for it.

Screen Name Redacted
10/14/2021 02:48 PM

Allow mixed commercial/residential buildings.

Screen Name Redacted
10/14/2021 02:51 PM

We have a lega triplex in fernwood in an old 1911 home with a big backyard. We are not able to build carriage home in back because of zoning issues. (we asked) There are probably many old homes in victoria already in same situation. Would be great if these situations would allow backyard home even if we don't want to be registered as "heritage home"

Screen Name Redacted
10/14/2021 02:57 PM

I was recently in Calgary where a friend lives in a neighbourhood that was blanket re-zoned to allow for each lot to be split and have two infills on it rather than one older house. It was amazing! There was so much housing, their home was beautiful, and it didn't feel cramped at all. I could see myself one day affording that - they even had a little backyard and a little garage. I cannot truthfully see myself ever being

	able to even afford a townhouse no less a condo here which makes me think that my time here is limited.
Screen Name Redacted 10/14/2021 03:24 PM	I am super pro density and building house but we need to maintain green space and possibly increase park spaces for people to use, when lots are filled with building and have no outside space beyond parking.
Screen Name Redacted 10/14/2021 04:03 PM	I commend the City of Victoria for this work in developing a comprehensive policy. As someone with a Master's degree and a government job, homeownership feels out of reach. More missing middle housing gives hope to myself and the many others of my generation in a similar situation. Don't give in to the the NIMBYs and set a precedent for responsible and equitable urban development in Canada!
Screen Name Redacted 10/14/2021 04:31 PM	LETS DO IT!
Screen Name Redacted 10/14/2021 05:12 PM	Only that it's mind-boggling how we lack duplexes and townhouses.
Screen Name Redacted 10/14/2021 05:18 PM	more housing please! let's up zone all residential areas now!
Screen Name Redacted 10/14/2021 05:36 PM	No other province permits the strata titling of duplexes and small townhouse properties. To help improve the affordability of new Missing Middle Housing Options, the Policy needs to limit the strata titling of these Missing Middle Housing developments by making "fee-simple" ownership the default. Refer to https://www.rew.ca/news/opinion-it-s-time-to-increase-supply-of-fee-simple-row-houses-1.1794077
Screen Name Redacted 10/14/2021 06:32 PM	No
Screen Name Redacted 10/14/2021 07:11 PM	We need more three and four bedroom homes badly. Incentives should be put in place (or codes) to bring more of this to the market. Even before covid this city didn't have enough family suitable homes, but now with families and parents working at home the issue has become worse and needs to be addressed.

Screen Name Redacted 10/14/2021 07:51 PM	As a young person, this is a fantastic proposal and is exactly what I hope to see from my city moving forward. I support this policy in it's entirety.
Screen Name Redacted 10/14/2021 07:53 PM	I very much want city council to approve this. Please don't listen to people against new housing, we are in a housing crisis! Please move ahead.
Screen Name Redacted 10/14/2021 09:24 PM	The potential of secondary (rental suites seems to be being ignored. This is by far the most affordable form of market missing middle housing. Why is there no mention of allowing more than one rental suite in a house? Why is there no mention of allowing roomers / borders in addition to one secondary suite?
Screen Name Redacted 10/14/2021 09:26 PM	Many comments. Some of the information n the videos is simply wrong. Providing deceptive info taints this survey. The map indicating areas with Single Family Homes, implying that all Traditional is single family homes is misleading. Accessible housing - 3 storeys - NO. Need main-floor accessibility to bedrooms and washrooms, not just a big closet for a wheelchair. Also, outdoor space for families isn't even included. It is mentioned that growing families moving away to get it, but proposed housing doesn't show it. Ditto transportation. Small families need cars more than the singles. And so does anyone sharing caregiving responsibilities for someone who is elderly or frail Survey doesn't give space in earlier questions for responses Some questions give unsatisfactory choices
Screen Name Redacted 10/14/2021 11:12 PM	The more housing the better! The only thing I want to advocate for is to designate the new housing to people who do not currently own. It would be terrible if new developments were bought out to be used as air bnbs or as someone's vacation property who lives elsewhere. Letting developers create these without designating them properly will not really fix things. Low income housing is also important but no matter what is built it should be designated to be inhabited by a person or family who will actually live there. I don't know all the legalities on this but I know it is an issue with the way people are investing in real estate right now - this is one of the major reasons we have a housing crisis.
Screen Name Redacted 10/14/2021 11:15 PM	great ideas. just dont do what whatever langford is doing.
Screen Name Redacted 10/15/2021 06:54 AM	This policy should not jeopardize existing homes in traditional residential neighbourhoods.

Screen Name Redacted 10/15/2021 07:12 AM	Include parking. The need for cars will not go away especially for families.
Screen Name Redacted 10/15/2021 07:19 AM	I'm a S. 22 single-family homeowner ready to downsize. I don't own a car. I looked in vain for housing like this. I finally bought a condo, but this kind of housing is deeply needed. I'm a huge supporter of this change.
Screen Name Redacted 10/15/2021 07:19 AM	It is a very good approach. However, I think more should be done to encourage families to live in apartments.
Screen Name Redacted 10/15/2021 07:28 AM	I think we're still aiming much too low. For example, why are townhouses only proposed to be allowed on corner lots? All the beautiful European cities that people love to stroll around are full of block after block of continuous housing, and it's an attraction because it builds an environment that people want to be in. And here, for some reason, we are afraid of even allowing it.
Screen Name Redacted 10/15/2021 08:26 AM	Yes, I am opposed to missing middle zoning. It is a bad idea
Screen Name Redacted 10/15/2021 08:41 AM	Push harder; get more aggressive.
Screen Name Redacted 10/15/2021 08:42 AM	No
Screen Name Redacted 10/15/2021 08:48 AM	I think it looks fantastic and will ease the pressures of the housing market.
Screen Name Redacted 10/15/2021 08:49 AM	I strongly believe Missing Middle is desperately needed to meaningfully increase housing inventory in our town, thank you for looking to increase it, I hope it is a top priority.
Screen Name Redacted 10/15/2021 08:52 AM	Ensure additional inspectors are hired to ensure zoning regulations are being followed. Site visits are frequent and unplanned to see how progress is being made. Maybe cap the initial number of permits and see how they work in the neighbourhoods they go into, before

	embracing the idea fully. A trial run for two years before fully committing might be a good idea.
Screen Name Redacted 10/15/2021 08:58 AM	More non profit housing
Screen Name Redacted 10/15/2021 08:59 AM	What about including singles in this plan? Not all singles want to live in a tiny condo And not all can afford a mortgage on their own. Families with two incomes are better off and can get mortgages where singles cannot. Why are we stuck w condo living
Screen Name Redacted 10/15/2021 09:03 AM	You will need local affordable childcare.
Screen Name Redacted 10/15/2021 09:11 AM	This is a respectable approach to aid the housing crisis but should not ban cars and parking any further. The vast majority of people have cars. I feel like this strategy is being used to further leverage the mayor's (and council's) already highly unpopular cycling-first agenda. Lots of cyclists have cars too.
Screen Name Redacted 10/15/2021 09:15 AM	I would recommend a menu approach instead of requiring every home have all the proposed amenities.
Screen Name Redacted 10/15/2021 09:49 AM	It should be comprehensive, focus on maintaining setbacks and height restrictions, as well as open space for drought tolerant vegetation. Look to include green energy incentives, separation and reuse of grey water and options to store storm water for later use, including yard watering, toilet flushing and washing. Consider requiring the bigger/ proposed corner units to have underground parking.
Screen Name Redacted 10/15/2021 09:57 AM	A much needed, yet bold step forward. Go for it!
Screen Name Redacted 10/15/2021 10:12 AM	The biggest block to housing is how much it costs and nothing in these plans addresses this issue. If people can build increased density on a small lot they will charge the going rate for each unit unless there is a reason why they cannot. I live in a back to back strata duplex. The value of each unit is somewhat less than a freestanding unit but not appreciably more. Certainly a single house on our lot would not cost as much as the value of our two units combined. This is going to be a developer’s dream unless there is a

way to deal with the cost of the housing. I am glad that the heights of your proposed buildings are generally lower. Going up in height has such a negative impact on neighbourhoods. Generally, it means you don't have a neighbourhood just a bunch of people who may know the people on either side. Increased density really does means more cars. It is this council and their staff's fairyland to think it does not. Insufficient parking is a pain in neighbourhoods. I loved your so so slanted questions regarding this issue - do this or that or select the bad option - classic. Single family neighbourhoods get trashed by this council and their staff as being selfish and unhelpful. Often what they want is a continuation of the feeling of neighbourhood. I seriously doubt that any negative comments regarding your plans will make it to the light of day and that this will happen regardless. It is what happens in Victoria now.

Screen Name Redacted
10/15/2021 10:26 AM

A necessary initiative.

Screen Name Redacted
10/15/2021 10:41 AM

Sounds like a good idea to create such a policy

Screen Name Redacted
10/15/2021 11:01 AM

I'm a physician and I'm having trouble affording housing in Victoria. I grew up in a city with lots of missing middle housing and it was much easier for people of various means and family sizes to find housing that worked for them and was affordable. In Victoria there isn't much in between unaffordable single family homes and high-rise buildings with minimal outdoor space. I fully support expanding missing middle housing, and removing the ridiculous and oppressive amounts of bureaucratic hurdles and self-interested NIMBY obstacles to building missing middle housing.

Screen Name Redacted
10/15/2021 11:11 AM

6.2.1. seems restrictive… Are there exceptions, where a small lot or panhandle subdivision would be preferable? Vis: fee-simple small lot corner development at Haultain and Shelbourne SE corner, fits within existing adjacent small home pattern, and existing mature Garry Oak and Arbutus on the property.

Screen Name Redacted
10/15/2021 11:29 AM

I really hope this policy goes through, and quickly. I would love to see new housing being built, and especially 3 bed units in Townhomes. I am a young professional for the BCPS and I want to stay in Victoria. I wish I could see my future here as a home/unit owner but it is becoming increasingly difficult to see my partner and I raising a family here due to supply of housing. A 2-3 bed townhouse unit is in my partner and I's budget, and with supply going up as the outcome of

missing middle policy, we could really root ourselves here as involved work and comminty members of Victoria.

Screen Name Redacted
10/15/2021 11:38 AM

Neighbourhood plans should include missing middle housing as a part of the plan, the neighbourhood should not be able to veto missing middle housing based on the desires of the existing residents. We have seen costly lawsuits in many more affluent neighbourhoods that are a drain on the city's resources and are completely out of touch with the reality of living here.

Screen Name Redacted
10/15/2021 11:51 AM

Not really, I think this makes sense.

Screen Name Redacted
10/15/2021 12:11 PM

contra-productive to greener living, water runoff missing since less surface area for absorption, utilities demand massive increase like water and power Conservation should be the goal, saving energy and water, this creates the opposite to battling climate change

Screen Name Redacted
10/15/2021 01:21 PM

I have not had a chance to study it fully, however I do not see where this plan addresses the three main lifestyle priorities that came out of the initial survey. These are: access to patio or balcony, indoor storage and a very close third PRIVATE YARD. I apologize for the caps, I'm not shouting, and would write bold if it were an option. A small square of grass between front door and sidewalk does not constitute a private yard. Neither does a communal green area, shared by multiple residents. A balcony or patio then needs to be big enough to allow modifications affording privacy and a private yard needs to be an outdoor extension of private indoor living space, accessible directly from the unit and not subject to the noise and intrusion of sidewalk or street. The guidelines would appear to prioritize none of these and therefore, inevitably, none will be safeguarded or assured when developments are approved. The people I know personally, individuals and families of all ages who have moved out of the city have done so in search of these. I'm also not sure about the whole urban forest thing. If the green areas that are proposed are intended to support a tree with a large canopy, (and I agree, these are going to be necessary) the green spaces ultimately become inherently unusable as private yards. Many large trees now are on boulevards between road and sidewalk. If the intent is not to have these anymore, and unless some lots become small parks or mini-forests, I'm not sure how this all unfolds. It seems there is the potential for a lot of heat intensifying concrete and not enough in the way of leafy coverage to mitigate it. Those large chestnut trees and others on Cook Street were a godsend in the last heat wave and there are bound to be more to come. There is also no mention at all

	in the guidelines of green roofing, which would seem to be one way to address this. Nor is there any mention of earthquake zones and seismic upgrade requirements for areas which might be especially susceptible. Perhaps these are addressed elsewhere, however as it would seem likely that much of the building in the City is likely to be related to Missing Middle Housing, should they not receive a mention in the guidelines?
Screen Name Redacted 10/15/2021 01:29 PM	NO matter what this survey results are, council will do what they want. This has happened over and over again in Fairfield. Many people are leaving the area as things have changed so much in 20 years, it's not the same neighbourhood any longer. More density brings more crime. More density brings more cars. Where is the water supposed to go when it rains with 90 percent coverage on properties? Infrastructure is not set up to add more and more and more. So disappointed that this is going forward.
Screen Name Redacted 10/15/2021 02:10 PM	Please do this!!
Screen Name Redacted 10/15/2021 02:14 PM	I recommend having more than one accessible home in town house buildings and any middle housing of 6 or more homes.
Screen Name Redacted 10/15/2021 02:16 PM	Sounds good!
Screen Name Redacted 10/15/2021 04:19 PM	Allow suites and roof top balconies in duplexes.
Screen Name Redacted 10/15/2021 04:20 PM	While zoning reform is a good start, building affordable sustainable homes is not possible without a land value tax
Screen Name Redacted 10/15/2021 05:00 PM	If you're going to regulate anything in this housing type, regulate FSR, height (3 storeys) and maybe front setbacks (but not too prescriptive). If you're too prescriptive, you lose opportunity for homes and innovation. Because of the relatively small size of these buildings, the benefits of limited requirements far outweigh the potential issues it creates...
Screen Name Redacted 10/15/2021 05:16 PM	We need to move away from the standard North American model of separating residential zoning entirely from the kinds of commercial businesses that citizens need to access regularly, like groceries,

	pharmacies, etc. If we allowed such businesses to integrate into residential neighbourhoods, it would enable people to pick up their dinner makings on the way home from work, rather than forcing them to get into a car, drive outside the residential zone, and go to a mall to get their groceries once every week or two. Integrating essential businesses into residential neighbourhoods works well in many European cities, and also makes neighbourhoods more interesting and diverse. There are some great videos illustrating this (among other things on the Youtube channel Not Just Bikes. It's well worth taking a look.
Screen Name Redacted 10/15/2021 07:06 PM	The missing middle doesn't fit into Victoria's character neighbourhoods.
Screen Name Redacted 10/15/2021 07:07 PM	Who decides what policies in other neighbourhood plans are relevant and /or should be updated? Given that neighbourhood plans resulted from an indepth engagement process with residents, one would expect that there would be a consultation process before any consolidation or updating takes place.
Screen Name Redacted 10/15/2021 08:44 PM	there should always be "allowances" to built in policies or nothing will ever change. Need to be open to all different kinds of solutions
Screen Name Redacted 10/15/2021 09:02 PM	I do not think that it should be applied to all areas right now. There are many areas with post WW2 bungalows that could be cleared, and replaced by new mixed housing. This would positively impact entire neighborhoods, and give the city a clean slate to start with.
Screen Name Redacted 10/15/2021 09:33 PM	Pleased to see the city moving in this direction - maybe it will influence Oak Bay to do the same!
Screen Name Redacted 10/15/2021 10:02 PM	I like it. Great branding. Any chance to extend across CRD?
Screen Name Redacted 10/15/2021 10:33 PM	Section 5.2.1 should allow for retention of existing garden suites that will be accessory to houseplexes and townhomes that were built prior to the implementation of the Missing Middle Housing Policy. Section 9.1.1 it would be nice to see some examples of what the large canopy tree zone would look like. Based on the area alone it sounds like a large area of the site to reserve. It would also be great to allow payments in lieu to allow more sites to be redeveloped that may have difficulty meeting this requirement. In my opinion, large tree areas area secondary priority to providing housing options.

Screen Name Redacted
10/15/2021 10:50 PM

The City of Victoria already provides downtown amenities for the region and incurs the costs of increased policing, etc. for non-residents. We should not take responsibility for additional housing - the other 12 jurisdictions in the CRD have much more land area, larger lots and fewer people/sq km. Those municipalities should be taking the responsibility for building more housing, not Victoria.

Screen Name Redacted
10/16/2021 06:38 AM

It should be limited to the downtown area

Screen Name Redacted
10/16/2021 08:51 AM

I think it should also include 3 storey walk up apartment buildings. Like the one built on the corner of Belmont and Begbie in about 1975.

Screen Name Redacted
10/16/2021 09:09 AM

We need to rezone entitled-white single-family-dwelling areas like Oak Bay and Fairfield-Dallas. It is insane that developers need to bend over backward for racist whites who want to preserve their imagined status as superior to the rest of us. These areas of Victoria should be rezoned immediately to allow for middle housing.

Screen Name Redacted
10/16/2021 09:41 AM

I support this. All neighborhoods in Victoria need to be part of the missing middle strategy because housing affordability impacts everyone and we need the whole city to be on board.

Screen Name Redacted
10/16/2021 09:50 AM

This policy is so desperately needed! More housing options are needed as most young families can't afford a single family home. If missing middle housing may result in small strata I hope that these strata councils will not create age restrictions. We found this to be a barrier when looking for housing that we eventually can have a family in.

Screen Name Redacted
10/16/2021 03:34 PM

already made them

Screen Name Redacted
10/16/2021 09:16 PM

Great ides

Screen Name Redacted
10/17/2021 10:42 AM

Leave green space, don't build to the lot line, favour enjoyable yard space over parking.

Screen Name Redacted
10/17/2021 11:46 AM

Do it!

Screen Name Redacted
10/17/2021 12:14 PM

Taking away parking does not discourage people from having cars - it just encourages them to go elsewhere. If a person does not have a vehicle, and has parking available, it should be used for whatever purpose they would like - including renting out to others who need more. Every dwelling should have at least one space, if not more, for a vehicle. Many families/homes require two spots, as few people can afford to live alone, and each person may need a vehicle for whatever reason. Trying to force people to give up their vehicles by making less space for them only leads to congestion and frustration. And, ultimately, people will leave that area. If I could leave my car safely parked at home while I walked to work or to the stores, I would do it But if my car is parked on the street, particularly in an area where there are time limits on parking time, I will take my car where ever I go, because it has to be moved. And probably end up driving around the block(s) a lot to find parking when I get home, resulting in more pollution and fumes than would be necessary if I could just pull in to a designated spot and shut the vehicle down

Screen Name Redacted
10/17/2021 01:25 PM

It's important to get this passed before the next election.

Screen Name Redacted
10/17/2021 01:36 PM

I feel like the larger developments in Victoria need to be incentivized to bring down the rental price overall and increase the vacancy rate for rentals. Purpose built rentals are needed badly.

Screen Name Redacted
10/17/2021 03:23 PM

Please ensure policy is broad, flexible and easily applicable in all of our neighbourhoods.

Screen Name Redacted
10/18/2021 09:01 AM

It is troubling to see that "What We Heard" rated "Look and fit with neighbourhood very low, lower even than tree preservation. This shows an apparent indifference of the respondents to the values of many living in traditional residential neighbourhoods and leads one to wonder about conflict. It also shows a lack of appreciation for the aesthetic of traditional residential neighbourhoods and suggest bad design may follow driven by a desire for maximum housing space at the detriment and indifference to the existing housing motif. There is no reason that Accessible Housing cannot be built into 2 1/2 storey housing. Accessible main floor units could be at grade or built with a code compliant ramp. All heights need to be in meters. There is too much room for height creep when only storeys are issued. One mans

	storey is perhaps 7 ft. with ducting space, another's is 10 ft. plus double the interior sub-floor space leading to the equivalent of an additional storey presenting as a 3 storey building in planning.
Screen Name Redacted 10/18/2021 11:55 AM	This is key legislation to fight against continued deterioration of affordability in Victoria. The permitted uses should be expanded to allow townhouses everywhere and 3 full stories to maximize impact. The space between homes is less likely to be treed, and connecting townhouses across multiple lots allows us to preserve front and backyard trees while driving down the cost of housing.
Screen Name Redacted 10/18/2021 12:10 PM	I love so much about this but i do wonder how you will make sure that developers won't be buying up all the single family homes to make into this sort of housing? They have the $$ behind them to do so, but some families don't want a new (often soulless and cramped) house, but an older, loved home? How to make sure that developers don't always outbid? Also, can you PLEASE make sure that affordable housing is available? I'm a renter, not by choice. I can't afford a down payment on a million dollar home. What's to stop developers buying a million dollar home, and then putting up a fourplex, pricing them at just under 1 million each? Please consider price and affordability into this plan. It needs to be legislated in, not hoping that supply and demand will make things cheaper. it doesn't.
Screen Name Redacted 10/18/2021 03:24 PM	I would suggest blanket multi zoning the whole city. Not even joking. Anyone can build an ugly monster mansion on single family lot, and it doesn't even matter if they don't match the "neighborhood character", and realistically they often don't.
Screen Name Redacted 10/18/2021 03:56 PM	Simply on web. Make interactive to evaluate a specific property/site.
Screen Name Redacted 10/18/2021 04:07 PM	I think the missing middle policy needs to be expanded to allow lots that are 5500sf.
Screen Name Redacted 10/18/2021 04:16 PM	Making it easier for developers to navigate the process, while maintaining standards, should encourage a broader range of housing types to be built.
Screen Name Redacted 10/18/2021 07:11 PM	Council should not presume that families do not need a car. It may be something they try for a while, but the demands on parents are often too great to do without one, especially as they have to work hard to

	pay their huge mortgage. The term 'affordable housing' is used too loosely by developers, as a means of getting council approval for development.
Screen Name Redacted 10/18/2021 11:45 PM	Seek public consultation
Screen Name Redacted 10/19/2021 09:17 AM	I'm very supportive, and would like to see the elimination of SFD zoning altogether and more ambitious upzoning and pre-zoning. Victoria urgently needs density.
Screen Name Redacted 10/19/2021 12:56 PM	Conditional zoning might be a better approach to missing middle and may prevent entire neighbourhoods from being remade. As an example, allow the increased density if the density of the block is below some threshold that is seen as being acceptable to the community in question. Or allow increased density if the housing is of a specific type (ie. accessible, rental or coop) to encourage affordability.
Screen Name Redacted 10/19/2021 01:37 PM	I believe in gentle density but do not believe in blanket zoning
Screen Name Redacted 10/19/2021 01:48 PM	-Potentially allow for larger than a six-plex in multiplex form. Many examples of 10+ units well-integrated into old large (maybe heritage) homes. -Strategy should also include courtyard buildings and cottage courts as typologies. -Allow for townhomes other than corner townhomes. -Make sure to work with developers in the process to ensure the guidelines for MMH are economically feasible. -Require minimal or no CAC's so that housing can be offered at lower cost. -Agree that parking should be "un-bundled" to create greater choice and affordability. -Large focus on trees, which I think is important, but likely not as important as affordability, so good to keep this in mind for policy. -Love how there is a focus on streamlining the application process and eliminating rezoning for MMH. This is key in my opinion to making it easier for the average builder to create MMH. -Tough to give more feedback as specifics of the zoning bylaw have not been disclosed yet.
Screen Name Redacted 10/19/2021 05:32 PM	no
Screen Name Redacted 10/19/2021 05:35 PM	Do it!!!

Screen Name Redacted
10/19/2021 07:07 PM

We need radical change to increase housing supply and should make it easier to replace low-density SFHs with high-density buildings, including small apartment buildings. Developers should be encouraged and incentivized to increase density, not discouraged by restrictive zoning.

Screen Name Redacted
10/19/2021 07:41 PM

I think public engagement is important for the types of significant changes this proposed policy is attempting to find support for. I am not against density (I own and live in a duplex), but I think it's appropriate for a neighbourhood to have a voice in the rezoning process. Isn't being a community (neighbourhood) all about engagement which leads to understanding and compromise? Why take that opportunity away from stakeholders and others? If a proposed (re)development is suitable for a site, then acceptance by the community won't be an issue, but that community needs to be engaged in order for that acceptance to happen.

Screen Name Redacted
10/19/2021 08:14 PM

Do everything you possibly can to streamline the process of building multiple units on a single lot. Why this has taken so long is ridiculous. I fully support blanket re-zoning for up to 4 units, with additional units optional in appropriate areas.

Screen Name Redacted
10/19/2021 09:43 PM

Just that in this survey - through the animate example given - and the question itself, there isn't enough attention to accessibility. The immediate need might be for more housing for families, but the survey presumes that any one of a child-bearing/rearing age - which is what i take families to mean - is young and faces no barriers to access. Two problems with this - even people with a disability have families; what happens when people age? I think an approach that sets out universal design and an aging in place approach would be much more effective. We will have another demographic shift. Please - don't just plan the for problem we have now, plan for our future.

Screen Name Redacted
10/19/2021 09:47 PM

This policy is very conservative in the proposed setback and height limits. Missing Middle should never have been zoned out of existence in the first place. There needs to be a companion program that will quickly and easily permit low to mid-rise apartments in SFH-only areas that need them.

Screen Name Redacted
10/19/2021 09:48 PM

Parking will be an issue. You cannot expect people to not have a vehicle! Not everyone can ride a bike or even walk far for that matter. Cars are not going away anytime soon! Charging people extra to park

	their car where they live is highway robbery! Especially if the car is a necessity for self employment, for a family with kids, for someone who has disabilities or for seniors! You are extremely short sighted on this push for people to stop using or owning a vehicle! Just stop.
Screen Name Redacted 10/19/2021 11:45 PM	The city has a longstanding pattern of giving variances to developers even when the OCP is very recent. As in, almost every major development gets variances and sometimes the tradeoff seems very weak indeed - see the recent ones in Cook St Village. While I agree with the aims of these initiatives you really need to be very very careful not to create a lot of unexpected and unpleasant consequences from 1. the changes themselves and 2. further variances granted. If a goal here is to establish certainty then part of that should be, this is what is allowed and sorry don't try to plan in a request for a variance.
Screen Name Redacted 10/20/2021 09:48 AM	Please stop with these surveys that are so clearly manipulative to acquire only the answers planning dept. wants. And bury some of the land to make more small community parks and green space.
Screen Name Redacted 10/20/2021 10:09 AM	I currently rent an affordable home in a legal nonconforming duplex on a corner lot in Fernwood. My landlord, S. 22 ., would very much like to demolish my home to develop townhouses -- and this has been their plan since they purchased the property on speculation in 2009. What will you do to prevent the loss of affordable rental housing if landlords can demolish and redevelop their affordable rental properties as-right, and turn them into $900,000 townhomes for profit?
Screen Name Redacted 10/20/2021 11:44 AM	Excited for it.
Screen Name Redacted 10/20/2021 06:51 PM	Make Victoria more accessible, thanks!
Screen Name Redacted 10/20/2021 07:23 PM	I oppose the proposed idea of blanket rezoning all remaining SFR lots to allow for multi-unit housing, and prefer the current system remain where zoning is done on a lot-by-lot basis.
Screen Name Redacted 10/20/2021 09:14 PM	N/A

Screen Name Redacted
10/20/2021 09:47 PM

Besides the need to solve the car parking issue, hopefully by creating a location that is parking friendly, the only problem I would see with all the potential townhouse and plex builds is the requirement to be a strata, if that is the case. Strata fees can make the house payment quite un-affordable with today's requirements to plan for 30 year depreciation. Strata governance is another pain. typical strata council for a fourplex? A lot of bureaucracy merely to find a potentially slightly less expensive (at the moment you buy) place to live. Can they be required to be truly affordable? Or, will the market determine the prices? Somehow, the profit for seller/developer has to be capped. The demand in Victoria will not decline, especially with an influx of people escaping climate change.

Screen Name Redacted
10/20/2021 10:08 PM

This is the most important step Victoria has ever taken to improve housing options and address the housing affordability crisis. Thank you for your leadership.

Screen Name Redacted
10/21/2021 10:36 AM

I currently own a single family home. If it were upzoned I would probably yield a substantial windfall gain in the value of my property. This unfair and would not yield a more affordable Fairfield

Screen Name Redacted
10/21/2021 02:13 PM

Townhouses should be permitted to be 3 storeys with first storey at grade, but implement a bonus density to encourage adaptable suites rather than making them a requirement.

Screen Name Redacted
10/21/2021 10:25 PM

I have some concerns about the noise transfer and the general quality of heritage conversions. I think, if possible, it would be ideal to strive towards soundproofing between units in a heritage conversion - my fiancee and I personally would not consider buying a unit in a conversion primarily out of sound transfer concerns (whereas as I understand it, generally modern townhomes and some apartments are designed with this in mind.) I don't know if there's a way to include this in the guidelines around heritage restoration at a policy level but something to keep in mind.

Screen Name Redacted
10/22/2021 12:11 PM

Please make it a reality sooner rather than later. As costs continue to rise, the number of missing middle income earners will grow and put even more pressure on available housing.

Screen Name Redacted
10/22/2021 02:29 PM

The townhouses being restricted to corner lots seems strange. Build row houses with back yards if it's a concern about fitting in with other's backyards..

Screen Name Redacted 10/22/2021 03:18 PM	All new construction should be made to be climate-friendly. More specifically, at a minimum complying with the current energy efficiency level of the BC Energy Step Code adopted by the City. All new buildings should be all-electric (heat pump, induction stove, hot water) and have zero fossil natural gas connections.
Screen Name Redacted 10/22/2021 05:10 PM	It's very needed - thanks for taking this on :)
Screen Name Redacted 10/22/2021 06:42 PM	no
Screen Name Redacted 10/23/2021 07:28 AM	Please just have the courage to implement this plan in its complete form, and don't let wealthy NIMBY voters derail you from doing what you know is right. The broader community deserves nothing less from our representatives.
Screen Name Redacted 10/24/2021 05:08 PM	We need to be aggressive. You'll get the exact same political backlash approving 10 townhouses or 100 townhouses, for the nimby there is no acceptable level of change. If you're going to spend the political capital, go big with blanket zoning changes and an honest intent to make the process easy, not with a million little asterixis.
Screen Name Redacted 10/24/2021 09:45 PM	1. Shadowing impacts should also be considered as part of building height, not only siting, orientation, design and separation 2. Cumulative impacts (or benefits) of missing middle housing should be considered, e.g. if x number of new spaces are created, x number of new daycare spaces, x acres of expanded greenspace will be need nearby 3. Current AirBnB operators that have housing that could be converted to missing middle housing for residents should be strongly encouraged/incentivized to do so 4. Policy could include encouraging neighbouring municipalities like Oak Bay to adopt similar policies
Screen Name Redacted 10/25/2021 08:18 AM	Please also consider converting commercial spaces to residential.
Screen Name Redacted 10/25/2021 09:23 AM	I think this policy should be applied sensitively to different areas of the city, to maintain the existing culture and diversity of the neighbourhoods. I also needs to be broadly applied throughout the city, including Fairfield and Rockland.

Screen Name Redacted
10/25/2021 09:31 AM

There was a requirement that new residential complexes in Victoria will have to make 20% of their units affordable rentals. This requirement has killed many potential constructions that could bring housing options to Victoria. In my opinion, this requirement will need to be removed. We can use other methods to increase affordable rentals, but this mandatory 20% requirement just simply doesn't work. If we still require 20% of the units to be affordable rentals, developers can not make any profit from construction projects, so they won't do those unprofitable projects regardless of how easy it will be to get a development permit and how smooth the application process would be.

Screen Name Redacted
10/25/2021 10:58 AM

I disagree with blanket rezoning.

Screen Name Redacted
10/25/2021 11:49 AM

GREAT initiative!

Screen Name Redacted
10/25/2021 12:43 PM

Sounds like a great idea

Screen Name Redacted
10/25/2021 12:54 PM

We are approaching 2022. This plan has been ongoing since 2019. What is taking so long ??? We seem to already be in a crisis with regards to housing in Victoria and the city is plodding along at an unreasonably slow pace. Put Victoria in the forefront of solving problems, something that other cities can look at and emulate. Not same old same old! What happened to container housing for our city’s vulnerable? They deserve good housing as well. We are all very fortunate to be here in Victoria and living in tents is not a solution, it contributes to the problem. We need to see our taxes doing something. Enough with the bike lanes. Let’s get going on this housing problem. There’s no one to fill jobs in the service industries, restaurant… hairdressers.. because people making that wage can’t afford to live here. And don’t for get the mess we had a few years back with regards to housing for students. There was none. And the cost of this middle housing to the renter needs to be addressed. A one bedroom apartment for $2500 a month. How ridiculous is that! There needs to something put in place so that greedy people cannot exploit those looking at how lovely Victoria is and want to come here to live and work, stay here after schooling and not educate them and then the inevitable brain drain, they move away because they can’t afford to live in Victoria. I’m not sure if my comments are in the right spot or that I remembered to mention everything that I have to say. So come on Victoria. We elected you do something about these problems. Now let us see you doing something about them

Screen Name Redacted
10/25/2021 04:34 PM

Reduced set back requirements is key for allowing missing middle developments to be feasible and economically viable. Having middle middle housing created by smaller developers or land owners is only possible if the reduced set backs allows development without large cost land assembles.

Screen Name Redacted
10/25/2021 04:37 PM

We need more business hubs in neighbourhoods. Use planning changes to look at intersections where townhouses can be built up to 4 stories with business on ground floor. Look at PDX on Division St as an eg. A corner like Fernwood / Cook could be an active small village for example.

Screen Name Redacted
10/25/2021 05:16 PM

MMHP is an excellent idea!

Screen Name Redacted
10/25/2021 06:06 PM

The city needs to be cautious in densifying areas too quickly and changing the neighbourhoods chemistry.

Screen Name Redacted
10/25/2021 08:39 PM

AirBnB hasn't been sufficiently addressed. My last landlord was ignoring the rules and continuing short-term (<30 days) rentals. Until the City requires special licenses and audits these landlords, then we are ignoring the fact that housing already exists, but it's used as hotels.

Screen Name Redacted
10/25/2021 08:49 PM

along with blanket rezonings to allow more housing types Victoria should also allow home owners to have more than one legal suite - as indicated by this proposal there is lots of unrealized "gentle" density to be had with existing housing stock

Screen Name Redacted
10/25/2021 08:50 PM

I'm all for it. In fact, I think there should be a moratorium on building single family homes for 5 years to encourage missing middle development

Screen Name Redacted
10/25/2021 09:24 PM

Where a development takes place bordering a park it should be given the same consideration as a corner development allowing for townhomes.

Screen Name Redacted
10/26/2021 11:38 AM

Can a garden suite still be built without heritage house designation?

Screen Name Redacted
10/26/2021 11:42 AM

I think the policy needs to be clear in terms of identifying where it would apply - in lay terms, not using letters and numbers and maps that hardly anyone can read. You need an index of street names that clearly say 'here is where this policy would fit' so that communities can more easily identify themselves in the policy and understand how it will impact them.

Screen Name Redacted
10/26/2021 11:53 AM

There are many details in the Missing Middle policy (MMP) that have not been thought through. Some examples: restricted side lots mean loss of privacy for both owners of new MMP infill and neighbours; tight side yards means that it is impossible to safely position a ladder to wash side windows or paint the building (this would be even worse with three story infill); reduced number of on site parking spots limits the number of level 2 BEV chargers available, discouraging BEV adoption.

Screen Name Redacted
10/26/2021 12:21 PM

Affordable housing is more important than just more housing. The focus should really be affordability and accessibility. My hope this initiative will take care of both of those things.

Screen Name Redacted
10/26/2021 12:22 PM

Great idea to consolidate neighbourhood plans into this single document but neighbourhood plans are so often ignored now as soon as there is the chance of rental or affordable housing in the development proposal. Let's make this document realistic then stick to it!

Screen Name Redacted
10/26/2021 06:09 PM

More pedestrian space, more trams!!! Look at Nice in France for a good system

Screen Name Redacted
10/26/2021 08:06 PM

Great work! Victoria and it's people NEED this.

Screen Name Redacted
10/26/2021 10:05 PM

I appreciate the inclusion of urban forests - large tree canopy, but what is missing (or perhaps I missed it in the background material) is the impact of constructed development on shading urban forests/gardens. Is this not an important factor for consideration when looking a new building designs. If they shade out a neighbours backyard garden or even the green space in their own lot....what's the purpose of ensuring "green space" for residents - if it is in fact damp and dark "green space" where nothing can grow? I'd appreciate a shade impact assessment to be considered when reviewing new "missing middle" developments. Does it turned a balanced back or

front yard into a predominately shaded yard from the large town homes across the street - when previously it allowed dappled light from lower density buildings or small trees considered unimportant to conserve for the development? Overall, your goals of improving accessibility, green space, and reducing parking (and/or allowing it in front) are well balanced and your efforts commended - I hope that the character of many neighbourhoods will be conserved (as that's why people want to live here) as we move towards a more and necessary sustainable future.

Screen Name Redacted
10/27/2021 10:37 AM

I was a proponent of this strategy a number of years ago when we had a community engagement session in Vic West. I much prefer this strategy to the construction of high-rise condos, which are not affordable for most residents and do not contribute to a community feeling. Let's not become another downtown Vancouver. It might look pretty from a distance, but I wouldn't want to live there.

Screen Name Redacted
10/27/2021 11:51 AM

I viewed the video and read the newsletter and have lived in my neighbourhood for +30 years. I recognize that some solutions are needed for housing but I do not believe one-plan-fits-all. My neighbourhood, North Jubilee, is dominated by Royal Jubilee Hospital and all the activity, traffic and parking issues that ensue when living next to a busy and growing hospital in a residential area. There is no other neighbourhood like this in Victoria. The hospital and activity generated there precludes the village concept in NJ or all of Jubilee for that matter. Even so, we have businesses, we have traffic generating businesses like doctor's offices and care facilities. We have places of worship, apartment buildings, 4 plexes, duplexes, suites that are legal and not, and room rentals. And we have next to no recreational green space. What we do have we continually have to battle for. So, my great concern about the MM plan is that it indiscriminately green lights developers to purchase up the housing that may be long time rentals (and serving the purpose of affordable because of the high student demand in the area) looking a bit run down and in need of a refresh. But, developers must make a profit so they put pressure on adjoining neighbours to sell up and soon entire tracts (witness Richmond Rd) are parts of land assemblies with the idea of creating the most profitable, most dense housing without considering the impact on the remaining neighbourhood. This trend of rezoning has come in many forms over the years, link-housing, townhouses etc. But what it effectively does is create an imbalance of housing types with little consideration to the specific fit to the specific neighbourhood. Again, with the Richmond Rd in North Jubilee current example, if it were to get max MM instant zoning, there would an increase of traffic and the already tight parking situation would be impossible. It is all well and good to say that shared rides and cycles

will be emphasized but by our experience that only last for a minute or the first resident and then without a means to enforce it. the 4 plex with 2 parking spots has 4 or 6 cars associated with it that need to park somewhere. Where? on the streets in a neighbourhood that is already challenged by hospital staff, doctors' offices, college and university students parking AND the already many, many homes that are providing secondary housing like basement suites, boarding house style units and garden suites. As there is no legal way that I am aware to force people not to have cars, then the idea of reduced parking is a nice idea but doesn't really work in practice. When I moved here 35 years ago, I knew we would have to forfeit a large yard for a smaller one and there would be more traffic than if we had chosen a move to the suburbs but having already wrestled with long commutes on the mainland, we were willing to make some sacrifices. When we moved here, of the 5 lots we touch borders with, none had extra accommodation, now all but one does - including ours. This includes legal suites, illegal suites, room rentals for students, and a garden suite. As a microcosm of the whole, I would venture to say this sample is reflected in the balance of North Jubilee. In other words, we are doing our share and more of providing all types of housing and the global community plan and MM plan simply should not apply here! or could be applied only with judicious case by case review as to the impact on this specific neighbourhood, and its own specific neighbourhood plan and not part of one-size-fits all plan. The video shows no new green space for the S. 22 family. It seems to me that thoughtful densification should and must include mandatory green space even if only a small lot size for every 5 currently zoned single family developments considered for up zoning to meet MM goals. Families like the S. 22 are not just leaving because of affordability but because, there is no access to green space to walk their dog or have their tots learn to throw a ball or ride a bike or learn to garden a patch of earth. As the pandemic has taught us, green space and garden space are vital to health both mentally and physically and I feel certain there are dozens of studies that would underscore this need but I see nothing in the MM plan to allow for this. Not to do this, in my view, is irresponsible and will contribute to the ill health of our greater community. I see nothing in the plan that acknowledges that many, like my partner and I, took a carefully considered look before retiring on how the next phase of my life would go regarding housing. After investigating several options, we concluded that renovating our home so that we could 'age in place' was the best option and conformed with the government and Health Ministry's insistence that seniors fare better at home rather than in care. Well, after having lived here, paid taxes here, been involved in the neighbourhood association, and provided plenty of feedback to the City over the years, I didn't see any consideration at all about how people who bought, struggled, renovated, revised their views and stayed would fare in this plan. ??. We both alternately cycled, walked,

used transit to get to work when we could and when either the location of our work or the demands therein or our stiffening joints dictated, we drove. Now, luckily, and by plan we remain close to shopping, medical care,, etc and walk as much as we can but we know there are days when we can't and a vehicle either driven by us or by attendants to us will need space to park in our neighbourhood and close to our home. If single family lots are converted to fourplexes or more with only 2 parking spots, then these cars compete for every shrinking availability on the street and then where do the people who care for us park? And with this comment, I ask you to remember that we will continually have the traffic and parking pressure of the hospital, college and university. These big 3 aren't going anywhere nor are they diminishing in size or impact. The hospital especially puts huge demands on the neighbourhood. So, increasing the need for parking which the MM plan will surely create, will make it unsafe to age here. If it is unsafe, then we are being forced out and alternate seniors housing, already in high demand will be insufficient to needs and the demand will be increased even further with the addition of the likes of us. And we are not alone in this category in our neighbourhood so, again, I emphasize that a one-size-zoning plan does NOT fit all and this neighbourhood should retain some checks and balances; it simply does not and cannot meet the criteria outlined without jeopardizing quality of life for those of us who are already adhering to another plan, which is aging in place. Also, we have done much to enhance the livability of our property - to carve a tiny bit of privacy and to enhance our green space where our children learned to throw a ball, or jumped on the trampoline or grew a lettuce. Are we now, in these years as immobility approaches to sacrifice the healthy balance of green space and shared accommodation to be overshadowed by 4 story buildings or 4 plexes or more with all the trees removed and not able to grow enough in the years we have left to create a canopy or privacy? When we can no longer get further outside than our back yard or deck or when we can only 'see' out and not 'be' out, are we to be greeted by tall walls and or roofs or mechanical penthouses or lengths of featureless fencing or parking lots for increased cars? Or to witness or overhear squabbles between neighbours who cannot find parking or to be left untended because our helpers cannot easily access us to take us shopping or to medical appointments? Please treat this sample, us, as another microcosm of what is going on in the neighbourhood with others in our category, seniors who took to heart the message that the system will not bear our aging, that affordable senior's care will not be in enough supply therefore we should plan to age in place and save the system for those who cannot. Where is consideration for the aged in the MM plan? and more specifically how would you take into consideration the specific and unique circumstances that apply ONLY in NJ? And, of course, I have sympathy for the young families who want to live in Victoria and who are struggling to afford to. I know you

have heard the argument that replacing 'tired' housing stock with newer, middle, denser housing is actually removing the possibility for some young family to purchase one of these fixer uppers and customize it as they can afford to by adding mortgage helpers like suites. But taking these opportunities away also removes the opportunity for some of those seeking middle housing. Taking it all away with the kind of anticipatory land assembly purchases will skew a balance in the neighbourhood and again reduced green space, livability and health. I have adult children and they struggled to get into the market but could because they had access to older housing stock that needed TLC and had a mortgage helper. With patience, and careful money management, they managed. It seems this plan is bent on removing that option because a single owners cannot compete with the deeper pockets of the developers who jump on the evolving zoning trends. Maybe what the City should consider is a time limited tax relief plan for those first time buyers of properties who have an approved plan in place to restore the existing house or selectively add to it in such a way that contributes to the over all health and livability of the particular neighbourhood. This option would be intended for those who actually live in/on the property - not flippers or developers. And those should be fast-tracked. If you have to condense my comments then it would be to this: balance density, which is what is being advocated as middle housing, according the specific tolerance of the neighbourhood. Some neighbourhoods have already maxed out or are close to maxing out the tolerance for density. More would be to detract from livability. Council and staff must be sensitive to the uniqueness of each neighbourhood and plan accordingly. There needs to be some cautionary wording clear to those considering development that the MM plan is subject to these specific considerations - neighbourhood by neighbourhood. Paint with dabs here and there, not broad wide strokes! The official community plan is meant to be a guiding principle not a blueprint. Be careful how the message is received by developers who target and overwhelm volunteer CALUC processes armed with their belief they are conforming to the City plan. It makes individual neighbourhoods feel as if City is NOT listening. By making a one-size plan that intends to bypass CALUC processes, a green light is being turned on that won't easily be turned off and neighbourhoods like ours will become overwhelmed and muted. Don't do that.

Screen Name Redacted
10/27/2021 12:50 PM

This sounds good!

Screen Name Redacted
10/27/2021 01:17 PM

I think it’s an excellent initiative

Screen Name Redacted
10/27/2021 03:13 PM

As a person who has recently moved to Victoria, I understand the frustration and anxiety that comes with finding a new home that is reasonably priced. I have been lucky as I've had outside financial help to purchase a new home, but I know that most people don't have that. The Missing Middle Housing policy is something that is needed to open up home ownership to more people.

Screen Name Redacted
10/27/2021 04:21 PM

This all means absolutely nothing if it’s not affordable. The city should not be making it easier for developers to make money. If any of these changes do not lead to the creation of homes that actually cost 30% of our wages, tax payers are just subsidizing developers.

Screen Name Redacted
10/27/2021 05:18 PM

No, it seems well thought out.

Screen Name Redacted
10/27/2021 05:34 PM

I think prioritizing accessibility is possibly the most important aspect of the process! There are a lot of disabled people who are unable to afford housing in Victoria, and with an ageing population, this issue will only become more important in the future. No new policies should be implemented that don't account for this.

Screen Name Redacted
10/27/2021 08:16 PM

A single citywide policy that can override neighborhood plans is a mistake and is not democratic. Many, many hours of effort and public input go into the evolution of neighborhood plans. The city needs to respect those plans and take a neighborhood by neighborhood approach.

Screen Name Redacted
10/27/2021 09:15 PM

More tax for people (especially businesses that own 3 or more properties without relatives renting them. Too many middle men are buying single family homes so that young families have to pay the middle man's mortgage. Read the "Rich Dad, Poor Dad" series of books. If you want to get rich, make someone else pay your debt. The idea of densifying is great so continue down this path too.

Screen Name Redacted
10/28/2021 02:12 PM

I am concerned that there will be too many titles on a property. I think the emphasis should be on fewer titles with flexible options to allow for rentals, or to allow for a family to occupy more of a home when needed. Suggestions: duplexes with rental suites and garden suites, townhouses with the ability to lock off a portion of the unit for a rental accommodation.

Screen Name Redacted
10/28/2021 04:03 PM

Victoria's supply is so far behind demand of new housing stock, without streaming lining approvals, encouraging development and removing barriers like Public Hearings, I'm not sure we will see affordability.

Screen Name Redacted
10/29/2021 11:42 AM

Higher densities should be encouraged along major traffic routes, eg. Fairfield Road, as was proposed in the Gonzales Plan that Council refused to approve. Council needs to lead, not follow NIMBY-ites!

Screen Name Redacted
10/29/2021 01:41 PM

Sadly, there is very little comment in this survey about affordability. That is what is driving our young families with children away from Victoria. Our son and his family had to purchase a single family house in Colwood because they could never afford to buy one here. A good example is the 8 towering 3 storey one million dollar townhouses proposed for the corner of Kipling and Fairfield. Is that what we consider to be the so-called Missing Middle as the proponent has suggested they are. Who are we catering to....certainly not our children as my son could not afford one of those townhouses and neither could my wife and I. Development must provide significant opportunities for low to moderate income families to rent or own the units. Otherwise this exercise is just a sham. And it is a myth to believe that building more housing will drive down prices. That has never happened and is just a ploy by the development community to enable more units to be built and more money to be made. That is like asking the foxes to look after the chickens. Putting approval of Missing Middle housing in the hands of Victoria staff would be a mistake.

Screen Name Redacted
10/29/2021 05:06 PM

I hope some of these options will be homes for sale, and I would like to see some restrictions on who can buy these missing middle homes. How can the city guarantee they are purchased by families in need instead of snapped up by investors?

Screen Name Redacted
10/29/2021 08:53 PM

I'm just very pleased that the city is taking an active approach to this issue, taking into account the duality of needing to expand but also preserve the unique character of Victoria!

Screen Name Redacted
10/29/2021 09:25 PM

Encourage high-rises to have more 3 and 4 bedroom units that aren't the ultra expensive penthouses.

Screen Name Redacted
10/30/2021 09:27 AM

I think a policy is important but context is everything and sometimes exceptions make sense. I would hate for there to be an inflexible policy that doesn't make room for unique circumstances.

Screen Name Redacted
10/30/2021 11:34 AM

please see Amsterdam and Copenhagen as examples for walkable cities; designated bike lanes are essential; remove extreme convenience to drive cars in the downtown (there are too many parkades, too many parking spots, too many car traffic lanes...) get rid of most of them so more people choose to bike/bus/walk.... please, no more cars in the downtown (noise pollution, environmental pollution, ugly city-scape, etc.). cars are terrible, but almost essential if you are living in the suburbs... increased residential density from missing middle housing is the best way to make biking/public transit infrastructure economically viable; missing middle housing is essential for green transition!! also, downtown apartments are usually built for 1-2 people max (not families of 3+), because the downtown is terrible for children right now (again, too many cars from people driving in from the suburbs....)

Screen Name Redacted
10/30/2021 06:53 PM

Not ambitious enough

Screen Name Redacted
10/31/2021 11:31 AM

This is a much needed policy change. I generally support what is being proposed.

Screen Name Redacted
10/31/2021 11:31 AM

Consult and obtain input from neighbours about the potential impacts including: site lines (we did not know what a new development looks like or the site line impact until now when partially built), window placement, privacy considerations, parking (permits should be available to those in neighbours, and possibly limited for missing middle concept housing to align with the fewer cars principle) etc.

Screen Name Redacted
10/31/2021 03:42 PM

It sounds good. I agree it's missing and houses that have been converted to apartments currently don't have enough green space.

Screen Name Redacted
10/31/2021 07:54 PM

If MMH policy is drafted (as a single wide document) with the objective of outlining what it supports and what it does not support, then I don't believe the city staff should be given the delegated authority to authorize rezoning to developers. If the City of Victoria is taking so much effort to get public opinion to make an informed choice, then this is not a small matter.

Screen Name Redacted
11/01/2021 09:55 AM

Good idea! enough consultation. Let's DO IT.

Screen Name Redacted 11/01/2021 02:24 PM	Densification is only one aspect. Neighborhood amenities are walkable/ bikeable from residential areas is another important piece to consider
Screen Name Redacted 11/01/2021 04:11 PM	Focus on outcomes rather than form - too many restrictions on form may effectively stymie this much-needed form of housing. Introduce requirements for 3-bedroom homes as a proportion of missing middle housing.
Screen Name Redacted 11/01/2021 04:47 PM	Streamline the development process.
Screen Name Redacted 11/01/2021 06:42 PM	As a young person who rents and wants to buys a home one day in Victoria I am in complete support of this policy and feel very strongly that the city needs to adopt it. This will have extremely positive consequences on the future of my generation.
Screen Name Redacted 11/02/2021 10:57 AM	I do not think this should apply to all areas of single housing in the city. Some areas may be better suited for this type of infill but other areas should be designated as single family housing only with perhaps a size restriction as well. Victoria has already lost a lot of the character for which people move or visit here for. This has forced a lot of people to leave Victoria and take their families and businesses with them.
Screen Name Redacted 11/02/2021 11:36 AM	I believe that as a City we should do everything possible to make the MMHP viable for all of the proposed forms (townhouses, heritage infill, etc.) I believe we should sacrifice things like on-site parking (should be optional), rezoning requirements, and other options to ensure that the MMHP is functional and realistic. I think the City should also focus some of their analysis on how these changes will benefit existing homeowners. The economic consultant only assessed the viability from the standpoint of a for-profit developer having to purchase land in the new scheme. But what about existing landowners, both developers and non-traditional developers? Will it not become viable for existing landowners to perhaps build a triplex, live in one, and sell or rent the other two? Could there be support for non-developers to build MM housing forms by offering them other supports (financing?) if they agree to rent some of the units on their land?
Screen Name Redacted 11/02/2021 05:33 PM	Please carry on. The direction and intent seem right for the good of the city.

Screen Name Redacted 11/02/2021 08:47 PM	These seem like sensible compromises to move toward the identified goals.
Screen Name Redacted 11/02/2021 09:30 PM	Mid-block height, storeys, density should be higher. FSRs should be higher (2,500sf of living space on a 5,000sf lot is way too small for today - that's a 1960s/70s level). Housing is the amenity. Requiring amenity contributions must not impair missing middle provision. Get rid of the requirement for amenity contributions. It not, then at least limit them to 5-plexs, 6-plexes and up (no amenity contributions for 4-plexes or less). Clarify that road dedication is ONLY for sidewalks and greenspace, and NOT extra motor vehicle accommodation (travel or parking).
Screen Name Redacted 11/03/2021 10:49 AM	All new builds need to consider that the "missing middle" housing is for the "middle income" families - therefore new "luxury" accommodations should not be permitted as they are unaffordable for most (ie: new development at the corner of Quadra & Southgate - 1 bdrm apartments start at $1,925 and 2 bdrm apartments start at $2,700).
Screen Name Redacted 11/03/2021 11:27 AM	We must speed up this process, application, build, Council needs to work together and stop being anti-development or our streets will get worse than they are today which is beyond shameful.
Screen Name Redacted 11/03/2021 11:36 AM	Provide for handicapped parking for people with limited mobility including accessible parking.
Screen Name Redacted 11/03/2021 11:39 AM	Perhaps you could reduce parking requirements in areas with good access to transit and increase minimum spaces in other areas.
Screen Name Redacted 11/03/2021 11:44 AM	flexibility, depending on the size of the lot, for the setback requirements for greenspace
Screen Name Redacted 11/03/2021 11:56 AM	I'm so glad this exists, Victoria is in desperate need of missing middle housing.
Screen Name Redacted 11/03/2021 12:02 PM	Re: Section 5.5.2: Reduce the minimum lot width to 15 m to allow more opportunities to offer town housing, and require green barriers to reduce overlook of adjacent properties.

Screen Name Redacted
11/03/2021 12:11 PM

I think it's terrific!

Screen Name Redacted
11/03/2021 12:19 PM

Removing the requirement for off street parking sounds nice but will result in turning nice streets into barely passable parking lots. This will be very detrimental to formerly nice neighbourhoods.

Screen Name Redacted
11/03/2021 12:34 PM

I think it is a good idea. Anything that provides policy guidance to home owners / builders increases clarity. AND good policy frameworks provide parameters and direction to those in decision making positions at City Hall (staff and Council) which results in better, faster decisions that are based on principles, not perspectives, and will be more consistent, understandable and defensible

Screen Name Redacted
11/03/2021 01:09 PM

The city of Victoria may desire a car-lite city, but the fact remains that people and families rely on personal vehicles for transportation and that is unlikely to shift given the current layout of city resources. The majority of the roads in the areas designated are already lined with vehicles on both sides of the street. Building higher than 2 stories high shades out existing properties which stunts the growth of food and tree canopies. This has a major impact on food security and protection from extreme heat/cold.

Screen Name Redacted
11/03/2021 01:24 PM

Wish this had been a consideration when I went through the development process in 2011. As a lay person and not a developer it was daunting. Although my efforts were successful the planning office was less than helpful and in fact recommended council turn down my application although it did meet the OCP by providing affordable housing for two families and complemented the existing street scape and the build (Duplex) utilized only 26% of the land mass vs/vs 40% had a single residence with 1000ft in-law suite been built (no DP required). The by-law restricted the below ground level to only 70% usable space a waste to be sure!

Screen Name Redacted
11/03/2021 01:31 PM

My general concern is the loss of green space and space for birds, which we need to be concerned about in an era of climate change. I do not think that it is realistic to expect that reducing onsite parking will reduce the number of cars, and there is already pressure on on-street parking in my neighbourhood. I do not think it is an either/or. The survey assumes it is. Maybe the number of units needs to be less, i.e. duplexes instead of triplexes, etc. Also I think it is unrealistic

	to expect that this change will result in affordable housing. Everything that is getting built, even infill housing, is too expensive for families to afford. This is a boon for developers, and for all those people who want to move here from other places which is what is pushing up our housing prices, and will not solve the problem for my children who will not be able to afford to own a home in the neighbourhood in which they grew up.
Screen Name Redacted 11/03/2021 01:35 PM	It is a great proposal! Keep up the good work!
Screen Name Redacted 11/03/2021 01:39 PM	bring it on
Screen Name Redacted 11/03/2021 02:07 PM	I am not in favor of the proposed middle housing policy.
Screen Name Redacted 11/03/2021 02:34 PM	I think it's a terrible idea S. 22 S. 22
Screen Name Redacted 11/03/2021 02:43 PM	Young families still desire a single family home. Building multiple smaller single family homes on large lots would be more desirable. When a townhouse or duplex costs the same as a single family home in Langford families will still opt to move. We bought a single family home in a single family home neighborhood 5 years ago. It saddens me that our neighbourhood can change so quickly. We desire a single family home in a quiet neighborhood and will move out of Victoria if that is no longer achievable. I absolutely recognize the need for increased housing- why not consider more basement suites, more carriage homes, more smaller homes? New development is important but so is protecting existing homes and existing neighborhoods with existing trees.
Screen Name Redacted 11/03/2021 02:46 PM	yes please get rid of neighbourhood plans
Screen Name Redacted 11/03/2021 03:29 PM	Zoning for single family housing should be non existent, or only in a very few, select areas.
Screen Name Redacted 11/03/2021 04:02 PM	it's a great idea, especially to do so in the outer neighbourhood of our city, rather than downtown city.

Screen Name Redacted
11/03/2021 04:59 PM

I strongly support this proposed housing policy. I currently live in a heritage building that has been split into multiple units. It is a beautiful unit with a private porch, space for a garden, and is surrounded by large trees. However, the unit is very small. My husband and I would like to have children, and it would not be possible to stay in our current unit. Additionally, it is very difficult for us to safely store our bikes. It would be wonderful to have access to more housing options like the one I currently enjoy, but for larger family sizes and with more accommodation for car-lite living.

Screen Name Redacted
11/03/2021 05:43 PM

Drop the heritage design requirements to simplify the design choices, you are driving up construction costs by putting constraints on where the type of design choice dictates the type of home to fit the "character". Pitched roof design is not conducive towards solar power, remove this as a requirment. The duplex I live in has solar panels, flat roof, and is great $$ for saving on hydro bills, are you thinking about this at all? Include small apartments 4 to 6 stories as part of the missing middle. Lots of 1970's stock is already 4 story's along Cook St built right next to duplexes and old homes.

Screen Name Redacted
11/03/2021 05:53 PM

Focus on RGI and Lem rate units to make them more accessible to the general public

Screen Name Redacted
11/03/2021 06:34 PM

Consolidated and ease of use are important.

Screen Name Redacted
11/03/2021 06:34 PM

I've made some relevant comments above. I like the idea of this, if it's done right, and if you stop letting developers build huge expensive condos, destroying the city.

Screen Name Redacted
11/03/2021 06:45 PM

I think we should prioritize townhouses/multiplexes with individual greenspace for each unit. Having my own yard for my pets and kids would be a huge asset, even if I can't have a detached home.

Screen Name Redacted
11/03/2021 08:50 PM

I believe that if we want to encourage people to drive less we MUST focus on IMPROVED TRANSIT options. More frequent and rapid bus service. I don't think we can name one high density urban setting that doesn't have excellent transit.

Screen Name Redacted
11/03/2021 08:50 PM

I think it is a great initiative that will hopefully improve livability & affordability in the city. It would be good to allign with surrounding municipalities. I would still strongly recommend all proposals to come before Design Panel.

Screen Name Redacted
11/03/2021 09:24 PM

Please consider carefully where the redevelopment will happen. Cook st should have increased density as should Richardson, Richmond, Fairfield rd, shelbourn, Cedar hill etc. Streets that are wide enough to accommodate more cars.Destroying the neighborhoods that already exist with densification of small residential lots is ridiculous. People may not use cars daily but they own them. We are a family of 4 with all of us riding our bikes to school and work but we still own a car and put it in our driveway. Our tenant also has space in our driveway.

Screen Name Redacted
11/03/2021 10:53 PM

It fails to address that there seems to be no shortage of buyers who treat housing as an 'investment' rather than a home. I can't see how this translates into affordable housing, just more developers and speculators getting rich.

Screen Name Redacted
11/04/2021 06:04 AM

The sooner this gets going the better! My family - just like you said in the intro - is considering leaving Victoria because we can’t find appropriate housing. We have a small 2 bedroom and no space for the second child we’d very much like to have. Finding a 3 bedroom is so difficult and expensive, but we love this city and it would break our hearts to leave. This plan could make all the difference for us. I hope this does not get derailed by people who already have everything they need and have the luxury of complaining about how a building might affect the “feel” of their neighbourhood.

Screen Name Redacted
11/04/2021 08:38 AM

When rezoning a particular area within the city, I expect that only the properties that exercise the right to convert/build would be taxed at the appropriate higher rate, not the homes that retain their single family status.

Screen Name Redacted
11/04/2021 09:34 AM

If the intention of this policy is to increase affordability in Victoria, the city should implement policies from the BCGEU's Affordable BC plan https://www.affordablebc.ca/municipal-plan . The city should additionally encourage affordable density through increasing taxes on land value and reducing taxes on buildings/improvements. Any increase in land value that results from rezoning to increase density should be taxed by the city and used to fund public housing that is kept affordable. Densification alone is no guarantee of affordability. Affordability should be the number 1 goal of Victoria's housing policy.

Screen Name Redacted 11/04/2021 10:50 AM	As Victoria continues to grow, there is a need for more unification of plans and policies (and honestly further amalgamation with other municipalities in my opinion) as such I am in support of this policy.
Screen Name Redacted 11/04/2021 11:19 AM	We are in a housing and climate crisis and this sort of zoning update is needed urgently. Don't give in to the boomer NIMBYs who complain.
Screen Name Redacted 11/04/2021 12:34 PM	I'm concerned about the bonus densities in 6.3. What's the procedure for approving densities beyond any limits in the draft policy and design guidelines? Since any money from bonus density goes to City Hall, doesn't this incentivize the City to approve the biggest developments possible, including those violating terms of the very policy you're proposing?
Screen Name Redacted 11/04/2021 12:42 PM	preserving greenspace, and having building/other codes that make for an attactive place to walk/bike/etc can be acheived with higher density, but needs to be prioritised and enforced.
Screen Name Redacted 11/04/2021 01:44 PM	Council's direction from Nov. 28, 2019 was to "identify suitable locations for missing middle housing forms." That is sensible direction. Staff's proposed policy, however, is to extend the missing middle policy to ALL Traditional Residential areas in the City. I think staff should implement Council's direction by identifying 2 or 3 priority locations for the missing middle policy, and then implement that policy on a pilot project basis in those areas. Monitor in those pilot areas for a few years, as a basis for informing the future application of the missing middle policy.
Screen Name Redacted 11/04/2021 03:23 PM	I completely disagree with a city wide housing policy. Each neighbourhood is unique and rezoning should be looked at specifically for each neighbourhood and homeowner's in that neighbourhood should have input.
Screen Name Redacted 11/04/2021 04:05 PM	It is critical that housing policy makes multi unit (fourplexes etc.) livable. Units should offer a high degree of noise protection both for to and from outside and between units. Privacy between units and between existing neighbors is also key. There is very little value in having an outdoor space, patio or balcony if it is not private. People will want to live in the city if it is livable. Developers unfortunately develop according to specifications often resulting in poor living spaces. I agree that having storage spaces for bikes is key in making a city car lite.

Screen Name Redacted
11/04/2021 04:51 PM

This is not where the focus should be. The middle class has all but disappeared and the remainder of lower-end "middle class" are continuing to slip through the cracks

Screen Name Redacted
11/04/2021 06:14 PM

Concerned about higher buildings being built in certain areas without public hearings or consultation. Our street has great views of the ocean, mountains and city skyline and residents would be upset if larger homes were built and obstructed views. Outside of these “in my backyard” concerns I think the overall plan is great and we should streamline the construction of more units of housing within our neighbourhoods. We have loads of available parking in this city and have room for more multi family housing being built without private parking spaces.

Screen Name Redacted
11/04/2021 08:09 PM

The Missing Middle Housing Policy is okay as a set of guidelines for development and setting out objectives for what the City would like to see. It is not a robust document to replace community input. I have three main concerns: the removal of a public process for development, inflationary effect on land price, and loss of green space. 1. When you delegate authority to staff you miss all the fine grained nuances of fitting a new building into a neighbourhood. We have had a number of recent proposals for duplex with suites, townhouses etc. In general people are supportive but there are often small tweaks that can really make a difference to how the new building fits in such as changing the placement of a window or dealing with a drainage issue or visual screening options. Most good developers appreciate the feedback and incorporate it into their projects. Delegating this to staff in a downtown office will make for cookie cutter projects that do not consider the environment in which they are placed. In addition the CALUC process can be done quickly and efficiently, usually within 6 weeks of the request. Projects get tied up in City processes after the CALUC meeting, not because of a single land use meeting. 2. My other concern is the increase to land price that this mass rezoning will create. I have read all the documentation provided and I am not reassured. I have also read about the effects in other jurisdictions with limited land base and the effect is gentrification. I live in an area where many of the home owners are long term and low income and will not be able to afford to stay if taxed on the "highest and best use" of the land once it has been rezoned. 3. The document states that 75% of the urban canopy is in back yards. Replacing those old trees as they come down with sapling will not recreate the 100 year old canopy in most of our old neighbourhoods. I support the reduction of paved parking and move of parking to front. I also support building townhouses rather than small lot subdivisions for preservation of green space. I can accept

	Missing Middle as a desired outcome and design guideline but not as a massive upzoning that will mean that only developers will be able to afford to build these shiny new houseplexes.
Screen Name Redacted 11/05/2021 07:48 AM	It shouldn't be restricted to medium density, we need a wholesale rethink of zoning per se to allow for the kind of redevelopment that can accommodate the massive unmet demand for housing. Making simple rezoning an administrative process is just the first step.
Screen Name Redacted 11/05/2021 10:29 AM	Fast track it! We need housing!
Screen Name Redacted 11/05/2021 05:37 PM	Anything the city can do to encourage more townhouse development is a move in the right step. They provide the middle step between a condo and a detached house, and provide more space for families compared to condos.
Screen Name Redacted 11/05/2021 08:36 PM	So many older houses in Victoria are being demolished and replaced by super expensive, brand-new houses that the majority of us could never afford to rent, let alone buy. Please help keep housing affordable in Victoria! Consider capping rent amounts and a vacancy tax for housing as well
Screen Name Redacted 11/06/2021 01:58 PM	It needs to not be too prescriptive. Currently it seems like city staff can deny great projects because they don't meet exactly what is stated in policy, even though the development meets the intent of the policy. This new plan/policy will not be perfect on the first go-round, don't make it too rigid or arduous or else the developers won't find it worth their while!
Screen Name Redacted 11/06/2021 03:10 PM	Implementation of the proposed new approach will need to be sensitive to existing SFD neighbourhoods and result in larger "missing middle" developments being integrated and distributed throughout neighbourhoods.
Screen Name Redacted 11/06/2021 10:09 PM	There just needs to be decently affordable housing for people wanting to move to a great place such as Vancouver island. I am not asking for anything for free. I work hard for my money and don't deserve to be gouged.

Screen Name Redacted
11/06/2021 11:53 PM

Why not start with blanket rezoning for at minimum a side to side duplex on every residential lot in Victoria that is above a certain minimum size? And a special focus on corner lots as these are often ideal for multifamily Make it as easy as possible to build missing middle housing, so don't add extra requirements on building this type of housing that wouldn't apply anyhow to building an SFH. And if anything at all is going to happen with this initiative Victoria city staff must be given a timeline to work within. The approval process for ANYTHING in Victoria is notoriously slow. This initative MUST lead to the removal of red tape not the creation of additional time-consuming processes.

Screen Name Redacted
11/07/2021 04:49 AM

Again, it should not be a choice between car lite living and green space as you propose. People my age are going to use their cars, hopefully more ecofriendly in the coming years.

Screen Name Redacted
11/07/2021 06:02 AM

That blurb above was confusing for someone who isn't a planner or bureaucrat and while I didn't fully understand it I do support the shift away from requiring re-zoning for missing middle housing. Make it way easy for people to build townhouses, triplexes fourplexes etc, and harder for folks to tear down a single family home and build an Uber expensive one in its place!!

Screen Name Redacted
11/07/2021 01:15 PM

Just do it already.

Screen Name Redacted
11/08/2021 06:24 AM

Its a great start to creating more housing. Regulating cost of these homes is also important to get people into homes.

Screen Name Redacted
11/08/2021 08:53 AM

Other countries now allow for smaller homes to be built on smaller lots..ie all the war time homes that were built in Canada after WWII. Design models within cities such as one separate 1 bedroom home,(small) and a 2 bedroom duplex, all one level homes on the same property not for rent but for sale. Most young and old people I speak to want a small yard, and single or almost single dwelling that they can buy. Not rent more townhouses or having more less expensive apartments in large complexes. In my neighbourhood there is a 6 plex, basement and two upper floors, that are rentals. That means there is no suit hat is for sale and non that is without stairs. Not every family that wants to purchase a home has able bodied members.

Screen Name Redacted
11/08/2021 09:37 AM

In filling missing middle needs we need to allow single family homeowners to have more that one suite/carriage house on their property. It is needed by home owners and renters alike for

affordability in this city. In areas of the city (like Vic west and Fernwood) where this is done “under the radar” regularly, we see very engaged, liveable neighbourhoods.

Screen Name Redacted
11/08/2021 10:49 AM

I think it is a great idea and will help create a vibrant , diverse and livable city.

Screen Name Redacted
11/08/2021 06:06 PM

Too aggressive. Four units (duplex each with a suite) is too much building for a regular lot. This might be ok on a large corner lot or immediately next to apartments on busy roads(one in from busy road)

Screen Name Redacted
11/08/2021 10:31 PM

It's too deferential to existing home owners and is not adequate to create the housing we desperately need. I don't agree with 5.1. I think we can start maximizing the use of lots for housing so long as there remains some green space. Re: 5.2 - why must green space be attached to buildings and not to nearby and plentiful park space? If there is a great need for trees, why not use the boulevards for them? Can't we get more housing onto the lot? I also don't agree with 5.3. Are we going to end up with fewer units? I repeat, this is a housing crisis. Exclusionary zoning needs to lose more than a few teeth. 5.4 also is too deferential and does not provide a greater societal benefit. The wall that loses the least amount of energy to its surroundings is one that is attached to another building or conditioned space. Let's enable the townhouse conversions over multiple mid-block lots as well. The benefits of sharing walls in most cases will outweigh the losses. 5.5 also feels like it's written with a lot of fear of upsetting the apple cart of existing home owners. 5.6 - three storeys and multiple units should be permitted everywhere within the city, not just next to existing density. 6.3.1 - does this mean Missing Middle will permit up to 1 FSR, or only 0.5? Given that, according to Christopher Leinberger (https://slate.com/business/2012/08/building-multifamily-housing-in-portland.html) walkability depends on a FAR of at least 0.8; car-free lifestyles need at least 1.5 FAR across the neighbourhood. This policy condemns the residents of these neighbourhoods to automotive dependence and the climate disaster this encourages. Section 7 - We put too much stock in heritage preservation and not enough in housing people. I do like the incentive, at least, of 1.1 FAR here to maintain the housing. Section 8 - all new housing going through the new missing middle policy should be permitted three storeys to create visitable and accessible places. Section 9 - see Cádiz, Spain. https://goo.gl/maps/Wia9gK8qHpidsaDT7 Cádiz is a wonderful city that has more people than trees. I know Victorians are very attached to trees (see Humboldt and Government), but maybe we should consider that cities' natural advantages are as commerce and

	administrative centres, and adding homes for people near these places of commerce and administration has other benefits. Let's also look at public parks (including new ones) and boulevard trees instead of exclusionary zoning. The climate crisis is going to intersect with the housing crisis even more than it has to date. We're going to need more homes for more people in our region, as they escape uninhabitable parts of the province and country to come to the place that will be most habitable and least affected by climate change (we are projected to have the lowest average temperature increase in Canada). The sensitivities of existing home owners should not trump our ability to welcome others who will be escaping the worst of climate change.
Screen Name Redacted 11/09/2021 07:47 AM	Please consider allowing more upscale/luxury development in your models, as well as affordable options. We are seniors in a high end detached home. We also need options for downsizing into smaller housing options. We will stay in our home unless we can find suitable housing that fits our lifestyle: quiet, high end build, green space, parking for two vehicles.
Screen Name Redacted 11/09/2021 07:51 AM	We cannot support our city amenities as it is - why are we even considering increasing spaces and people if unable to handle what we have now!
Screen Name Redacted 11/09/2021 08:20 AM	OCP's must be respected and followed, Neighbourhood associations have helped in developing OCP's by people living in the area with knowledge of what will work.
Screen Name Redacted 11/09/2021 09:33 AM	Blanket rezoning, which this is, only serves to exponentially increase property values. This is a windfall for developers, which will do nothing to provide truly affordable housing. The least expensive housing per square foot is existing single-family homes; the most expensive is new and renovated condos. Blanket rezoning will destroy the character of Victoria and result in the elimination of green space and trees.
Screen Name Redacted 11/09/2021 09:34 AM	Yes! I think part of the big picture here is not only to create more space for people to live, but to create increased residential density outside of the downtown core which can encourage the success of businesses outside of the downtown core. In a perfect world, everyone would have access to a grocery store within a 5 or 10 minute walk from their houses. I would like to encourage the construction of small apartment buildings and mixed use buildings.

Township coffee in Gordon Head is a great example of the kind of business I'm talking about. It would be lovely if everyone could have a quaint coffee shop in their neighborhood, but to use Gordon Head as an example again, Township is the only business for a great distance there. With the low density of housing in Gordon head, it takes a huge area to supply enough customers to that business, to the point where if all of Township's customers walked to the store, many of the clients would be looking at a half-hour walk at least. Lastly, I would like to strike down any notions of middle size buildings being being an affront to neighborhood pleasantness. It is far more important to provide affordable housing to middle and low income people than it is to hesitate because a 3 story building might cast a shadow on a rich person's million dollar front lawn. I personally find this kind NIMBY rhetoric offensive, but I would like to present it to you as a balancing of priorities. Rich people are still people and deserve to have their opinions heard, I guess, but I would like to balance that out by saying that people in need of affordable housing, those who can't afford a million+ dollar house, those people's opinions are the most important.

Screen Name Redacted
11/09/2021 10:16 AM

Victoria is over-populated, and under-'infrastructured'. Character, nuance, diversity in buildings and neighborhoods is being rapidly destroyed and replaced with housing which detracts from rather than enhances what drew us to this place. Traffic has become awful (though I speculate that this is part of a larger plan of this current city council and city planning department.) Simply put, we do not have enough space for more and more people. There is a popular yet false myth that more citizens contributing to the tax base gives a municipality extra money for all community-contributing projects. Any city manager knows that this myth is perpetuated for the benefit of developers and others in both private business and government who are like-minded. Rather, each citizen costs a municipality more than he or she contributes financially through taxes. Because someone wants to live in Victoria does not mean they necessarily can. I'd love to live in New York City, Geneva, or Paris, but cannot afford housing in those cities. Hence, I cannot move there. Municipal taxes being focused so intensely on housing reduces funding for direct health services for all citizens already here and paying our due. As you must well know, an unexplainably vast number of Victorians do not have family doctors, emergency departments are no longer suitable for actual emergencies but used in the absence of other medical options, serious medical procedures have dangerously long wait times, and doctors are currently leaving Victoria. How can adding extra housing for others coming from elsewhere who have not contributed at all to our coffers be more important than taking care of us? Other services that would enhance the well-being of those of us who have been here and contributing to Victoria for decades are delayed or cancelled e.g.,

Crystal Pool rebuild. The quality of life in Victoria has been in decline, made more serious since this council allowed homeless individuals from any province or region to set up the tent cities, and the expensive developments since. Making it to Number 1 on the Crime Severity Index for BC ought not be a proud achievement for this council, yet, the council bears the lion's share of responsibility for this. Assuming we must welcome all comers is mistaken thinking and dangerous to us.

Screen Name Redacted
11/09/2021 11:00 AM

Allow suites in duplexes. Allow carriage houses in large duplex lots. Don't require heritage designation in order to allow carriage houses next to heritage buildings. Modify requirements for legal suites to make it easier to incorporate a suite into a single family house by changing rules concerning size of suite versus size of main dwelling and other rules that discourage suites. Modify rule about how many unrelated people can live in a dwelling to make the lives of our student population easier. Allow townhouses on large lots that aren't necessarily on a corner location.

Screen Name Redacted
11/09/2021 11:16 AM

I am not in favour of getting rid of 'single family dwelling' zoning. Also, not quite sure why hours and money are being spent on this if, according to the analysis, focussing on missing middle housing is not viable at all or only marginally so with regards to housing costs and needs.

Screen Name Redacted
11/09/2021 02:00 PM

2 parking spots for house plexes is just not enough. Don’t we have to think about car charging stations for all those cars? I love the trees but our streets are already very full of parked cars.

Screen Name Redacted
11/09/2021 02:10 PM

There is no support for improving the lives of people who do not have families. Single, widowed, and divorced people are left out of every housing policy. There are unique needs not being addressed in any policy you put out.

Screen Name Redacted
11/09/2021 03:25 PM

6.1.1 - requiring an average of no less than 2.0 bedrooms per unit is not always viable, depending on the cost of the land (or building in the case of a conversion), the permissible square footage and overall building cost. Since most building activity has to be financed, margins have to be comfortable enough for a bank to extend a loan. If builders are prevented from incorporating 1BR’s units, this would automatically disqualify many otherwise viable buildings/building sites. 6.2 This just doesn’t make sense. Victoria is lacking all types of housing, not just missing middle. Small lots offer more competitive

sale pricing, for one. They can also supplement an investors interest in a less productive rental property by offering an alternate means of income. It is also important to keep in mind, that as individuals or families are able to move into SFD, they are vacating units that then become available for others to obtain.

Screen Name Redacted
11/09/2021 03:28 PM

Co-ops please

Screen Name Redacted
11/09/2021 04:16 PM

Housing is a human right not a privilege. Focus on developing new cooperative housing projects, low-income housing (where low-income is less that liveable wage) and rent-controls, and middle housing will suddenly be abundant and affordable.

Screen Name Redacted
11/09/2021 04:50 PM

None other than to say it is essential. A change in attitude towards those who rent is also essential. I've always rented because I prefer to spend money on travel and because I never entered into a "formal" living together arrangement. I am a well-educated, upwardly mobile person who resents the current attitude towards renters in many North American cities.

Screen Name Redacted
11/09/2021 05:54 PM

The questions you ask are slanted to earn the answers you're clearly seeking.

Screen Name Redacted
11/09/2021 06:23 PM

It is overreaching in a very large way. Too many criteria for anyone to want tackle such projects. It seems lost on governments who right down policy that in practice, the people who have to meet what is written down are going to feel beaten before they ever start. Like so much of what has happened in Victoria in the last 5 years, too much too fast with an almost arrogant sense of being right that there is no need to proceed with any caution. When people outside of government who spend their own money make decisions, it's proceed with caution, you may be wrong and you need the time to find out that out. Please phase in your ideas, start small and make the mistakes small. You have made many mistakes already, including Clover Point and the changes that have been made there to take away all of the parking at the oceans edge that faces the most wonderful sunsets. I sure hope that mistake gets amended by the next generation.

Screen Name Redacted
11/09/2021 06:50 PM

What about small (900 - 1200 sq. ft) one storey, single family homes?? Townhouses are not suitable for young families (strollers and stairs don't mix) or for aging in place (again, too many stairs). When I retire, I would like to downsize to a small, one storey home

	with a small yard, but these simply don't exist in Victoria. Surely such dwellings also belong to the "missing middle" options. Why are they not part of the plan?
Screen Name Redacted 11/09/2021 07:20 PM	General comment: Be careful what you wish for. Every change will have a ripple effect that could lead to unknown consequences. Look to better older European cities for models - great commons, good parks, very walkable, avoid long straight streets, slow traffic down and force negotiation between drivers on quiet streets by providing turnouts as is done routinely all over the UK. I have a lot I would like to say. I tried to login to the Meet a Planner session tonight, but the UI was so poorly designed that it was impossible to do that at the designated start time. That was very frustrating.
Screen Name Redacted 11/09/2021 08:08 PM	You should be allowed bonus density or no parking requirements if the building is going to be kept as a rental, this would help with the rental shortage and may actually make a project feasible.
Screen Name Redacted 11/10/2021 10:15 AM	It is insane to equate a duplex with townhouses, as if the environmental damage of the two things is equivalent. You seem like great friends of developers, enemies of trees, birds etc. Trees do far more for the climate than bike lanes, yet this council seems hell-bent on developing everything in sight.
Screen Name Redacted 11/10/2021 11:44 AM	This is long overdue and very welcome.
Screen Name Redacted 11/10/2021 02:26 PM	This policy needs to be clear and workable - as objective as possible. Otherwise it will just represent another obstacle to getting potential projects built.
Screen Name Redacted 11/10/2021 02:39 PM	- would favour the inclusion of small lockoff suites at townhouse units (can be the difference in making a unit affordable for a young family or allowing a couple to purchase, start a family and remain in place) but design guidelines must support at grade of sunken patio for entry and access to light - favour the ability to include roof decks as valuable outdoor space in townhouse units
Screen Name Redacted 11/10/2021 08:01 PM	When there is new construction reduce the front setback to near zero so you step almost right into the residence form the street which would then maximize the back of the building for green space including trees. As it s now there is a great deal of private green

	space (front yards) that are generally only looked at by passersby but never used by the occupants of the homes except to cut lawns.
Screen Name Redacted 11/11/2021 09:39 AM	We need this SO BADLY. Cities aren't made to be overly spread out, as we grow we absolutely need middle housing. I want my friends to stay here and not move away, this means we need things like town houses, which often have great layouts and are real homes for people.
Screen Name Redacted 11/11/2021 10:38 AM	I'm worried that the accessibility housing requirement in every multiplex is excessive and may be too absolute to achieve the purpose. Do we have that many people needing it? If so that is just fine to require it every time. But if not, what if a ground level suite amenity would give a developer points towards a give and take of other cost/benefits for that development.
Screen Name Redacted 11/11/2021 11:23 AM	Question 6 is misleading and poorly phrased. I support 3+ storey development with, or without, and ‘accessible’ caveats. Land is expensive, build up on what little of it we have.
Screen Name Redacted 11/11/2021 01:15 PM	This would be great if it held precedence over the neighborliness guidelines for duplexes and similiar documents, which give the community planners the power to prevent any infill housing, which is what is currently happening.
Screen Name Redacted 11/11/2021 03:31 PM	The city should consider allowing individual neighborhoods and streets to vote on their own zoning. In such a scheme, home owners would be encouraged to approve zoning for densified housing by the ensuing increases in their own property value.
Screen Name Redacted 11/11/2021 06:25 PM	The policy needs to be clear and to be enforced strictly: exceptions by developers who want to build taller buildings to increase their profits must be forcibly resisted.
Screen Name Redacted 11/11/2021 07:44 PM	Completely disagree with abolishing single residential housing zoning. Your first obligation is to your current residents. Your example of a family needing top get into a larger home means they are selling here and buying here. They don't need special attention. If they are coming from elsewhere then their concerns should are secondary to the concerns of your current citizens and taxpayers.

Screen Name Redacted 11/12/2021 01:34 PM	Just prioritize housing middle to low income earners. As someone who recently left a lucrative software job to go to law school to fight the extreme wealth inequality in our city, our province, our country, our world...software developers should not be the only ones who can afford to buy a condo in Victoria!
Screen Name Redacted 11/12/2021 03:40 PM	This strategy must be limited to specific areas and not apply to all single family residential zoning. I would be very upset if a neighbour in my SF street was allowed to build a multiple unit which will increase density, on street parking and is inconsistent with the other homes in the area,
Screen Name Redacted 11/13/2021 07:36 AM	This is an amazing initiative and I've learned quite a bit doing the survey! Thank you.
Screen Name Redacted 11/13/2021 07:38 AM	Assess each neighborhood individually: some areas need revitalization and others do not. Promote development in those that would benefit most. City-wide changes are not necessary and can interfere with satisfaction of long term residents.
Screen Name Redacted 11/13/2021 08:26 AM	I do not agree to turning single family houses into multiple family dwellings at all
Screen Name Redacted 11/13/2021 09:09 AM	Excellent initiative
Screen Name Redacted 11/13/2021 09:43 AM	I support concept of increasing Missing Middle Housing. Not keen on blanket change in zoning or application process. Victoria has already turned into the 'Wild West' with laws fading. Too much outside push for profit.
Screen Name Redacted 11/13/2021 11:41 AM	Sounds great!
Screen Name Redacted 11/14/2021 06:11 AM	it is all laid out; why bother with public consultation?
Screen Name Redacted 11/14/2021 10:48 AM	It is an effective start to what is needed, but will probably need refinements as the process moves forward.

Screen Name Redacted 11/14/2021 05:37 PM	I am in favour of allowing development to move forward without a rezoning process, provided it aligns with current zoning described in the OCP. I think it is a colossal waste of time and money to be requiring 100's of hours of work and staff and council time to debate projects that already fit with a 10-year old planning document. I'm not clear on how a new consolidated document will add value, especially as several neighbourhoods are years behind schedule in having their plans updated. Will neighbourhoods at the bottom of the list be treated the same way in the policy as neighbourhoods like Fairfield, which received millions of dollars in staff time and years to complete a plan?
Screen Name Redacted 11/14/2021 06:56 PM	There still needs to be review of plans to change the use of a property. But it needs to be a less bureaucratic and more accessible process.
Screen Name Redacted 11/14/2021 07:59 PM	Although car-lite lifestyles may be desirable for single people or neighbours, it's not always realistic for multi-person households. Consider making more, small neighbourhood parks that people can use if desired rather than making hard tree-per-lot requirements. Also consider giving incentives for rooftop greenspaces on townhomes or small apartment buildings.
Screen Name Redacted 11/14/2021 08:00 PM	Streamlining the process for infill is a good move.
Screen Name Redacted 11/14/2021 10:55 PM	I support a policy that would make development for missing middle housing easier.
Screen Name Redacted 11/15/2021 10:49 AM	Reduce financial penalties for home owners looking to create middle missing housing. Create incentives for single family home owners to view this option differently. We recently tried this route. Instead of my extended family purchasing a second single family home, we significantly renovated our current home. Overall the cost (city hall, code changes, permits) and time expense was more expensive than just buying a $1M single family home in James Bay. Our block watch group discusses this at times and have warned others not to go this route. As above, encouragement and support in the future would work better if this initiative is to take hold, we feel.
Screen Name Redacted 11/15/2021 11:13 AM	it should accommodate more stories on major roads

Screen Name Redacted
11/15/2021 11:50 AM

Get on with it. Density is required if we're going to even have a chance to met the demands of the growing population. I'm a single-family home owner and I bought my home right next to a new 4 storey condo, a new 6 storey condo, and 9 new townhomes. We should be allowing townhomes everywhere. 6 storey condo's should be the bare minimum when it comes to mid-rise. Blanket rezoning will make it equitable across the board so no one area sees a land-value increase. If the City spot rezones certain neighbourhoods, all you will do is increase property values in some parts of the city and not others.

Screen Name Redacted
11/15/2021 05:18 PM

Missing Middle Housing should not be the excuse to allow developers to cram dozens of households on. Former single family lot on a small residential street.

Screen Name Redacted
11/15/2021 05:49 PM

I have concerns about secondary suites. I have lived in basements, it's not a pleasant experience. I don't believe that we should allow basement suites in single family detached houses to count towards missing middle or densification objectives. A prime example of what should be outright banned is 160 South Turner st. This new construction has an asking price of $1.9M and includes an tiny, dungeon-like mortgage-helper basement suite which lacks any kind of sunlight. Calling this kind of thing affordable housing is a cruel joke.

Screen Name Redacted
11/15/2021 08:15 PM

I think a good place to start would be to allow a doubling of residences....eg if there was a duplex there before, allow up to a 4 plex, but no more.

Screen Name Redacted
11/15/2021 08:44 PM

The big concern, based on experience with broad up zoning in the lower mainland and elsewhere, is that it has been unsuccessful in improving affordability. Once it becomes feasible to increase density, speculators buy up older single family units (i.e. the most affordable stock) and flip them for the land value. In the lower mainland, SFH have been replaced by 4plexes or townhomes where each new unit sells for well over $1 million. This fails to achieve the intended policy objectives and only the developers benefit from windfall profits. Regardless of what your consultant says about land values not being affected, experience suggests this is what happens. I think some form of Land Value Capture tax capability (or alternatively some kind of affordability requirement tied to median regional household income) is essential to discourage speculation. If land values do NOT increase, it will not need to be invoked.

Screen Name Redacted 11/15/2021 09:22 PM	See previous comments. The goal must be incentivizing MM via form-based codes, not just permitting it.
Screen Name Redacted 11/15/2021 10:16 PM	I am not happy eliminating single residence zoning, although I am in favour of 2.5 story triplexes, infill housing, and suites. I would also be supportive of some of these initiatives having a requirement for affordable suites.
Screen Name Redacted 11/15/2021 10:45 PM	Fair public process must be a part of any change. Conversion of any lot to a higher density which is not next to the proposed density or higher needs public process and a public hearing. Zoning must specify more design elements such as sloped or 'heritage' rooflines. All housing needs at least one floor (all ground floor and at least some second floor) to be ground-oriented, e.g. Montreal style 3 floor walk ups. The development permit process must be open and engage neighbours. Allow three units on any lot up to 600 sq m. Don't make neighbours choose between trees and parking. Make them work together. No parking between the curb and the front of the house. Take a look at the zoning for Danforth neighbourhoods in Toronto as an example.
Screen Name Redacted 11/16/2021 08:53 AM	Please don't knock down current homes to create new ones. Where are we supposed to live while the new homes are built?
Screen Name Redacted 11/16/2021 10:29 PM	Study the great cities of Europe for what works best. Old 4 story buildings attached to each other with inner courtyards makes city living attractive.
Screen Name Redacted 11/17/2021 07:59 AM	Great ideas, hopefully can be put into action
Screen Name Redacted 11/17/2021 11:46 AM	Need to increase supply without increasing prices due in part to “affordable” suites that have to be subsidized by increasing prices of other suites
Screen Name Redacted 11/17/2021 12:53 PM	Ensure it gives clear guidance on classic NIMBY issues like height, parking, and green space so projects meeting the guidelines can be approved quickly with few modifications.
Screen Name Redacted 11/17/2021 01:33 PM	Don't allow it to be repealed / stripped back with local area planning exercises. I love that this is a city wide approach and spreads density across the city.

Screen Name Redacted
11/17/2021 02:49 PM

its almost impossible to find a 4 bedroom home in victoria for rent or purchase. please ensure large #s of bedrooms. enough with the microsuites!

Screen Name Redacted
11/17/2021 10:20 PM

I think it is important to have all building permits that need rezoning to be looked at individually. All buildings should try to fit into existing neighbourhoods. The setbacks, height of building, and design are important, and each neighbourhood needs to be considered. We don't need a blanket approach towards building, and we should not build just anything just to say we are building housing.

Screen Name Redacted
11/18/2021 04:54 PM

Love it!

Screen Name Redacted
11/18/2021 06:58 PM

This is a wasteful, ineffective endeavor and not at all what Victoria needs. No one wants to have children and raise families because of everything else that's already wrong with Victoria. Trite.

Screen Name Redacted
11/18/2021 07:44 PM

This survey is more an advertisement. Question 2&3 give no option to choose "more green space & adequate parking". Also accessibility is not limited to 3 storeys. A 1, 2 or 2.5 storey building is also quite capable of having ground-level entry.

Screen Name Redacted
11/19/2021 07:54 PM

I am so glad our city is looking at this. It is desperately needed.

Screen Name Redacted
11/20/2021 01:45 AM

Affordability. Townhomes in Victoria are priced at similar prices as single family homes. I would like to see policies in place that these townhomes are ONLY for sale for first time home buyers. This will keep the market fair and prioritize local families who are wanting to buy their first home.

Screen Name Redacted
11/20/2021 10:12 AM

Get this done, yesterday. Every day of inaction, this housing crisis worsens.

Screen Name Redacted
11/21/2021 07:37 AM

There needs to be more specific guidelines about minimizing overlook on adjacent properties (ie window placement, height, setback, etc.…). Well I appreciate the descriptions about design elements the projects

	will be encouraged to adhere to, there seems to be very little consideration about the overall impact to the existing residents and homeowners (taxpayers) and the impact that the new housing will have on our community due to the city abdicating urban planning
Screen Name Redacted 11/21/2021 02:34 PM	I believe it is critical that neighbours are allowed to have a say in what is built on the lots next to them - taking away community input is NOT the right direction.
Screen Name Redacted 11/22/2021 12:28 AM	These are all good ideas that will allow more housing to be built. I'd like to see non strata row housing built as well on end lots.
Screen Name Redacted 11/22/2021 11:49 AM	We need housing co-ops!!!
Screen Name Redacted 11/22/2021 12:02 PM	Please keep the character of an area by protecting older housing designs and saving all of the trees especially heritage trees like in Rockland. They shade our city, lower stress and deserve to be protected at all cost. Build around them or do not give approval.
Screen Name Redacted 11/22/2021 06:00 PM	While the intention is honourable, the outcome, if approved, will be a gift to developers and will most likely result in increased land values. It may be a short term solution, but in the long term, it will not result in less expensive 'middle housing' as witnessed in other jurisdictions.
Screen Name Redacted 11/22/2021 08:06 PM	More emphasis on single people. And workers who require a vehicle to do their job, both are overlooked by this survey
Screen Name Redacted 11/22/2021 08:20 PM	Co-housing is a great concept that is under-used. Housing that includes all ages interacting together, too. Shared spaces indoors and out promote neighbourliness and mental health.
Screen Name Redacted 11/22/2021 08:41 PM	Increasing density alone simply will not lead to enough truly affordable housing to meet the critical need in Victoria. There will need to be mechanisms for increased public land value capture (larger mandatory contributions from developers to an affordable housing fund, land bank set asides, etc...). Without including such measures, a missing middle policy will serve as a giveaway of public value to developers without as much affordable housing gain as intended.

Screen Name Redacted
11/23/2021 12:45 AM

It should also allow lots with back alley access to have a larger laneway house of 900 sq ft not just the 600 sq ft garden suite, even if not heritage designated, as long as there is still room for the standard tree and green space. Maybe also allow for separate garage/workshop with accommodation above as an alternative to a laneway house or garden suite.

Screen Name Redacted
11/23/2021 11:48 AM

I would hope that that policy remains consistent. We can't allow exceptions just because a developer offers money for something else as incentive for them to get approval.

Screen Name Redacted
11/24/2021 05:22 AM

See comment re heritage housing. Missing options for young seniors. We do not want 1000 square feet in a high-rise or condo. We want to downsize from 3000 square feet, but nothing is available, so we are not moving.

Screen Name Redacted
11/24/2021 03:34 PM

It appears that this program is is designed to placate builders and developers with easier zoning and less arduous process. Without regulation or grants it will not to provide the kind of affordable housing described. It should be an election in 2022 where citizens have a right to vote for or against it.

Screen Name Redacted
11/24/2021 05:19 PM

Not having to go to council is good, but what will the staff only process look like? Policies must be in place and staff must be properly trained to evaluate only what matters, and nit-picky reviews of proposals must be eliminated. Back and fourth with staff over things that really don't matter causes as much or more delay as going before council.

Screen Name Redacted
11/24/2021 09:16 PM

It should be strengthened. There should be no zones that are allowed to have only single family dwellings AND there should be big disincentives to building new single family homes or building new single family homes should simply be banned.

Screen Name Redacted
11/24/2021 10:00 PM

Fantastic, I think it's important to have a single policy for all city neighbourhoods. We need more housing options in every city neighbourhood and a single policy will ensure that densification is well distributed across all neighbourhood.

Screen Name Redacted 11/25/2021 11:47 AM	Set guidelines, but remove the design review process entirely. It should be *easy* to know if what you want to build is allowed, and neighbours should have limited or no say in refusing development.
Screen Name Redacted 11/25/2021 12:47 PM	Middle housing doesn't help me if it's still unaffordable to median income earners as is the case in Victoria. Besides more supply needed, there should be a cap on either only single house purchases, no flip/sell in certain timelines, etc. Buying for "investment" purposes and not as a "home" should be dis-incentivized.
Screen Name Redacted 11/25/2021 01:54 PM	Stream line the process, and build more densification, specifically in the Burnside Gorge area.
Screen Name Redacted 11/25/2021 02:09 PM	Upzoning and gentle density is urgently needed, and including commercial and retail spaces in newly densified neighborhoods is key also.
Screen Name Redacted 11/25/2021 02:43 PM	100% in favour! I took a course in Urban Planning through Camosun, and my professor broke down the merits of missing middle quite eloquently. All his predictions have come true thus far, and I believe we should act quickly on Missing Middle construction.
Screen Name Redacted 11/25/2021 10:12 PM	I think it is a great initiative to accelerate the process for these kinds of housing. My only concern would be the affordability of such spaces once built.
Screen Name Redacted 11/25/2021 10:44 PM	Please don't listen to the old people. Literally everyone but a handful of people in this city is desperate for affordable housing. We shouldn't be punished for being unable to pout at council meetings due to having to work two jobs just to afford rent. Remove all zoning, but please don't let builders get away with kitchenettes and Murphy beds in these places, we need real homes. Thanks! :)
Screen Name Redacted 11/26/2021 07:03 AM	Victoria should abolish the concept of single family housing, and encourage all types of denser housing as outlined in this survey. We should also allow for an openness in styles and designs not necessarily considered here that may be best for unique properties and situations. We need to reduce the impact of NIMBYs ("now that I live here we can't possibly change the character of the neighbourhood") on our urban character. A denser victoria is the only path to a more sustainable future.

Screen Name Redacted
11/26/2021 09:04 AM

Should offer more options to achieve desired tree canopy targets. Insisting on only large class trees, that owners can only chose from a ore selected list with such a large area is too restrictive . Perhaps you could plant two mid and tree small class trees for example? This would also allow people to grow fruit trees and reduce large trees completely shading other growable areas.

Screen Name Redacted
11/26/2021 10:47 AM

This is soo overdue! Thank you for getting this jumpstarted.

Screen Name Redacted
11/26/2021 11:46 AM

Base questions: does proposed development provide a Needed realm for housing, Be accountable for income access range for proposed tenants, How different does the development change the current neighbourhood style and vision for community

Screen Name Redacted
11/26/2021 12:02 PM

Other jurisdictions that have tried this approach to zoning have recognized increased land values as developers who can purchase a SFH to develop into a 4plex without the expense and time commitment of public hearing will realize considerable benefits. I don't know how this issue is addressed, but it is an issue. The staff report says BC Assessment indicated that they do not anticipate any increase in property value, but they do not indicate the basis for that assumption and I believe it is inaccurate. Also am concerned that there is considerable potential for loss of light with higher buildings. City Council has not considered loss of light to be a decisive factor in considering increased density, in my observation. Loss of light can be significant and should be incorporated into the requirements for increased density on SFH lots. Minimum lot size for houseplex or townhouse is essential if retaining, and increasing green space and increased urban forest is to be achieved, as it must in order to address climate change.

Screen Name Redacted
11/26/2021 03:46 PM

Any policy that builds new homes is a good start. The best part of the policy is the end of consultations, which are only used by NIMBYs to make life worse for everyone but themselves

Screen Name Redacted
11/27/2021 01:49 AM

I am a very supportive, this is much-needed!

Screen Name Redacted
11/28/2021 09:50 AM

We need more housing quickly! Please pass these policies, implement them and then get the next ideas happening... One of the mistakes Vancouver made with this is to only put multi family housing in busy/commercial areas. Some of us older folx need it to be inquieter, greener neighbourhoods! :)

Screen Name Redacted
11/28/2021 10:33 AM

I am supportive of additional density that is sensitive as it improve the number of homes in communities. It also does so in neighborhoods where we don't want to build large condo buildings but need additional density. Not every family can afford a home or wants to live downtown. Rental density should be down and sensitive infill for homes for sale should be out in the communities.

Screen Name Redacted
11/28/2021 02:34 PM

I am firmly opposed to the idea of pre-zoning all lands within traditional residential areas of the City to permit missing middle housing. I believe it will overly incentivise redevelopment of many neighbourhoods we have come to appreciate and love. It will have the immediate and lasting effect of inflating property (land) values due to the potential for redevelopment which will in turn increase the already overinflated cost of housing. The risk of unintended consequences is too great with such a sweeping change being introduced at one time. At the same time I acknowledge that real opportunities for development of all Missing Middle Housing options being considered do exist in each neighbourhood. I suggest that prototypical projects be encourage, developed and built on a number of sites across the City so we can all see & evaluate these in terms of neighbourhood fit, affordability, design, parking, green space & urban forest impacts. In this way, much will be learned to better inform policies and regulations before being applied to the entire City.

Screen Name Redacted
11/29/2021 10:20 PM

Suggest discourage flat roofs. Do not suit traditional neighbourhoods. May want to reconsider position on small lot rezoning. There are many small lots in James Bay & they give families opportunities for own yard/ own doors which seems to be what a lot of missing middle advocates are really looking for.

Screen Name Redacted
11/29/2021 10:50 PM

Council won't follow our neighbourhood guidelines, or the OCP guidelines, or the guidelines for the preservation of Old Town, I don't believe they would follow these new guidelines. I haven't paid the bank years' worth of interest to have a 6-plex crammed in next door with a complete loss of privacy in my backyard. Neigbourhoods grow organically over time. They can be destroyed far more quickly.

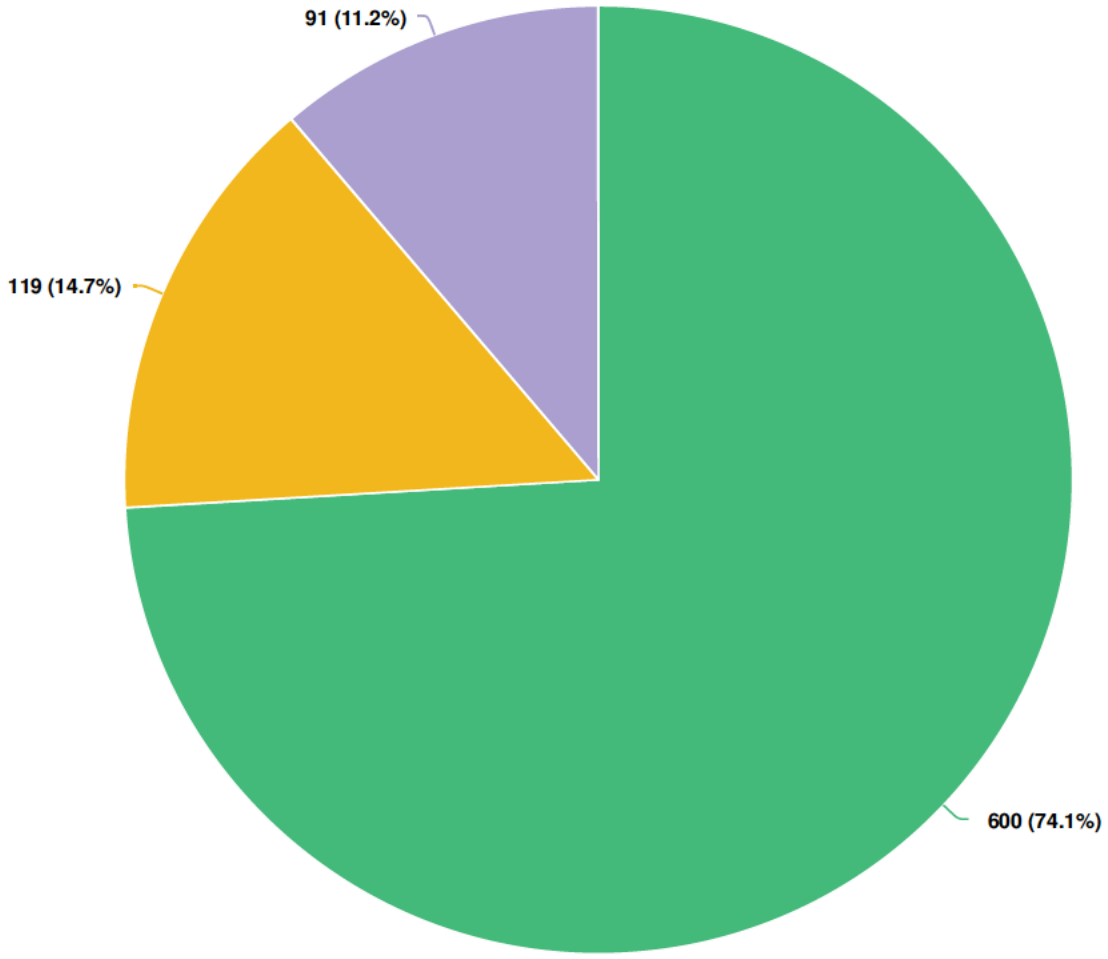
Screen Name Redacted
11/30/2021 11:59 AM

I appreciate there is a fine line here. We need to increase housing options in the city while also being mindful that home owners (as I am) should be able to have micro housing units placed on their property. The issue to me really seems to be all the red tape that bogs

	down any home improvement process. Things are critical and we need to put the Missing Middle Housing Policy in place as soon as possible. We can be leaders for the rest of the province
Screen Name Redacted 11/30/2021 11:59 AM	Allow for smaller unit sizes for these proposed middle housing policy.
Screen Name Redacted 11/30/2021 10:55 PM	Given housing and climate crises, strongly encourage being more permissive/flexible, including allowing higher FSRs and building heights (why not 3.5 or 4 stories), greater range of typologies mid-block (e.g. houseplexes and townhomes), and NOT worrying about shadows, existing block patterns, or the "pattern of detached-house sized buildings". Equally, shift parking requirement to 2 parking spots MAXIMUM. These steps will support project viability and thus delivery of missing middle housing.

Optional question (375 response(s), 445 skipped)
Question type: Essay Question

Q10 Do you support the proposed change of allowing small apartments to be up to three storeys when they are located on the edge of areas where the Official Community Plan supports taller buildings (four to six story buildings)?



Question options

- Yes, I agree with this change.
- I support this, but have some comments (tell us more below)
- No, I do not agree with this change (tell us more below)

Optional question (810 response(s), 10 skipped)
Question type: Radio Button Question

Q11 Do you have any comments on this proposed change?

Screen Name Redacted 10/12/2021 02:30 PM	If I wanted to have the density we see in larger cities then I would move to a larger city.
Screen Name Redacted 10/12/2021 08:47 PM	Allow taller buildings in these areas.
Screen Name Redacted 10/12/2021 08:59 PM	It depends on what "on the edge" means. Some areas on the edge (within X blocks, perhaps) will be mixed and suitable, and others, while nearby are clearly of a different character. If you allow 3, would you end up with four due to some giveaway or variance? Or, will 3 mean 3?
Screen Name Redacted 10/12/2021 09:15 PM	A 5 or 6 storey building can easily transition to traditional residential. The scale is largely comparable.
Screen Name Redacted 10/13/2021 01:21 PM	Don't start ruining neighborhoods by allowing for small apartment buildings everywhere.
Screen Name Redacted 10/13/2021 05:39 PM	It seems ridiculous to build to only 3 stories when we're looking for more density. Don't pander to the NIMBYs
Screen Name Redacted 10/13/2021 07:16 PM	As someone who has lived in multiple small apartment buildings, they are ALWAYS a good idea. They're a great transitional building, they usually have all amenities needed, and they have space for underground parking.
Screen Name Redacted 10/13/2021 08:31 PM	All middle housing residential units should be at finished grade or above (i.e. no semi submerged or semi basement units)
Screen Name Redacted 10/13/2021 08:34 PM	This is a small step towards change, why limit to three stories? Drastic action and policy changes are needed. Allow for up to 4-6 stories where on the edge of existing zones. Bold action is needed from the CoV here.
Screen Name Redacted 10/13/2021 10:32 PM	Montreal has some lovely medium density housing and we could borrow some of their designs.

Screen Name Redacted
10/14/2021 12:26 AM

I support this, but already in Fairfield we have 3 story buildings here and there and some are on hills above the road, and they don't look out of place. Again we are in such a housing crisis why are we pussyfooting around something that already exist. Let 3 stories go everywhere and let 4 or 5 stories be the transition. Be bold. Equity is vastly more important than a look of a neighborhood.

Screen Name Redacted
10/14/2021 09:32 AM

I strongly support increasing housing density wherever possible in the city. As a young professional who can't afford (and didn't inherit) a single family home, condos/townhomes are my only option. I just don't understand the opposition to building condo buildings in residential neighborhoods - don't I cound as a resident too?

Screen Name Redacted
10/14/2021 10:25 AM

This type of development just increases land values, therefore house prices generally, in the area. They are always ugly boxes.

Screen Name Redacted
10/14/2021 11:06 AM

Hugely support this, but would argue it almost doesn't go far enough. I would say 3.5 stories would appropriate as that will allowed increased community developments including accessibility, green spaces and off street parking.

Screen Name Redacted
10/14/2021 11:15 AM

Shouldn't require a rezoning process, we need more of these and should be doing everything possible to encourage them.

Screen Name Redacted
10/14/2021 11:35 AM

Stop allowing people who live in traditional detached homes to make all decisions. For a balanced city people need apartments and to rent. Their voices need to be heard and they need housing like this

Screen Name Redacted
10/14/2021 01:46 PM

Allow for small apartments as described above to be allowed if they are next to another small apartment. Gentle density and human scale (3-4 stories) should be welcomed in all communities.

Screen Name Redacted
10/14/2021 02:41 PM

It's not aggressive enough to deal with a housing cost crisis. It's a good step, but limiting ourselves to OCP geographic boundaries is just going to require another round of amendments three years from now when we discover we weren't aggressive enough in this round of amendments to deal with the housing crisis.

Screen Name Redacted 10/14/2021 02:44 PM	Change does not go far enough - small apartment buildings up to three stories should be allowed without a rezoning on all of the areas as described, on corner lots (similar to townhouses and also on any arterial roads that are fully within the traditional residential areas. Council should not be wasting time on rezonings for a three story apartment building.
Screen Name Redacted 10/14/2021 02:48 PM	Allow buildings to have shared walls & the possibility of rear laneway parking/garbage collection.
Screen Name Redacted 10/14/2021 02:57 PM	I think this is a great idea. I love little apartment buildings they are very cute. I lived in one in Alberta and it had a lot of variety of people inside it - from bachelor suites to three bedrooms. It was a great size of building and I wish there were more of those here.
Screen Name Redacted 10/14/2021 02:59 PM	Hi am not a fan of tall building Maybe no more the 4 floors
Screen Name Redacted 10/14/2021 03:24 PM	I have lived in this sort of apartment and appreciate them. They should incentivize landlords to make out door space useable to residents (bbq area, food gardens, play spaces for kids etc) instead of just landscaped.
Screen Name Redacted 10/14/2021 03:37 PM	The higher density, the better. This is the easiest way to cut down on parking issues, commutes, and high housing prices.
Screen Name Redacted 10/14/2021 04:03 PM	Ensure affordability!
Screen Name Redacted 10/14/2021 04:31 PM	Why not 4 stories?
Screen Name Redacted 10/14/2021 05:18 PM	more stories and apartments please! plus pre-zone lots to match OCP if the contemplated use in the OCP is more permissive then the current zoning
Screen Name Redacted 10/14/2021 05:36 PM	Only specific properties should be identified for such eligibility as opposed to providing a blanket change. It should then be impossible to build something less dense than a small apartment on those specified properties.

Screen Name Redacted 10/14/2021 06:32 PM	No
Screen Name Redacted 10/14/2021 09:26 PM	City decisions are permitting, even encouraging, more density than suggested here. Look at S. 22 supposedly building more affordable homes. There new 'family affordable' beyond zoning is $1.5M
Screen Name Redacted 10/14/2021 10:20 PM	Residential areas need to get over themselves and stop being butthurt about higher density housing
Screen Name Redacted 10/14/2021 11:12 PM	I think the apartment buildings can be up to 5 stories.
Screen Name Redacted 10/15/2021 07:12 AM	It’s ugly. Provides no green space for residents.
Screen Name Redacted 10/15/2021 07:19 AM	I hope that before people answer this, they consider what Victoria might be like with limited restaurants and services, rec center closures, schools and medical care that can’t meet the needs of the city because they can’t find staff. That’s a *far* bigger risk to Victoria than neighborhoods getting some funkier houses or street parking getting crowded.
Screen Name Redacted 10/15/2021 07:21 AM	Do it PLEASE! This town is ridiculous in its resistance to growth.
Screen Name Redacted 10/15/2021 07:28 AM	Again, far too unambitious. The impact on the streetscape is the same whether it's an apartment building or townhouses, so these should be allowed everywhere. Gradual transitions are overrated: look at James Bay, which is a beautiful, appealling neighbourhood and full of a broader mixture of building types than these rules would allow to be build today.
Screen Name Redacted 10/15/2021 08:26 AM	I am opposed to missing middle zoning. It is a bad idea
Screen Name Redacted 10/15/2021 08:41 AM	Why only 3-stories? Let's start pushing this higher now along major arteries to allow more diverse housing in. Bigger buildings can also support / justify underground parking which will make car people happy. We need to start getting aggressive with these policy changes.

Screen Name Redacted 10/15/2021 08:42 AM	No
Screen Name Redacted 10/15/2021 08:58 AM	Make these units non profit or don't bother
Screen Name Redacted 10/15/2021 08:59 AM	I don’t agree with the word SMALL. It is in humane to live in tiny apartments. No space should be less than 1000 sq ft.
Screen Name Redacted 10/15/2021 09:03 AM	Ensure design fits neighborhood.
Screen Name Redacted 10/15/2021 09:11 AM	no, it's a good idea as long as there is adequate parking per living space.
Screen Name Redacted 10/15/2021 09:42 AM	Where suitable, there should be ground floor provision for retail or service businesses. This could be at a significant street corner where two or three complementary businesses would create a cluster and encourage local residents to patronize them.
Screen Name Redacted 10/15/2021 09:49 AM	Where the plan allows for taller buildings but they don't currently exist, it would be good to review a proposal to introduce these taller buildings into the area to ensure fit with existing buildings/ residents so as not to overly impact their reasonable enjoyment of their premises (e.g., from shading, noise, extra street parking pressures, etc.)
Screen Name Redacted 10/15/2021 10:12 AM	The edge of neighbourhoods needs to be closely monitored or the apartment blocks will slide further into residential neighbourhoods. Eg well there are apartment blocks on the left hand side of the road so why not the right. I am concerned about the apartments being even smaller. How sad to be stuck on a tiny box. I reiterate that if there is no monitoring of the price of these apartments it will be market value and unless we end up with a glut of apartments (which I sincerely doubt and which would take a lot of time) they are going to be rented for huge prices.
Screen Name Redacted 10/15/2021 10:26 AM	I currently live in a small apartment building and I love it. I just wish I had a balcony and there was some sound proofing. I would hope that there is a soundproofing requirement to new builds.

Have Your Say

Screen Name Redacted
10/15/2021 11:01 AM

Goodness gracious why is this even such a debate? We're a city, of course we should have 4-6 story buildings!

Screen Name Redacted
10/15/2021 11:11 AM

I think this category needs more stringent design requirements to blend into existing housing patterns, with increased affordable housing or rental percentage, if rezoning requirement is removed.

Screen Name Redacted
10/15/2021 11:18 AM

This makes a lot of sense.

Screen Name Redacted
10/15/2021 11:29 AM

I think this is a great change. It would also allow businesses in 'traditionally residential' areas to thirve. Also, many schools are located in these areas and will decrease car use to get kids to school every day.

Screen Name Redacted
10/15/2021 11:38 AM

Please thoughtfully integrate these into communities instead of just making the arterial streets such as Richmond Rd into the only areas where multi family housing is built, where there is no parking, competition with hospital staff to park, and NIMBY attitudes from surrounding single family home owners. Put apartments next to parks, or at the centre of new village areas that are accessible by bike, pedestrian and provide some parking (such as underground), instead of using these buildings as 'noise shields' for traffic for the rest of the neighbourhood.

Screen Name Redacted
10/15/2021 11:51 AM

I most certainly do. I think this is a huge potential fix for the rental crisis that we're seeing right now. I think there needs to be policy put in place to encourage the building of 3-6 story rental apartments (as we saw in the 70s-80s), with FAR less red tape than currently exists. Part of this policy needs to prioritize rental housing that is affordable for the average Victorian, as in 30% of a living wage. This is absolutely crucial for this city...the outcome of this can't be one bedroom units at $1800 per month.

Screen Name Redacted
10/15/2021 12:11 PM

taller, higher and denser results in more climate change, debris and energy and water consumption, apart from more traffic, noise, garbage, and even criminal activity

Screen Name Redacted
10/15/2021 01:04 PM

why ruin single-family home neighborhoods with small apartment buildings that will look awful over time? Build apartment buildings in commercial areas.

Screen Name Redacted
10/15/2021 01:21 PM

The edge of residential areas generally means alongside major thoroughfares, not an ideal place to live. It is generally noisy, and noxious and it firmly establishes apartment dwellers as second class citizens. Apartment dwellers need to be part of a community, rather than a buffer zone. They also need to be provided with more than just the space required to swing a cat. Finally, neighbourhoods should be a mix of different sizes and styles of building. A bank of three storey buildings (and if allowed, they will all be three storey) front a sidewalk and street is not the same as a mixture of lower and similar height buildings. One has an inviting town or village feel, where people linger. The other is a city street, more impersonal, which people drive or walk slowly past. With those caveats, I do think the traditional apartment model has a lot going for it. I would prefer to see them interspersed with single family homes, duplexes and other buildings with a smaller footprint rather than as one more large building among others of similar size and even greater height.

Screen Name Redacted
10/15/2021 01:29 PM

No, because it won't be 3 stories. The developers will always ask for more like what's happened in Cook Street village. Residents wanted 4, developers wanted 6 or more, council selected 5. Again, not listening to long-time residents. Directing the survey for people to only support these changes is just social engineering at its best and no democratic voting is allowed. These huge changes should go to a referendum.

Screen Name Redacted
10/15/2021 02:02 PM

If greater height is allowed, then there should be greater setbacks. There should also be a requirement to include at least one accessible unit in the complex.

Screen Name Redacted
10/15/2021 02:31 PM

I really hope this change happens - it's obviously important for buildings to be accessible!

Screen Name Redacted
10/15/2021 04:19 PM

Remove homeless people from Victoria. No park camping for homeless. Remove homeless boats from the Gorge near Selkirk trestle. Stop using taxpayer money to overpay for eg Pauls Motor Inn, City Centre hotel. Encourage Victoria residents to carry weapons for protection from abusive homeless people. Hire more police. Stiffer penalties for crimes against Victoria residents such as home invasion and trespass. PROTECT TAX PAYING RESIDENTS OF VICTORIA. Change tree removal bylaw back to 80cm or less diameter to

	facilitate increased living space in neighborhoods. Cater to majorities first, minorities second. AVOID MAKING VICTORIA A WELFARE CITY. Deport homeless to cities they came from. Make homeless people register with Vic police and force them to carry and display identification. In conjunction with Vic PD, create and maintain a Victoria neighborhood map for residents showing current crime rates. Start warning residents directly when crime spikes in their neighborhood. Encourage residents to report crimes committed by homeless. Provide compensation to residents for damage done by homeless.
Screen Name Redacted 10/15/2021 04:20 PM	eliminate height restrictions in transit corridors
Screen Name Redacted 10/15/2021 05:00 PM	Please don't require elevators in three storey buildings. That's luxury-priced housing or it won't be built (elevators are super expensive, especially in small buildings). Instead, require a ground-oriented accessible unit... and allow commercial on every corner.
Screen Name Redacted 10/15/2021 06:15 PM	These types of properties should also not have to go through a rezoning if they were to meet certain criteria dictated through policy guidelines. We need to make building housing as easy and transparent as possible and the rezoning process allows too many biased voices to delay and slow down the process which in turn adds cost and pushes up the pricing of the final product.
Screen Name Redacted 10/15/2021 08:44 PM	I also think that the new places should all have washer/dryer compatibility in every suite. The ability to stay in their own suite to do laundry, saves on transportation, and for disabled folks it is so much easier, especially if they have homecare coming in.
Screen Name Redacted 10/15/2021 10:50 PM	Victoria is already too dense. Other municipalities need to do their part to provide Middle Housing.
Screen Name Redacted 10/16/2021 06:38 AM	It is difficult to understand this proposal. Why would you replace a six story proposed building with a three story one?
Screen Name Redacted 10/16/2021 08:51 AM	This truly is the missing middle, as I said above, 3 storey walk up apartments with barrier free access on the 1st level.

Screen Name Redacted 10/16/2021 09:09 AM	Why have them only at the edges of Traditional Residential Areas? Why have a designation of Traditional Residential Areas at all? This perpetuates a white, entitled desire to block access to the rest of us. Small apartment buildings should be a feature of all parts of Oak Bay and Fairfield-Dallas. This kind of densification would bring value to the neighbourhoods. And why have to go through such a laborious process with city hall to "get permission" to build? We need the housing desperately. Let's stop pandering to racist whites.
Screen Name Redacted 10/16/2021 09:41 AM	This is good, anything that makes increasing housing supply easier is something that I support.
Screen Name Redacted 10/16/2021 09:50 AM	This sounds very reasonable!
Screen Name Redacted 10/16/2021 10:58 AM	Let these buildings exist in traditional residential areas.
Screen Name Redacted 10/16/2021 11:36 AM	As long as there is green space that families can used on a daily basis. Most apartments have a “park” but tenants are not permitted to use.
Screen Name Redacted 10/16/2021 03:34 PM	It sounds like you are suggesting small apartments just outside areas designated for 4-6 stories. This is a weak plan that would set a bad precedent... if I build a 3 story here, then I can build one next to it... where does it stop?
Screen Name Redacted 10/17/2021 10:42 AM	Make sure it fits into the current neighbourhood.
Screen Name Redacted 10/17/2021 12:14 PM	I agree with this idea, presuming the buildings have adequate parking for residents and possibly some visitor parking, so narrow streets could be kept clear and safe, without vehicles parked on both sides, adding to the congestion
Screen Name Redacted 10/17/2021 01:36 PM	I would like this to be double the size until the rental market stabilizes at a 5% vacancy rate.
Screen Name Redacted 10/17/2021 03:23 PM	Please look at up to 4 stories for apartment buildings. If you are going to require elevators you should require 4 stories. Unless you want to require elevators in three storey townhouses? Four stories is a good minimum. Thanks.

Screen Name Redacted
10/18/2021 09:01 AM

There is plenty of space for 4 storey units in the existing OCP with its 200 m. corridor and 400 m. urban village nodes. 4 storeys is far to much height for traditional residential area.

Screen Name Redacted
10/18/2021 12:10 PM

More apartments that can house families, please! I have 3 kids. Legally I need to rent a place with 3+ rooms. This is very, very hard to find if I don't want to spend $3K/month on rent. Make sure there is diversity of spaces in these buildings, please.

Screen Name Redacted
10/18/2021 03:24 PM

I live beside a 4 story (heritage) apartment building - maybe it is 3.5 and it has never bothered my. Not sure why 3 floors is the limit... seems a bit short sighed.

Screen Name Redacted
10/18/2021 04:07 PM

They should be allowed up to 5 stories as per the OCP. Why undershoot the OCP and not zone for a document that so much effort was put into?

Screen Name Redacted
10/18/2021 04:16 PM

I agree with this change, providing the neighbours in the surrounding block are consulted before a permit is granted.

Screen Name Redacted
10/18/2021 07:11 PM

Sadly, there is a fashion in building multiplexes with 9 to 12' ceilings, so even if they are 2 - 4 stories high, they are much higher than expected. As you know, heat rises, so when these units are heated, a fan is required to push the heat back down to living space, thereby increasing cost of electricity. I would like to see Council member question the fashion of tall ceilings. For a 4 storey multiplex, it adds 4 - 8 feet of extra height.

Screen Name Redacted
10/19/2021 10:03 AM

I think small apartment buildings should be allowed anywhere any other missing middle housing can go.

Screen Name Redacted
10/19/2021 12:56 PM

I feel an amendment to the OCP is the more appropriate tool to use, and that conditional zoning might also be helpful. A blanket change is likely to result in massive upheaval of our community without any certainty that it will improve affordability.

Screen Name Redacted
10/19/2021 01:48 PM

Yes, I support this. Good to have a nice transition between higher and lower density buildings. It is worth considering having these apartment's included in MMH typologies.

Screen Name Redacted
10/19/2021 03:24 PM

You would need to update your city website &/or provide handouts/education for residents living next to these buildings so they are informed of their rights. (E.g. “What you need to know & do when an xxx is being built in your area”.) Right now your website is all about supporting the builder in the process & not the people living next door to the project who have absolutely no rights & must deal with noise, dust, trespassing & verbal abuse from rude builders & their crew. The builders must pay for proper signage in front of the building being constructed (e.g. No Parking) instead of breaking into cars & pushing them out of the way because they have a cement truck coming. They must pay for parking for their crew & not block neighbours driveways. Bylaws officer should routinely inspect the sites & canvas the neighbours for any concerns instead of telling us that there is nothing they can do!

Screen Name Redacted
10/19/2021 05:32 PM

ensure ample greenery. I would support an extra storey if that means the first storey has commercial space. Victoria needs to be more walkable for the more outlying areas.

Screen Name Redacted
10/19/2021 07:07 PM

The process should be simpler. Small apartment buildings should be encouraged. The assumption should be “yes” unless there are concerns OTHER than increased housing density. The days when SFH owners could show up at a meeting and try to turn developers away for trying to expand cheaper housing options must end. The community at large, renters included, need to have their needs prioritized when we have such a poor housing supply.

Screen Name Redacted
10/19/2021 07:41 PM

I agree this should require a rezoning process. I refer to my earlier comments that our existing OCP is not outdated so to change it so soon after it has been agreed upon is a bit offensive. Do you not value or trust the opinion of the property tax payers and residents?Why wasn't this missing middle housing proposal part of the recent OCP engagement? Shouldn't it have been part of the discussion about density in the neighbourhoods?

Screen Name Redacted
10/19/2021 08:14 PM

Also incentivize converting older homes (such as in Quadra) into multiple suite buildings. There’s no need to build new all the time.

Screen Name Redacted
10/19/2021 09:47 PM

This policy is very conservative. Four floors and corner stores should be permitted outright on all residential lots. No lot is too good for a four floor apartment nor it's residents.

Screen Name Redacted
10/19/2021 11:45 PM

I'd like to see this strongly encouraged along main arterials e.g. Shelbourne, RIchmond and Foul Bay Ave north of Oak Bay. I do not agree with the heights being allowed in the "villages" of four stories, they create a shady wind-tunnel effect, death by a thousand cuts to the relaxed atmosphere of these villages.

Screen Name Redacted
10/20/2021 09:48 AM

Spot zoning is inappropriate. People buy homes with the idea they know what their neighbour is like.

Screen Name Redacted
10/20/2021 10:09 AM

We need rental housing. I don't support allowing greater density for luxury condos to serve as investment properties for the uber-rich (no density without community benefit). I also support redevelopment that takes tenant displacement into account.

Screen Name Redacted
10/20/2021 10:08 PM

Upzone for small apartments on corners too - or at the very least in locations where we want to build new little urban villages.

Screen Name Redacted
10/21/2021 10:36 AM

The suitability of such structures would be influenced by site specific considerations and should therefore not by granted as a right

Screen Name Redacted
10/21/2021 02:13 PM

4 to six is great, encourage commercial first storey to bring grocery stores, cafes etc to smaller areas.

Screen Name Redacted
10/21/2021 10:25 PM

I fully support these kinds of apartments everywhere, not just at the edges (though I understand not everybody sees the way I do.) I would love to see more of the kinds of neighbourhoods that we have in our old "streetcar suburbs" such as James Bay Village, Fernwood Village, parts of Fairfield, Vic West, Oak Bay Village etc. where the old streetcar lines terminated - lots of these neighbourhoods have super cute old apartment buildings and walkups that are nowhere near any taller buildings, and in fact are surrounded by single-family homes, and they are some of the more vibrant parts of the city. I would love to see more of this regardless of whether they're on the edge of a "taller" area or not.

Screen Name Redacted
10/22/2021 03:18 PM

All new construction should be made to be climate-friendly. More specifically, at a minimum complying with the current energy efficiency level of the BC Energy Step Code adopted by the City. All new buildings should be all-electric (heat pump, induction stove, hot water) and have zero fossil natural gas connections.

Screen Name Redacted
10/22/2021 05:24 PM

Only add height if the units are affordable to rent or buy

Screen Name Redacted
10/23/2021 07:34 AM

I would suggest that the buildings also have external stairways access, to both increase the activity level of residents and reduce need for elevator overuse. This would also improve fire egress with such.

Screen Name Redacted
10/24/2021 09:02 AM

I live in James Bay and like the ideas for supporting middle housing but I don’t support tall buildings in certain areas. Depends on the surrounding residences and the street. I would want to see a three story in the middle of a single house neighbourhood.

Screen Name Redacted
10/24/2021 05:08 PM

I live in Fairfield just east of Cook street village. I used to live on the west side of cook which is an amazing mix of housing from SFH to apartments. I would love to see the incredibly walkable and precious land of my amazing neighborhood allowed to organically densify. The little apartments on Moss and May and Linden and May fit the neighbourhood perfect, yet my neighbours fight any proposed duplex or townhouse tooth and nail. Allow missing middle BY RIGHT in all of fairfield and allow larger apartments with retail along May, let Cook St village extend down May to moss rocks and run more transit and put in some bike lanes. Also a dang ol crosswalk at Linden and May!

Screen Name Redacted
10/24/2021 09:45 PM

Need to be careful that lot assemblies for small apartment buildings do not become too prevalent where the lot assemblies displace what could otherwise be houseplexes and townhouses.

Screen Name Redacted
10/25/2021 09:23 AM

This is not enough information on which to make a comment. Any neighbourhood that has four to six story apartments already has enough density for that corner. This needs to go through a regular rezoning process based on the particular nature of that area.

Screen Name Redacted
10/25/2021 09:31 AM

There was a requirement that new residential complexes in Victoria will have to make 20% of their units affordable rentals. This requirement has killed many potential constructions that could bring housing options to Victoria. In my opinion, this requirement will need to be removed. We can use other methods to increase affordable rentals, but this mandatory 20% requirement just simply doesn't work. If we still require 20% of the units to be affordable rentals, developers can not make any profit from construction projects, so they won't do those unprofitable projects regardless of how easy it will be to get a development permit and how smooth the application process would be.

Screen Name Redacted 10/25/2021 10:04 AM	Be careful not to eliminate all single family homes.
Screen Name Redacted 10/25/2021 10:58 AM	Some blocks in Fairfield have 4 houses. Pinning 2 single family homes between two apartment buildings is unfair.
Screen Name Redacted 10/25/2021 11:49 AM	So badly needed....
Screen Name Redacted 10/25/2021 12:54 PM	Why not a blanket change of zoning laws so that building is not so red tape linked. Was it this way years ago ? How did we get so red tape oriented ? Come on. Let’s go
Screen Name Redacted 10/25/2021 06:06 PM	This change is fine provided parking issues are addressed. Cars are in the foreseeable future and loading them into residential areas with limited parking will only create issues
Screen Name Redacted 10/25/2021 08:39 PM	I don't feel that it addresses the needs for increasing local retail zoning. Increasing density of housing is a good idea, but it needs to be paired with more zoning for the butcher, the baker, and the candlestick maker.
Screen Name Redacted 10/25/2021 08:49 PM	developments need to be in context with adjacent sites in short and long term - consider intermediate zones to step the larger 6 storey projects down to neighbourhoods. Also - to build anything less than allowable density is a loss to the city - developments need to be encouraged to max out densities and heights identified in the OCP - anything less is a loss of housing opportunity
Screen Name Redacted 10/26/2021 11:38 AM	Small apartments increase population density significantly without providing for sufficient green space for people and trees.
Screen Name Redacted 10/26/2021 11:42 AM	you need a bigger lot size. If you cram in an apartment on a single lot your suites are teeny tiny and that is not conducive to comfortable

	living, especially not for families or for people who need not only room to navigate their wheelchair, but also to store the thing when not in use! I think it should be part of the plan that these places have to include green space. A great example is the building on Grant and Chambers (1719 Chambers). It has three floors and a fenced front yard. It is pet friendly. You see people hanging out in that yard all the time. That is the kind of "missing middle" small apartments you should be building.
Screen Name Redacted 10/26/2021 11:53 AM	I support this change in principle but to be successful, the design of the building, its massing and setbacks and position on the site are critical.
Screen Name Redacted 10/26/2021 12:22 PM	I worry that the charming heritage aspect of the city will be lost as heritage houses are dwarfed by the surrounding 3 story apartment buildings in these transition areas. It's harder to make these apartment buildings fit in with the style of the heritage houses. I think blocks where there are heritage houses, should not be included in this particular proposed change.
Screen Name Redacted 10/26/2021 10:05 PM	3 stories next to an already high rise seems more reasonable to me than 3 stories next to a bunch of existing low rise residential homes.
Screen Name Redacted 10/27/2021 10:37 AM	Please do not allow higher buildings right along the waterfront in residential neighbourhoods. You block the view for all the other residents when you allow this.
Screen Name Redacted 10/27/2021 11:51 AM	I viewed the video and read the newsletter and have lived in my neighbourhood for +30 years. I recognize that some solutions are needed for housing but I do not believe one-plan-fits-all. My neighbourhood, North Jubilee, is dominated by Royal Jubilee Hospital and all the activity, traffic and parking issues that ensue when living next to a busy and growing hospital in a residential area. There is no other neighbourhood like this in Victoria. The hospital and activity generated there precludes the village concept in NJ or all of Jubilee for that matter. Even so, we have businesses, we have traffic generating businesses like doctor's offices and care facilities. We have places of worship, apartment buildings, 4 plexes, duplexes, suites that are legal and not, and room rentals. And we have next to no recreational green space. What we do have we continually have to battle for. So, my great concern about the MM plan is that it indiscriminately green lights developers to purchase up the housing that may be long time rentals (and serving the purpose of affordable

because of the high student demand in the area) looking a bit run down and in need of a refresh. But, developers must make a profit so they put pressure on adjoining neighbours to sell up and soon entire tracts (witness Richmond Rd) are parts of land assemblies with the idea of creating the most profitable, most dense housing without considering the impact on the remaining neighbourhood. This trend of rezoning has come in many forms over the years, link-housing, townhouses etc. But what it effectively does is create an imbalance of housing types with little consideration to the specific fit to the specific neighbourhood. Again, with the Richmond Rd in North Jubilee current example, if it were to get max MM instant zoning, there would an increase of traffic and the already tight parking situation would be impossible. It is all well and good to say that shared rides and cycles will be emphasized but by our experience that only last for a minute or the first resident and then without a means to enforce it. the 4 plex with 2 parking spots has 4 or 6 cars associated with it that need to park somewhere. Where? on the streets in a neighbourhood that is already challenged by hospital staff, doctors' offices, college and university students parking AND the already many, many homes that are providing secondary housing like basement suites, boarding house style units and garden suites. As there is no legal way that I am aware to force people not to have cars, then the idea of reduced parking is a nice idea but doesn't really work in practice. When I moved here 35 years ago, I knew we would have to forfeit a large yard for a smaller one and there would be more traffic than if we had chosen a move to the suburbs but having already wrestled with long commutes on the mainland, we were willing to make some sacrifices. When we moved here, of the 5 lots we touch borders with, none had extra accommodation, now all but one does - including ours. This includes legal suites, illegal suites, room rentals for students, and a garden suite. As a microcosm of the whole, I would venture to say this sample is reflected in the balance of North Jubilee. In other words, we are doing our share and more of providing all types of housing and the global community plan and MM plan simply should not apply here! or could be applied only with judicious case by case review as to the impact on this specific neighbourhood, and its own specific neighbourhood plan and not part of one-size-fits all plan. The video shows no new green space for the S. 22 family. It seems to me that thoughtful densification should and must include mandatory green space even if only a small lot size for every 5 currently zoned single family developments considered for up zoning to meet MM goals. Families like theS. 22 are not just leaving because of affordability but because, there is no access to green space to walk their dog or have their tots learn to throw a ball or ride a bike or learn to garden a patch of earth. As the pandemic has taught us, green space and garden space are vital to health both mentally and physically and I feel certain there are dozens of studies that would underscore this need but I see nothing in the MM plan to allow for

this. Not to do this, in my view, is irresponsible and will contribute to the ill health of our greater community. I see nothing in the plan that acknowledges that many, like my partner and I, took a carefully considered look before retiring on how the next phase of my life would go regarding housing. After investigating several options, we concluded that renovating our home so that we could 'age in place' was the best option and conformed with the government and Health Ministry's insistence that seniors fare better at home rather than in care. Well, after having lived here, paid taxes here, been involved in the neighbourhood association, and provided plenty of feedback to the City over the years, I didn't see any consideration at all about how people who bought, struggled, renovated, revised their views and stayed would fare in this plan. ??. We both alternately cycled, walked, used transit to get to work when we could and when either the location of our work or the demands therein or our stiffening joints dictated, we drove. Now, luckily, and by plan we remain close to shopping, medical care,, etc and walk as much as we can but we know there are days when we can't and a vehicle either driven by us or by attendants to us will need space to park in our neighbourhood and close to our home. If single family lots are converted to fourplexes or more with only 2 parking spots, then these cars compete for every shrinking availability on the street and then where do the people who care for us park? And with this comment, I ask you to remember that we will continually have the traffic and parking pressure of the hospital, college and university. These big 3 aren't going anywhere nor are they diminishing in size or impact. The hospital especially puts huge demands on the neighbourhood. So, increasing the need for parking which the MM plan will surely create, will make it unsafe to age here. If it is unsafe, then we are being forced out and alternate seniors housing, already in high demand will be insufficient to needs and the demand will be increased even further with the addition of the likes of us. And we are not alone in this category in our neighbourhood so, again, I emphasize that a one-size-zoning plan does NOT fit all and this neighbourhood should retain some checks and balances; it simply does not and cannot meet the criteria outlined without jeopardizing quality of life for those of us who are already adhering to another plan, which is aging in place. Also, we have done much to enhance the livability of our property - to carve a tiny bit of privacy and to enhance our green space where our children learned to throw a ball, or jumped on the trampoline or grew a lettuce. Are we now, in these years as immobility approaches to sacrifice the healthy balance of green space and shared accommodation to be overshadowed by 4 story buildings or 4 plexes or more with all the trees removed and not able to grow enough in the years we have left to create a canopy or privacy? When we can no longer get further outside than our back yard or deck or when we can only 'see' out and not 'be' out, are we to be greeted by tall walls and or roofs or mechanical penthouses or lengths of featureless fencing

or parking lots for increased cars? Or to witness or overhear squabbles between neighbours who cannot find parking or to be left untended because our helpers cannot easily access us to take us shopping or to medical appointments? Please treat this sample, us, as another microcosm of what is going on in the neighbourhood with others in our category, seniors who took to heart the message that the system will not bear our aging, that affordable senior's care will not be in enough supply therefore we should plan to age in place and save the system for those who cannot. Where is consideration for the aged in the MM plan? and more specifically how would you take into consideration the specific and unique circumstances that apply ONLY in NJ? And, of course, I have sympathy for the young families who want to live in Victoria and who are struggling to afford to. I know you have heard the argument that replacing 'tired' housing stock with newer, middle, denser housing is actually removing the possibility for some young family to purchase one of these fixer uppers and customize it as they can afford to by adding mortgage helpers like suites. But taking these opportunities away also removes the opportunity for some of those seeking middle housing. Taking it all away with the kind of anticipatory land assembly purchases will skew a balance in the neighbourhood and again reduced green space, livability and health. I have adult children and they struggled to get into the market but could because they had access to older housing stock that needed TLC and had a mortgage helper. With patience, and careful money management, they managed. It seems this plan is bent on removing that option because a single owners cannot compete with the deeper pockets of the developers who jump on the evolving zoning trends. Maybe what the City should consider is a time limited tax relief plan for those first time buyers of properties who have an approved plan in place to restore the existing house or selectively add to it in such a way that contributes to the over all health and livability of the particular neighbourhood. This option would be intended for those who actually live in/on the property - not flippers or developers. And those should be fast-tracked. If you have to condense my comments then it would be to this: balance density, which is what is being advocated as middle housing, according the specific tolerance of the neighbourhood. Some neighbourhoods have already maxed out or are close to maxing out the tolerance for density. More would be to detract from livability. Council and staff must be sensitive to the uniqueness of each neighbourhood and plan accordingly. There needs to be some cautionary wording clear to those considering development that the MM plan is subject to these specific considerations - neighbourhood by neighbourhood. Paint with dabs here and there, not broad wide strokes! The official community plan is meant to be a guiding principle not a blueprint. Be careful how the message is received by developers who target and overwhelm volunteer CALUC processes armed with their belief they are conforming to the City plan. It makes individual neighbourhoods feel

as if City is NOT listening. By making a one-size plan that intends to bypass CALUC processes, a green light is being turned on that won't easily be turned off and neighbourhoods like ours will become overwhelmed and muted. Don't do that.

Screen Name Redacted
10/27/2021 03:47 PM

still need minimum of 3 bed rooms per unit.

Screen Name Redacted
10/27/2021 04:41 PM

There is so little space in Victoria I wonder why we are so commited to low story buildings. Even the tallest apartments are not tall enough in this housing crisis. It's easy to complain about building height when you home owner sitting on their lucky goldmine, but for those of us who want a future here and aren't in the housing market, I think who cares about height! BUILD up!!

Screen Name Redacted
10/27/2021 05:34 PM

I'm absolutely in favour, but I think having elevators should not just be a 'likely' option, but a mandatory one, as well as other prescriptions towards a certain number of units being purpose-built as accessible housing.

Screen Name Redacted
10/27/2021 11:50 PM

More density is good. We need to use the space we have more effectively. That means building higher across all areas.

Screen Name Redacted
10/28/2021 02:12 PM

Doesn't his already exist

Screen Name Redacted
10/28/2021 04:03 PM

I would also encourage three storey town homes

Screen Name Redacted
10/28/2021 04:03 PM

I am supportive of the increase in the number of more small apartment buildings as a more pleasant alternative to large towers. Apartment dwellers want nice communities with lots of greenspace too.

Screen Name Redacted
10/28/2021 07:10 PM

it seems like the borders are being raised higher and higher - but again it doesn't focus on who is buying these homes. I want families to buy as their first home - not someone who is buying their 3-4th home to avoid climate change

Screen Name Redacted
10/28/2021 08:57 PM

Missing middle housing of small apartment buildings need to be built with quality materials. Wood construction will allow sound to travel,

	and create unwanted disturbances. If costs are prohibitive, there needs to be fair warning the tenants will hear their neighbours. Creating a family-friendly culture is critical. My family has been the focus of hostility because other tenants were displeased with the sounds of young children being kids. Just as there are 55+ buildings, there should be family- friendly buildings so that nobody is surprised by the situation.
Screen Name Redacted 10/29/2021 01:41 PM	I only support this if they are adjacent to housing that is 2 to 2 1/2 storeys on the other side and hence transition gradually into existing 1 1/2 to 2 storey housing. 3 storeys adjacent to 1 1/2 to 2 storey housing is just too tall. Objectives are to ensure compatibility with existing development...and height is one aspect. Gradual transition is an integral part of densification and we should not lose sight of that in our zeal to stuff as many people as possible into the smallest space available.
Screen Name Redacted 10/29/2021 08:53 PM	I'm sure there may be cases where I don't agree with a newly proposed building, but I do think Victoria (and the municipalities beyond) are sorely lacking in small apartment buildings when compared to other cities in Canada. I'd be super pleased to see more go up in the city!
Screen Name Redacted 10/30/2021 10:53 AM	slippery slope to increasing the height of buildings.
Screen Name Redacted 10/30/2021 02:46 PM	I am fully in support of this change, but I would like to see minimizing shadowing on the street as much as possible as a high priority
Screen Name Redacted 10/30/2021 06:53 PM	Allow up 4-6, rezone current 4-6 areas to 7-10
Screen Name Redacted 10/30/2021 07:10 PM	I support this but would make it 4 storeys instead of 3. 4 storeys is not imposing and would fit in just fine on any street.
Screen Name Redacted 10/31/2021 11:31 AM	Generally support, but mainly close to primary transportation corridors and commercial pockets/villages within neighbourhoods.
Screen Name Redacted 10/31/2021 11:31 AM	The unknown makes me reticent as the OCP is only one document that I think should be respected. The experience of Aryze not complying with the Neighbourhood Plan and relevant litigation

	supporting this approach has been troublesome, and erodes citizen confidence in local government.
Screen Name Redacted 10/31/2021 07:54 PM	Yes, I support the plan but with the condition that the small apartment building comes with onsite parking as well as visitor parking and to be honest, I think all apartments should be concrete buildings (not steel/wood frame) for durability. It would cost more at the onset but last longer with fewer problems.
Screen Name Redacted 11/01/2021 03:10 PM	Around current residential areas, keeping a "street orientation" is important. Individual entryways, and balconies on upper floors keep apartment residents connected to the community.
Screen Name Redacted 11/01/2021 04:11 PM	Allow up to 6 storeys to maximize value of light wood frame construction. Because these projects will require a rezoning, there will be plenty of opportunity to amend design and ensure it fits in on a site specific basis.
Screen Name Redacted 11/02/2021 10:57 AM	This is once again dividing and changing neighbourhoods to become cold places where people isolate and don't have much interaction with their street neighbours.
Screen Name Redacted 11/02/2021 11:36 AM	I think we should consider 3.5 or 4 storeys contingent being allowed by-right, possible in cases where it is rental or offering some below market in perpetuity (if things like this are found to be viable)
Screen Name Redacted 11/02/2021 04:33 PM	Increase density! I wouldn't be opposed to going a little higher, the need is ever increasing.
Screen Name Redacted 11/02/2021 05:33 PM	Each small apartment building should complement the aesthetic of the immediate neighbourhood e.g. by echoing design and architectural features of adjacent buildings or prominent in the immediate area.
Screen Name Redacted 11/02/2021 07:32 PM	Some small apartment buildings are kind of ugly, but I don't know what could feasibly be done to encourage tastefully designed construction _( )_/

Screen Name Redacted 11/02/2021 09:00 PM	leave green space. large trees. too often new development erases garden space ans trees. these types of buildings* are almost always lot-fillers and loom over the sidewalk and give an uncomfortable aspect to the street *and the large multiplex houses and town houses too. you have to leave some small houses with their gardens that give the neighbourhoods their calm leafy charm
Screen Name Redacted 11/02/2021 09:30 PM	Consider allowing more height.
Screen Name Redacted 11/03/2021 06:19 AM	The number of small apartments buildings should be limited to no more than 1 per block in a traditional single family rez zone.
Screen Name Redacted 11/03/2021 10:49 AM	These new apartment buildings should NOT be "luxury apartments" which do not fill the need for middle housing.
Screen Name Redacted 11/03/2021 11:27 AM	This makes sense in so many parts of our city and is desperately needed.
Screen Name Redacted 11/03/2021 11:36 AM	Only if the building provide full underground parking
Screen Name Redacted 11/03/2021 11:47 AM	Dublin in Ireland is a good example of what can be done with a four-storey limit, instead of our proposed three storeys. Four storeys obviously can work well, but it's also a hard limit: buildings of five storeys and up should only be allowed downtown.
Screen Name Redacted 11/03/2021 12:34 PM	I would also be supportive of being bold and delegating decision making on this to staff - along with clear policy guidelines. I think Council is better suited to approving the policy at a strategic level and letting staff deal with the decisions at an operational level. That would decrease the amount of political influence on the decision making process - from those in the community who wish to influence Council and from the personal perspectives/agendas of individual Council members.
Screen Name Redacted 11/03/2021 01:09 PM	only in areas bordering business districts, not in the streets bordering neighbourhoods.
Screen Name Redacted 11/03/2021 01:09 PM	The costs of any upgrades/changes that are made to existing small apartment buildings (which there are a lot of in this city) are passed

	down to the renters. A basic apartment unit (no dishwasher, on site laundry) has gone from $875 in 2005 to $1600 today with very little actual 'upgrades'. Owners and renting agencies are taking advantage of these 'upgrades' and it's changing the costs and demographics of neighbourhoods. The middle class will have more housing options with these 'upgrades', but those on the threshold of low-middle class will be pushed out and this will cause greater neighbourhood gentrification. Having x number of affordable units in these small buildings is always contentious. What is the affordability relative to? The surrounding units? The mean costs of living in the area? These things are always agreed upon with little detail provided, but the developers always come back to renegotiate to maximize profits. The city usually agrees to whatever at this point because the project will 'bring jobs' (albeit temporary). Changing height restrictions will result in higher population density and won't change anything about affordability and the middle class housing issue. Adherence of restrictions and strict guidelines will be needed for owners and rental agencies for positive changes to be made. Otherwise the system will be used to their advantage to make the most profit and the housing problem will continue through time, just in another location (Langford).
Screen Name Redacted 11/03/2021 01:24 PM	I would support this however this is significantly larger in scope than a duplex or triplex and would have more impact on the community. I would prefer these applications go through a CALUC process and not be approved directly by the planning office.
Screen Name Redacted 11/03/2021 01:31 PM	I do not fully understand what is being proposed. Basically, are you proposing to change the zoning and shrink "Traditional Residential areas"? If that's the case, you should just say that.
Screen Name Redacted 11/03/2021 02:07 PM	Traditional residential areas with single family housing / lots should remain as is with only few special zoning applications allowed. No blanket policy.
Screen Name Redacted 11/03/2021 02:34 PM	Leave the density alone you stupid fucking cunts.
Screen Name Redacted 11/03/2021 03:29 PM	More of this please.
Screen Name Redacted 11/03/2021 04:02 PM	No more dwellings over 4 storey. There is best but 4 in some areas could work, but nothing higher is ever acceptable, we're overloaded with these.

Screen Name Redacted
11/03/2021 04:59 PM

I would love to see more small apartment buildings that also support ground-level businesses. Small businesses in residential areas can provide great walking destinations, services close to home and be locations for community gathering and conviviality.

Screen Name Redacted
11/03/2021 05:43 PM

3 story's is too small, make it at least 4 to 6. You did this with 1970's housing stock in the Gorge and Cook St., tell me why you can't exactly today???

Screen Name Redacted
11/03/2021 06:34 PM

I'm concerned that instead of affordable housing, these might become yet more unaffordable condos, which is all that this city seems to be building, so there would have to be quite stringent rules about what is being built.

Screen Name Redacted
11/03/2021 10:53 PM

It fails to address that there seems to be no shortage of buyers who treat housing as an 'investment' rather than a home. I can't see how this translates into affordable housing, just more developers and speculators getting rich. This all seems based on a trickle down theory that more inventory means more affordability. Is there evidence for this that can be shared where the market is comparable?

Screen Name Redacted
11/04/2021 06:04 AM

Please keep in mind when putting apartments on the “edge” of areas that this can often result in buildings quite close to major roadways. Research clearly shows worse health outcomes overall for people who live within a few blocks of major streets, and it’s unfair that current zoning practices often place that onto people who can’t afford more housing options.

Screen Name Redacted
11/04/2021 07:03 AM

Small apartment building are analogous to replacing older houses with big luxury homes, in that they are generally not a fit in keeping with the aesthetic of the neighbourhood.

Screen Name Redacted
11/04/2021 08:16 AM

I have concerns about adequate parking.

Screen Name Redacted
11/04/2021 09:34 AM

The city should look toward Vienna as a model to develop its housing policy. Much of Vienna's housing is publicly owned and kept affordable. Victoria could create a similar housing stock as Vienna in the following way: any increase in density should require developers

	to give some of the new units created to the city. This would allow the city to acquire units at no cost, to be rented out near cost as public housing that is kept affordable in perpetuity. These units should be offered at first to any tenants who would be displaced by the new development at no more than the current rent they are paying. Developers may initially be concerned about such a proposal, but we must recognize that what they are asking for--zoning changes to increase density--represents is itself giving away something that should be a public good (land/location value) to private interests. By requiring a portion of new units to be given to the city to be used as public housing in perpetuity, some of this public value is being retained in public hands. Rezoning toward greater density without policies that retain this public good is a giveaway of public assets to private interests and will make Victoria less affordable than before. Thank you for considering these ideas. The ability to determine zoning gives municipalities in Canada a great deal of power and responsibility toward achieving affordable cities for everyone.
Screen Name Redacted 11/04/2021 10:50 AM	Let’s increase supply of housing and accessibility! Woo!
Screen Name Redacted 11/04/2021 11:19 AM	They should be permitted, but should be able to forego the rezoning process.
Screen Name Redacted 11/04/2021 11:54 AM	I think that four storeys is sufficient. increases density but doesnt change the neighbourhood too much. would probably get more community support
Screen Name Redacted 11/04/2021 12:13 PM	In the right location there is no reason to limit the height to 3 story
Screen Name Redacted 11/04/2021 03:23 PM	I completely disagree with this change. The city would allow a small apartment complex on the edge of the Traditional Residental areas, and therefore that reduces the Traditional Residential area, and then the next thing the Traditional Residential area gets reduced even further with another complex and then another and then the traditional residential area is gone
Screen Name Redacted 11/04/2021 04:05 PM	Again, the units must be well sound insulated both between units and to the outside. The outside sound protection should be higher than within neighborhood units due to typically higher noise levels. Let's make these places livable!

Screen Name Redacted 11/04/2021 04:51 PM	Sounds lovely for newcomers, meanwhile coffee shops and grocery stores continue struggle with low staffing and workers are being priced out of their neighbourhoods
Screen Name Redacted 11/04/2021 08:09 PM	I would really like to see a map with this question. Define adjacent for example. If I understand what I have read so far, the area that supports 4-6 stories extends the entire block on either side of a Village Corridor so if the next block on either side of that is small apartments that would cover a large part of the city. If on the other hand the 4-6 stories were on the village corridor street only and the block between the corridor was zoned for small apartments that would be supportable.
Screen Name Redacted 11/05/2021 07:48 AM	I agree with the proposed relaxation but why stop there? A small apartment building wouldn't hurt any neighborhood I know of. We need to follow the lead of California and New Zealand and get rid of single family zoning.
Screen Name Redacted 11/05/2021 12:37 PM	Taller the bettee
Screen Name Redacted 11/06/2021 10:18 AM	These should be townhomes or rowhouses. This allows for either a small garage on the front for each unit and a small greenspace in the backyard.
Screen Name Redacted 11/07/2021 05:58 AM	We need way more of these
Screen Name Redacted 11/07/2021 06:02 AM	Again I'll just say, as I'm sure you know, we need more housing, so while I appreciate the need for neighbour hood character, I do think it needs to easier to build mor housing, so this height proposal makes sense, and does not feel too high
Screen Name Redacted 11/07/2021 08:46 AM	There is a shortage for housing in Victoria, and the missing middle could still include taller buildings, just at a more affordable cost. There is also the opportunity to still create green space on top of the building (i.e. a small park with turf or a community garden)
Screen Name Redacted 11/07/2021 01:00 PM	I think this kind of building (low rise or whatever it's called) it a great option for the residential neighbourhoods as long as it is kept on major streets/throughfares, or in areas seeing redevelopment of small

	neighbourhood commercial corridors (I'm thinking on north park street in Fernwood at cook, or haultain corners, something like that, with commercial ground floors and housing above, like what the NRG built in Fernwood at 1310 Gladstone.
Screen Name Redacted 11/07/2021 01:15 PM	Being immediately beside a new townhouse or small apartment building should require privacy measures. No balconies looking right into your yard or into your house for example. Balconies should be required to face the street only.
Screen Name Redacted 11/07/2021 03:47 PM	Small apartment buildings create a lack of privacy for neighbouring homes.
Screen Name Redacted 11/08/2021 06:24 AM	Its great let’s get people into houses!
Screen Name Redacted 11/08/2021 09:41 AM	Building design must conform to existing architecture of the neighbourhood, i.e., do not allow construction of contemporary architecture, such as boxy concrete and glass buildings, within traditional neighbourhoods of character residences.
Screen Name Redacted 11/08/2021 10:49 AM	Focus should start with redeveloping single story strip malls to have residential above and commercial street level with some green space and not just massive parking lots.
Screen Name Redacted 11/08/2021 10:31 PM	I'd still like to see four storeys extended to more places to house more people.
Screen Name Redacted 11/09/2021 07:45 AM	a green buffer between the residential and small apartment would be a good idea
Screen Name Redacted 11/09/2021 07:51 AM	Until we are able to support our existing city population (doctors, hospitals, police, fire department- to start with) we cannot be adding more housing
Screen Name Redacted 11/09/2021 08:20 AM	Affordability needs to be considered in all aspects of housing proposed, construction continues on structures where our children cannot afford to live no matter how small the footprint.

Screen Name Redacted 11/09/2021 09:06 AM	The current elevation limit of 2.5 stories is good enough. There is a risk of over building and creating a very congested cityscape, as well as clogged traffic arteries- whether they are used by cars, public transit or bicycles.
Screen Name Redacted 11/09/2021 09:33 AM	This eliminates green space and threatens the survival of many trees. It also impacts on the privacy of adjoining properties and destroys the character of the neighbourhoods.
Screen Name Redacted 11/09/2021 09:34 AM	I think that the construction of small apartment buildings should NOT be limited to the edge of areas where the Official Community Plan supports taller buildings.
Screen Name Redacted 11/09/2021 10:16 AM	As above in Number 9.
Screen Name Redacted 11/09/2021 02:00 PM	Parking must be sufficient.
Screen Name Redacted 11/09/2021 02:10 PM	Increased focus on peoples with disabilities is so vital as the population ages.
Screen Name Redacted 11/09/2021 04:50 PM	The west end of Vancouver used to be filled with purpose built rental buildings of 3-4 stories. The streets were full of trees, the area was pedestrian friendly. Victoria needs something like this...not sun-blocking concrete towers.
Screen Name Redacted 11/09/2021 06:23 PM	I think that makes sense as long as you are not interrupting ocean or mountain views that others have paid for and invested in. It is important to preserve the trust in the city so people feel safe investing in Victoria, know there is some certainty to who and what will show up next door or right around the corner.
Screen Name Redacted 11/09/2021 07:20 PM	Try to make these buildings look like traditional SFD's whenever possible. Cities like Toronto and Montreal did very well providing housing above commercial frontages near local villages. This provides eyes on streets and keeps the neighbourhood vibrant.
Screen Name Redacted 11/09/2021 10:22 PM	I understand the need for these projects to be based on case-by-case rezoning applications but I would hope that some projects could be

	fast tracked if they brought something positive to the community, like cohousing for example, or subsidized housing for families. Fast tracking other types of buildings by not requiring rezoning could encourage developers to build these type of projects because it could be more profitable for them which may not make it any more affordable for the missing middle. Apartment style housing may be a far more affordable way for lower income folks to access housing than a townhouse or fancy suite/condo in a heritage home.
Screen Name Redacted 11/10/2021 11:44 AM	Three stories is very reasonable.
Screen Name Redacted 11/10/2021 02:26 PM	Small apartment buildings of the type described should be included as part of missing middle housing and thus avoid the necessity of re-zoning.
Screen Name Redacted 11/10/2021 05:32 PM	We need more housing so moving upwards makes sense and leaves room for green spaces. We need to keep our pollinators!
Screen Name Redacted 11/10/2021 08:01 PM	I agree, however assuming there is underground parking for the residents
Screen Name Redacted 11/11/2021 10:38 AM	I am worried about when the city (especially the Parks and Facility Department) or the province such as BC Housing are completely separated from these housing goals/values and development processes. Remember when Parks was going to pave green space in Central Park to provide regional parking for a regional facility in an area of middle housing that used the park as a shared back lawn? The separation between urban planning and parks is causing development decisions that are counter to all of our shared goals and values, and is a missing piece of your middle housing plan. Access to a close park is a reason I can live downtown, walk more, flee to the woods less. Furthermore, you need to find a way to have an internal check on in-house developers. Treat the internal developer the same as an external, and have a separate department to judge and approve them by as set of uniform standards. You have to be clear who the developer is. If you want to put a rush on certain kinds of housing, that is fine, but keep it consistent and do not get rid of oversight. That consistently leads to very bad things. I love the stuff I am seeing here, if it can be implemented that would be great!
Screen Name Redacted 11/11/2021 11:23 AM	BUILD UP! Land is the most precious resource. The Wade, Nest (or haven, whichever is the short one) is a waste of space. 6 floor minimum or no permit. (More units is better, right?)

Screen Name Redacted
11/11/2021 01:08 PM

In cases in which there is a taller building (ie. a Hospital) and detached house close together, I think the rule should be based off of the house rather than the taller building (hospital). This would prevent a tall building next to or across from a detached house.

Screen Name Redacted
11/11/2021 03:31 PM

Apartments of up to three stories should be allowed at all locations in the city, so long as their construction can pass a street vote.

Screen Name Redacted
11/11/2021 05:35 PM

Gives less green space. If you are going to have an apartment building include green spaces on the roof as well as it having to be within its own zone downtown with a max 20 floor

Screen Name Redacted
11/11/2021 07:44 PM

This is completely unfair to any home owner who is adjacent to that. This does not affect me, but you would, in one fell swoop, devalue the homes of owners who already live here, and who are therefore your first obligation. Would you like to be a homeowner who suddenly has a three story building next door, twice the width and depth of a large house? Imagine that is on your south side. You have just ruined their outdoor space including the capacity to grown a garden. This proposal is like breaking a contract. Real families have invested, with hard work, in homes in neighbourhoods that they want to live in. Now suddenly you are telling them their choice is negated. You have also conveniently not addressed parking. Higher building means more units - where will those families park?

Screen Name Redacted
11/12/2021 08:13 AM

Screen Name Redacted
11/12/2021 01:34 PM

I think our priorities need to be affordable housing for everyone, not just families. Even studio apartments are priced out of the range of many Victoria residents. Secondly, we need to conserve as much green space as we can, especially our giant red cedars that are older than any white settlers' histories on this continent. If a building is being built that will risk the survival of one of these ancient red cedars (or any other species), then it must be forced to be have > 50% of its units as affordable housing. Housing our vulnerable and families in Victoria is the most important thing and so I understand having to sacrifice a tree for that purpose. However, we should NOT be sacrificing an ancient tree for luxury condos - that's not the Victoria we want to live in.

Screen Name Redacted
11/12/2021 03:50 PM

The increase in height needs to consider the impact to sight lines and shading for existing residences - the addition of a 3rd storey should only be considered if the adjacent shorter buildings are at least 2 full floors above street level.

Screen Name Redacted
11/13/2021 07:36 AM

I would just love to see more opportunities to learn about these possibilities.

Screen Name Redacted
11/13/2021 09:43 AM

So you mean changing height restrictions at edge of areas - No.

Screen Name Redacted
11/13/2021 11:41 AM

I would be even more supportive of four to six stories.

Screen Name Redacted
11/13/2021 04:14 PM

I want diversity in my neighbourhood so would like new housing to accommodate many kinds of families, including renters and buyers, subsidized homes in the same building or complex as non-subsidized homes, and would like family-oriented housing to share green space with adult only housing, allowing elders, young adults and children to become familiar with each other. The segregation of elderly and/or disabled people allowed a dehumanizing of us during the pandemic, representing us as useless people at the end of our lives, and not worth preserving. Younger people need to see us trying to live in independent homes. If a city block can have very diverse housing around the outside and a bit of private green space and a large common green space with raised bedding for food and decorative gardening, it encourages community. It also enables various kinds of asset/skill sharing. If a support worker lives in the same complex as her clients, it's easier to understand each other and be flexible. I want integrated communities, which have been shown to effectively decrease prejudices, so that BIPOC and white, immigrant and citizens, young and old, rich and poor, able and disabled people to see each other in our diverse characters and common humanity, and to appreciate what each has to contribute. There are too many divisive beliefs about whoever is "other" to us. This will require intelligent design such as excellent sound proofing and a children's play area at one end, with students and other younger adults between family housing and housing for elderly and disabled people at the opposite end, and so on. I would love to see intentional community housing projects built to encourage diversity and skill sharing.

Screen Name Redacted
11/14/2021 10:48 AM

This will work provided there is a meaningful and effective engagement with each community that the proposed 3 storey buildings are proposed. I should not be a rubber stamp process.

Screen Name Redacted
11/14/2021 01:33 PM

I would suggest up to 3 1/2 stories plus basement and allow reduced parking if bike parking and car alternatives are offered. If we want to encourage small apartment buildings we need to make this an attractive option for development. Elevator access for 3 stories seems unnecessary if there are accessible ground floor apartments.

Screen Name Redacted
11/14/2021 06:10 PM

I prefer keeping Victoria’s small city feel. I fear developers will push the limits on what they are allowed

Screen Name Redacted
11/14/2021 07:12 PM

I am a resident, and secretary of a small condo (10 units) building. We volunteer self manage, and many of the costs for a smaller building are in line with larger buildings (elevator, professional management). Financial assistance for self managed buildings buildings is a must to keep strata fees down. I am fortunate to live in a small building that has 3.5 dedicated volunteers (we have have busy work family schedules) to help run the building, pay the bills, keep the piece, respond to concerns, etc - but not everyone does.

Screen Name Redacted
11/14/2021 07:59 PM

Apartments should have sufficient distance from surrounding lots to avoid looming over neighbouring houses and be designed to not invade the privacy of neighbouring yards (e.g. keep trees between building and neighbours or have windows designed in a private way). They should also be incentivized to provide rooftop green spaces.

Screen Name Redacted
11/14/2021 08:00 PM

Small apartment buildings should be allowed in all residential areas. They are part of the missing middle. We need that amount of people to support vibrant neighbourhood villages.

Screen Name Redacted
11/14/2021 09:02 PM

Are 3-story apartments economical to build right now? If not, I'd like to see this increased to 4 stories.

Screen Name Redacted
11/15/2021 10:49 AM

Building separated from each other may work. Apartments buildings looking into other apartment buildings may not be the best. Also creates a concrete wall/box in the neighbourhood.

Screen Name Redacted
11/15/2021 11:50 AM

Yes - apartments should be allowed. Get them to a minimum 6 storeys on main streets. 4 storeys where further in the community. Make it so parking is 1:1 ratio with 0.1:1 visitor. Cars are a realty no

	matter your ideological push towards bikes and active transportation. Electric car uptake is also only increasing...people are not giving up cars, especially when you have kids. Providing 1 stalls per unit will meet the needs of a large cross section of the demographics here.
Screen Name Redacted 11/15/2021 05:18 PM	While some areas are suitable for higher densification, it should involve an extremely thorough consultation in established residential areas. Reducing parking requirements in new developments does not guarantee fewer cars but, rather, streets lined with cars on both sides and private parking lots struggling to maintain current visitor parking.
Screen Name Redacted 11/15/2021 05:49 PM	Why restrict these to the edges? The era of single family detached houses has to come to an end. Stop protecting them.
Screen Name Redacted 11/15/2021 06:43 PM	I support them more generally as well. I would like a further reduced barrier to building small apartment buildings. I don't see why it would be a problem to build them anywhere within Victoria.
Screen Name Redacted 11/15/2021 08:44 PM	I think the side yard setback provisions for small apartments adjacent to SFH areas should probably be greater than for the SFH they are replacing.
Screen Name Redacted 11/15/2021 09:22 PM	For better accessibility, construction costs and density, 3 stories should be allowed across all missing middle zones. Yes, small apartments can be built by-right near taller areas.
Screen Name Redacted 11/15/2021 10:16 PM	i would support this only if they had requirements for actually affordable housing and some at grade accessible suites.
Screen Name Redacted 11/15/2021 10:45 PM	Transition buildings need to be next to an existing larger building not just a lot designated as such. Incorporate elements of form-based zoning. It is the building envelope that needs to make the transition, not the fact that there are apartments in it or not. Gentrification conversion to larger units should also be permitted.
Screen Name Redacted 11/16/2021 08:53 AM	As long as they don't obstruct light that is important to current residents

Screen Name Redacted 11/16/2021 09:01 AM	Please please please have design standards that make them fit the most common style in the block, not the same old pseudo-Dwell magazine cheap ugly.
Screen Name Redacted 11/16/2021 02:44 PM	I am concerned as a homeowner as I expect something like this to happen beside my single family home. While I support more density in Victoria how do we do that beside a small home. There has to be a green buffer and sensitivity in design. Quite spaces between the house and the small apartment and not parking areas or entrance ways. Please keep this in mind.
Screen Name Redacted 11/16/2021 10:29 PM	Study the buildings in Europe. Four story density is very user friendly
Screen Name Redacted 11/17/2021 09:35 AM	I do not support this as it would create vast shaded areas throughout the city.
Screen Name Redacted 11/17/2021 11:16 AM	Please, no more super tall highrises!!! Three to six stories are fine.
Screen Name Redacted 11/17/2021 12:53 PM	I would support buildings in these designated areas being handled by the same delegated approval process as other missing middle housing.
Screen Name Redacted 11/17/2021 01:33 PM	I would even encourage the City to allow small apartment buildings to be built without rezoning. The City could also rezone the many existing legal non-conforming apartment buildings that are scattered throughout the City so that, were something to happen to them (fire, flood, etc) they could be rebuilt to a minimum of the current density without rezoning.
Screen Name Redacted 11/17/2021 10:20 PM	Six stories too tall. 2-3 stories, absolutely no larger than 4 stories, accessibility needs to be considered, and some off street parking, it needs to fit into the neighbourhood.
Screen Name Redacted 11/18/2021 05:09 PM	Build a big and dense as possible
Screen Name Redacted 11/18/2021 06:58 PM	What if they're also taller so you can fit more people and provide more homes?

Screen Name Redacted
11/18/2021 07:44 PM

It's further encroachment on the neighbourhood. The adjacent house owner will be affected by noise, light-loss, further lack of privacy. This policy would only serve to make housing less affordable as the price of these lots skyrockets. Most of these policies do not address the underlying cause of affordability which are interest rates. Building more housing doesn't bring house prices down. Developers are in it for profit. The City has allowed all kinds of development in the last decade and each year affordability gets worse not better. The policy will result in a land grab by developers - as witnessed in Vancouver - and a marked increase in housing prices. Furthermore, Council and staff currently and often ignore the guidelines set out in the current OCP, as well as the guidelines established for the protection of Old Town. I don't believe new guidelines would be followed either. This proposal gives each individual homeowner, no say as to what is built next door. How does this make for a "happy city". I believe these policies will further increase community tension and anger.

Screen Name Redacted
11/18/2021 08:14 PM

I find three stories to be too short! I live in Fairfield, on a residential street next to houses and house-conversions (not adjacent to any purpose-built apartment/condo buildings, although they are down the street) and my heritage-conversion building is 4 stories. A number of them are. They blend fine. I would support four stories for this category.

Screen Name Redacted
11/19/2021 07:01 PM

A transition in scale between taller buildings and single storey residential housing is important, but small apartment buildings within a neighbourhood (when placed right) certainly do not cause an issue or "ruin" a neighbourhood comprised of solely single family or other one storey residential housing.

Screen Name Redacted
11/22/2021 12:28 AM

I'd prefer to see more 4-6 story apartments within 2 blocks of commercial town centers, than broadly building apartments that are likely too small to be economical given land prices.

Screen Name Redacted
11/22/2021 08:08 AM

We have good space for apartments already. Don't destroy peoples backyard food growing areas by putting in towers which block the light. Not everyone needs to live in the downtown core.

Screen Name Redacted
11/22/2021 12:02 PM

Again trees need to be planted to create a nice landscape and parking at rear of building with a car share option.

Screen Name Redacted
11/22/2021 06:00 PM

It should be a priority to preserve the existing character of these traditional residential areas. They are the areas that give Victoria its appeal as both a place to live and a place to visit. Tourism is an integral and lucrative part of our economy and these tourists are frequently 'toured' through these neighbourhoods because of their unique character. They should be maintained.

Screen Name Redacted
11/22/2021 08:20 PM

Shadowing existing residences is unwelcome, especially for those who grow urban food gardens & need the sunlight hours. And, more noise and extra density does not allow for a reasonable or pleasant transition from single family dwelling to a closely adjacent multi-family dwelling.

Screen Name Redacted
11/22/2021 08:41 PM

Allowing this density alone, without strict and expansive affordability requirements, will not stop the cycle of rising rents, renovictions, and working people moving out of Victoria to points further and further out of the city while still working within city limits. You simply cannot provide developers with these new money making opportunities without assuring that much or even most of it will be affordable. How about making a lot of these new, small apartment complexes entirely non-market rate housing? The city of Berlin recently bought more than 14,000 apartments for workers' housing? Let us not be afraid to embrace the kind of similarly bold ideas that will really make our city more livable.

Screen Name Redacted
11/23/2021 11:48 AM

Yes but please make sure this is followed, don't allow exceptions

Screen Name Redacted
11/23/2021 04:32 PM

As long as off-street parking is available to each unit in the apartment

Screen Name Redacted
11/24/2021 05:22 AM

When hight is added the building is also built to property line. Look at cook and fort. The building overwhelms the corner.

Screen Name Redacted
11/24/2021 03:34 PM

I believe that this policy might lead to more renovictions and more demolishing of existing affordable rentals to make way for luxury suites which would undermine affordability,

Screen Name Redacted
11/24/2021 09:16 PM

Please pay attention to the emerging research showing that low rise and mid-rise buildings are more climate friendly than high rises.

Screen Name Redacted 11/24/2021 10:00 PM	Yes, I agree with this change - but I think that small apartment buildings should also benefit from a streamlined approval process in the way proposed for other types of 'missing middle' housing. Victoria's Housing Future described how Victoria is not on track to meet its housing supply targets and our housing shortage is projected to grow worse. Small apartment buildings are an important component of 'missing middle housing' and the city should do more to facilitate more construction of this type of housing.
Screen Name Redacted 11/25/2021 10:53 AM	Small apartment buildings should include those up to 4 floors to encourage densification, especially since many heritage and single-family homes include a 3rd or sometimes a 4th floor.
Screen Name Redacted 11/25/2021 11:43 AM	Small apartments should be allowed for several blocks outside of town centers.
Screen Name Redacted 11/25/2021 12:47 PM	Apartments should be encouraged to be larger spaces, IE 3 and 4 bedrooms and allow for family living. Almost all max out at 2 bedrooms and creates a gap for families who can't afford a full house but 2 bedroom condo living is too small to accommodate.
Screen Name Redacted 11/25/2021 02:09 PM	It's not enough,. 3 and 4 story apartments are not incompatible with "residential" neighborhoods and need to be included by default in the zoning right away.
Screen Name Redacted 11/25/2021 02:36 PM	Make sure to incentivize small apartment buildings that are pedestrian oriented rather than those that have large portions of land devoted to parking.
Screen Name Redacted 11/25/2021 05:33 PM	They've done this all over Vancouver and adjacent municipalities and the result is aesthetically horrendous. They are built cheap and quick and lose their appeal after a few years of weathering.
Screen Name Redacted 11/25/2021 07:38 PM	We need every variety of housing we can get. Three and even four story buildings are still pleasant to walk around if they are well designed. As long as we don't keep up the set-back practice, and strive instead to design for eyes on the street and occasional commercial oases.
Screen Name Redacted 11/25/2021 09:45 PM	This allowance does not need to be conditional on proximity to the edge. Three storeys within the heart of TRAs seems reasonable.

Screen Name Redacted 11/25/2021 10:12 PM	Taller is better.
Screen Name Redacted 11/25/2021 10:44 PM	Love it, but small apartments should be allowed anywhere. Needless North American housing restrictions are destroying the country.
Screen Name Redacted 11/26/2021 12:01 AM	I would like to see apartments that fit this classification be required to have multiple bedroom units >2.
Screen Name Redacted 11/26/2021 07:03 AM	Small and medium sized apartment/condo buildings are a much more approachable form of development that 20 storey stacked shoeboxes. Fully support this form of density.
Screen Name Redacted 11/26/2021 12:02 PM	Developers need to consider their proposed building in context of existing housing, which is not currently my experience. Transitions are therefore essential so that we do not have situations of 2 to 2.5 storey residents subjected to neighbouring 6 storey apartment buildings. Streetscapes need to be pedestrian friendly and transition helps with the attractiveness of a street and neighbourhood to encourage foot traffic and engagement.
Screen Name Redacted 11/28/2021 09:50 AM	Yes, there is no reason there can't be an off street parking spot for each home.
Screen Name Redacted 11/28/2021 10:33 AM	Again their are so few lots that meet this requirement. A perfect small apartment building site has been listed for sale for 3yrs (busier road, back lane access, 14,400sqft lot. But no one can make financial sense of it because you have to replace similar size and priced units for the project. This property has 8 housekeeping units that are at this lower rent amount and no developer can make the numbers work even if you went to 6stories. So the challenge is you keep the lower rent units for the 8people or you let it be taken down for the greater good of providing 40units of rental accommodation. You could even put on some of those have to be rented 10% below cmhc’s average rental rate.
Screen Name Redacted 11/28/2021 02:34 PM	Small apartment buildings should only be allowed WITHIN lands designated as urban villages in the OCP

Screen Name Redacted 11/29/2021 10:20 PM	My support is conditional in part on how edge is defined. Privacy & sun light for gardens is important.
Screen Name Redacted 11/29/2021 10:50 PM	The majority of developers are backed by multi-national corporations with no interest in Victoria other than a place to make money. This will result in a land grab by developers as witnessed in Vancouver and push prices even higher. Victoria is a small town; what little is left will be gone in short order. Bit by bit our architectural heritage is going to the landfill.
Screen Name Redacted 11/30/2021 08:15 AM	Double the width and depth. This would mean loss of green space, ability to absorb rain water, removal of large trees to provide cooling , shade, water retention and carbon capture. This is a climate emergency.
Screen Name Redacted 11/30/2021 11:40 AM	requiring these buildings to be on the edge of areas may decrease accessibility and liveability for residents.
Screen Name Redacted 11/30/2021 11:59 AM	I do not
Screen Name Redacted 11/30/2021 11:59 AM	Up to six stories but allow that height in higher traffic corridors. I support higher density and high building height. Thanks for doing this survey
Screen Name Redacted 11/30/2021 02:09 PM	Missing middle housing should focus on allowing people to become home OWNERS, not RENTERS.
Screen Name Redacted 11/30/2021 10:55 PM	In the midst of housing and climate crises, why limit to 3-storeys? Why not 4 or 5 storeys at least, to improve project viability and maximize new homes?

Optional question (286 response(s), 534 skipped)
Question type: Essay Question

Q12 Do you have any other comments about future missing middle housing forms in Victoria?

Screen Name Redacted
10/12/2021 01:50 PM

Historically there has been a disconnect between the public face of city housing policy (such as allowing garden suites) and the planning department's actions (making it very difficult to actually build one). With respects to missing middle, the planning and permit departments need to be both on board and supportive otherwise nothing will change. Dealing with permits especially is often hostile. My partner's job puts them in situation where they often deal with smaller developers or the general public who have recently had to deal with planning and permits and the number of folks literally brought to tears by the process is awful. The process really needs to work on it's up front clarification of rules and requirements as well as avoiding the mindset of only caring about large corporate developers.

Screen Name Redacted
10/12/2021 02:22 PM

How can we avoid just creating more executive housing, and make homes that are affordable to rent?

Screen Name Redacted
10/12/2021 03:01 PM

If greenspace needs to be sacrificed for off-street parking, there should then be an emphasis on spacious balconies/perimeter trees on site. Alternatively, shared rooftop green space could be a solution.

Screen Name Redacted
10/12/2021 03:39 PM

I would like to this the process for building missing middle housing be at least as easy as the process for building single family detached housing. In addition, there should be added incentives for property owners to build missing middle housing such, lower property taxes, free bus passes or extra access to home purchasing incentives. Finally, i would like all parking requirements to eliminated. Let the market decide how many parking spaces is optimal.

Screen Name Redacted
10/12/2021 08:47 PM

Ban single family developments until enough missing middle is built.

Screen Name Redacted
10/12/2021 08:59 PM

I still have concerns about total transformation too quickly, and taking Council out of the decision through delegation also takes voices away from neighbours. Can you have a public comment capability included in the process, so that people can make the case that the design guidelines are stretched too far or not met. Concern about blanket rezoning of Single Family areas. Downtown streets are made for multi-unit construction, but narrow residential streets are not. It would be awful to try to live through construction of some of these large townhouse developments in an old wood frame house. Vibrations, noise, no parking due to worker's trucks and equipment, months on end, and then have no parking in front of your home any more. Some streets in Victoria have no sidewalks and are more like country lanes. Too much change. See other questions for general comments on accessibility measures being too limited (adaptable vs. accessible) and only the one form perhaps having any requirements.

Screen Name Redacted
10/13/2021 08:14 AM

government (municipal or provincial) should consider becoming landlords for long-term rental suites. Increasing inventory will help some of the problems but doesn't address affordability. Some people will never be able to buy at this point and renting anything but an apartment (which is usually designed for rentals) puts them in a position where their landlord can evict them when they want to sell the house or move in themselves. Having stable, long-term, affordable townhomes and multiplexes for families for rent would help a lot of people. I think we have some of this currently, but most of it is aimed at low-income families. Yes, they need help, but around here, so do middle-income earners (up to $100k or $120k/family) who are finding it difficult to put aside the $ they need for a downpayment (never mind meet the current stress tests for a mortgage).

Screen Name Redacted
10/13/2021 01:21 PM

Please make efforts to save our character buildings. This can be done by using them as mutiple units. Don't ruin neighbourhoods by allowing new build multi units to replace heritage single family homes.

Screen Name Redacted
10/13/2021 04:11 PM

I'm very excited about this - this change is crucial to allow for Victoria to develop into the city that myself and many younger people would like to live in one day.

Screen Name Redacted
10/13/2021 05:08 PM

Please establish design guidelines that fit with neighbourhoods. Wilson Commons is an excellent example of a development that has a bit of a heritage look to it, and blends in well with the older buildings around it. We don’t need anymore uninspired, “modern” boxes in this city.

Screen Name Redacted
10/13/2021 05:39 PM

It would be great if we could explore some options for Co-op housing as well (and maybe allow more density for this housing form?)

Screen Name Redacted
10/13/2021 07:16 PM

Perhaps clarify more on what is meant by allowing City employees to work on zoning to help hasten the process. Which employees? In which departments? It will help no one if a data entry clerk in the social media office gets to decide on Fernwood zoning permits. Reassure the public that qualified people still are at the wheel despite the car moving faster.

Screen Name Redacted
10/13/2021 08:31 PM

Moderate density increase in existing close-in residential single family zoned neighbourhoods is the right approach.

Screen Name Redacted
10/13/2021 08:34 PM

Again, bold action is needed. The people most affected are likely not the ones that are attending council meetings. We're in a housing crisis, and the CoV needs to make bold steps to increasing density. Incentivize private industry to help solve these problems.

Screen Name Redacted
10/13/2021 09:11 PM

Do it all, we need more of this type of housing! Single family zoning makes no sense.

Screen Name Redacted
10/13/2021 09:53 PM

I hope these changes happen sooner than later; victoria's a walkable city especially if you live within a 2km radius of downtown. That neighbourhood walkability and feel should be expanded to the rest of victoria, along with making more of victoria accessible and livable to more people.

Screen Name Redacted
10/13/2021 10:32 PM

I absolutely support this, Single-family zoning is a major factor in the housing crisis. However we also need to support other things. - The other municipalities in the region need to have similar policies. - Getting people out of cars and into buses, bikes, and possibly trains/ trams - Secure bicycle parking. - More mixed use developments. - Making roads narrower. Getting the island train up and running would also help people get rid of their cars. While the benefits to transit within Victoria might not be much, giving people a way to get out of town, visit other towns on the island, would give them even more reason to get rid of their cars completely. I could probably talk about this for ages. I don't really care about the integrity of a neighborhood. I just want a place to live.

Screen Name Redacted
10/14/2021 12:26 AM

I truly appreciate we are even doing something to address the missing middle housing, and housing affordability in general. So, first off thank you to council and city staff for moving this file forward. I understand that one of the goals of all this is to try make as many people happy as possible, however I don't feel that value is as important as the risk of not acting enough. Sure some people with old money will be inconvenienced with higher density in their neighbourhoods, but on the flip side a single mother or single father with their child will have a home and not be put at risk of loosing it, or someone with a physical disability or mental illness who can't achieve higher wages can still afford to live in a quality safe home, and not in a half rotten basement suite. The benefit to all of us for being bolder and reaching further is far more valuable and objectively important to us from a human equity and security perspective. Please be bold. We have so much more to gain with more housing, and my opinion is based on moral socio-economic needs, and not what I need.

Screen Name Redacted
10/14/2021 08:42 AM

Adding more supply is obviously a great idea, but it's just the tip of the iceberg. We need affordable housing, not a dozen new buildings with rents higher than before because investors are trying to make a profit. Young workers and families are fleeing this city in droves. We need faster rezoning, legislation around rent control, and far less NIMBYism S. 22
S. 22

Screen Name Redacted
10/14/2021 09:32 AM

My ideal neighborhood contains a mix of condos, townhomes, and single family homes. I think it's detrimental to separate housing types to different regions, and instead they should be balanced together all areas of the city.

Screen Name Redacted
10/14/2021 09:48 AM

Yes. This proposal would do away with CALUC and the democratic community input. Only developers would benefit

Screen Name Redacted
10/14/2021 10:25 AM

Actively promote or help create small co-ops for this type of housing.

Screen Name Redacted
10/14/2021 11:06 AM

Please, please, please provide options for tiny homes in Victoria that aren't restricted to renting pad spaces in RV lots. Being able to subdivide a lot into three for example could triple the amount of people living in an area while being perhaps the best option to promote green and efficient living. Far easier to have green lawns and trees with smaller homes. Or even allow infill suites to be partitioned off the lot to include the land underneath. Right now you can only rent infill suites which further pushes capital to those who already own rather than those who are trying to just find housing.

Screen Name Redacted
10/14/2021 11:15 AM

Do more! This doesn't go nearly far enough. It's a good start, but there's so much more that can be done. End parking minimums please, there's way too much parking in this city and we need to end car dependancy

Screen Name Redacted
10/14/2021 12:26 PM

I really hope that nearly every SFD lot can allow missing middle types as an option so that more than just SFD tear down to build new single-family homes would become less common and instead we could see more houseplexes and townhomes.

Screen Name Redacted
10/14/2021 01:46 PM

Land in Victoria is precious, we need to make every square foot count. Requiring parking minimums, set backs, or wider roads is not a good use of land. Single family only zoning will ensure the housing shortage will remain a perpetual crisis, a crisis that we can give to our children.

Screen Name Redacted
10/14/2021 01:54 PM

Developments over a certain size (like over six distinct housing units? Or some number like that) should require developers to have a plan for how the increased density will not come with a linear increase in car trips. For example, said big developments should provide funding to upgrade a nearby simple bus stop to a covered bench bus shelter to encourage bus usage, or they should fund the raising of nearby crosswalks to make walking safer while slowing down cars and reducing noise. Or they could be required to provide indoor bike storage areas and fund a nearby bike lane improvement. Things like that.

Screen Name Redacted
10/14/2021 02:15 PM

Any form of housing with 4 or more units should not be beholden to a parking minimum, but instead a parking maximum.

Screen Name Redacted
10/14/2021 02:41 PM

We have to be aggressive. To save ourselves grief in doing another round of OCP and zoning amendments 3-5 years from now, we may as well just abolish single-family exclusionary zoning. But, I am happy that the City is taking steps to encourage and enhance missing middle opportunities, this is a good step.

Screen Name Redacted
10/14/2021 02:42 PM

build in services within 5 minute walking distance

Screen Name Redacted
10/14/2021 02:44 PM

Policy is a positive step forward but does not go far enough in the extent of the density created. Also cautious about putting too many costs onto new developments for requiring car shares - minimum level of availability is important but costs should be minimized. Needs to be ensure traditional residential neighbourhoods that see the most increased density following this policy have increased pedestrian and bike infrastructure sufficient to reduce need for cars - including car shares.

Screen Name Redacted
10/14/2021 02:51 PM

I'm so glad you are taking feedback and figuring out a way to address this important issue

Screen Name Redacted 10/14/2021 02:59 PM	Na
Screen Name Redacted 10/14/2021 03:37 PM	Please continue to build high density housing within a commutable distance to the downtown core and prioritize green space over parking.
Screen Name Redacted 10/14/2021 04:31 PM	I'm just very excited to see this moving forward and hope to see it continue to move forward. Love the focus on green space and conversation around how we can remove more cars from the scene
Screen Name Redacted 10/14/2021 05:18 PM	more houses please!
Screen Name Redacted 10/14/2021 05:36 PM	No other province permits the strata titling of duplexes and small townhouse properties. Stratas result in higher monthly home ownership costs due to additional legislative requirements (Strata Property Act requirements for insurance, management) and reduce owner independence. To help improve the affordability of new Missing Middle Housing Options, the Policy needs to limit the strata titling of these Missing Middle Housing developments by making "fee-simple" ownership the default. Refer to https://www.rew.ca/news/opinion-it-s-time-to-increase-supply-of-fee-simple-row-houses-1.1794077
Screen Name Redacted 10/14/2021 06:27 PM	Lack of housing is a problem, but affordsblility is bigger. It doesn't matter how many locations there are if folks can't afford to live in them. The cost of living is pushing people out (myself included, moving next month). I was approved for a $305k mortgage, and couldn't find anything here remotely suitable for my family of 5. The fact that families have to settle for a townhouse, condo etc., is frustrating and disturbing. I don't want to pay $700+k to share walls with others. The cost of renting is ridiculous, and as a married person with 3 kids, I should be able to survive without roommates. This city is a mess, and has been spiralling for a long time. If affordability can't be achieved, stop building. These places will remain empty if no one can afford to live here.
Screen Name Redacted 10/14/2021 06:32 PM	No
Screen Name Redacted 10/14/2021 07:11 PM	This looks good. I'd also empower (or force / incentivize) the construction of more family suitable housing and purpose built rental.

Screen Name Redacted 10/14/2021 07:28 PM	The costs of current missing middle housing is so high. The rhodo development on Fairfield had a three bedroom townhouse listed for 1.5 million. Something also needs to be done to address cost.
Screen Name Redacted 10/14/2021 07:51 PM	More mixed use zoning would improve walkability as residential areas densify.
Screen Name Redacted 10/14/2021 07:53 PM	Please push this ahead asap!
Screen Name Redacted 10/14/2021 08:53 PM	Please ensure the buildings are actually livable for families. We live in an 1100sq ft townhouse with 1 child - it would be a challenge to go smaller than this. If backyards are going to be small ensure there is common greenspace nearby or built into the complex.
Screen Name Redacted 10/14/2021 09:24 PM	There should be more focus on renovating larger existing houses to create rental housing via secondary suites. Many of the best candidate houses are less than 25 years old. Expanding the number of suites suites allowed is important, as is encouraging the construction of more of the large family-sized suites now allowed by the 2018 BC building code. Many people don't know that the 940 sq ft / 40 percent rule no longer exists.
Screen Name Redacted 10/14/2021 09:26 PM	Need a truthful survey
Screen Name Redacted 10/14/2021 10:20 PM	We have passed the point where we get to expect to maintain a “quaint” aesthetic in the city at the cost of people having nowhere to live.
Screen Name Redacted 10/14/2021 11:12 PM	No matter what is built it should be beautiful. My biggest fear with new housing when it does go up is that it will look "modern" in a utilitarian way. Victoria is a beautiful city and the new housing should be required to meet the aesthetic refinement of its surroundings.
Screen Name Redacted 10/14/2021 11:15 PM	this is perfect. if progress is made before the next election maybe ill change my opinion back to positive for the vic city council and consider voting them in again. this is a good idea. chop chop

Screen Name Redacted 10/15/2021 07:12 AM	Victoria is already too densely populated with not enough parking, and is not safe for residents. Improve that before anything else.
Screen Name Redacted 10/15/2021 07:19 AM	Coops. Please make them easier!
Screen Name Redacted 10/15/2021 07:28 AM	We need to do so much more. What's proposed here is a good start, but doesn't seem to match the scale of either our local housing affordability problem or the global climate change emergency.
Screen Name Redacted 10/15/2021 07:49 AM	Presumptive multi family zoning is overdue. In addition to reduced off street parking requirements, would like to see paid on street permit parking to further disincentivize car ownership (as a car owner).
Screen Name Redacted 10/15/2021 08:26 AM	Don’t do it. It will destroy Victoria. I am opposed to this idea absolutely
Screen Name Redacted 10/15/2021 08:34 AM	Great initiative. Far better approach than more high rises. It will help preserve the feel of Victoria and keep it from being just another “modern” city.
Screen Name Redacted 10/15/2021 08:34 AM	I have 2 comments. 1 is that as always, density is being offloaded onto a single, tiny city in a large region. Bigger regions like Saanich and Oak Bay never ever do their share for density. 2. All of the work gets offloaded onto staff and "design guidelines". Do we have the staff with the required training? Where are these guidelines coming from? Who approves the specifics e.g. the suggested building orientation, use of privacy windows, siting of noisy heat pumps? That process seems. much more vague than the rezoning process.
Screen Name Redacted 10/15/2021 08:37 AM	Once adopted, it would be nice to see clear guidelines on what is acceptable to help proposed projects get reviewed efficiently. A clear detail of what is allowed, what is not and what is open to review/subjective to the site will help ensure thoughtful development and avoid allowing "bad" design to crowd the city.
Screen Name Redacted 10/15/2021 08:41 AM	I would love to see townhomes allowed thorughout.

Screen Name Redacted 10/15/2021 08:42 AM	No
Screen Name Redacted 10/15/2021 08:48 AM	I love the idea of allowing more middle housing to he developed, but a key piece of the puzzle will be making that housing affordable l. If this produces more townhomes and duplexes that are sold for more than $600k per unit then the housing will not be helping for the same "middle" class that it is trying to help.
Screen Name Redacted 10/15/2021 08:49 AM	It can’t come soon enough!
Screen Name Redacted 10/15/2021 08:58 AM	Non profit housing is the only answer to affordability
Screen Name Redacted 10/15/2021 08:59 AM	More attention to singles’ needs. Less focus on zero cars. Need green spaces but not at expense of cars and parking needs
Screen Name Redacted 10/15/2021 09:03 AM	Ensure there is larger separate storage areas for things like kayaks, paddle boards, skis and of course bikes. It shoul not be an afterthought. Small plots of land or rooftop for gardens greatly increases quality of life. Young people and young families need more storage as less space is available in the units now a days.
Screen Name Redacted 10/15/2021 09:11 AM	Incorporate parking for each unit
Screen Name Redacted 10/15/2021 09:42 AM	Accessibility - at grade, wider doors and hallways, provision for grab handles are all very important.
Screen Name Redacted 10/15/2021 09:49 AM	It would be good to allow more smaller apartments where they would not impact existing single residence housing. Expecting that most new residents will have fewer parking needs is misleading as in my experience, most people have at least 1 vehicle per family, often 2. Reducing onsite parking requirements will only put pressure on an already full street parking issue in the city. Perhaps we should consider designating all on-street parking as residential-only on all streets in the city that are not limited or pay parking already.
Screen Name Redacted 10/15/2021 10:00 AM	This is the kind of policy planning that, while desperately needed to address our city's needs, typically gets pushback from a small but

vocal cohort of residents. Consultations need to be designed to address all residents and not to give amplifying opportunities to the few and loud. The large majority of residents understand the critical nature of the housing situation in Victoria, and Council and planners should ensure they are acting on behalf of those residents. Rezoning to address the missing middle is vital to our future city.

Screen Name Redacted
10/15/2021 10:26 AM

I favour eliminating parking minimums, bolstering transit, increasing pedestrian and cycling infrastructure, increasing traffic safety

Screen Name Redacted
10/15/2021 10:26 AM

Will this actually make more homes affordable? Will the price of condos go down? I'm currently earning $50k per year and there is no hope of ownership in a nice condo because I would have such a large monthly payment. I'm stuck in my apartment for years to come.

Screen Name Redacted
10/15/2021 10:28 AM

missing middle homes should have appropriate space set aside for effective waste management, tool share, etc. There needs to be space for organics and recycling bins on site, in a convenient and secure location.

Screen Name Redacted
10/15/2021 11:11 AM

I am very pleased the City is considering making the Missing Middle housing form easier to achieve. Thanks for your work!

Screen Name Redacted
10/15/2021 11:18 AM

Be bold in this initiative. It’s the least we could do. Our children and grandchildren will be the benefactor of our ability to adapt in the face of change and growth. This is a good approach and is long overdue. Thank you for willingness to address this issue.

Screen Name Redacted
10/15/2021 11:29 AM

I would like to see this entire process expidited, although I'm sure thats just a dream.. I want to stay in Victoria and raise a family here, and it would be helpful if I could put our 2,500$ in rent towards mortgage payments in the near future. I'm so excited for these proposed changes and will be excited to see more inclusive and accessible housing in Victoria.

Screen Name Redacted
10/15/2021 11:38 AM

Please ensure that this is spread equally through all neighbourhoods in Victoria, these projects tend to collect in the poorer or less desirable areas, while places like Gonazales and Rockland are often left untouched and continue to exist solely for rich families. Please also note that there are single people to consider here, not just families, and not just seniors - who often occupy the single family

homes but can't afford any upkeep or upgrades such as adding in additional suites/housing. Young professional people may not need an entirely detached home, but would also like the same outdoor access, and additional storage, but still being part of a community like anyone else.

Screen Name Redacted
10/15/2021 11:51 AM

I am fully in support of this initiative; I think it shows true leadership from our municipal government in tackling the challenges that we're facing now. I would urge you to push this through as soon as possible as we're critically low on housing (as you are clearly aware). Anything we can do to encourage townhomes as opposed to single family is a great idea.

Screen Name Redacted
10/15/2021 12:11 PM

bad idea, increasing climate change

Screen Name Redacted
10/15/2021 12:39 PM

There has to be something done about this crisis. I've lived in duplexes, 4-plexus, owned my own home, lived in coop housing, all kinds through the years. I worked until I was S. 22 , and never dreamed I'd be in this at this stage of my life. I've been looking for 10 mo and either make too much or not enough, and the places I do qualify for all have 2-5 yr Waitlists. It is insane what people are charging for rent simply because they can! As a senior on a fixed income, I am struggling to understand the greed of people, and / or why the government has not prepared a long time ago for the baby boomers to retire.

Screen Name Redacted
10/15/2021 01:04 PM

These are not long-term solutions.

Screen Name Redacted
10/15/2021 01:13 PM

As someone who is part of the missing middle and strongly considering leaving Victoria due to lack of housing that supports my future plan, I consider this plan too little too late. Life here as someone under 40 without a sizeable family inheritance is not worth living with home affordability where it's at.

Screen Name Redacted
10/15/2021 01:21 PM

I agree that the current model is unsustainable however I worry that the cure will prove worse than the disease. The solutions I'm seeing enacted now and which you seem to be wanting to etch into stone seem more reflective of a developer's dream than a homeowner's or a renter's. I realize you are juggling the overall and the specific, and that from your perspective the larger, broader perspective is the more critical but for the people who are going to be living in the housing

you are proposing, it is the specific that is the prime consideration. I don't see however, how your planning guidelines respond to your previous survey's findings concerning the importance that the public places on private green and outdoor space. I realize this is harder to tackle than reducing parking spaces and infilling in single family residential zones because while those generate income and profit while fulfilling your mandate, withholding land from development/re-development purely for the purpose of providing a yard or patio for a homeowner or renter eats into them. Providing 500 square foot apartments with a balcony big enough for one chair and a hanging fuschia, or even slightly larger townhouses or housing blocks units with a comparable size balcony or patio or a similar size square of grass or astro-turf between a front door and a busy sidewalk is not giving the public the PRIVATE outdoor space they clearly prioritize. It is definitely not what I want and not enough to lure my family back from the single family home they were forced to move to in Langford when baby arrived. There would appear to be more patio and green space around the benches that have been set up in conjunction with road modifications on Vancouver and lower Cook Street than are being considered for the individual units of new construction being proposed. Before moving ahead with your existing models, I would urge you to ask the public who are engaging with you to expand on the lifestyle priorities they have so overwhelmingly identified. I'm not a luddite. Things do need to change. Density does need to happen but lets not make the mistake Glasgow did in the 1960's when it tore down its decaying 19th century housing only to create 20th century slums. People need to want to move into this new Middle Housing and stay there once they do. Maybe let's not focus on maximizing the number of units that can be squeezed into a given area but rather focus on the quality of life of the people who are meant to inhabit them. Row housing, for example? Only instead of a second row of houses occupying the back yard of the first, each unit has a narrow but private green space and built right up to the sidewalk doing away with the useless pocket handkerchief of green in front. It's not clear to me from the information you have provided whether we are looking at units for sale or for rent. Maybe let's not focus on selling units, which often end up as after-market rentals, increasingly short term ones, but rather return to the model which saw the construction of purpose-designed rental buildings, often 3 or 4 storey but which could be a little higher and not just along main roads, but where possible in former single family designated zones. Rental units might also help dis-incentivize developers from building solely on the basis of maximum short term profit and remove much of the responsibility of providing and maintaining missing middle housing from the shoulders of private individuals who operate from a variety of motives and wide ranging levels of expertise and efficiency and are time consuming to monitor and regulate. I know and accept that the process needs to be streamlined and new guidelines are needed but whatever envelope

you impose there will be immense pressure to push it even higher and not all solutions fit every situation. Finally, I just have to comment on your video example of proposed modifications to address the needs of people with mobility issues. A three level townhouse? Seriously!!?? I am S. 22 and mobile now but aware that might not always be the case. The only way I would contemplate three storeys is if there were an elevator (not featured along with grab bars, wide doorways and storage for wheelchairs in your proposals) and as these places tend to be painfully narrow as it is, I can't imagine where you would put one. Apartment or patio style homes or ground level 'granny' flats or an all ground level unit in a multi storey building are far better options for people with mobility issues. Thank you for wading through my comments and, if I have misconstrued any of the information you have provided, for understanding that mine is the perspective of a lay-person and based on my own and my family's lived experiences rather than any level of planning expertise. I know you have suggested anonymity however I'm quite happy to provide my name and email address if you should ever want to contact me either for clarification or to set me straight:-) S. 22

S. 22

Screen Name Redacted
10/15/2021 01:29 PM

Just total frustration, again, with having no say in the matter. Yes, there is this survey but there should be a referendum on such drastic changes. People should be informed throughout the entire community, not just a select few that includes developers.

Screen Name Redacted
10/15/2021 02:02 PM

I'm concerned that the reality may not be consistent with the wishful thinking involved in the development of this policy. I see the potential for a great number of modest 1950s homes ending up in the landfill as the value of the land they sit on escalates with the potential of building 4-6 units. Destruction of mature trees is happening at an alarming rate under the current system - how could it not accelerate under this new plan? While i agree with the proposal, in principle, i fear that magical thinking is causing the city to race toward something that will prove to be illusory - and possibly damaging. Why not start on a more modest scale (such as heritage house conversions, and possibly construction of duplexes - rather than 4 or 6plexes), and assessing the impact, rather than barrelling ahead with these multiple changes all at once?

Screen Name Redacted
10/15/2021 02:14 PM

I very much hope that this be put in effect as soon as possible so that people can get a home that they can afford. I also very much hope that with the help of the Provincial and Federal governments the city builds quality housing for the un-housed, with other help for them. The Housing First programs started have huge successes.

Screen Name Redacted
10/15/2021 02:16 PM

Residents should have access to outdoor space and full ability to have pets and children. Housing with pet and/or age restrictions would be unhelpful.

Screen Name Redacted
10/15/2021 04:20 PM

"Roads are made, streets are made, railway services are improved, ...water is brought from reservoirs a hundred miles off in the mountains - and all the while the landlord sits still… To not one of these improvements does the land monopolist as a land monopolist contribute, and yet by every one of them the value of his land is sensibly enhanced."- W. Churchill Tax land, not wages

Screen Name Redacted
10/15/2021 05:00 PM

Activate the frontage! Remove parking requirements (or fully embrace paving the rear yard if your preference is cars)! Reduce costs related to this housing and limit the amount of setback requirements to promote creativity and innovation. This is such an important policy, but the longer it takes, the more expensive land becomes and the more we lose the opportunity for families to live in our community.

Screen Name Redacted
10/15/2021 05:16 PM

I'm very glad the city is looking at this seriously. Don't let the dinosaurs hold you back! We need this change!

Screen Name Redacted
10/15/2021 06:15 PM

Please expedite this process ASAP. We have been discussing these issues for too long and although this engagement process is appreciated, these processes take too long and all it means is we are still 2-3 years away until we see any meaningful change

Screen Name Redacted
10/15/2021 07:06 PM

Not a good fit.

Screen Name Redacted
10/15/2021 07:07 PM

I agree with the concept of missing middle housing but I would prefer to see more incentives for developers to retain existing buildings (ie through multiple unit conversion or through heritage designation) vs. demolishing and building new. I also agree with the concept of "relaxing " parking requirements given the importance of preserving and protecting open green space. While it is nice to see that provision is made for the planting of new canopy trees, I feel it is really important to strictly enforce the Bylaw requiring retention of Mature trees that already exist. New builds unfortunately often result in the removal of very large , mature trees . While replacement trees may be required as part of the approval process, they do nothing to mitigate the negative impacts to neighbouring properites , in terms of

	loss of greenery, privacy and general ambience of the urban forest environment that mature trees create. Giving some sort of "bonus" incentive (perhaps in the form of additional floor area) for one to retain existing buildings and convert (and/or designate if heritage) would go a long way to create additional housing units, while still preserving the urban forest .
Screen Name Redacted 10/15/2021 08:44 PM	All suites should have a parking space, more than one disability parking space. They should have washer/dryer compatible. Should have gardens and balconies for those who need the garden space for well mental health.
Screen Name Redacted 10/15/2021 09:02 PM	It should be incentcised and implemened in areas with post WW2 single family bungalows first. These improvements would be a catalyst for change in surrounding areas.
Screen Name Redacted 10/15/2021 10:33 PM	It is great to see the City of Victoria making missing middle forms of housing a priority. I appreciate that this policy supports diverse communities and eliminates the need for rezoning and public hearings. In my opinion, those looking for middle housing are often underrepresented at public hearings while those wishing to minimize the amount of change in their neighbourhoods that already have the privilege of homeownership are over represented. I strongly support increasing housing options and housing supply in our city.
Screen Name Redacted 10/15/2021 10:50 PM	Instead of densifying housing, Victoria needs more park and other green spaces. Promote green roofs and replace paved parking areas with firm grass parking areas and adjacent trees and rainwater catchment swales for any remaining runoff.
Screen Name Redacted 10/16/2021 06:38 AM	Make them readily available to everyone, all ages and incomes, without bias or restrictions.
Screen Name Redacted 10/16/2021 08:51 AM	This is an important initiative, I hope it spreads to other communities. Building towers does not create community.
Screen Name Redacted 10/16/2021 09:09 AM	Zoning requirements need to be streamlined. It is ridiculous for developers to have to wait years to build. In the meantime, rental prices keep going up because those of us who can't afford single-family dwellings costing over $1 million do not have access to affordable housing. Even when we find it, we get penalized for having

a roommate to help us pay rent. My apartment building requires another $100 a month to punish me for not being able to afford my $1,600 two-bedroom on my own. My rent is only this "low" because I have been here for 3 years. For new renters, places like mine now go for $2,000. Who can afford this? Remember that most of the available jobs in Victoria do not provide a living wage. When I first moved here, I worked at Canadian Tire for $13 an hour. Even with that insanely low wage, the employer insisted on changing shifts all the time. I put my foot down after being scheduled for an 8 am start, a 9:30 am start, and a 9 am start in the same week. I told my boss to give me the S. 22 shift available--the shift that no one else wanted--so that I could start at the same time every day. But I digress. Know that for many of us, THERE IS NO OTHER OPTION than low-cost housing. This is why this bend-over-backwards attitude towards entitled whites in Oak Bay and Fairfield-Dallas and elsewhere is enraging.

Screen Name Redacted
10/16/2021 09:41 AM

As a young person trying to live in Victoria: we need this. What I see in my own young family, and with my friends is people struggling in the face of massive costs to live here. These costs are largely artificial, driven by zoning-imposed constraints to building the housing supply that we need. Creating the kind of housing that people, especially younger people, in Victoria need should not require lengthy and onerous permitting and zoning processes: it should be the default. I love living in a place as vibrant and interesting as Victoria, missing middle housing can help us keep the things that are best about our city as we move forward.

Screen Name Redacted
10/16/2021 09:50 AM

Very glad to see that the city is thinking of car lite lifestyles. I think this is the way of the future and makes sense in a city like Victoria. Parking requirements are so out dated.

Screen Name Redacted
10/16/2021 11:36 AM

We need more accessible and low income housing for FAMILIES. We disabled people DO have families as the government doesn't seem to realize.

Screen Name Redacted
10/16/2021 03:34 PM

Put in place laws that prohibit so-called "developers" who both demolish "middle houses" and build expensive ones in their place, and over-renovate "middle houses" thereby elevating their sale prices. Victoria's established neighbourhoods that are characterized primarily by detached houses (that are not palatial in size of both house and lot), should NOT be allowed to become capitol gains projects for so-called "developers" and realtors. Force neighbourhoods to remain largely as they are, with perfectly rational upgrades and maintenance rather than knockdowns and massive additions. This helps keep their

	cost somewhat in-line and tries to avoid rapid up-push of prices. Producing "Middle Housing" is not simply about "building" them... it's also about maintaining existing ones.
Screen Name Redacted 10/16/2021 11:48 PM	no
Screen Name Redacted 10/17/2021 10:42 AM	This type of housing should be offered in all areas of Victoria. Not just focused in fairfield/cook street neighbourshood.
Screen Name Redacted 10/17/2021 11:46 AM	I encourage the city to negotiate more favourable terms with developers.
Screen Name Redacted 10/17/2021 12:14 PM	Current plans cater to a very specific kind of person - one who is able-bodied, and wishes to ride their bicycles everywhere. For those who are not able to ride bicycles. For those not able to ride bikes, such as families with small children, those who are transporting tools or work materials, people who for whatever reason do not have the balance to ride a bike, people with mobility problems, those who must have medical aids or equipment with them, elderly, those who don't want ride a bike in wet weather conditions or need to wear clothing that doesn't lend itself to bike riding - any of those people may need a car. And, yes, they could take a taxi or a shared vehicle, but sometimes you just don't have the money handy, or the accessibility, or the time to do that. So any of those people might take one of these proposed places to live while housing is so tight, but it will not be a home - just a place to live while they look for something more suitable. So why not design places that will meet these needs in the first place, and encourage people to stay in the downtown area?
Screen Name Redacted 10/17/2021 01:36 PM	It’s a great start and I support doing more should to help bring the housing crisis under control.
Screen Name Redacted 10/17/2021 03:23 PM	The missing middle housing forms are appropriate for many of our streets in all of our neighbourhoods. (Please let's not let Gonzales form its own neighbourhood. That would be redundant and unnessecary all things considered.)
Screen Name Redacted 10/18/2021 09:01 AM	Zone ONLY the corridors and urban villages for missing middle initially and see what the uptake is. If it proves out move forward with the lessons learned into the broader cityscape. LISTEN to the residents of traditional residential areas, not merely to aspiring

	residents. Keep ALL building height to 7.5 m. What may work in one neighbourhood may not be suitable for another. eg. in an area of large older homes and conversions 3 storey might fit. In an area of bungalows, not at all. This plan appears to be a simplistic one size fits all approach. It show little sense of existing community values and appears to be solely interested in accommodating growth to the detriment of other established values.
Screen Name Redacted 10/18/2021 11:55 AM	This is the opportunity to be bold. Please ensure that proposed forms are actually economically viable, and please resist the opportunity to impose too many requirements on the missing middle built forms. The goal is to make missing middle as easy or easier to build than a single family house which is what is being done now (house replacements).
Screen Name Redacted 10/18/2021 12:10 PM	Mentioned earlier, but you need to legislate affordability into this and spaces for families. 3+ bedrooms in apartments, houseplexes, and townhomes.
Screen Name Redacted 10/18/2021 03:24 PM	We need to hurry - so much time has been wasted listening to non rationale antiquated arguments- can we be a world class city if we can't keep restaurants open? Can't staff pools? Have no one to pour drinks in nightclubs? What about a city that doesn't have any family doctors. Oh - wait until the teachers move away... Because that is what we are facing. People will leave BECAUSE THEY CAN'T AFFORD TO LIVE HERE AND/OR THEY CAN'T FIND FAMILY HOUSING
Screen Name Redacted 10/18/2021 03:56 PM	Go faster
Screen Name Redacted 10/18/2021 04:07 PM	Not only do we need to allow missing middle on every lot, but we also need to make the OCP a pre-zoning document. What is the point of the OCP if the city councilors and neighbors get a chance to shoot a development down? We are in a housing crisis, we need to streamline building.
Screen Name Redacted 10/18/2021 04:16 PM	I applaud the city for trying to increase density and improve opportunities for a range of housing options that could attract more diversity in neighbourhoods.

Screen Name Redacted
10/18/2021 07:11 PM

Please do not let developers dictate to council. We and our fellow neighbours are increasingly concerned, that S. 22 developments, for example, are not given due scrutiny, and that concerns expressed by your own Planning Department, are overlooked. This will certainly be an election issue.

Screen Name Redacted
10/18/2021 09:33 PM

i hope these proposals essentially eliminate single family zoning. Will this new plan allow a traditional single family home with basement suite to also build a backyard or garden suite? This is an obvious way to increase missing middle options. What about laneway housing? I don't see this addressed here. Laneway houses should be excellent missing middle housing.

Screen Name Redacted
10/18/2021 11:45 PM

More should be made available in Victoria

Screen Name Redacted
10/19/2021 10:03 AM

More medium density, less cars, more walking and biking. You cannot politely convince car focused people to drive less; you actively need to make it worse for them to drive.

Screen Name Redacted
10/19/2021 11:51 AM

Having just spent a week in London UK and walked many new neighborhoods that have condos, town homes etc there is no affordability. The only way they are doing it is by long term land leases. Maybe show examples of western countries with similar issues that have been successful in what you propose and prove that missing middle has worked and has lowered costs of housing while maintaining integrity of the neighborhood etc.

Screen Name Redacted
10/19/2021 12:41 PM

It is URGENT.

Screen Name Redacted
10/19/2021 12:56 PM

Other cities that have implemented blanket rezoning have not seen improvements in affordability, rather they have seen broad and changes changes in their community without reductions in the costs of living. I agree we need to streamline the development process, but we also need to ensure our community evolves and that we are able to retain what has made Victoria a desirable place to live in the first place.

Screen Name Redacted
10/19/2021 01:37 PM

I believe in gentle density and the official community plan that was completed a few years ago. I do not agree in amending it for easier approval of the missing middle.

Screen Name Redacted 10/19/2021 01:48 PM	I think this is great that Victoria is being proactive and taking this on. Hopefully this creates a good model for other communities on Vancouver Island.
Screen Name Redacted 10/19/2021 05:32 PM	ensure commercial space is present to serve the extra people living in the neighbourhood, to avoid bottlenecks at local grocery/other stores and reduce use of cars.
Screen Name Redacted 10/19/2021 07:01 PM	If you decide to move in this direction, do it at a much faster pace than the usual bureaucratic crawl - this housing is needed now.
Screen Name Redacted 10/19/2021 07:07 PM	I would not be offended to see modern manufactured homes as part of the solution— not the “mobile home” of old but creative spaces suitable to smaller footprints.
Screen Name Redacted 10/19/2021 07:41 PM	Considering the recent community engagement in updating the various OCPs, I find this proposal inappropriate at this time. I don't fault that we need to consider the types of buildings and rezoning processes as Victoria continues to grow, but I think there needs to be more transparency about this. I feel that this coming as a separate proposal from the various OCP engagements is not transparent and that is disappointing. I was also disappointed in the structure of this survey, as the answer choices are very leading. I found the same with the bike lane surveys.
Screen Name Redacted 10/19/2021 08:14 PM	This can’t happen fast enough.
Screen Name Redacted 10/19/2021 09:43 PM	Think outside the box. E.G. if on street parking is a big constraint, could we design parking clusters to meet needs of multiple units of housing? could we design green nodes to meet open/green space needs? It doesn't all have to be private/semi private space. Green/public/open space can be mini parks with multiple uses, flexible uses over days and seasons. We are actually short on public green space in Victoria. Addressing this need and knitting it into a housing plan will be extremely important.
Screen Name Redacted 10/19/2021 09:47 PM	My generation is getting crushed by the housing shortage. Let's get building, yesterday.

Screen Name Redacted
10/19/2021 11:45 PM

Re: this survey, asking for our opinions on procedures for development/zoning BEFORE explaining what those are (e.g., the heritage thing) is ..... not responsible. Also, according to Census Canada, Victoria is the 6th highest population density metro area (pop 340k) while being the 15th largest such area in Canada. This strongly suggests that the problem at hand is not only zoning the "missing middle". Density is not an end in itself but should be a strategy across this entire metro area. Solving Victoria's (sensu strictu) problems without considering what Saanich, Oak Bay, Esquimalt, etc are doing is ..... unwise.

Screen Name Redacted
10/20/2021 09:48 AM

It is ok to change actions…like opening up Richardson. Rockland and Fairfield are carrying too much traffic for street design. The amount of bikes on Richardson do not justify closing of roads and creating more congestion on other streets, less safe and longer commutes in cars. Side roads, like Linden are carrying cut through traffics including large trucks making unsafe residential areas. Unless no one cares about residential areas.

Screen Name Redacted
10/20/2021 10:09 AM

Please consider the maxim "do no harm" when it comes to housing development. Do not replace existing affordable rental housing stock with strata ownership condos or townhomes. Please do not allow developers to demolish rental housing and displace tenants.

Screen Name Redacted
10/20/2021 11:44 AM

Excited for this proposal and hope to see more development of missing middle housing.

Screen Name Redacted
10/20/2021 09:14 PM

Victoria has a far too wide gap between rich and everyone else. We need to ensure these changes aren’t going to exacerbate that gap. I’d also like to see businesses that come in to support more flourishing neighborhoods (eg delis, groceries and bars) be given credits or incentives if they are local. We need to keep money in the city.

Screen Name Redacted
10/20/2021 10:08 PM

If you're embracing that most of these new households will be car-free by requiring only 2 parking stalls, then what's the big difference between 2 and 0? Also, by requiring 2 you lose at least 1 on-street parking stall for the driveway, as well as a bunch of green space on the front of the property. Plus you break-up the sidewalk more and have less room for boulevard trees. The benefit of 2 parking stalls is small but the costs are high. I get you want accessible stalls so put them on the street. Using the Accessible Design for the Built Environment (national standard from CSA Group) you can provide on-street accessible stalls that are an asset to the entire block, not just the one project. https://www.csagroup.org/wp-content/uploads/B651-

18EN.pdf See page 99, clause 9.4.1, figure 72. Also, you shouldn't put a limit on the number of units. Other density limits can deal with the real problems you're trying to get at. If you feel like you HAVE TO put a limit, don't make it artificially low - that will kill most projects off the bat but also encourages larger homes that few can afford (AKA the wealthy). Allow at LEAST sixplexes. Even fourplexes are going to be $1M+ in today's market. Sixplexes are the minimum for homes that are attainable at median family incomes. Finally, do lots that abut public spaces (e.g. parks) or institutions (e.g. schools) count as corner lots? (therefore allow 3 storey townhouses) They should :) I'm your only car-free missing middle developer. I've got data and research I can share and I've explored every angle of building this kind of housing. I'm an open book and happy to help any way I can.

S. 22

Screen Name Redacted
10/21/2021 10:36 AM

Your questionaire appeared to be biased, suggesting that upzoning is the only solution to affordability

Screen Name Redacted
10/21/2021 02:13 PM

No

Screen Name Redacted
10/21/2021 10:25 PM

I think the policy is a great step in the right direction. The ideal situation in my eyes would be a broad automatic upzoning to allow at least up to duplex/triplex/four-plex (and ideally up to small form townhomes) everywhere in the city. However, I think the policy as laid out is very thoughtfully done and would drastically improve the situation versus the current status quo. I would also like to comment on the importance of housing quality. I don't know how this best fits into a city policy but I would like to see careful consideration to the quality of life for residents of multi-family housing forms of all types (e.g. ensuring adequate soundproofing, access to amenities, not confining missing middle or apartments to major car-heavy corridors etc.) I do feel that the CoV has a much better track record on this topic than other municipalities in the CRD and lower mainland, though. Thanks for this engagement opportunity!

Screen Name Redacted
10/22/2021 12:11 PM

These forms are only for developers. How can missing middle families put more pressure on developers to actually build these units?

Screen Name Redacted
10/22/2021 02:29 PM

Would love to see more corner shops around this denser housing for practicality.

Screen Name Redacted 10/22/2021 04:45 PM	I'm s. 22 and struggling to see what my future will look like with housing. I work full time and am able to save by living at home. I'm getting priced out of the market and what I can afford, is not what I want. I think an emphasis really needs to be put on townhouses. Tall apartments and condos have dominated the development industry in Victoria for over a decade, and our housing problem only continues to get worse, clearly they are not the solution. Townhouses with backyard space are ideal as they often are more spacious and allow tenants/owners to get fresh air, garden, bbq, and enjoy the fresh air - something essential for mental health. Further, a lot of the recent builds have been absolutely hideous. A focus on heritage, arts and crafts, and character homes should influence future development projects.
Screen Name Redacted 10/22/2021 05:24 PM	Emphasis needs to be placed on affordable to live in, considering how outrageous Victoria rent and ownership prices have become
Screen Name Redacted 10/22/2021 05:33 PM	I strongly support this initiative and plans to increase density and reduce barriers to dense housing construction.
Screen Name Redacted 10/23/2021 07:34 AM	All R1/R1.1 zones should be done away with, allowing for mixed use neighbourhoods, multi-storey (4-6) new-infill, multi-family units and possibly make more streets one-way motor-vehicle streets (though dual way for bikes and e-bikes).
Screen Name Redacted 10/24/2021 09:02 AM	I'm thrilled that the options are being looked at.
Screen Name Redacted 10/24/2021 05:08 PM	Just get it done. Stop with the endless consultation that only a tiny and very self-selecting portion of the population is even aware of. We're in a crisis and need some bold action, even action that might not be popular in the short term but is the right thing to do.
Screen Name Redacted 10/24/2021 09:45 PM	I haven't spent time reading all the background/OCP materials but I would be interested to know what is the long-term vision/end-game in terms of the population size and character of Victoria. What I would hope is that missing middle housing means we can avoid completing changing the face of the city like what is happening in parts of downtown and Vic West (high rises blocking the sun)
Screen Name Redacted 10/25/2021 08:18 AM	Please look at more commercial spaces being converted/built with residential above. Lots of low commercial on main thoroughfares that

	could be converted to multi storey with residential above vs. infilling in neighbourhoods where green space is lost.
Screen Name Redacted 10/25/2021 09:23 AM	Don't expect that people won't have cars, even if they ride bikes. If you don't make space for them in residential buildings, they will be parking on the neighbouring streets and causing problems there. Many "single family" homes actually have more than one family living in them.
Screen Name Redacted 10/25/2021 10:04 AM	I ponder whether we will have any middle class living in downtown Victoria?
Screen Name Redacted 10/25/2021 10:58 AM	I'm really disappointed with the leading questions in this survey. This isn't a fair way for residents to express their opinions.
Screen Name Redacted 10/25/2021 11:49 AM	We need this strategy very much. Let's get on with the re-zoning!
Screen Name Redacted 10/25/2021 12:54 PM	Yes. 1. Tiny houses to be available somewhere in the plan. 2. Container housing 3. New housing builds with laneway type housing built on property by builder 4. Someway to cap price of rental units to renter. 5. What happened to AirBnB units in city? What was the final outcome there ? 6. Government initiatives that would encourage people to stay in Victoria .. reasonable daycare, down payment assistance for would be purchasers who have other bills regarding education and don't have a down payment, don't forget the elderly who don't require or want a lot of space in a home and are on pensions. What is available to them ? 7. I look at these free magazines that are available in the grocery store… Spruce, Yam, etc. and they are ALL for the wealthy person, none for the middle to lower middle class persons you want to relocate to the city to fill all the jobs that are available but no one here to fill them.
Screen Name Redacted 10/25/2021 01:05 PM	I think we need to increase density especially in established corridors with transit/ services/ parks so that younger people and families can live here, however I think that by relaxing the requirements of a parking space /home you are being unfair to those that must use a car: aged with mobility restrictions, disabled, families with young kids to transport to various places, people with dogs to transport, people who need to use a car for work

Screen Name Redacted
10/25/2021 04:34 PM

City-wide removal of single family zoning is a key requirement for densification. Community opposition (i.e. old, existing house owners who want everything to stay the same as in 1972) needs to be balanced against the wants of all the people who would pay to live in the community if suitable housing was available. This latter group currently does not have an effective voice on housing developments. City-wide removal of single family zoning should be sold as a relief from government intervention/ dictates and an opportunity for the community to develop incrementally as local people require.

Screen Name Redacted
10/25/2021 04:37 PM

Continue to great work on the bike network, educate for drivers, and build community business hubs

Screen Name Redacted
10/25/2021 05:16 PM

Victoria urgently needs missing middle housing to be built and available for citizens to ensure that the city continues to evolve and grow in its population diversity and inclusivity. This will encourage shelter affordability so that young people will stay and continue to help the community to evolve for the benefit of everyone in it.

Screen Name Redacted
10/25/2021 08:39 PM

The downtown core is already well suited to high-density, car-lite living. With so many vacant or underutilized commercial buildings we need to re-zone more of them to be converted in to residential towers.

Screen Name Redacted
10/25/2021 08:49 PM

with increased density the neighbourhoods in victoria also need additional community resources - every neighbourhood in Victoria needs a physical community center and recreation opportunities

Screen Name Redacted
10/25/2021 08:50 PM

Some further initiatives that would help get people into stable homes would be to enforce stricter rent controls (i.e. German model), council housing, or rent to buy schemes.

Screen Name Redacted
10/25/2021 09:06 PM

I strongly support the initiatives the City is putting forth in this initiative. I'm excited to have more housing options for young and old and to free up staff and councils time. Public hearings in this type of housing during a housing crisis' has seemed counterproductive to me for some time. I hope the city can add rental stock asap as a lot of the older apartment are nearing end of life and if we don't support building of new rentals those tenants will have no where to go when they are eventually evicted for renos.

Screen Name Redacted
10/25/2021 09:24 PM

House plexes should allow for 50% of land use for footprint. Townhomes should not be permitted to be 3 stories where they back onto a single family homes. They should also have a minimum of 25 feet rear set back when backing onto single family homes.

Screen Name Redacted
10/25/2021 09:30 PM

This survey had a lot of redundant information.

Screen Name Redacted
10/25/2021 10:50 PM

I would like to see allowed, a garden suite (or new infill house behind heritage designated house) in addition to a basement suite in original house allowed in the new zoning. This would further incentivize density in the context of the very high building costs in this city currently.

Screen Name Redacted
10/26/2021 11:38 AM

Young families are looking for the entire "package" to raise their families. This includes safe streets and parks, modern recreation facilities for swimming, hockey and team sports and safe shopping zones including downtown. The Middle Housing survey does not address these other issues.

Screen Name Redacted
10/26/2021 11:42 AM

We need more co-op housing, and we need to recognize that "families" do not necessarily mean mom, dad, kids. Some of us are childless but we are still families. Some of us live with our elders. Some of us live with our siblings! "families" come in all shapes and sizes and we all need housing.

Screen Name Redacted
10/26/2021 11:53 AM

With the price of land in Victoria and current building and development costs, I can't see that missing middle units can contribute much to increasing housing choices that are affordable. Most standard single residential lots in Victoria (land only) are assessed by BC Assessment at $700-800 K. Add construction ($200-$300 per square foot) and development costs, and modest site amenities and the price for, say a duplex, is close to a million for each unit.

Screen Name Redacted
10/26/2021 12:17 PM

Please enable more middle housing as soon as possible!

Screen Name Redacted
10/26/2021 12:21 PM

As mentioned the most important thing in a world of over inflated housing markets where renters are even feeling the pinch to even find a house (not uncommon that a 1 bedroom is $1500), is affordable and accessible to all housing. I appreciate this idea is not exclusive from the missing middle but in my opinion should be at the forefront.

Screen Name Redacted
10/26/2021 12:22 PM

Every income level should be able to live in the city. We need to make the city inclusive and welcoming. I think these proposals look to be sensitive to the character of the city while still fitting in this missing middle. Well done city staff who created these proposals!

Screen Name Redacted
10/26/2021 04:33 PM

The cost of these new housing types need to be financially accessible to local incomes. If there are more types of housing but they still cost more than local incomes can afford, families and individuals already working and living in Victoria will still leave.

Screen Name Redacted
10/26/2021 06:43 PM

This is an awesome plan!!

Screen Name Redacted
10/26/2021 07:11 PM

Existing regulations are pretty restrictive, and loosening them would allow more infill. E.g. Allow garden suite in front yard; Offset requirements on small lots.

Screen Name Redacted
10/26/2021 10:05 PM

Thank you for your hard work and careful considerations of our feedback.

Screen Name Redacted
10/27/2021 10:37 AM

It's a great idea to allow suites in older homes and duplexes, to convert older housing stock into two or more units and to use in-fill on larger lots. Townhouses are also good, depending on their placement. Wilson Commons is a good example of doing it right. Please prioritize these types of housing over high-rises in residential areas.

Screen Name Redacted
10/27/2021 11:51 AM

I viewed the video and read the newsletter and have lived in my neighbourhood for +30 years. I recognize that some solutions are needed for housing but I do not believe one-plan-fits-all. My neighbourhood, North Jubilee, is dominated by Royal Jubilee Hospital and all the activity, traffic and parking issues that ensue when living next to a busy and growing hospital in a residential area. There is no other neighbourhood like this in Victoria. The hospital and activity generated there precludes the village concept in NJ or all of Jubilee for that matter. Even so, we have businesses, we have traffic generating businesses like doctor's offices and care facilities. We have places of worship, apartment buildings, 4 plexes, duplexes, suites that are legal and not, and room rentals. And we have next to no recreational green space. What we do have we continually have to battle for. So, my great concern about the MM plan is that it

indiscriminately green lights developers to purchase up the housing that may be long time rentals (and serving the purpose of affordable because of the high student demand in the area) looking a bit run down and in need of a refresh. But, developers must make a profit so they put pressure on adjoining neighbours to sell up and soon entire tracts (witness Richmond Rd) are parts of land assemblies with the idea of creating the most profitable, most dense housing without considering the impact on the remaining neighbourhood. This trend of rezoning has come in many forms over the years, link-housing, townhouses etc. But what it effectively does is create an imbalance of housing types with little consideration to the specific fit to the specific neighbourhood. Again, with the Richmond Rd in North Jubilee current example, if it were to get max MM instant zoning, there would an increase of traffic and the already tight parking situation would be impossible. It is all well and good to say that shared rides and cycles will be emphasized but by our experience that only last for a minute or the first resident and then without a means to enforce it. the 4 plex with 2 parking spots has 4 or 6 cars associated with it that need to park somewhere. Where? on the streets in a neighbourhood that is already challenged by hospital staff, doctors' offices, college and university students parking AND the already many, many homes that are providing secondary housing like basement suites, boarding house style units and garden suites. As there is no legal way that I am aware to force people not to have cars, then the idea of reduced parking is a nice idea but doesn't really work in practice. When I moved here 35 years ago, I knew we would have to forfeit a large yard for a smaller one and there would be more traffic than if we had chosen a move to the suburbs but having already wrestled with long commutes on the mainland, we were willing to make some sacrifices. When we moved here, of the 5 lots we touch borders with, none had extra accommodation, now all but one does - including ours. This includes legal suites, illegal suites, room rentals for students, and a garden suite. As a microcosm of the whole, I would venture to say this sample is reflected in the balance of North Jubilee. In other words, we are doing our share and more of providing all types of housing and the global community plan and MM plan simply should not apply here! or could be applied only with judicious case by case review as to the impact on this specific neighbourhood, and its own specific neighbourhood plan and not part of one-size-fits all plan. The video shows no new green space for the S. 22 family. It seems to me that thoughtful densification should and must include mandatory green space even if only a small lot size for every 5 currently zoned single family developments considered for up zoning to meet MM goals. Families like the S. 22 are not just leaving because of affordability but because, there is no access to green space to walk their dog or have their tots learn to throw a ball or ride a bike or learn to garden a patch of earth. As the pandemic has taught us, green space and garden space are vital to health both mentally and

physically and I feel certain there are dozens of studies that would underscore this need but I see nothing in the MM plan to allow for this. Not to do this, in my view, is irresponsible and will contribute to the ill health of our greater community. I see nothing in the plan that acknowledges that many, like my partner and I, took a carefully considered look before retiring on how the next phase of my life would go regarding housing. After investigating several options, we concluded that renovating our home so that we could 'age in place' was the best option and conformed with the government and Health Ministry's insistence that seniors fare better at home rather than in care. Well, after having lived here, paid taxes here, been involved in the neighbourhood association, and provided plenty of feedback to the City over the years, I didn't see any consideration at all about how people who bought, struggled, renovated, revised their views and stayed would fare in this plan. ??. We both alternately cycled, walked, used transit to get to work when we could and when either the location of our work or the demands therein or our stiffening joints dictated, we drove. Now, luckily, and by plan we remain close to shopping, medical care,, etc and walk as much as we can but we know there are days when we can't and a vehicle either driven by us or by attendants to us will need space to park in our neighbourhood and close to our home. If single family lots are converted to fourplexes or more with only 2 parking spots, then these cars compete for every shrinking availability on the street and then where do the people who care for us park? And with this comment, I ask you to remember that we will continually have the traffic and parking pressure of the hospital, college and university. These big 3 aren't going anywhere nor are they diminishing in size or impact. The hospital especially puts huge demands on the neighbourhood. So, increasing the need for parking which the MM plan will surely create, will make it unsafe to age here. If it is unsafe, then we are being forced out and alternate seniors housing, already in high demand will be insufficient to needs and the demand will be increased even further with the addition of the likes of us. And we are not alone in this category in our neighbourhood so, again, I emphasize that a one-size-zoning plan does NOT fit all and this neighbourhood should retain some checks and balances; it simply does not and cannot meet the criteria outlined without jeopardizing quality of life for those of us who are already adhering to another plan, which is aging in place. Also, we have done much to enhance the livability of our property - to carve a tiny bit of privacy and to enhance our green space where our children learned to throw a ball, or jumped on the trampoline or grew a lettuce. Are we now, in these years as immobility approaches to sacrifice the healthy balance of green space and shared accommodation to be overshadowed by 4 story buildings or 4 plexes or more with all the trees removed and not able to grow enough in the years we have left to create a canopy or privacy? When we can no longer get further outside than our back yard or deck or when we can

only 'see' out and not 'be' out, are we to be greeted by tall walls and or roofs or mechanical penthouses or lengths of featureless fencing or parking lots for increased cars? Or to witness or overhear squabbles between neighbours who cannot find parking or to be left untended because our helpers cannot easily access us to take us shopping or to medical appointments? Please treat this sample, us, as another microcosm of what is going on in the neighbourhood with others in our category, seniors who took to heart the message that the system will not bear our aging, that affordable senior's care will not be in enough supply therefore we should plan to age in place and save the system for those who cannot. Where is consideration for the aged in the MM plan? and more specifically how would you take into consideration the specific and unique circumstances that apply ONLY in NJ? And, of course, I have sympathy for the young families who want to live in Victoria and who are struggling to afford to. I know you have heard the argument that replacing 'tired' housing stock with newer, middle, denser housing is actually removing the possibility for some young family to purchase one of these fixer uppers and customize it as they can afford to by adding mortgage helpers like suites. But taking these opportunities away also removes the opportunity for some of those seeking middle housing. Taking it all away with the kind of anticipatory land assembly purchases will skew a balance in the neighbourhood and again reduced green space, livability and health. I have adult children and they struggled to get into the market but could because they had access to older housing stock that needed TLC and had a mortgage helper. With patience, and careful money management, they managed. It seems this plan is bent on removing that option because a single owners cannot compete with the deeper pockets of the developers who jump on the evolving zoning trends. Maybe what the City should consider is a time limited tax relief plan for those first time buyers of properties who have an approved plan in place to restore the existing house or selectively add to it in such a way that contributes to the over all health and livability of the particular neighbourhood. This option would be intended for those who actually live in/on the property - not flippers or developers. And those should be fast-tracked. If you have to condense my comments then it would be to this: balance density, which is what is being advocated as middle housing, according the specific tolerance of the neighbourhood. Some neighbourhoods have already maxed out or are close to maxing out the tolerance for density. More would be to detract from livability. Council and staff must be sensitive to the uniqueness of each neighbourhood and plan accordingly. There needs to be some cautionary wording clear to those considering development that the MM plan is subject to these specific considerations - neighbourhood by neighbourhood. Paint with dabs here and there, not broad wide strokes! The official community plan is meant to be a guiding principle not a blueprint. Be careful how the message is received by developers who target and overwhelm

	volunteer CALUC processes armed with their belief they are conforming to the City plan. It makes individual neighbourhoods feel as if City is NOT listening. By making a one-size plan that intends to bypass CALUC processes, a green light is being turned on that won't easily be turned off and neighbourhoods like ours will become overwhelmed and muted. Don't do that.
Screen Name Redacted 10/27/2021 12:50 PM	Do it! I like it!
Screen Name Redacted 10/27/2021 01:51 PM	A great initiative. Definitely need to rethink parking as people with accessibility issues and young families with pickups and drop offs and commutes probably drive the most of any group.
Screen Name Redacted 10/27/2021 02:50 PM	Just be affordable for young generation so theu can call a place their home
Screen Name Redacted 10/27/2021 03:47 PM	still need minimum bed room counts and space for pets
Screen Name Redacted 10/27/2021 04:21 PM	Make it affordable. Not market value. Affordable. ACTUALLY affordable. Did I mention, affordable? If you want to subsidize anyone, subsidize the people living in what the Canadian Mortgage and Housing considers sub-standard housing to buy one of these homes you’re talking about. Give the cash to the purchasers, not the developers.
Screen Name Redacted 10/27/2021 04:41 PM	I feel so discouraged and defeated by the housing market. I feel totally failed and starting a family here seems impossible. We already have plans to move away.
Screen Name Redacted 10/27/2021 05:18 PM	I'd like to see price control on the missing middle housing. Too often when townhomes replace a single family home, the prices of the townhomes are still out of the price range of middle income earners. Victoria is in desperate need of homes in the 400k to 600K price range and I would like some assurance that the prices will be affordable and we won't end up with townhomes that cost $1 million dollars each.
Screen Name Redacted 10/27/2021 05:34 PM	I'm a young person who knows I'll never be able to afford to buy my own detached house in Victoria, and I'm not alone. I think this is agreat initiative for the future of this city!

Screen Name Redacted 10/27/2021 07:50 PM	Protections need to be built in for affordability. Townhouses in town currently are sold as luxury properties. And no more age restrictions on townhouses!
Screen Name Redacted 10/27/2021 08:17 PM	Please do not spend five years researching this issue. Housing is needed now.
Screen Name Redacted 10/27/2021 10:18 PM	Rent controls, controls on non-resident owners, and more rental housing and affordable condos would help.
Screen Name Redacted 10/28/2021 02:12 PM	Over the last 10 years the city has altered the single family home zoning and made small lot rezoning virtually impossible. Small lot houses are probably the easiest transition for a SFD neighborhood. Why doesn't the city look at easing restrictions for small lots as another alternative.
Screen Name Redacted 10/28/2021 04:03 PM	Town homes, Town homes, Town homes. People want to be home owners, not renters. Single Family homes are unattainable and the best option for young family to have a front door is a town/row home.
Screen Name Redacted 10/28/2021 04:03 PM	I am very excited by these changes and I hope they will result in a large increase in this type of housing across the city. There is a desperate need for homes exactly like the ones described here.
Screen Name Redacted 10/28/2021 07:10 PM	it is missing ways to include middle income earning people, again as opposed to the very rich buying their 3 or 4th home
Screen Name Redacted 10/28/2021 08:57 PM	It’s well-needed. Without young families in Victoria, the city will become a dead zone catering to 9-5 workers, and single professionals who would likely not frequent businesses enough to support them. Businesses won’t get enough clientele to support them.
Screen Name Redacted 10/29/2021 01:41 PM	If missing middle housing means market priced development then we should have the integrity to say so. As currently worded and missing the word affordability, this survey does not say anything of the sort. And as far as I am concerned, $1,000,000 townhouses are not the Missing Middle we are supposed to be trying to achieve. If one can't afford a one million dollar detached house, then one can't afford a one million dollar townhouse so who are we building those for?

Screen Name Redacted
10/29/2021 05:06 PM

Focus on affordability. Also would like to see more multi-unit homes with storage with outdoor access to allow for home improvement activities, kayak storage, etc.

Screen Name Redacted
10/29/2021 09:25 PM

Remove single home zoning. Provide options for 3 to 4 bedrooms units in high-rises that aren't ultra expensive penthouses. More density, please! Writing from James Bay.

Screen Name Redacted
10/30/2021 09:27 AM

While density and "cheaper" forms of housing will help - even townhouses are out of reach for most people. There needs to be a plan that considers pricing, full stop. I realize this requires inputs from all levels of government but someone needs to lead the charge on a solution. Hoping the City will take this on.

Screen Name Redacted
10/30/2021 11:34 AM

for the physical pamphlet that was distributed, it might be a good idea to make it more visible that there was a survey available online (bigger font size, for example)

Screen Name Redacted
10/30/2021 02:46 PM

I love it and think that it should all happen!!

Screen Name Redacted
10/30/2021 06:53 PM

Ban construction of new detached single family homes

Screen Name Redacted
10/31/2021 11:31 AM

Please do it gradually and engage the neighbours and their concerns at all stages: design, build, "completion", post-completion as the concerns change and so too the consultations must evolve. Also, how is the additional pressure on existing City infrastructure being addressed with more residents?

Screen Name Redacted
10/31/2021 07:54 PM

I feel that what the city is asking is more aligned with building MMH for citizens who are bike-friendly, even though it claims to be planning for families and seniors. Perhaps we are looking at a care-lite future. Still, rather than plan and allow rezoning for MMH alone where there has to be some trade-off between green space and onsite parking, the city should consider improving and offering other transport options, other than buses (not just bikes) for suburban - city commute. For example, Vancouver has skytrains. If we cannot have

	skytrains, why not look into options to re-use the rail tracks or ferry service? Maybe build electric trains or solar powered ferries? Why didn't the city think about this when it was issuing building permits between 2012-2020? There was already a problem then with finding affordable housing in Victoria. In addition, with the new hybrid work approach, more people would be working from home and only commuting to work maybe twice per week. Therefore easy access to city may no longer be a priority. As such, this is an issue that needs collaboration with all municipalities, not just the City of Victoria.
Screen Name Redacted 11/01/2021 09:55 AM	Go for it. The NIMBYists will whine, but their concerns are completely outweighed by the need to densify the city.
Screen Name Redacted 11/01/2021 02:24 PM	Urgency is important due to current housing crisis
Screen Name Redacted 11/01/2021 03:10 PM	There's space for some fun innovation and interesting housing forms here. Make sure to consider sizing for families along with appropriate sound proofing.
Screen Name Redacted 11/01/2021 04:11 PM	This type of housing is desperately lacking and fits the needs of so many middle-income earners who want to stay in the City of Victoria.
Screen Name Redacted 11/02/2021 10:57 AM	These types of homes are best suited to reclaimed areas of the city that used to be industrial or parking lots that don't ruin the existing neighbourhoods. Requiring new larger buildings to have underground parking for all tenants would benefit everyone with street congestion.
Screen Name Redacted 11/02/2021 05:04 PM	thanks for doing this work! It's great to see progress on speeding up development.
Screen Name Redacted 11/02/2021 05:33 PM	These times continue to include an apparently high proportion of new residences built as condos not affordable to most. Let's see a big increase in the stock of rental apartments that average people can afford to live in. Many more already-existing big houses could be converted to include apartments.
Screen Name Redacted 11/02/2021 09:00 PM	I believe that there is too much new development and ripping down of small houses and character buildings rather than refurbishing something to accommodate residential rental. There are so many apartments and homes sitting empty cause of "investments" this

should not be allowed. landlords should be restricted to one or two properties with solid rent control. gentrification should be strongly discouraged!

Screen Name Redacted
11/02/2021 09:30 PM

This initiative is too modest. It should allow for more density - indeed it should require more density. Also, in this age, single family dwellings should not be allowed as of right, but should require permission; missing middle should be the norm.

Screen Name Redacted
11/03/2021 06:19 AM

Any of the missing middle type housing proposed should be built of concrete to afford more safety and privacy to residents who are unable to live in their ideal single family dwelling and are limited/ forced to settle with communal housing. I'm uncomfortable living in wooden structures when others can be VERY noisy or careless with cigarettes or cooking. This is a downfall for not being able to live in your own dwelling. I've experienced more than enough noisy neighbours and mid night fire alarms to convince me of this.

Screen Name Redacted
11/03/2021 08:39 AM

Townhouses as a missing middle solution would be governed by the Strata Property Act and related legislation and procedure (Civil Resolution Tribunal). I'm writing here, sharing the view of thousands of strata owners in BC, that we cannot condone building more townhouses until the Strata Property Act is amended and strata owners have proper, reasonable protection. As it is, stratas have no oversight. Owners are at risk, and you need just look in the media for examples of people losing their livelihoods fighting strata corporations. The problem runs deep and is multi-faceted, and there is no time to go into the details here. Please: City of Victoria, include strata owners specifically in this consultation process about the missing middle. Learn of the immense troubles facing strata owners in this province, especially in Victoria where there is missing middle housing, and we have no choice but to live in stratas, and no future option as single-family living is more and more out of reach for middle class people. You have noted that people are living the city because of housing. I can tell you that my family will be leaving the city and province due to failures of the system to protect strata owners. I know the Strata Property Act is the provincial jurisdiction, but I also know that the municipalities have a voice. If the city wants its missing middle townhouse plan to work, the Strata Property Act needs to be amended. There is no protection for BC strata property owners. Please help us!

Screen Name Redacted
11/03/2021 10:49 AM

Not being able to afford housing in Victoria is what is actually driving people out of the city. I am very frustrated to see so many new

	"luxury" apartment and condo buildings being built. They do not fill the need for middle income families and in fact only compound the problem by causing other rental prices to rise in their communities.
Screen Name Redacted 11/03/2021 11:27 AM	Let's get on with it - thank you for the survey.
Screen Name Redacted 11/03/2021 11:47 AM	Never forget to maintain a proper ratio between greenspace square footage and housing square footage in every neighbourhood.
Screen Name Redacted 11/03/2021 12:00 PM	Great work to date. You are on the right track!
Screen Name Redacted 11/03/2021 12:02 PM	I am so happy that city is finally addressing this issue. While I understand that many will be fearful of change, this thoughtful plan will allow Victoria to offer housing for young people and families, and ensure a vibrant future for our community.
Screen Name Redacted 11/03/2021 12:19 PM	If this is not done with care it will simply result in the deterioration of neighbourhoods of time. It is highly likely become a transition from quiet neighbourhoods to urban blight.
Screen Name Redacted 11/03/2021 12:34 PM	This is great, very meaningful, and much needed. Thank you!!
Screen Name Redacted 11/03/2021 01:09 PM	Mix-use AND mix-SES is a neighbourhood and planning style that has been proven to be affective. The city needs to think of this when considering changes to housing, not just in the middle class price range.
Screen Name Redacted 11/03/2021 01:24 PM	Think I've made my points
Screen Name Redacted 11/03/2021 01:31 PM	I support the general direction but I do not support the trade-off of green space versus parking. Include duplexes only in this policy, so that there does not have to be a tradeoff, or require basement parking so that no green space is lost. Again, I am concerned that this change will not result in more affordable family housing and instead it will be a boon for developers who will charge as much for each of the units on the single family property as the single family home would have cost.

Screen Name Redacted
11/03/2021 02:34 PM

I hope all those of you homos who are behind this get a severe dose of syphilis that cripples you for the rest of your life and gives you a terminal cancer.

Screen Name Redacted
11/03/2021 02:43 PM

I am the “missing middle” and I desire a single family home for my young family. I currently have that, but as I see my neighborhood change (there are multiple proposals for depletes with suites) and an increase in traffic, a lack of parking, and increased density I will leave. I will move to other municipalities which still offer single family homes and a quiet street. Many others will too. Do not ignore those of us who are here.

Screen Name Redacted
11/03/2021 02:46 PM

by increasing densification, make sure there is space for schools for kids

Screen Name Redacted
11/03/2021 03:29 PM

Build build build. Say goodbye to massive, single family houses.

Screen Name Redacted
11/03/2021 04:02 PM

If wanting to provide housing remember people have babies, who quickly become toddlers and preschoolers. Please provide daycare spaces and preschool which in turn requires schools, doctors and mental facilities. See New Zealand for the most successful programs on support for mothers/families before mom leaves hospital she has all the info and daycare facilities to make sure baby is surviving, thriving and progressing before they start school where often children's learning disabilities show up, but in New Zealand this is identified in baby and baby can be nurtured to have the opportunity to succeed as any other child.

Screen Name Redacted
11/03/2021 04:20 PM

It's not totally clear whether these buildings are intended to be for sale or for rent, but in the case that they are rentals, they should be affordable for people who are not in dual income/family situations. People shouldn't be forced to partner up just so they can afford a home.

Screen Name Redacted
11/03/2021 04:41 PM

no

Screen Name Redacted
11/03/2021 04:59 PM

I think more allowances to promote mix-use development in residential areas would be helpful to address some issues associated with the missing middle. Residential areas can be socially isolating

	and lack convenient access to useful services. Allowing buildings that provide space for both housing and small businesses, such as coffee shops, bike repair shops or bakeries, could help make residential areas more desirable to live in and more supportive of car-lite living. These could provide people with places to meet and socialize, or run errands, all within easy walking distance of home.
Screen Name Redacted 11/03/2021 05:05 PM	I would also like to see expedited approval for mixed-use housing. R1 zoning is creating dead zones in the city where you have to go large distances to find services and socialisation opportunities. Things like a a coffee shop, cafe, bike shop or grocery shop that is on the bottom floor of a multi-unit house.
Screen Name Redacted 11/03/2021 05:43 PM	Yes, drop silly design requirements for heritage neighbourhoods, drop pitched roof design (can't install solar on pitched roofs). I live in a flat roof duplex with solar, and it's great. Im located next to several heritage homes and the mix of modern and old work just fine with out silly heritage rules. Also, include apartment buildings, start at the very least at 4 floors without needing council approval.
Screen Name Redacted 11/03/2021 07:19 PM	Stacked townhouses are a form that would suit many neighbourhoods well.
Screen Name Redacted 11/03/2021 08:32 PM	The sooner the better!
Screen Name Redacted 11/03/2021 11:50 PM	The city needs more condos for the entry level market and restrictions to prohibit greedy realtors from buying them all up during the presale stage.
Screen Name Redacted 11/04/2021 06:04 AM	The more housing options available, the better!
Screen Name Redacted 11/04/2021 08:38 AM	I support facilitated rezoning/building but expect that Victoria will work in conjunction with BC assessment to ensure homes that are rezoned but do not exercise the option to convert/build are not taxed at the higher rate.
Screen Name Redacted 11/04/2021 09:19 AM	It is important that any new housing be affordable for lower income households, as the majority of what is being built now is ridiculously priced (ie. Ross Place renting a bachelor for 1300+). Doesn't matter how many places are built if none of us can afford them.

Screen Name Redacted
11/04/2021 09:34 AM

The city should look toward Vienna as a model to develop its housing policy. Much of Vienna's housing is publicly owned and kept affordable. Victoria could create a similar housing stock as Vienna in the following way: any increase in density should require developers to give some of the new units created to the city. This would allow the city to acquire units at no cost, to be rented out near cost as public housing that is kept affordable in perpetuity. These units should be offered at first to any tenants who would be displaced by the new development at no more than the current rent they are paying. Developers may initially be concerned about such a proposal, but we must recognize that what they are asking for--zoning changes to increase density--represents is itself giving away something that should be a public good (land/location value) to private interests. By requiring a portion of new units to be given to the city to be used as public housing in perpetuity, some of this public value is being retained in public hands. Rezoning toward greater density without policies that retain this public good is a giveaway of public assets to private interests and will make Victoria less affordable than before. Thank you for considering these ideas. The ability to determine zoning gives municipalities in Canada a great deal of power and responsibility toward achieving affordable cities for everyone.

Screen Name Redacted
11/04/2021 10:50 AM

Affordability is still a big issue and this policy does not address it directly at all. Hopefully through it’s implementation prices of /all/ (if not most) housing will come down.

Screen Name Redacted
11/04/2021 11:19 AM

Would love to see this implemented as soon as possible! We need urgent help to help combat the housing and climate crisis.

Screen Name Redacted
11/04/2021 11:54 AM

considerations for keeping housing prices reasonable so that current residents have more opportunities

Screen Name Redacted
11/04/2021 12:13 PM

The development application process must be streamlined.

Screen Name Redacted
11/04/2021 12:34 PM

The City should make all the proposed changes clear in a mailout to all households. Approval of the policy should be posed as a referendum question in the 2022 civic election.

Screen Name Redacted

11/04/2021 01:44 PM

* I generally support the idea of City-initiated zoning, instead of the inefficient and conflict-laden, applicant-led rezoning process. But, I support city-initiated zoning at more of a neighbourhood planning level, rather than a one-time, blanket, city-wide re-designation of an entire zone. Hence, my suggestion for bringing-in this initiative in a few locations on a pilot project basis (see above comment.) * This initiative is predicated on the assertion that it will produce increased housing supply and choice. You have no doubt done analysis / modeling to test this assertion. Share the results of this analysis with the public. How much new supply and choice is this policy expected to result in, and over what time frames? In other words, how effective do you expect this policy to be in achieving the stated objective? If we can't answer this with at least a basic level of certainty, then why are we proceeding at all? * This is basically a blanket up-zoning for most of the City and, as such, is really a monumental policy proposal. What analyses have you done on the anticipated effects on land valuation? On property tax implications? On implications of increased demand for schools, fire and police services, sewage and water services. Implications for other municipalities in the region? There are potentially a myriad of long-term consequences and ripple effects to this policy proposal, and I don't see any reference to these things. Please document these potential implications and share them with the public as part of the consultation process, before approving any policy changes. * This particular questionnaire is largely geared to getting input on how to implement the missing middle policy...it seems that the basic policy direction has already been decided. Yet, the public consultation to-date has been quite limited, in part because of the pandemic. Only 191 responses were received on earlier engagement. Engagement, to-date, is not commensurate with the significance of this proposed policy shift. General awareness about this is low I believe...far too low to assume you have general public support for the general policy direction. Let's get a strong and diverse mandate from the public to proceed with the general direction before getting into implementation details.

Screen Name Redacted

11/04/2021 03:23 PM

I do not agree with standardizing the zoning bylaw for the entire city. I personally feel that if the city does standardize the zoning bylaw they are basically forcing people that own residential homes in a residential neighbourhood. If I own a home in the city, I do not want a townhome or condo developed beside me where I am losing all of my privacy.

Screen Name Redacted

11/04/2021 04:05 PM

One issue that is never addressed is noise levels within the city. Noisy vehicles (motorcycles, loud mufflers on cars) should be banned within the city or at least between certain hours. There needs to be much stronger enforcement of these bylaws.

Screen Name Redacted 11/04/2021 04:51 PM	You are ignoring the problems
Screen Name Redacted 11/04/2021 06:14 PM	A great alternative to the skyscrapers going up downtown. Would allow more small Victoria based builders to get into the property development game.
Screen Name Redacted 11/04/2021 08:09 PM	Please don't approach this as a massive upzoning project. Most people who have come to Victoria were attracted by the human scale of downtown and the liveable neighbourhoods. A gradual transition towards Missing Middle building form is very different than a huge economic lift of land values.
Screen Name Redacted 11/05/2021 07:48 AM	Real estate is a commodity like any other, the price of which is determined through the intersection of supply and demand. We need to do everything we can to build more housing at all price points to reduce demand driven pressure on prices.
Screen Name Redacted 11/05/2021 08:07 AM	Side streets are already congested with cars parked on narrow streets. Allowing too much new building in residential areas with no designated offstreet parking could backfire, making residential streets less safe.
Screen Name Redacted 11/05/2021 12:37 PM	Taxes are high enough put the burden on developers
Screen Name Redacted 11/06/2021 01:58 PM	Make space for pets!! So many people have pets, and dogs especially require yard space to be safe and healthy. Pets greatly enhance the lives of their owners, but it's nearly impossible to find a place to live right now if you have one unless you can afford to purchase that single-family home. I would like to see an emphasis on pets-allowed middle housing developments, including some with fenced yard areas (or even little fenced outdoor runs) for dogs. People need their pets! I would like for it to be the norm that missing middle housing allows for cats and dogs of all sizes.
Screen Name Redacted 11/06/2021 11:53 PM	This initiative sounds good and I support the creation of more missing middle housing. However from what I have heard so far the main result will be another staff person at City of Vic and more red tape. If the city wants missing middle housing to be built by the private sector that will ONLY happen if it is EASIER and more profitable to build the "missing middle" housing rather than a giant, expensive SFH.

Screen Name Redacted
11/07/2021 05:58 AM

Needs to happen quickly and the approval process needs to be expedited. Also, no substitute for public housing and supplanting the market process. We need more. public housing

Screen Name Redacted
11/07/2021 06:02 AM

More housing quick please! I can relate to the video… so many of my friends are moving away, and I'm so scared that my landlord is one day going to want to evict us and I'll have to move away too for lack of affordable and even available housing in Victoria. I love it here and it's my home and it's so hard to get good housing I'm the city that is affordable and has greenspace. Thanks for your work on this.

Screen Name Redacted
11/07/2021 01:00 PM

this is a really important project to ensure long term affordability of housing and choices. some regulation on real estate could be good as well, or seeing more non-profit housing, like coops and other options being supported by local and provincial governments, like what is available in Quebec.

Screen Name Redacted
11/07/2021 03:47 PM

I would like to see the landscape of Victoria staying relatively similar to what it has always been. I do support the idea of letting residents densify their properties by building lane way/backyard cottages, garage conversions and multiple suites and also allow more households additional parking on their property if the space is there to accommodate it. I think our city should provide more support for EV transportation by providing more charging stations. Rapid transit from our neighbouring communities would provide much traffic calming within our city and lastly, cleaning up the crime in Victoria would definitely promote more walkers and riders from nearby neighbourhoods .

Screen Name Redacted
11/08/2021 06:24 AM

More of this please!

Screen Name Redacted
11/08/2021 08:53 AM

Small homes either tiny homes or other concepts for sale need to be thought out more. People want smaller homes to get into the market they will then move through the market as their housing needs expand. They want yards, community, not more high rise apartments for rent. Subsidized housing is also a pressing need that must be incorporated into neighbourhoods. Be brave as a councillor, step forward with new ideas. The world of housing for the 21 century is going to look very different that the last centuries. To attract young educated professionals that want homes not rentals, to invigorate this fantastic city please think a broader approach.

Screen Name Redacted
11/08/2021 10:49 AM

Best to start in the core and slowly work outwards. Density will create a vibrant, thriving city and people will be more receptive to density in the outlining areas.

Screen Name Redacted
11/08/2021 06:06 PM

Better to arrange 4-6 story apartments along busy roads and then have houseplexes/duplexes/small townhouses “one-in” in order to transition from 4-6 storey appts down to single family houses. Then, overtime allow the gradual progression of missing middle to march down a block, one lot at a time, without leapfrogging, to better deal with adjacencies.

Screen Name Redacted
11/08/2021 10:31 PM

This policy, as developed, can only be a preliminary step if we really seek to become a walkable city where car-free lifestyles are possible for the majority. We should strive for that everywhere in our city, so that being in a walkable milieu no longer carries a premium. This policy does not go far enough. It does not adequately meet the challenges of climate change and housing unavailability and unaffordability. Everything in Section 5 is already watered down from the needs that society has. Please be bolder.

Screen Name Redacted
11/09/2021 07:11 AM

Rent control is needed for all existing and new housing

Screen Name Redacted
11/09/2021 07:47 AM

Pls see prior comments...i do not see any consideration of the downsizing needs of wealthier home owners. Providing suitable alternatives for our demographic will also free up detached housing inventory. We do not want to move out of Victoria to find something suitable for us as we transition from our detached home to a suitable missing middle option.

Screen Name Redacted
11/09/2021 07:51 AM

We need to stop this growth and get council and mayor out of bed with the developers, we need proper understanding of today’s amenities and needs of present population before even beginning to look at increasing anything. Victoria has always been an expensive alternative nothing new there and need to take care of present citizens.

Screen Name Redacted
11/09/2021 08:20 AM

With the missing middle we need to consider services and how they are now stretched to the limit, family doctors are a rarity as are clinics that have readily available appointment times. More density means more people competing for these health services. Infrastructure

	needs to be thought of before building and populating can occur or lack of services for residents will result in new and existing residents going without necessary care.
Screen Name Redacted 11/09/2021 09:24 AM	If Victoria is going to thrive going forward we need to stop forcing families out of the city due to high housing costs and allowing NIMBY homeowners to stop development. Pushing for more middle housing is very important for accomplishing this.
Screen Name Redacted 11/09/2021 09:33 AM	The missing middle "vision" promises - above all - to increase property values exponentially, which is what has resulted wherever blanket rezoning has occurred. Increased property values will only exacerbate the housing crisis. Why don't we require houses to be listed locally for a month before being offered farther afield? Now, realtors are chasing Vancouver and overseas buyers in order to raise price offers. How is that helping people who work in Victoria?
Screen Name Redacted 11/09/2021 09:34 AM	Thank you for doing this! This change is paramount to getting cars off our roads.
Screen Name Redacted 11/09/2021 10:16 AM	If we are to maintain any of the character that has been Victoria, we must stop this over-provision of housing, even if it does distress developers, planners, and some on this council.
Screen Name Redacted 11/09/2021 11:16 AM	Please do not get rid of 'single family dwelling' zoning. Thanks
Screen Name Redacted 11/09/2021 02:10 PM	It is important to identify barriers for people in the BIPOC communities to owning or renting housing in this area. Cost, location, and access should all be examined as the the cost of living in the CRD is out of control.
Screen Name Redacted 11/09/2021 03:25 PM	There is inconsistency in the verbiage pertaining to affordability requirements pertaining to missing middle housing. The draft policy reflects the greater of either one unit or 10% of a building's units being secured as below-market. Though the percentage of units is reasonable, this does not specify the guidelines for "below-market". How much of a discount would be required? Going off the Committee of the Whole Report on the Missing Middle Housing Initiative from July, the requirement was specified as half of the units in each building be affordable to very low to moderate income households. This is not viable! As commented on earlier, building most often

requires bank financing. Forcing half of the units to be marketed at such low rents would necessarily disqualify most projects from financing. The requirements needs to be set at a more reasonable level or the policy will not generate more missing middle building.

Screen Name Redacted
11/09/2021 04:50 PM

No I think I've said enough. I just wish that this was a policy for Greater Victoria...dividing the living space into Oak Bay and various Saanich areas is ridiculous and not conducive to an attractive city.

Screen Name Redacted
11/09/2021 06:23 PM

Find the dilapidated beaten up homes in the middle of streets that are eyesores and that are home to rats and rot and work with developers to convert these sites into modern middle housing such at 3 and 4 plex homes. Don't ram people together like sardines. It does not work, it is not desirable nor safe. People need privacy and a familiar neighbourhood, not one with an extra 150 people on every block. The whole world does not need to live in Victoria, the island is full of wonderful affordable places to call home. Don't ruin Victoria for those that already call it home. You will just force them out!

Screen Name Redacted
11/09/2021 06:33 PM

I am concerned about a lack of residential parking for homeowners if densification occurs in neighbourhoods and little parking is required for the new developments. I am concerned about the requirement for adequate and effective noise by-laws and enforcement for the increased number of people living in closer quarters. We need to have resources and services in neighbourhoods to reduce the need for travel. Case in point, consider Vic West with its increasing densification with the Railyards, Dockside Green, the Songhees condos and Bayview Towers developments and there are inadequate services in this community? There is no library branch or drop-off; there is a small, inadequate community centre with no gym or pool facility; cycling paths connect at the Johnson st bridge and Selkirk Trestle, but connections over Bay Street bridge to Kings/Haultain; and improved cycling on gorge road/ Tillicum are needed. So we need to look at a densification beyond the buildings.

Screen Name Redacted
11/09/2021 06:50 PM

See my previous comment re: the lack of small, one storey single family homes. Such dwellings are perfect for young families and for seniors who wish to age in place – yet they do not exist in Victoria and are absent from the missing middle plan. Why?

Screen Name Redacted
11/09/2021 07:20 PM

The fundamental problem is the cost of land. Victoria cannot address that alone, if at all. This is a provincial and federal issue related in part to tax rules and foreign ownership. I am also concerned about REIT ownership of buildings rather than local business ownership.

Screen Name Redacted
11/09/2021 08:08 PM

Fast track permits, wave fees/service costs for housing that is rental in perpetuity

Screen Name Redacted
11/09/2021 10:22 PM

I would love to see the villages like North Park become even more vibrant hubs with housing above commercial spaces.

Screen Name Redacted
11/10/2021 10:05 AM

While I agree that housing needs to be made more accessible for everyone, I think that the missing middle strategy specifically needs to be focused on the needs of middle class families and couples. As it stands, 2 people working good jobs with a household income of over $100,000 per year are unable to buy more than an apartment. It is ridiculous that even people who are traditionally the most likely to be homeowners are unable to afford property in this city. With the amount of people working from home during the pandemic, and likely continuing to work from home moving forward, many people are needing more space than a 1 bedroom apartment. Additionally, many people work in the city, so moving outside isn't an option unless they want to deal with the Colwood crawl every morning - taking large amounts of time away from their free time after and before work.

Screen Name Redacted
11/10/2021 10:06 AM

I am against blanket rezoning that removes community input.

Screen Name Redacted
11/10/2021 10:15 AM

To go from single family to townhouses without any middle ground is far too rapid a step/change. What developer is going to build a duplex if they can just build townhouses? Answer: none. Their single purpose is to make money.

Screen Name Redacted
11/10/2021 11:44 AM

Make shared or private outdoor space a priority . It is so lacking in the towers and apartment complexes. Outdoor space healthy for everyone.

Screen Name Redacted
11/10/2021 01:06 PM

As a renter who has lived in Victoria for over ten years, I have no hope of buying a home in our community right now, even with a decent job. The lack of suitable housing options for different size households pushes people out of the community or forces them to compete with others in the housing market while still not meeting all their needs. It would be a tragedy if Victoria became an even more unaffordable shell of a community. I would support even more streamlining for missing middle developments that are non-market to help stabilize housing prices.

Screen Name Redacted
11/10/2021 02:39 PM

- favour having a range of typologies to work with - creates more uniqueness and diversity of form and character in a neighbourhood

Screen Name Redacted
11/10/2021 08:01 PM

In the case of small apartment buildings, including small condo buildings I think it would be a good idea to develop small pocket public parks accessible to all in the neighbourhood, in fact an idea maybe that the city ought to consider purchasing properties in SFD neighbourhoods that are beyond their best before date and converting them into parks that would then set the neighbourhood up for being a location for higher density development.

Screen Name Redacted
11/11/2021 08:49 AM

As a home owner I would like to highlight the importance of clearly stated guideline/rules regulating the appropriate distance/space between a property line and the edge of building next door. We are currently facing a situation where our neighbour has sold his single family home to a developer who is planning to build a townhouse on the same lot.

Screen Name Redacted
11/11/2021 09:39 AM

Let's make this happen, it's time.

Screen Name Redacted
11/11/2021 10:38 AM

What will you do if all the outer neighbourhoods object? I'm worried about buy-in. I talk to seniors who are condo owners in Saanich that do not want owners to be allowed to rent or be allowed paying room-mates, God forbid a townhouse for families coming in. There is some serious work to do to overcome old-fashioned ideas of good neighbours.

Screen Name Redacted
11/11/2021 11:23 AM

You’ve missed the point as usual. Streamline the development process to allow faster more efficient building and prices will come down (carrying costs on multi-million $ mortgages are a real cost). LISTEN TO PROFESSIONALS (accountants, developers, economists) and actually take their advise. DENSITY!!! It’s the only thing that matters and will provide supply (if supply outstrips demand - prices fall. Econ 101 for those of you that are too dim to figure that out). Hire at least 1 competent person (more would be better) at the permit desk.

Screen Name Redacted
11/11/2021 01:08 PM

This is an ambitious and much needed project and I'm encouraged by all of thinking that clearly went into it. I feel strongly that we need to protect the "look and feel" of our neighborhoods which is why so many of us moved to Victoria in the first place. (I have a young family and we moved from Vancouver). I'm reassured that these proposed rules will make it harder for a building of or 4 stories to be built next to or across from a detached house. I think the concept of transitional zones is key and needs to be carefully considered in each case.

Screen Name Redacted
11/11/2021 01:15 PM

What most cities are doing to encourage missing middle housing is re-zoning entire areas for duplex/triplex/townhouses etc. and then allowing them to go forward just like a regular single family home with just a building permit application. (see Sidney, where this plan is working very well) Still requiring a DP, even if it is a DDP, and removing the council requirement is NOT going to accelerate or streamline the process. The current council supports MMH, so usually passes things once they are finally in front of council. It is the power given to community planners and outdated bylaws and bureaucracy of the planning department that hinders developers. In my personal experience having just completed building a duplex in North Jubilee, the community planners were immediately against ANY density, and lied in the letter they sent to planning about my proposal. Planning then spent two years sending my drawings back to me for revisions for details that make absolutely no sense. (see my previous comments about parking in "front yards". When my proposal finally got in front of council and I was given the opportunity to speak, my DP was approved. Had I not got to council, it would have been denied and I would have built a massive overpriced single family home and sold it and moved out of the city, because I wouldn't have been able to afford the mortgage or property taxes. I am filling out this survey because it was emailed to me by my community planning association. Their instructions in the email were to NOT support this initiative, FYI because they are completely against any increase in density or street parking.

Screen Name Redacted
11/11/2021 02:13 PM

Making sure that students are allowed in multiplexes

Screen Name Redacted
11/11/2021 05:35 PM

Rent to own for low income. Requirement to house low income in one unit per house. That means a yearly income of 19000.00 off of disability for a rental value of 1200 per two bedroom unit.

Screen Name Redacted
11/11/2021 06:25 PM

Please learn from what has been done successfully elsewhere. The problem can be addressed without turning any part of Victoria into Yaletown.

Screen Name Redacted
11/11/2021 07:44 PM

We should allow suites in existing homes and allow existing older homes to be divided but certainly not any of your proposals for new builds without a full re-zoning application. We should not allow for any change in the current height restrictions. We should not allow any unit to be built without at least one parking spot per unit provided. We should not eliminate single family residential zoning as this is breaking a moral contract with current citizens and taxpayers. You are valuing people who want to live here over those that do live here. Shame on you.

Screen Name Redacted
11/11/2021 08:57 PM

Let's get this done! It all sounds fabulous.

Screen Name Redacted
11/12/2021 08:13 AM

All I see happening across the City with every new building project - whether its single family or multi-unit - is loss of green space and trees. This survey does reflect in any way the critical importance of trees and gardens and doesn't create the option to highlight this value. This plan will support the continuation and expansion of the loss of green space. The survey is slanted to ensure a single-minded approach around housing and development that values expansion of housing stock and development at the expense of green space. Aside from the requirement for one large tree (!) there is no discussion anywhere in this survey of the value of trees or gardens because they have no monetary value and don't expand the tax base. If climate change is truly a concern for the City of Victoria, whatever approach is going to be taken to planning needs to include opportunities to preserve trees, soil, and gardens. There seems to be no understanding of how the loss of these resources impacts our well-being as a species. The loss of carbon capture opportunities all over the City will contribute to climate change and will eliminate the value green space provides in protecting residents from climate impacts. I'm saddened and disappointed by the way the survey removes any option to explore or express the value of green space.

Screen Name Redacted
11/12/2021 11:51 AM

Old blighted industrial areas with high residential value need to be strategized about.

Screen Name Redacted
11/12/2021 02:21 PM

I think there should be greater pressure put on communities that consistently deny multi-family housing units (ie, Oak Bay), especially since they currently occupy a large amount of the CRD's residential land, so close to downtown too

Screen Name Redacted
11/12/2021 02:23 PM

How do you plan on making middle housing affordable? How to you propose to offer long term security of housing for those who do not have enough money to buy a house?

Screen Name Redacted
11/12/2021 03:40 PM

Most if these issues are related to the high cost of housing. Solve that problem instead of increasing density. Why do we need a city with a greater population when our infrastructure can't accommodate it. Our transit system is poor. Fix that with a free downtown bus system which enables more people to get downtown safely….and without cars.

Screen Name Redacted
11/12/2021 03:50 PM

I'm glad to see this initiative go forward, it is badly needed to support livability in Victoria.

Screen Name Redacted
11/12/2021 07:13 PM

Please respect remaining urban woodland, forest and natural habitats that cross multiple properties. Very little habitat remains for wildlife, pollinators and critical environmental balance. Climate change protection does not include destruction of urban natural assets.

Screen Name Redacted
11/12/2021 08:46 PM

Affordability should always be first and foremost on our minds. It will take too long to wait for supply to increase to the level needed to decrease or even just stabilize house prices. I am luckily a home owner. However, I am endlessly appalled at the blatant housing related inequities in this city. It is by far the most unappealing aspect of Victoria. Almost, but not quite, enough for me to want to move. Frankly disturbing... Could preferential up-zoning for non-profits be an option? I do think lack of supply is one of the causes of this awful situation. However, I can't help thinking that decades of legislative decisions that converted housing from a home to an investment has a big role to play. Let us prioritize income geared housing and not fall in the trap of providing increased expensive housing thinking that will solve the problem. The horizon for needed change is too near. We just don't have the time. Also, cars be damned. I appreciate this councils efforts in the face of so much adversity. If it were up to me, you would take a more strong arm approach and jam through the necessary changes to make Victoria a truly inclusive community.

Screen Name Redacted
11/13/2021 07:36 AM

Yes! I am very interested in how housing could become more communal. What I mean by this, are projects where communities have some autonomy and privacy in a small dwelling but share amenities like a kitchen or large spaces for gatherings. As a woman who just turned fifty , is a single mom to a teenager, I wonder what my life will be like as I age. I think so often about the epidemic of loneliness in western living, and I wonder how these alternative ideas of living could release some of the financial costs of health services and improve quality of life for many people.

Screen Name Redacted 11/13/2021 07:38 AM	Take a tour of the residential areas and you will see where middle housing is needed and appropriate.
Screen Name Redacted 11/13/2021 08:26 AM	No
Screen Name Redacted 11/13/2021 08:41 AM	Why would you allow a large 17 storey tower as a transitional housing option.
Screen Name Redacted 11/13/2021 08:49 AM	Thank you for looking into this type of housing.
Screen Name Redacted 11/13/2021 09:09 AM	Love this!
Screen Name Redacted 11/13/2021 09:43 AM	Missing Middle Housing is a step in the right direction. I just feel still needs to be regulated via existing processes. The City needs to be in the driver's seat in development in Victoria - not the developers.
Screen Name Redacted 11/13/2021 04:14 PM	Victoria needs some of its office buildings and large business sites to move to surrounding areas, like Langford, to reduce commuting and create walkable communities elsewhere in the GVA. Those buildings can be converted to provide the kinds of essential services and small independent businesses that make a community worth walking/rolling in, as well as some housing. We also need to distribute economic class across neighbourhoods with, for instance, some high end, buyer housing prioritized in Harris Green and Fernwood and lower cost, subsidized and rented homes in Fairfield and Rockford. Buyers and high-end renters will get lower prices for homes in economically disadvantaged communities while some poorer families will be willing to pay more for the advantages a prosperous community can offer. Integration of this kind will be challenging but could reduce crime in currently targeted areas where relatively helpless victims are found in large numbers (immigrants, low income households, single parent families, disabled and elderly people) and, again, humanize the other.
Screen Name Redacted 11/14/2021 10:48 AM	This is a very good start to changing the housing issues in Victoria. It will need additional refinements as these changes are implemented and will require effective community input. Recommendations and possibly decisions need to be made more at the community level.

Screen Name Redacted 11/14/2021 02:43 PM	Housing affordability is also a concern. Building the kissing middle is a key part- but wages dont support a brand new townhouse purchase in Victoria.
Screen Name Redacted 11/14/2021 03:56 PM	Build in langford
Screen Name Redacted 11/14/2021 05:37 PM	Please update the policies to allow development consistent with the OCP as soon as possible. Missing from this consultation are questions about affordable units and energy efficiency standards. The City should consider these tradeoffs and include provisions in the policy to make it easier to redevelop if a project includes 1 or 2 affordable units, or is built to higher steps of the BC Energy Step Code. The demand for housing in Victoria is so great that development will still happen even with these additional requirements. With these things included in policy updates, we can allow much more housing supply to be built in areas where it is already decided to make sense (OCP maps), and we can do it while ensuring that there are some affordable units included in buildings and higher standards for energy efficiency.
Screen Name Redacted 11/14/2021 07:59 PM	Unfortunately all this planning is far too late for many people. Five or six years ago we had some hope of being able to afford a townhome one day, but that is gone due to the lack of protection. Housing should not be subject to supply and demand as a commodity, and even if it is, that should not impact rental-only prices. It's incredibly disheartening to see how so many people have taken advantage of the housing demand to raise prices (both purchase and rental), pricing many people out of the city and even the surrounding suburbs.
Screen Name Redacted 11/14/2021 08:00 PM	I'd like to see density goals for all neighbourhood villages. There should be enough homes for at least 1500 people to comfortably walk to each village centre. Zoning should be adjusted to reflect that. Also, change parking minimums to parking maximums and abolish free residential on-street parking.
Screen Name Redacted 11/14/2021 09:02 PM	It would be amazing if there were dedicated incentives of some kind to push as much of the new housing to be zero-carbon and net-zero-ready as possible (ahead of the current step code schedule). We really are in a frantic race to net-zero and we really really really have to pull out all the stops. So whatever we can do to ensure ALL new buildings are the greenest-possible new buildings, we should do,

	INCLUDING additional density allowances, additional site flexibility, prioritized permitting, reduced fees, increased fees for construction-related dumping, whatever you can think of.
Screen Name Redacted 11/14/2021 10:55 PM	- Developers should be required to consider social well-being for all new missing middle housing developments. This might include considering the layout/design of building to encourage relationships among neighbours, to provide access to quiet shared green spaces and amenity spaces (ie. courtyards with gardens or play areas for inter-generational spaces, pathways between buildings that encourage neighbour interactions). - I appreciate the effort to bring diverse housing to Victoria in an attempt to make housing more accessible, but unless housing is (at least in part) removed from the private market, missing middle housing will too be out of reach for middle- and low-income families. Consider new tenure arrangements for MMH such as subsidized rentals, co-ownership, rent controls, etc.
Screen Name Redacted 11/15/2021 11:50 AM	Get this done - stop dragging your feet. Please improve the speed of reviews at the city. There are too many regulatory hoops. Too many studies on top of more studies. Money wasted. Time wasted. Defer as much as possible to staff. Eliminate public hearings and CALUC requirements. As someone who's both presented at and attended CALUC meetings, in my experience, it is abundantly clear that only the squeaky wheel folks who are opposed to change show up at these things. The groups who run these meetings are often far from being facilitators and are never objective and very few people have even an ounce of understanding about the OCP, the bylaws, or the development / design process.
Screen Name Redacted 11/15/2021 05:49 PM	This is very encouraging. I think the most important thing is to have a design standard laid out in the community plan and to stick to it. If a new project conforms to this, there should be no opportunity for neighbors to derail it. An outrageous example happened recently in James Bay. A developer proposed to build a dozen townhouses on two lots. People at the community meeting were completely unhinged in their opposition, to the point that they were ready to lynch the developer. Instead, the developer has sold one of the lots and build two tiny, ugly, and severely overpriced single family houses on the second lot. The entitle attitude of these fellow citizens is clearly "I got mine S. 22 ." I am sick of it.
Screen Name Redacted 11/15/2021 06:43 PM	This is a great step for Victoria, but without surrounding municipalities adopting the same policies I still see a bleak future for housing affordability. Oak Bay, Saanich, etc need to be amalgamated into Victoria.

Screen Name Redacted
11/15/2021 08:15 PM

I think it should be a gradual process. Work out from the core in steps to see how the new rules are being implemented, and what needs changing. It won't be perfect at the start and will need to be adjusted as time goes on.

Screen Name Redacted
11/15/2021 08:44 PM

I live in an area that would be affected. It is highly walkable and well served by cycling routes and transit. I am generally supportive of this initiative but concerned that it will trigger speculative flipping of developable older residential sites. Unless there are some limitations, this will remove affordable housing and substitute much more expensive new deluxe units for wealthy retired folks from further east. This will not address your policy objectives, and will not support filtering either. The way the proposal is structured the biggest benefit will be to developers, who can purchase and build at lower cost, but then flip and sell at the margins. It's hard to see how this does anything but accelerate gentrification of city neighbourhoods.

Screen Name Redacted
11/15/2021 09:22 PM

Please read all my other feedback :)

Screen Name Redacted
11/15/2021 10:16 PM

I feel the plans to allow more development has so far created more space for high-income people and very little for those with less. My fear is that this dramatic change in zoning regulation would give us only greater density and a less livable city without actually delivering on any affordable housing.

Screen Name Redacted
11/15/2021 10:45 PM

Any change must give neighbours more than a reasonable opportunity to be heard. Neighbours need the chance to say that more than 3 storeys is too much next door. 2 or 3 units could be permitted in all zones, but beyond this increase to a 1-unit/ single family lot should not be permitted as a missing middle zone. Neighbours need the chance to say their access to sunlight and views needs to be retained. Form and character also needs to be part of approval. New design needs to be compatible and reflect elements of history and permanence.

Screen Name Redacted
11/16/2021 08:53 AM

Please ensure the policy doesn't hurt people already living here. I'm worried I'm going to get kicked out of my home to make way for changes.

Screen Name Redacted 11/16/2021 09:01 AM	1. Incorporate and have strict standards and monitor/enforce for green designs. 2. The City may be well-intentioned but there are some built-in biases against missing middle. A big example is garbage and compost collection. If more of these are being built, there will be a constant stream of different garbage and compost trucks every day of the week than there already is! 3. The City has a duty to educate people on stratas. Small strata living is different than larger ones, and many people buy into medium density unprepared for this, which can end up backfiring on the desirability of living in this type of housing.
Screen Name Redacted 11/16/2021 02:14 PM	This is a much-needed and well-considered initiative.
Screen Name Redacted 11/16/2021 03:05 PM	Current zoning severely limits basement square footage, resulting in a generation of new homes with basements not well suited to suites. While I support all of the proposals in this survey, I think that the city should consider how loosening basement area (total floor area) regulations could help encourage more family sized basement apartments without altering the envelope or site coverage for new “single” family dwellings.
Screen Name Redacted 11/16/2021 10:29 PM	I've lived in many apartments in Europe and they are small 3 to 4 story buildings attached to each other with no parking and no elevators that were built many years ago but are still considered the most desirable to live in. Most daily needs are within easy walking distance and the best most desirable streets have the fewest cars.
Screen Name Redacted 11/17/2021 09:35 AM	I agree with basement suites and garden suites on the same lot. I agree with house conversions to multiplex structures on corner lots.
Screen Name Redacted 11/17/2021 11:16 AM	Will anyone else have a say other than City Council on the individual projects or is this a one time all inclusive plan?
Screen Name Redacted 11/17/2021 12:53 PM	I would like to see all types of missing middle housing, including townhomes, approved adjacent to existing or planned transit stops, with no required parking.
Screen Name Redacted 11/17/2021 01:33 PM	I love the city wide approach and the courage that you are taking to remove barriers to creating more housing supply

Screen Name Redacted 11/17/2021 02:49 PM	desperate need for multi-bedroom homes for bigger families.
Screen Name Redacted 11/17/2021 10:20 PM	I think building housing is important, but only if certain requirements are met, and I think rezoning needs to be considered carefully, along with the architecture of the building. Rome wasn't built in a day!
Screen Name Redacted 11/18/2021 11:27 AM	If the city of Victoria wishes to grow and flourish, greater density is a necessity, otherwise young people will be priced out of the market. Hoping that this policy will make a difference, as staying in Victoria with friends and family is crucial to myself and any young family starting out so they can count on their support network when needed. Moving to a new place outside of Victoria where you know nobody simply due to grossly inflated housing prices is a sad option, and breaks up families and friends. The last two years with the pandemic have created enough anxiety for people, and as a young person seeing housing prices rise way out of reach in a place that I have planted roots has added greater anxiety and so much uncertainty about my future. I would likely have to move away from everything if nothing changes, and it kills me to think of that. People my age have had it hard enough with trying to start a career through multiple economic crashes and a pandemic, which makes it hard enough to develop a career during this time to make the money necessary to live here, let alone anywhere. Thank you for listening.
Screen Name Redacted 11/18/2021 06:58 PM	addressing missing middle housing is an awful, backwards idea that ignores all of the core issues fundamental to the entire city design
Screen Name Redacted 11/18/2021 07:44 PM	Victoria has a small stock of beautiful character homes, green space and mature trees that are the envy of the rest of this country. This policy will erase all of that in very short order. And not achieve affordability. The answer is small, gentle-density infill - which is already allowed! Not a developer's free-for-all, full-scale demolition of the traditional residential neighbourhoods. Light-rail transit to Langford would have been a help.
Screen Name Redacted 11/18/2021 08:14 PM	This is so important. I live alone, so while a lot of the current apartment/condo stock would fit me, they have two major problems that would be solved by this initiative: little outdoors space... and they're LONELY. Hundreds of people in a building have no community. I used to live in one, and it was terribly isolating. Now I live in an 8-unit heritage conversion and I feel so much more connected to my neighbours! I hope to see more like it. Thank you for this work. As you say, it is important for families AND for many other people.

Screen Name Redacted
11/19/2021 07:01 PM

It's crucial that missing middle housing is prioritised and made as simple and straightforward to build as possible, so that people can afford to live in the city and not have to move away simply because of the astronomical price of owning a home in the city. Some may also just not need or want a single family home or an apartment in a large tower and it's our job as a city to ensure that people and their housing choices feel welcomed and accomodated in Victoria. Incentivising car-free/car-lite living through smart developments and transit improvements is also a key factor in encouraging people to support missing middle development. When public transit is easier, faster, and better for the environment to ride to places people want to go, they may not even need a car at all, and the opportunity for development without any features for vehicles can be explored further.

Screen Name Redacted
11/20/2021 01:45 AM

Affordability is #1. If there are not restrictions in place on who can buy these homes, you will just see them go to investors who will raise rentals costs and price out local families. Specific policies that state the homes can only be purchased by first time home buyers and perhaps even income cut offs of $180k. More research needs to be done on how homes can be prioritized for local families.

Screen Name Redacted
11/20/2021 10:12 AM

As a millennial looking to start a family, with a solid “middle class” income, I am utterly dismayed at the lack of meaningful housing choices in this city. It’s an appalling failure at every policy level. This is a step in the right direction, but should have been done long ago.

Screen Name Redacted
11/20/2021 02:40 PM

I think its good. Lets make these easier to be built. There is a bigger problem with speculative land value that needs real change, and we should get to work on that as well.

Screen Name Redacted
11/22/2021 12:28 AM

This change is very needed and welcomed.

Screen Name Redacted
11/22/2021 08:08 AM

Please be cognizant of Gardening and food production when deciding size of adjacent buildings. Food growth is more important now than ever

Screen Name Redacted
11/22/2021 11:49 AM

WE NEED MORE HOUSING CO-OPS.

Screen Name Redacted
11/22/2021 12:02 PM

Please keep the character of our neighbourhoods. We don’t need housing that hasn’t enough parking spaces. So on site parking but leaving trees and planting new ones. Community gardens would be a great idea perhaps on roofs. Also, built green with heat pumps. Let’s demand a lower carbon footprint for developers in our growing city. Alternatives to wood and concrete construction. No gas lines due to earthquakes. Houses that take up a whole lot aren’t desirable either. Too sterile and concrete looking. Leave space for landscaping.

Screen Name Redacted
11/22/2021 06:00 PM

Any new buildings in these traditional neighbourhoods should conform to the character of the existing houses. Design approval should made a requirement for all buildings regardless of zoning, including single family homes.

Screen Name Redacted
11/22/2021 08:06 PM

Parking and green space equally important. The lack of green space around all the new high rises downtown,Quadra, Yates, cook is appalling!

Screen Name Redacted
11/22/2021 08:20 PM

A space for those with “tiny houses” to rent or even buy their “tiny” lot could be an option. Like a trailer park but within building code and with design guidelines.

Screen Name Redacted
11/22/2021 08:41 PM

We have to dream bigger than just increasing density. There is no way out of our housing crisis that does not include large investments in non-market rate, permanently affordable housing, whether that housing is owned directly by municipalities or by non-profit managers. Merely increasing density alone is, at best, only part of the real solution. Without a lot of new mechanisms for clawing back some of the additional profits for developers and investing those profits into affordable housing, missing middle policies will end up being a great boon for developers and producing only modest gains for the city in affordable housing, nowhere close to meeting the real and increasingly emergent need.

Screen Name Redacted
11/23/2021 12:45 AM

As commented above, lots with back alley access should be allowed to have a larger 900 sq ft laneway house instead of 600 sq ft garden suite, even if there is no existing heritage house.

Screen Name Redacted
11/23/2021 11:48 AM

Please consider the end cost of either the rental or sale property. $70K is not a reasonable amount to base rental costs for the "average" person or family

Screen Name Redacted
11/23/2021 03:15 PM

Please make them cost less than a million dollars...

Screen Name Redacted
11/24/2021 05:22 AM

Missing housing for young seniors who want to sell family home, want to live on one level, but need second level for many reasons which does not need to be assessed many times a day. Also want at least 1500-1800 square feet on 2 levels. Not everyone wants a high-rise or small apartment.

Screen Name Redacted
11/24/2021 03:34 PM

I hope that Council will not rush into the Missing Middle program. It is a huge change and residents, especially home owners, deserve a chance to vote on the proposed OCP amendments.

Screen Name Redacted
11/24/2021 09:16 PM

Townhouses are really great family housing. I'm don't understand why you are only allowing them at the ends of blocks. Seems to me they are great anywhere. Please also do whatever you can to get more co-ops built.

Screen Name Redacted
11/24/2021 10:00 PM

Missing Middle Housing is so important for the health of our city! We need more of it, especially around our small and large urban villages!

Screen Name Redacted
11/25/2021 10:53 AM

Ideally, new and heritage housing developments/renovations should require the use of local BC, or Pacific Northwest, resources to ensure a level of architectural similarity amongst new housing. And please ensure that an architectural style consistent with a overall community aesthetic is required in new housing developments; so many rental apartments are just depressing boxes with no nature and many new single family homes look so absurd and out of place when they don't have any stylistic consistency with the rest of the neighbourhood.

Screen Name Redacted
11/25/2021 11:43 AM

This needed to happen over a decade ago

Screen Name Redacted
11/25/2021 12:47 PM

This isn't just a problem of supply and demand but investment value. Incentives for contractors to build supply that supports middle income families are likely required as well as preventing people buying 2nd or more properties to add to their portfolio.

Screen Name Redacted
11/25/2021 01:43 PM

I appreciate the effort being put forth for missing middle housing.

Screen Name Redacted 11/25/2021 02:09 PM	Single family homes are a relic of the past, are exclusionary and unsustainable, and need to be stripped of their protections immediately.
Screen Name Redacted 11/25/2021 02:36 PM	I think this is a sorely needed policy change if there is any possibility of improving housing affordability in Victoria. When I am looking to eventually move to a larger home, I would love to stay in Victoria and would heavily consider one of the housing forms outlined in the proposed missing middle housing policy.
Screen Name Redacted 11/25/2021 02:43 PM	One of the major hurdles to the development of housing stock here and in Vancouver is zoning, especially with a trend toward downzoning. Eliminating red tape and automatically greenlighting Missing Middle developments in areas where they are properly zoned would help stem the tide of NIMBYism that currently creates the Missing Middle gulf. I say this as a homeowner myself.
Screen Name Redacted 11/25/2021 03:31 PM	Making rezoning and permitting as easy, cheap and streamlined as the same for SFHs is key
Screen Name Redacted 11/25/2021 10:12 PM	This is definitely a step in the right direction. My only concern is the affordability of these spaces once built.
Screen Name Redacted 11/25/2021 10:44 PM	Push it all through! Get building baby!
Screen Name Redacted 11/25/2021 11:14 PM	I own a retail business in downtown Victoria. It is vital that we cultivate a dense city core and promote a walking and cycling culture. Thank you for addressing this longstanding issue
Screen Name Redacted 11/25/2021 11:23 PM	I believe that many more Victorians would support this type of zoning it if contributed architecturally to the neighborhood. Many modern buildings going up in cities lack a human scale, consisting of glass, steel, and generic panelling, and add little to no visual interest to the streetscape. Encourage developers to build denser homes that blend and act to complete a neighborhood instead of going against the grain and standing in defiance of the current built form.
Screen Name Redacted 11/26/2021 07:03 AM	Please make the missing middle development approval process as objective as possible. We need this density as fast as possible, and

for the approval process to be well defined and simple. Nothing will attract its adoption more than a simplicity.

Screen Name Redacted
11/26/2021 09:54 AM

Densification isn't the only component needed. With more people in a small area we need more frequent transit and closer amenities. You really need to consider mixed-use zoning to accomplish this, in addition to infrastructure upgrades.

Screen Name Redacted
11/26/2021 11:46 AM

When I attempted to access Pacifica housing waiting list a couple of years ago for a 'low income' unit I was told that the list for waiting to be on the Waiting List was already full. [Wilsons Walk] Also the other groups for 'affordable housing' rentals like Co-op, CRD are all geared for families with children, not single working people and their low-income threshold is higher than my highest income $34,000 per year. Lived in Victoria since 1981 and I can't afford affordable housing even if there were room on a waiting list. I have always paid more than 60% of income for shelter costs.

Screen Name Redacted
11/26/2021 12:02 PM

Overall I support the idea proposed in the staff report, with some trepidation about how it plays out. Primarily, as previously noted, I am concerned that this proposal does not address the need for more affordable housing and will result in higher property values and expensive housing.

Screen Name Redacted
11/26/2021 03:46 PM

This should have been done 20 years ago

Screen Name Redacted
11/28/2021 09:50 AM

Thank-you for getting to this. Please also make suites in homes legal, as well as people building tiny homes in their backyards! :)

Screen Name Redacted
11/28/2021 10:33 AM

Rockland needs to be supportive of additional density. They have the largest properties and do the least to support density.

Screen Name Redacted
11/28/2021 02:34 PM

I didn't answer survey questions regarding parking vs greenspace as I found the 3 options to be too limited. There needs to be a balanced approach. I think an off-street parking requirement of 0.5-0.75 spaces per unit, based on a sliding scale related to unit size or number of bedrooms, is appropriate. this should be both a minimum and a maximum requirement in order to preserve green space and conserve trees.

Screen Name Redacted
11/29/2021 10:20 PM

In my opinion the reason traditional neighbourhoods have been successful as places to live & remained desirable is because of their existing form. In my experience, many parts of Victoria's traditional neighbourhoods already contain multiple suites and shared housing. Their forms and uses have evolved over time, likely most often without the homeowners being developers seeking to maximize their returns. While the missing middle concepts may be relatively socially and environmentally benign, ultimately we should consider the cost of an ever increasing population on the island and the planet. I think nature has been speaking for some time & has been ignored too long.

Screen Name Redacted
11/29/2021 10:50 PM

Victoria has a negative birthrate - the more you build, the more people will arrive. There is a premium on living in Victoria, because of the climate! Wages are low, and costs are high because of the climate and because of what's left of the attractiveness of the City. There is no reason why everyone in Canada should be accommodated in Victoria or Vancouver. A house can be bought in Edmonton for $400,000! And there are jobs there too, surprise. I don't move to Manhattan and demand they tear it down just so that I can live there. Bringing in Missing Middle aka the Tech Trade - will result in less affordability. What happened to San Francisco is now happening here.

Screen Name Redacted
11/30/2021 08:15 AM

this plan will increase the value of properties and increase the cost of housing. This will not improve affordability. Corner lots often have large mature trees and even with the new tree bylaws, these design guidelines will still allow removal if a developer cannot build without removal. No specifics mentioned about bylaws regarding setbacks etc. This is good in theory but it could increase land prices and result in a loss of green space, mature trees and our ability to manage the impacts of climate change. The heat dome and torrential rains must be taken into account when we are paving more areas . I agree that this is not fair that single family homes can be made larger and we do need more flexible housing arrangements.

Screen Name Redacted
11/30/2021 11:40 AM

i'm concerned about the lack of dedication to guaranteeing these homes will actually be affordable.

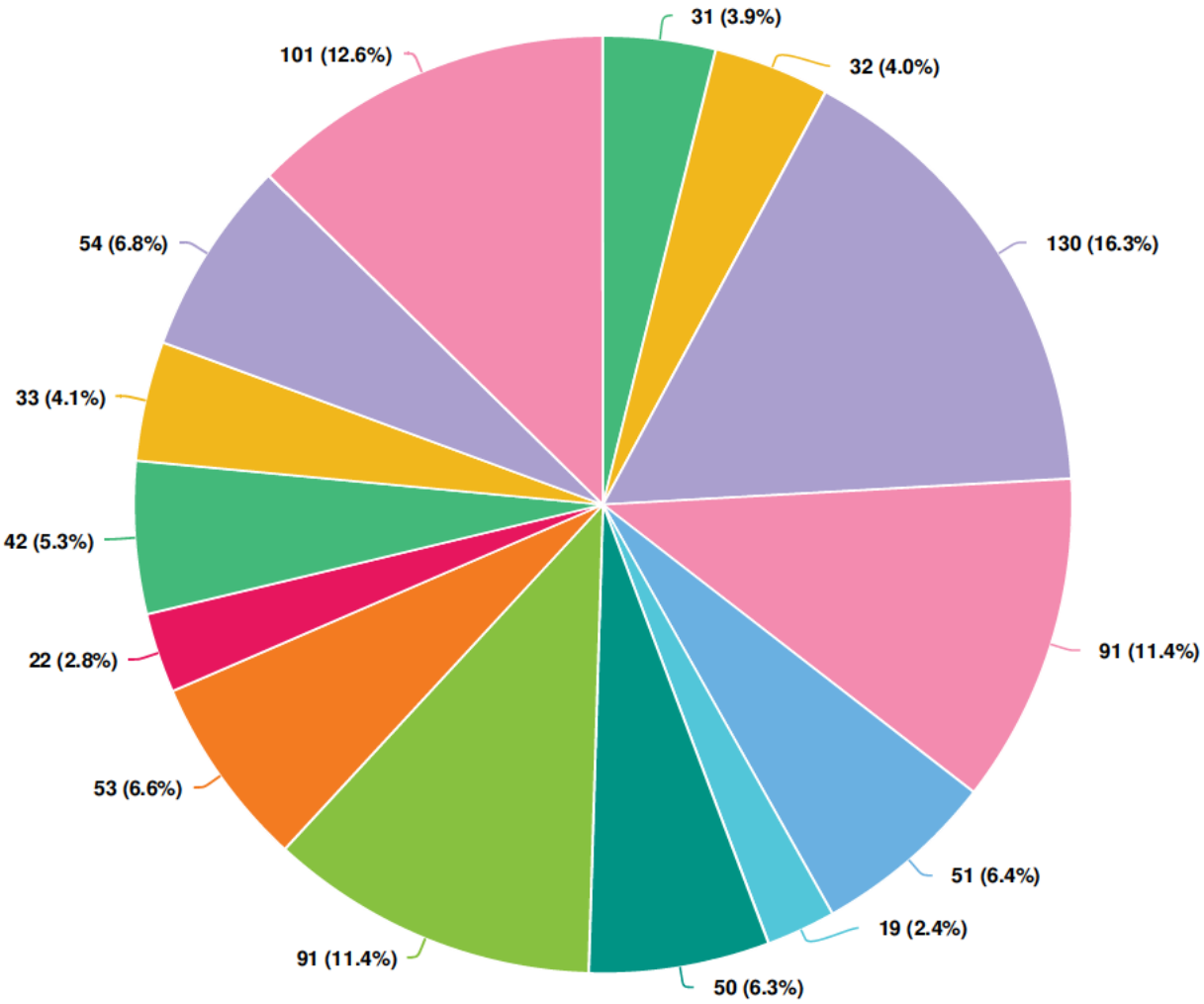
Screen Name Redacted
11/30/2021 11:52 AM

The future needs bold leadership. Differing heights in all areas can be interesting and work within a city like Victoria. Transitions heights are overstated. James Bay is a great example of this. Its the most livable and interesting neighbourhood. I frequent it but do not live there.

Screen Name Redacted 11/30/2021 11:59 AM	Lets get this going!
Screen Name Redacted 11/30/2021 12:52 PM	We really need much more of this type of housing in all areas of the city. My partner and I were lucky enough to recently purchase a house in Vic West and were open to townhomes but there were almost none available. We looked for a period of 18-20 months before finding a home.
Screen Name Redacted 11/30/2021 02:09 PM	Any missing middle housing should be owned by the occupant. NOT rented out by a landlord. The focus should be on helping people start to build equity instead of having to pay out rent every month.
Screen Name Redacted 11/30/2021 04:38 PM	I think it's a great idea.
Screen Name Redacted 11/30/2021 10:55 PM	Thank you.

Optional question (398 response(s), 422 skipped)
Question type: Essay Question

Q18 Which Victoria neighbourhood do you live in?

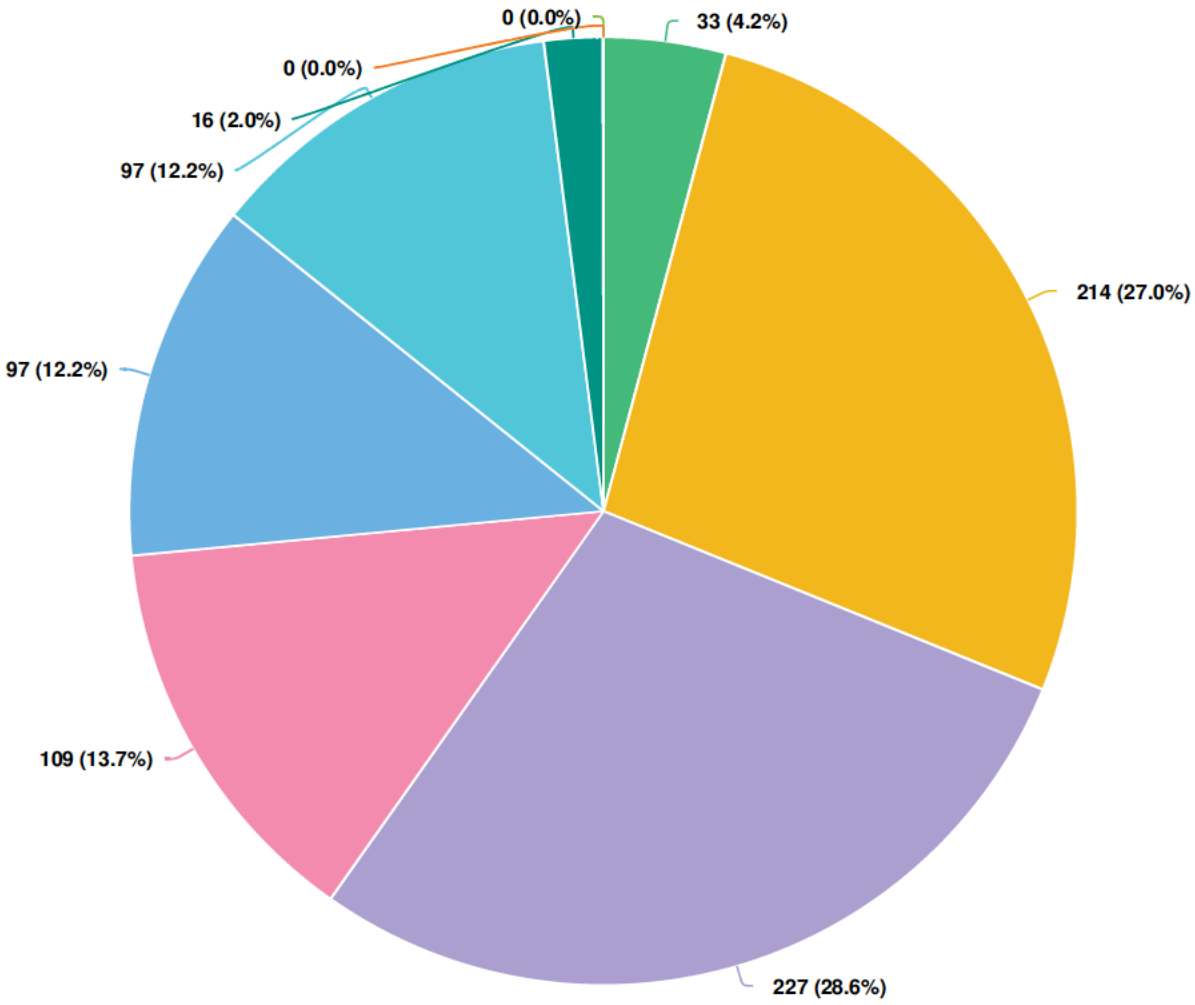


Question options

Burnside Gorge | Downtown | Fairfield | Fernwood | Gonzales | Harris Green | Hillside Quadra | James Bay | Jubilee | North Park | Oaklands | Rockland | Victoria West | I live in another neighbourhood (please specify)

Optional question (800 response(s), 20 skipped)
Question type: Radio Button Question

Q19 Please select one of the following age ranges:

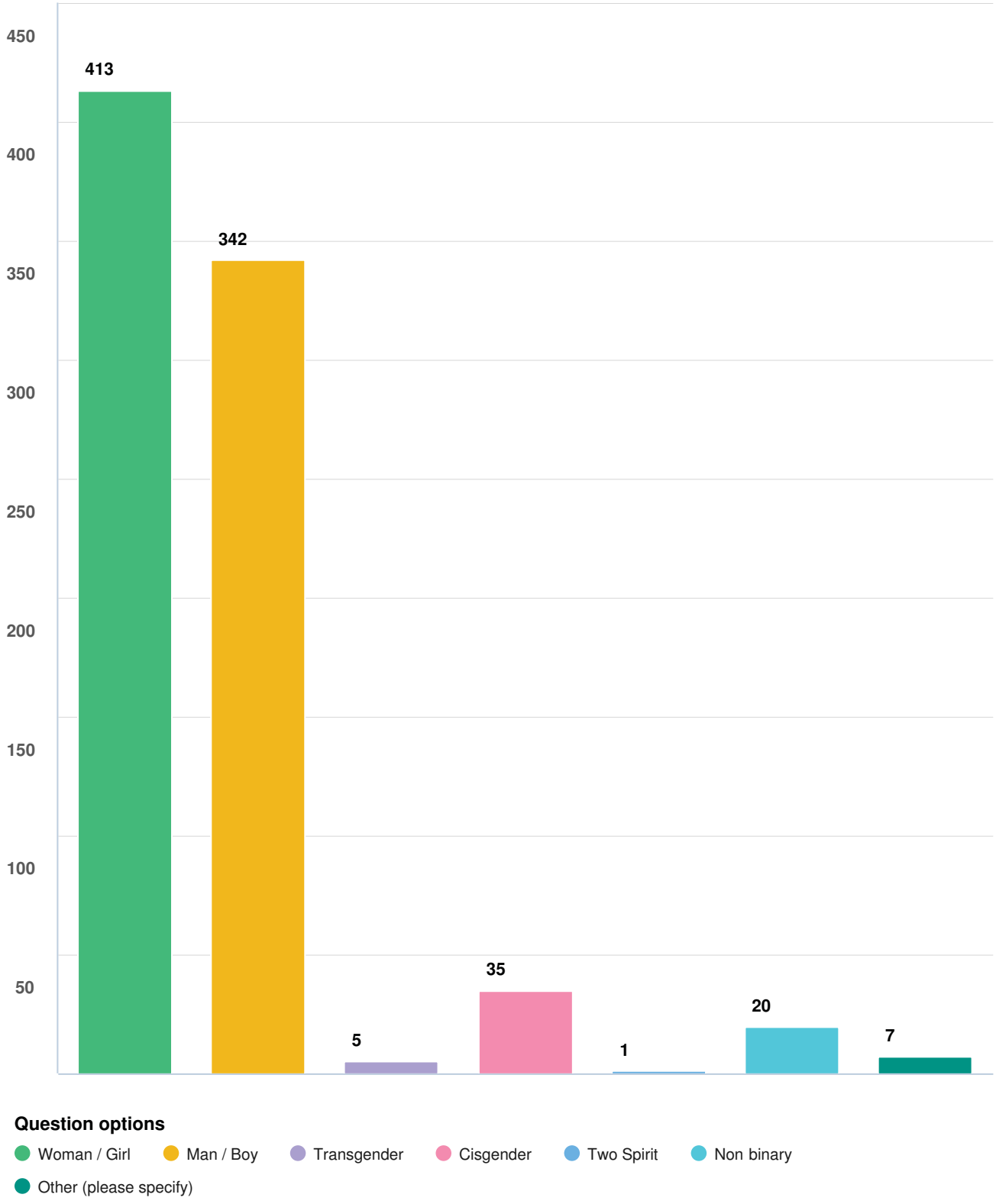


Question options

14 24 | 25 34 | 35 44 | 45 54 | 55 64 | 65 74 | 75 84 | 0 13 | 85+

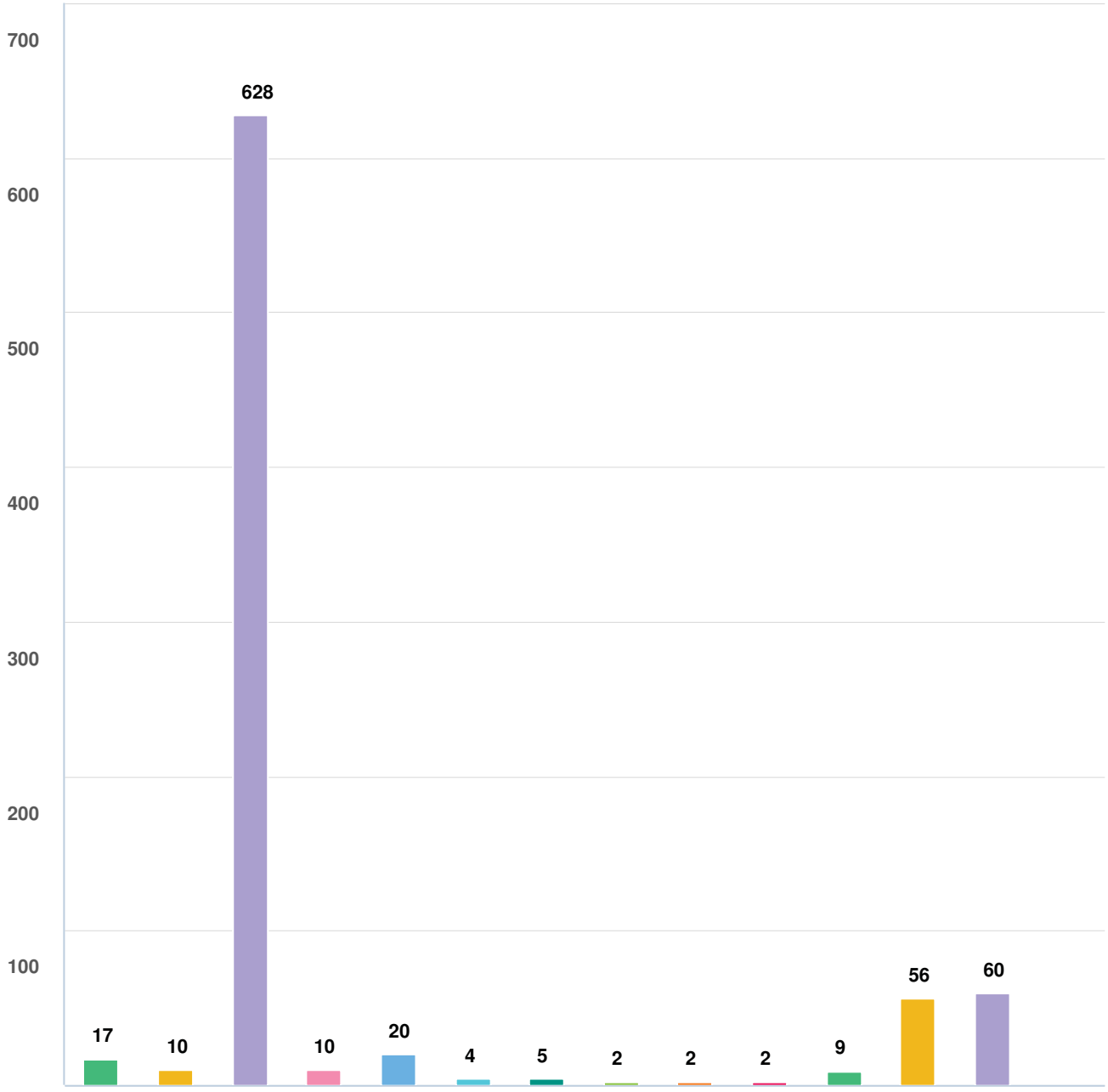
Optional question (793 response(s), 27 skipped)
Question type: Radio Button Question

Q20 How would you describe your gender identity? (Please select all that apply)



Optional question (785 response(s), 35 skipped)
Question type: Checkbox Question

Q21 What is your ethnicity? (Please select all that apply to you)

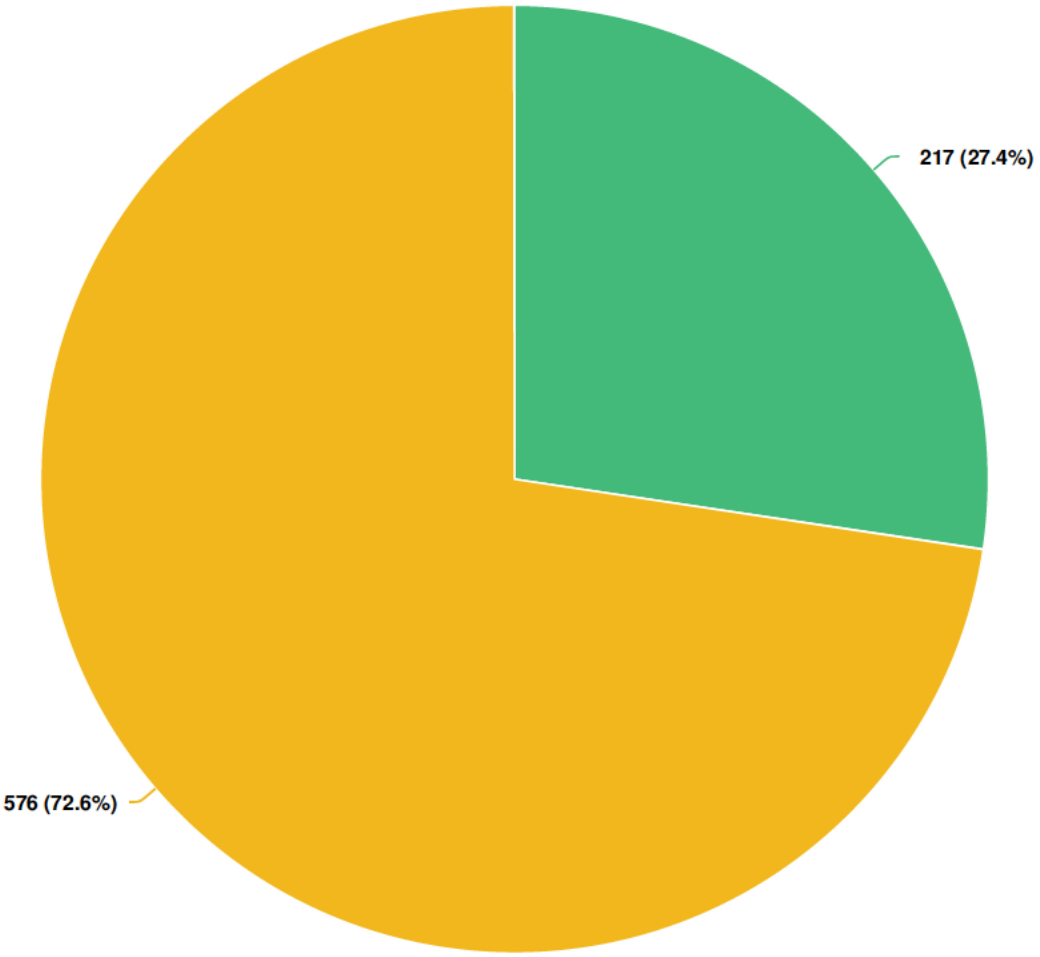


Question options

First Nation
Metis
European (i.e., French, British, Dutch)
South Asian (i.e., Indian, Pakistani, Sri Lankan)
East Asian (e.g., Chinese, Japanese, Korean)
Southeast Asian (e.g., Filipino, Vietnamese, Cambodian, Laotian, Thai)
West Asian (e.g., Iranian, Syrian, Afghan, Saudi Arabian))
African (e.g., Nigerian, Somali, Senegalese)
Caribbean (e.g., Jamaican, Guyanese, Trinidadian)
North African (e.g., Egyptian, Algerian)
Latin American (e.g., Brazilian, Colombian, Mexican)
Prefer not to say
Other (please specify)
Inuk/Inuit

Optional question (785 response(s), 35 skipped)
Question type: Checkbox Question

Q22 Have you moved to Victoria in the past five years?

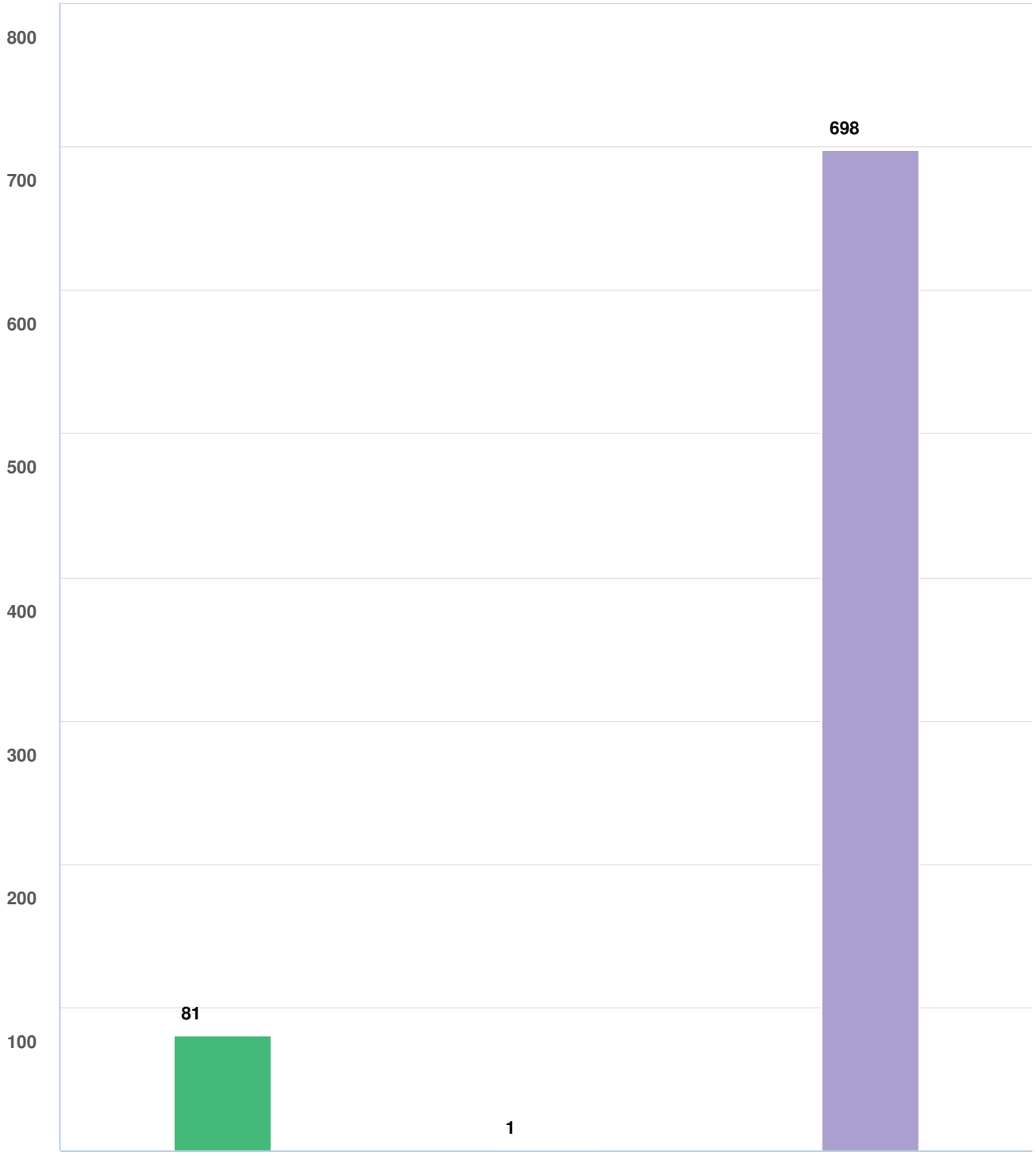


Question options

Yes No

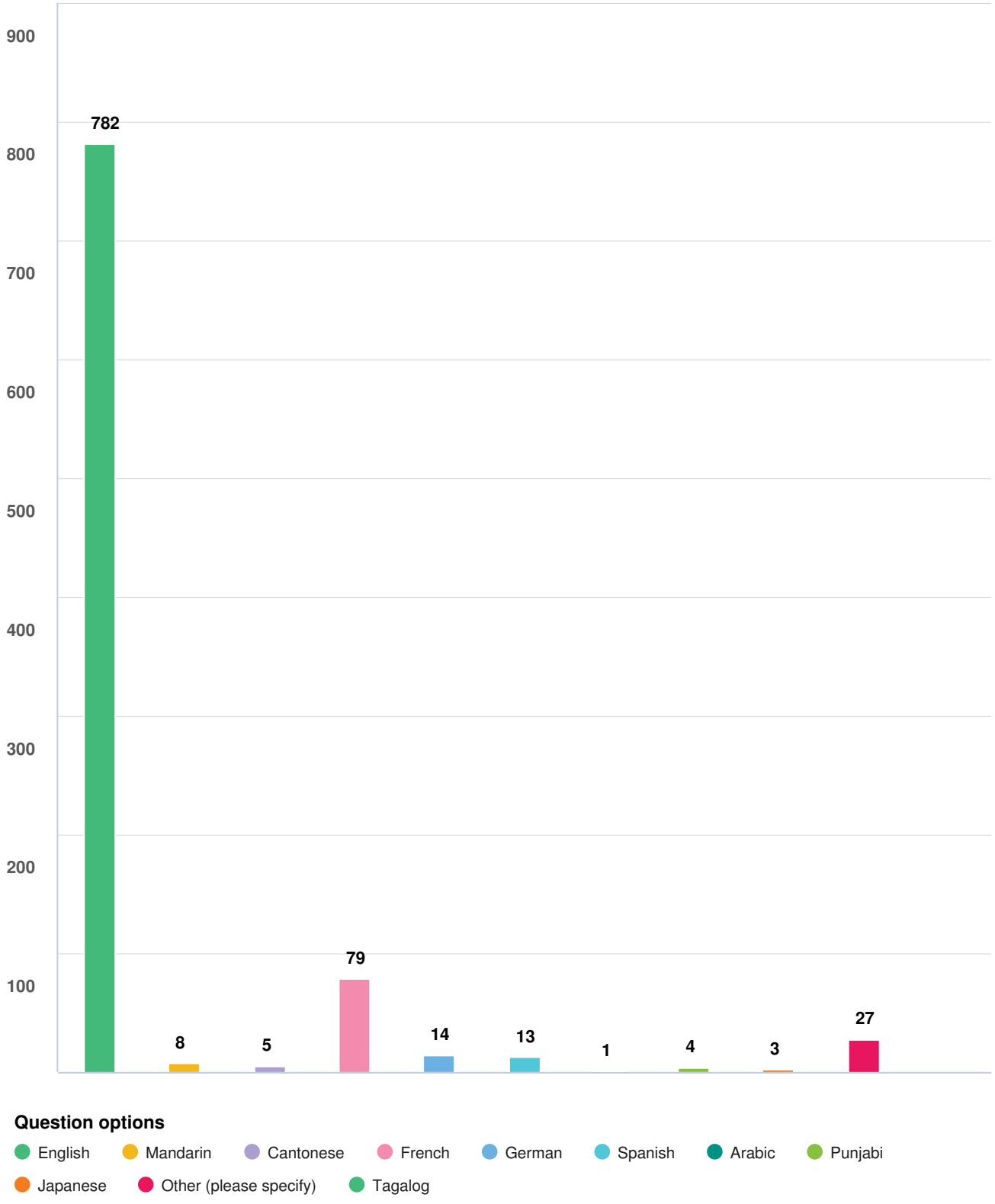
Optional question (793 response(s), 27 skipped)
Question type: Radio Button Question

Q23 Do you identify as being: (select all that apply)



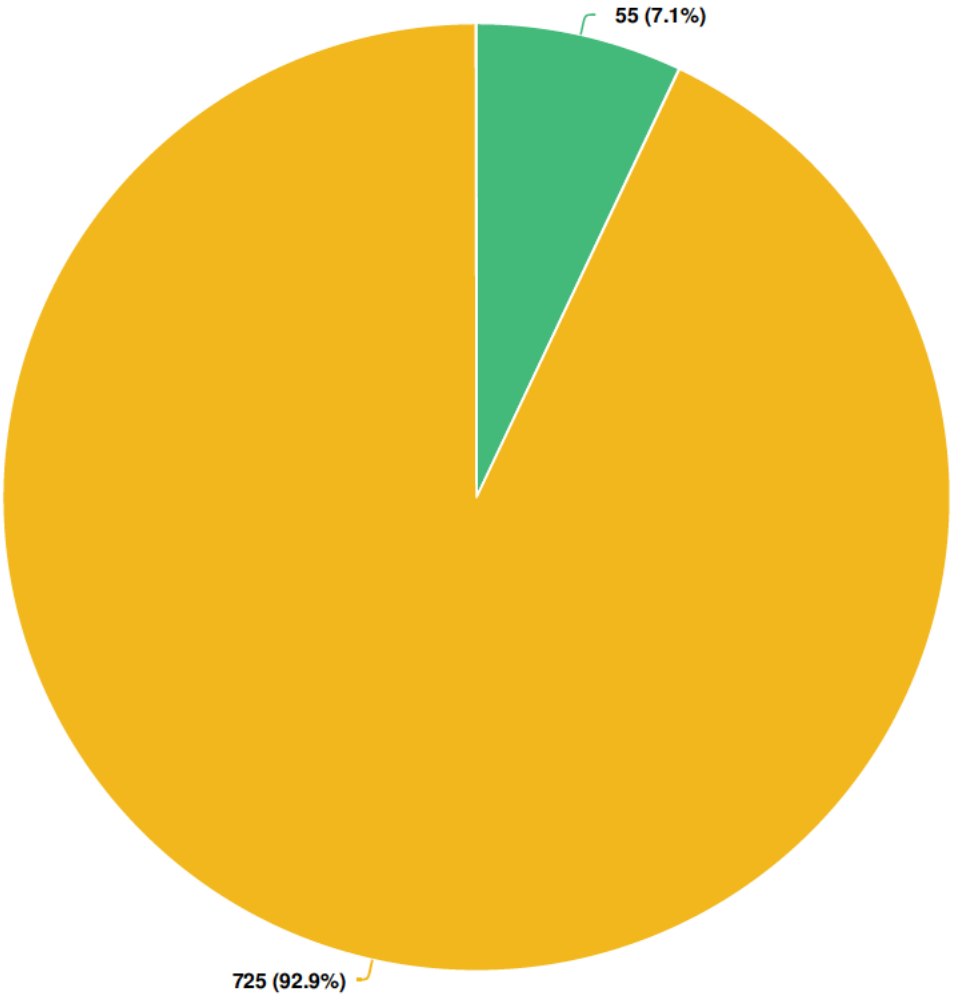
Optional question (779 response(s), 41 skipped)
Question type: Checkbox Question

Q24 Which language(s) do you speak at home? (Select all that apply)



Optional question (797 response(s), 23 skipped)
Question type: Checkbox Question

Q25 Would it help you if City documents were translated into other languages?

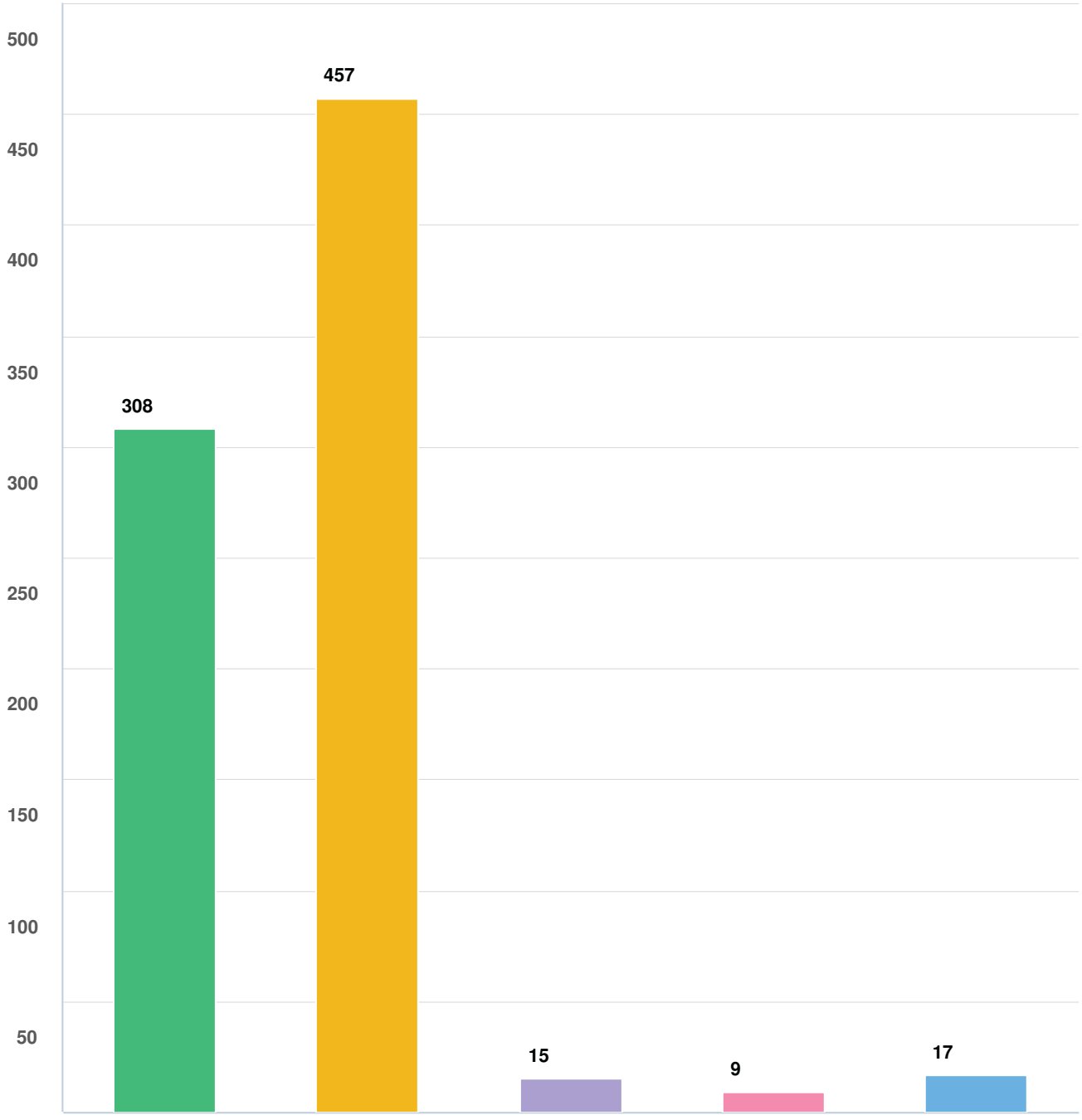


Question options

Yes No

Optional question (780 response(s), 40 skipped)
Question type: Radio Button Question

Q26 What is your current housing situation?

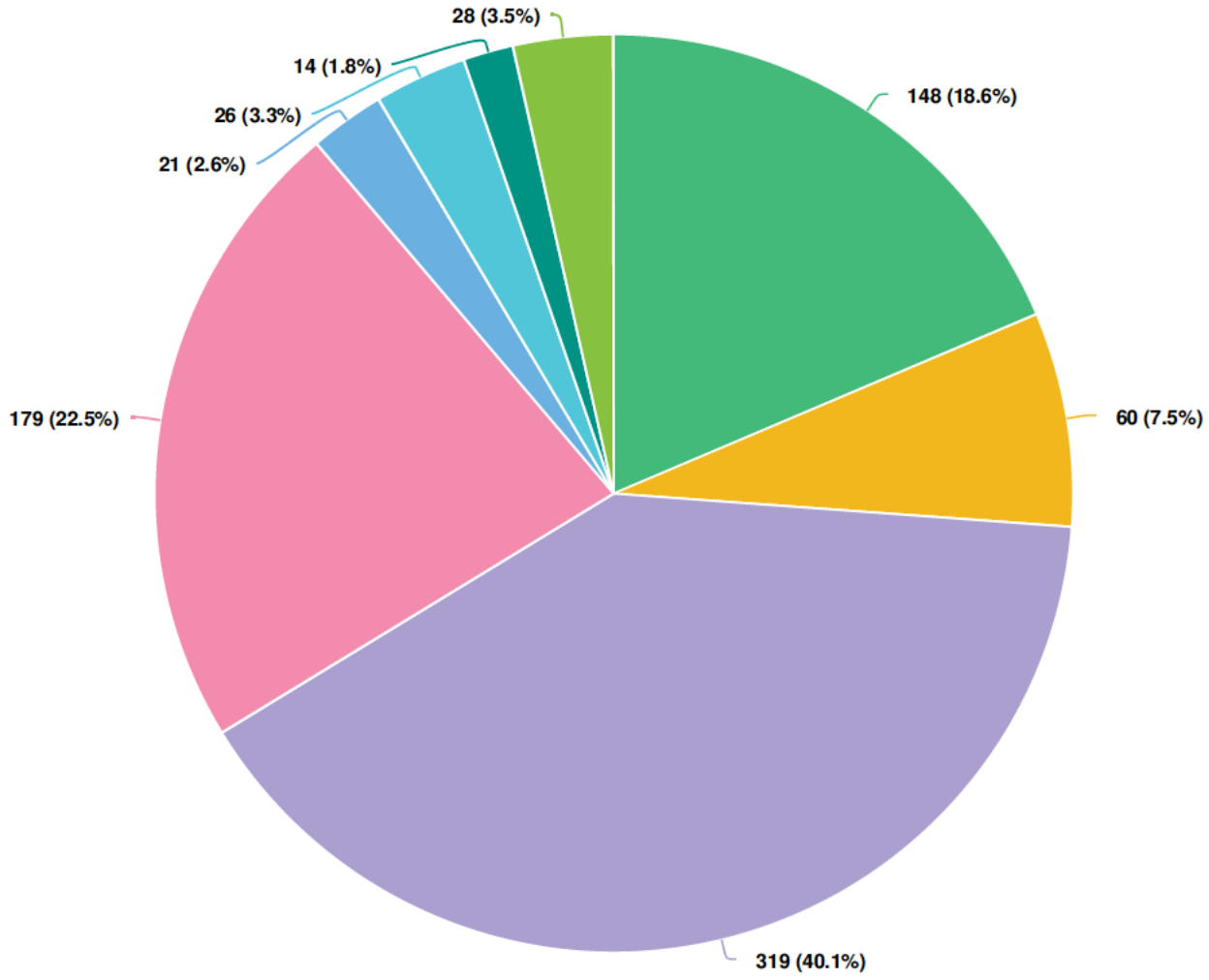


Question options

- Rent
- Own
- Affordable or Below market rental, co ops
- Currently lack stable housing (for example, staying with a friend, living in emergency shelters, transitional housing or are without a home)
- Other (please specify)

Optional question (796 response(s), 24 skipped)
Question type: Checkbox Question

Q27 Which description best describes your household size?

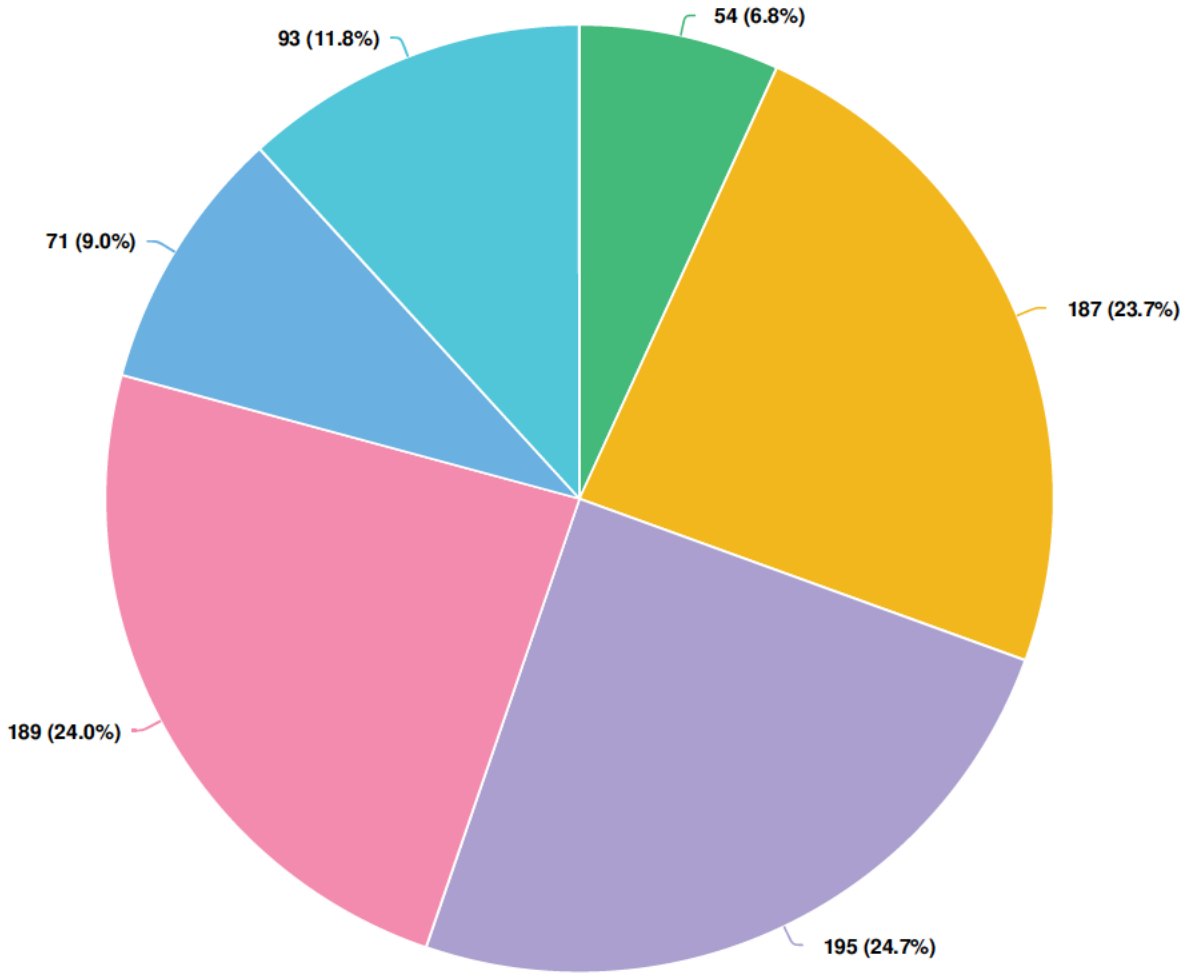


Question options

- I live alone.
- I live with one or more roommates.
- I live with my partner/spouse.
- I live with my partner/spouse and one or more children.
- I am a single parent with one or more children.
- I live in a multigenerational family with parents, grandparents (etc) and children.
- We are two or more families sharing the same home.
- Other (please specify)

Optional question (795 response(s), 25 skipped)
Question type: Radio Button Question

Q28 What is your estimated household income (the total income of all the people in your home before taxes)?

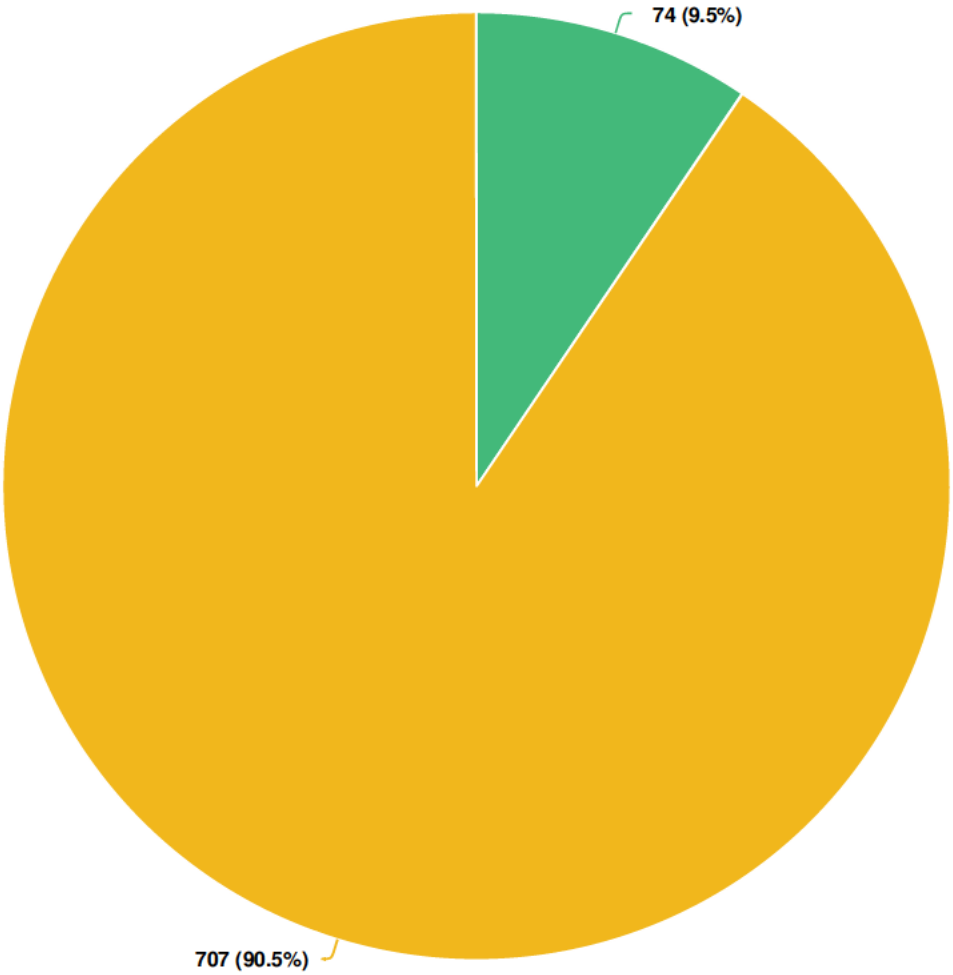


Question options

Under $40,000 $40,000 $79,999 $80,000 $124,999 $125,000 $199,999 $200,000 and over Prefer not to say

Optional question (789 response(s), 31 skipped)
Question type: Radio Button Question

Q29 Do you identify as being a person with a disability?



Question options

Yes No

Optional question (781 response(s), 39 skipped)
Question type: Radio Button Question

Q30 Is there anything the City of Victoria could do to make it easier for you to share your feedback and ideas?

Screen Name Redacted 10/12/2021 01:50 PM	Actually being able to find minutes of council meetings would definitely help.
Screen Name Redacted 10/12/2021 04:47 PM	Listen to those who are willing and able to put in the work to provide what is being asked for by the public and the city.
Screen Name Redacted 10/12/2021 08:59 PM	Provide a way I can supply detailed input on the draft documents. Provide a way I can have a conversation with staff.
Screen Name Redacted 10/13/2021 12:03 PM	cheaper housing, own payment helper programs, rent controls.
Screen Name Redacted 10/13/2021 12:07 PM	Rent control. Especially if no renovations done between tenants. Support program for rent to be subsidized if over 40% of income
Screen Name Redacted 10/13/2021 07:16 PM	No, it is very easy to give feedback. The problem is you don't listen. Example: the debacle that is Clover Point. You produced your idea, everyone across the board hated it, you changed a very small bit and then forged ahead before people could protest.
Screen Name Redacted 10/13/2021 08:31 PM	Engage Victoria virtual presentations and surveys are good.
Screen Name Redacted 10/13/2021 08:34 PM	Participate in established online forums such as the subreddit r/VictoriaBC.
Screen Name Redacted 10/13/2021 10:32 PM	Official reddit account for /r/VictoriaBC
Screen Name Redacted 10/14/2021 08:42 AM	An online forum on your engage site would be helpful to stir discussion.
Screen Name Redacted 10/14/2021 11:06 AM	I love this engagement platform. It is very helpful to engage.

Screen Name Redacted 10/14/2021 02:42 PM	excellent tool, thank you!
Screen Name Redacted 10/14/2021 02:59 PM	Na
Screen Name Redacted 10/14/2021 05:36 PM	The ability to provide write-in comments for each survey question
Screen Name Redacted 10/14/2021 06:32 PM	No, I like the way you conduct these online surveys.
Screen Name Redacted 10/14/2021 11:12 PM	no
Screen Name Redacted 10/14/2021 11:15 PM	maybe advertise what you're up to on street posters or something. Not sure.
Screen Name Redacted 10/15/2021 07:12 AM	Why do you have to sign in to take the survey. Make it more user friendly.
Screen Name Redacted 10/15/2021 08:15 AM	Your survey is overly wordy and offers very managed choices. You are steering the decision process with your questions. Kind of offensive.
Screen Name Redacted 10/15/2021 08:26 AM	I am opposed to missing middle zoning in Victoria
Screen Name Redacted 10/15/2021 08:42 AM	No
Screen Name Redacted 10/15/2021 08:48 AM	Continue to provide survey opportunities such as this.
Screen Name Redacted 10/15/2021 09:11 AM	Some of these multiple choice questions didn't have options for how I felt. They seem to be shoe-horning the 'fewer cars' agenda. For example, the question where we had to prioritize our opinions on reducing cars. I would have preferred an option or possibly 2 or more options on not reducing cars and/or how to increase parking and maintain yards and green spaces by using under-structure parking, for example. The survey had a decided skew to a different, car and parking agenda that I do not agree with.

Screen Name Redacted 10/15/2021 09:42 AM	I would be happy to participate in focus groups.
Screen Name Redacted 10/15/2021 09:49 AM	Keep sharing opportunities by electronic (email, news - e.g., Capital Daily) and social media (e.g., facebook, instagram).
Screen Name Redacted 10/15/2021 11:29 AM	Nope! I feel adequately heard and engaged, i think the city is doing a great job in engagement initiatives.
Screen Name Redacted 10/15/2021 01:29 PM	Put flyers in people's mailboxes as not everyone has Facebook or Twitter.
Screen Name Redacted 10/15/2021 02:31 PM	Consider Typeform if it's appropriate to! Some feedback on the user interface for ordering priorities - have it drag and drop perhaps, or be able to update without having to delete the input first.
Screen Name Redacted 10/15/2021 07:07 PM	I really prefer the " in person" meeting format but given the current situation I guess Zoom would be best, although it isn't always kind to me.
Screen Name Redacted 10/15/2021 08:44 PM	not at this time, thank you
Screen Name Redacted 10/15/2021 10:33 PM	You are doing a great job! I really like the webinars and online surveys.
Screen Name Redacted 10/16/2021 06:38 AM	Be inclusive and open to all ideas.
Screen Name Redacted 10/16/2021 09:09 AM	Well, as I stated earlier, your rating questions did not allow me to put in the ratings I wished to, and in some cases actually did not have the number 9 available to choose. After trying repeatedly to put in my ratings, I gave up, and inserted them into the Comments section below. A major hassle. Please fix this.
Screen Name Redacted 10/16/2021 09:41 AM	Nope, this was a great survey! I really appreciate how clearly it walked me through a complex proposal. Thank you to whoever built it.

Screen Name Redacted 10/16/2021 09:50 AM	It was very easy to provide feedback, great video which clearly explained the proposed changes!
Screen Name Redacted 10/16/2021 11:36 AM	Im the vice-chair on the Accessibility Advisory Committee and im on the Welcoming city committee.
Screen Name Redacted 10/16/2021 03:34 PM	Convince residents that City Council has the City's best interests at heart and not their own.
Screen Name Redacted 10/17/2021 01:36 PM	Text surveys
Screen Name Redacted 10/17/2021 03:23 PM	No.
Screen Name Redacted 10/18/2021 07:11 PM	Stop giving priority to what developers want you to think. Remember your constituents. We are not the 'privileged' as described by developers. We are law-abiding, had working, environmentally conscience folks who want to see some balance.
Screen Name Redacted 10/19/2021 11:51 AM	It appears that engagement studies such as this are token, that the decision has been made to make changes. No different than the engagement for closing Vancouver St or Richardson Rd. It allows the City to defend what will become very unpopular by trotting out reports such as this and saying you engaged and this is what citizens want. I believe these studies only attract people that want the change and dont actually touch residents who have impartial perspectives that dont realise they are about to be impacted.
Screen Name Redacted 10/19/2021 03:24 PM	This was an excellent presentation! Kudos to the team who put it together. It flowed, was easy to understand with great links to more detailed information & even worked smoothly on an iPad. The survey was well designed & I felt it hit on all the key points. Thank you!
Screen Name Redacted 10/19/2021 05:32 PM	online discussions are easiest

Screen Name Redacted
10/19/2021 07:41 PM

I would appreciate more transparent and less suggestive, leading surveys and also the belief that the people with the power to act on a proposal such as this are actually listening and willing to respond to what the community is voicing. As it is, instead I feel unheard because of some of the council's agenda. Any interaction I have had with City staff at any level has been responsive and impressive.

Screen Name Redacted
10/19/2021 08:14 PM

Logging in should not be necessary

Screen Name Redacted
10/19/2021 09:43 PM

this is a complex document. it takes much more than 15 minutes!!!

Screen Name Redacted
10/19/2021 09:47 PM

Nope

Screen Name Redacted
10/19/2021 09:48 PM

Listen to what Victorians are actually saying?! Are you aware that locals avoid downtown like the plague?? That's sad. Current city council has done this. Forcing people to use a bicycle is bullying and completely short sighted. Closing down Richardson was a colossal mistake causing strife and frustration all over. It should not take me, as a self employed person, 30-40mins to drive 4.3kms within the city limits to get to my clients. I'm talking about driving within Victoria city proper! Completely obscene. More emissions, more gas, more wasted time in my vehicle with my tools. Shutting down Richardson has added an easy 10-15mins onto my travel time. All so a few cyclists can have their own major artery through part of the city?Really?? Why didn't you make Rockland the bike lane?? Or have it go through quiet residential streets?? You're either incredibly daft or you've done this on purpose to cause a lot of grief and strife. As a local who has lived here now for thirty years, I've honestly almost had enough. I'm close on the heels of numerous dear friends who have grown up here, packing up and leaving town. Im all for switching things up but you people are so one sided and extreme. It's tragic really. But hey, who cares about the families, the people who have put their blood and sweat into this town right? That's basically what you've done is given us the big middle finger. Super lame. Yeah, not a fan. I can't think of one great thing you have done for the city since elected Lisa. My biggest qualm is that you haven't listened to the locals, the people that have lived here, that have history here. It's lame. You've just pushed your ideas and mandates through. We don't recognize our city anymore. The bike lanes are super dangerous, it's a nightmare to get anywhere now in Victoria city proper. You've done that. Getting more affordable housing built could be your saving grace. But it's Victoria! Haha All of that new housing with be sold for a pretty penny. You're just making the rich, richer. LOL Big thumbs down.

Screen Name Redacted 10/20/2021 09:48 AM	Better survey designs that are not so manipulative.
Screen Name Redacted 10/20/2021 09:47 PM	Require committees to include the supporting documents to their agenda and require the posting of the minutes more timely. I don't know about other committees, but the Solid Waste Advisory Committee (the only one of which I am aware) does not include supporting documents in their agenda online and they do not post minutes in a timely manner. The June 2021 meeting minutes are still not online and it is mid-October. Without the supporting documents being with the agenda and the minutes not being posted with those supporting documents, I have been frustrated with not having the context around committee decisions brought forward to CRD Board meetings. I notice that advisory committee recommendations to the Board fall under the Consent Agenda within the Board Agenda and are typically passed without specific comment during Board meetings.
Screen Name Redacted 10/20/2021 10:08 PM	Nope, keep up the good work :)
Screen Name Redacted 10/21/2021 10:36 AM	Conduct Town Hall meetings allowing for an open and respectful forum for an honest exchange of views
Screen Name Redacted 10/22/2021 02:29 PM	a central place online to view general trends of what others think.
Screen Name Redacted 10/23/2021 07:34 AM	No, the current process is great (for me, I have access to the technology and education to use it as it is designed); though for those without the requisite tech and education, it makes it less likely to be used.
Screen Name Redacted 10/24/2021 05:08 PM	Stop obsessing about feedback and consultation, that's what elections are for. Have politicians campaign on a vision for the city then enact those policies without 20 additional community consultations that can be gamed by tiny special interest groups with too much time on their hands.
Screen Name Redacted 10/24/2021 09:45 PM	No, thanks for the opportunity

Screen Name Redacted 10/25/2021 11:49 AM	This works for me!
Screen Name Redacted 10/25/2021 12:54 PM	Town house type meetings that the public is informed of and invited to attend. Now I see signs with small print stating talking about proposed housing changes to a building. I doubt if they encourage anyone to attend the meetings.
Screen Name Redacted 10/25/2021 08:50 PM	Surveys would be more accessible if people didn't have to create accounts
Screen Name Redacted 10/26/2021 11:38 AM	no
Screen Name Redacted 10/26/2021 12:22 PM	I've been impressed with how easy it is to contact Bylaw Enforcement so I would hope other departments have a similar system although I haven't had any reason to contact them.
Screen Name Redacted 10/27/2021 12:50 PM	When referring to ‘quality’ be sure to qualify it with a value. Saying ‘quality’ does not mean good or bad, it’s incomplete. Something is high-quality or low-quality or mid-quality. Language matters!
Screen Name Redacted 10/27/2021 01:51 PM	Have text-based option to avoid public speaking
Screen Name Redacted 10/27/2021 04:21 PM	No, there seem to be many ways to share. Normal way heard, but we can share.
Screen Name Redacted 10/27/2021 07:50 PM	Advertising online feedback sessions, surveys, public hearings etc on Instagram/social media with easily digestible content will help get widespread attention with younger audiences, who are actually often quite keen to share their opinions on housing.
Screen Name Redacted 10/27/2021 08:16 PM	Just listen, really listen and be willing to hear what people have to say especially if it doesn’t suit your preferred agenda to benefit developers at all costs.
Screen Name Redacted 10/27/2021 11:50 PM	More surveys! I like surveys.

Screen Name Redacted 10/29/2021 09:25 PM	This is awesome! Great work!
Screen Name Redacted 10/31/2021 11:31 AM	Can't think of anything
Screen Name Redacted 10/31/2021 07:54 PM	this suffices but too much information upfront and the same information in the survey. Understandably you want citizens to make an informed decision but seems more like persuading than informing.
Screen Name Redacted 11/01/2021 03:10 PM	Allow feedback and ideas to be provided outside of specific meetings/events
Screen Name Redacted 11/02/2021 04:33 PM	You have to sign up to know about this work or receive something in the mail. I believe that you could be missing many young people in this process and identifying need and what should be done now and in the future.
Screen Name Redacted 11/03/2021 11:27 AM	Get the Council aligned and working together better - feedback appears to be completely ignored, i.e. Richardson Street bike lanes - nobody listened to feedback? Homeless camping - where is feedback saying residents said this was OK? Time to take this city back before it's completely ruined.
Screen Name Redacted 11/03/2021 01:09 PM	These surveys are great.
Screen Name Redacted 11/03/2021 01:24 PM	No thank you
Screen Name Redacted 11/03/2021 01:39 PM	Offer incentives, tax rebates or profit sharing when private citizens team up with accredited builders combine to increase density.
Screen Name Redacted 11/03/2021 02:07 PM	Many of these surveys do not ask whether you agree with the premise, but rather offer options to select from of which none are agreeable.
Screen Name Redacted 11/03/2021 05:05 PM	I think the biggest challenge is awareness. For a long time I didn't know about engage.victoria.ca (Engage Victoria) or any other way to contribute. Engage Victoria is great - it provides an accessible and

	convenient way for me to participate. I particularly appreciate that the site seems to use modern web standards and generally has a good user experience. Perhaps the city could spread more awareness of Engage Victoria through contests or advertising it at community events. I think it's a really appealing way to participate for younger people like me who may think that you have to go to a town hall like in the movies and don't know about platforms like this. Consider exploring other mediums to reach young people online, like streaming platforms (a popular example is Twitch). Generally it would be nice to have an interactive way to participate in town halls or other live events using accessible technology. For example: online chat systems, online polls and video submissions.
Screen Name Redacted 11/03/2021 08:32 PM	Nothing I can think of - thank you
Screen Name Redacted 11/04/2021 10:50 AM	This survey was a bit long and had a lot of reading, but I liked the videos!
Screen Name Redacted 11/04/2021 03:23 PM	No
Screen Name Redacted 11/04/2021 04:05 PM	No the mail notice worked well for me.
Screen Name Redacted 11/04/2021 04:11 PM	Share more across social media and online news platforms. Put in print media for those that aren't online or don't/can't rely on phones/computers.
Screen Name Redacted 11/04/2021 04:51 PM	Allow surveys to be more accessible by discontinuing the requirement of signing up. Many surveys, including Federal and provincial, don't require this.
Screen Name Redacted 11/04/2021 08:09 PM	Online interactions have become very polarised regarding anything to do with housing. It would be great to have in person opportunities for people to share ideas in a facilitated manner.
Screen Name Redacted 11/05/2021 07:11 AM	Informing people well before a project is starting and better questionnaires with non leading questions. This questionnaire was appalling and totally unacceptable by any standards! You should do MUCH better!

Screen Name Redacted 11/05/2021 07:34 AM	I volunteered for the focus group. I am a white cis female. If there are other potential volunteers who represent marginalized or racialized or otherwise unrepresented groups, please give them priority.
Screen Name Redacted 11/06/2021 11:53 PM	I feel like Victoria could do a better job advertising these surveys. I seem to always be telling family and friends about different city surveys that they have not heard of.
Screen Name Redacted 11/07/2021 01:15 PM	Use scribehub.com
Screen Name Redacted 11/08/2021 10:31 PM	This is good. The survey is clearly laid out. Comments on the policy were helpful, but having to switch between tabs was a bit time consuming.
Screen Name Redacted 11/09/2021 07:51 AM	Listen and not have council continue up to move in their chosen direction without input of the actual tax paying population,
Screen Name Redacted 11/09/2021 09:34 AM	This platform is great! You're doing amazing! Keep it up!
Screen Name Redacted 11/09/2021 06:23 PM	I get the sense there is a lot of shaming of ideas that don't fit the agenda of current council. I have been part of a BIA and I treated that role as a public servant. In doing so I realized I needed to listen the all of the public, not just the noisy, the downtrodden, the angry, the wealthy. ALL OF THEM must be heard and heard equally. I really don't get the sense Victoria is a place where views that don't align with council and a vocal group of supporters would get much respect or consideration. It feels a little futile after watching so much change that does not sit right with me get slammed through funding and installation. It is very disheartening. I do appreciate the time to write and reply on this matter of housing. Thank you.
Screen Name Redacted 11/09/2021 06:50 PM	Your surveys are VERY text heavy. I am a researcher and therefore comfortable with dense documents, but I still find the amount of text a barrier to engagement.
Screen Name Redacted 11/09/2021 07:20 PM	Better user interfaces when signing up for meetings like this one.

Screen Name Redacted 11/11/2021 12:59 PM	I'm not sure if this is already done, but this feedback needs to be weighted demographically. You're probably going to get a mostly older, more wealthy respondent sample with this, like most civil participation, and the voices of renters need to be given more weight here.
Screen Name Redacted 11/11/2021 05:35 PM	No because they wouldn't listen anyways
Screen Name Redacted 11/12/2021 01:34 PM	No, I am very impressed with the new engage platform. Thank you for being willing to hear our thoughts.
Screen Name Redacted 11/12/2021 08:46 PM	Please make your council session videos easier to access and view. Could you split them up in smaller clips so I don't have to sit through 4 hours to find the section I'm looking for? As it stands, if feels as though these videos are only there to check a transparency box and not to provide a real opportunity for the public at large to be engaged with local politics and legislation. Luckily, I often have enough time to view them and gain valuable insight into how and why various council members vote the way they do. Too often, however, I just can't carve out the necessary time to do so. Times colonist and other sources of information are completely useless to get reliable information. If we want to uphold democratic ideals, an informed electorate is key. Please make it easier for me and more importantly busier people, to access the info we need to make decisions. This will be of the utmost help in enabling me give judicious and informed feedback. And yes, this is becoming a bee in my bonnet.
Screen Name Redacted 11/13/2021 09:54 AM	We absolutely need to build homes our adult children can afford so that they can live near us, the senior family members!
Screen Name Redacted 11/13/2021 04:14 PM	Just as for many disabled and/or elderly activists, the forced turn to virtual engagement has made participating much easier for me. Zoom meetings and online fora that allow people to discuss ideas as their time and energy allows will improve the diversity of the participants. It would be great to have outreach to marginalized communities making it easier for them to participate, and making sure they know they can, and are welcome, to participate. This will require some well-trained moderators & medistors to run the discussion fora but I hope the city will see these investments as worth the costs and work involved.
Screen Name Redacted 11/13/2021 06:43 PM	Hand drawn notes. Captioning

Screen Name Redacted 11/14/2021 10:48 AM	None at this time.
Screen Name Redacted 11/14/2021 07:59 PM	Advertise the avenues for feedback more widely.
Screen Name Redacted 11/15/2021 11:13 AM	allow proper discourse from actual tax payers not just activists. most of us work all day have kids and homework to get to at night and don't time for long drawn out meetings with activists that only see it their way. there needs to be a conversation where the silent majority has a chance to voice their opinions.
Screen Name Redacted 11/15/2021 08:15 PM	A knowledge that our ideas are considered before the City implements their previously chosen agenda.
Screen Name Redacted 11/15/2021 10:45 PM	Ensure my information is confidential. I should not have to register for this.
Screen Name Redacted 11/17/2021 11:16 AM	I would like to be able to e-mail the councillors. The last time I tried, I couldn't get through to anyone. I feel that no matter what we want, they will just go ahead and do what they wish. A lot of people do not have a computer to even do the survey or even know about it. Thank you.
Screen Name Redacted 11/18/2021 01:15 PM	No, doing pretty well, and thanks.
Screen Name Redacted 11/18/2021 06:58 PM	provide options for radical, fundamental changes to city design
Screen Name Redacted 11/18/2021 07:44 PM	I've witnessed several public hearings where all kinds of people have come out to voice their opinions and Council has disregarded the feedback. eg. Moss Street Church, Save-on Foods, Cook St Village, Junk Buildings, Duck building, etc, etc. Please just listen to the people. There are others who live here, who were not wealthy and saved and worked hard to buy a home. It may have taken many years. That is what a lot of younger people don't seem to understand. We are not "elites". We have just put a lot of work into our homes and neighbourhoods and don't necessarily want a 3 storey building staring down into our backyards. You can listen to us too.

Screen Name Redacted 11/19/2021 07:01 PM	Forums to share feedback and ideas for the city should be further publicised and made easier to use and access.
Screen Name Redacted 11/22/2021 08:08 AM	Deliver surveys to all houses as in he way it's done now only those with specific ability or interest have access to comment
Screen Name Redacted 11/22/2021 11:49 AM	Make these surveys more widely known
Screen Name Redacted 11/22/2021 12:02 PM	Listen to ideas people bringing forward.
Screen Name Redacted 11/22/2021 08:20 PM	A big brain-storming board at the community centre!
Screen Name Redacted 11/22/2021 08:41 PM	Provide childcare if my partner and I are to take part in evening sessions. We would be happy to do so.
Screen Name Redacted 11/24/2021 05:22 AM	Please also use a research company to complete ba statistically sound survey which reflects the total population and not just those who self select
Screen Name Redacted 11/24/2021 03:34 PM	Yes. Have engagement answer my questions and make the answers available on their website.
Screen Name Redacted 11/25/2021 10:53 AM	Not requiring registration to participate in this survey would be an ideal way to increase participation and solicit a wider range of feedback.
Screen Name Redacted 11/25/2021 05:33 PM	Honestly I am appalled with all the demographic questions buried in this survey. An unnecessary intrusion upon the respondents' privacy IMO. Why do you need to know that? It tells me that your data analysis will be 'slicing and dicing' the responses accordingly to fit an preset agenda. The survey should only present relevant questions on housing perspectives.
Screen Name Redacted 11/25/2021 07:38 PM	Quick polls, particularly on social media like instagram.

Screen Name Redacted 11/26/2021 11:46 AM	Promote feedback surveys with a wider scope of media
Screen Name Redacted 11/26/2021 12:02 PM	No. The City offers many opportunities for citizens to provide input and feedback.
Screen Name Redacted 11/26/2021 02:14 PM	More affordable housing. Higher density
Screen Name Redacted 11/29/2021 10:20 PM	So far has been good.
Screen Name Redacted 11/29/2021 10:50 PM	Council has its own agenda and I do not believe they are interested in listening to voters when it comes to development applications.
Screen Name Redacted 11/30/2021 11:59 AM	Thank you!

Optional question (128 response(s), 692 skipped)
Question type: Essay Question

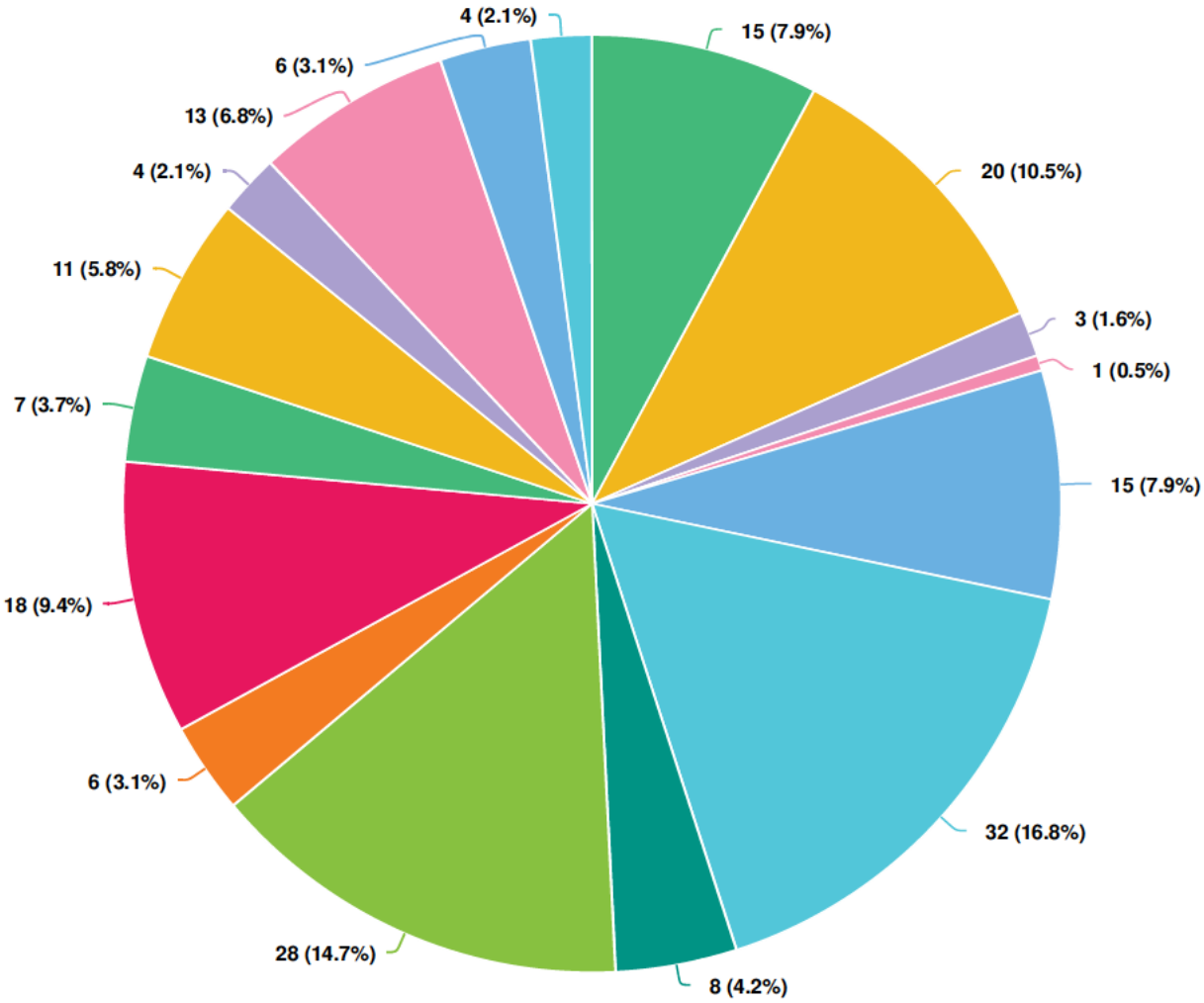
Missing Middle Housing Survey

SURVEY RESPONSE REPORT
21 September 2020 - 19 October 2020

PROJECT NAME:
Missing Middle Housing

SURVEY QUESTIONS

Q1 To help us better understand who we are hearing from, please tell us a bit more about yourself.Where do you live?

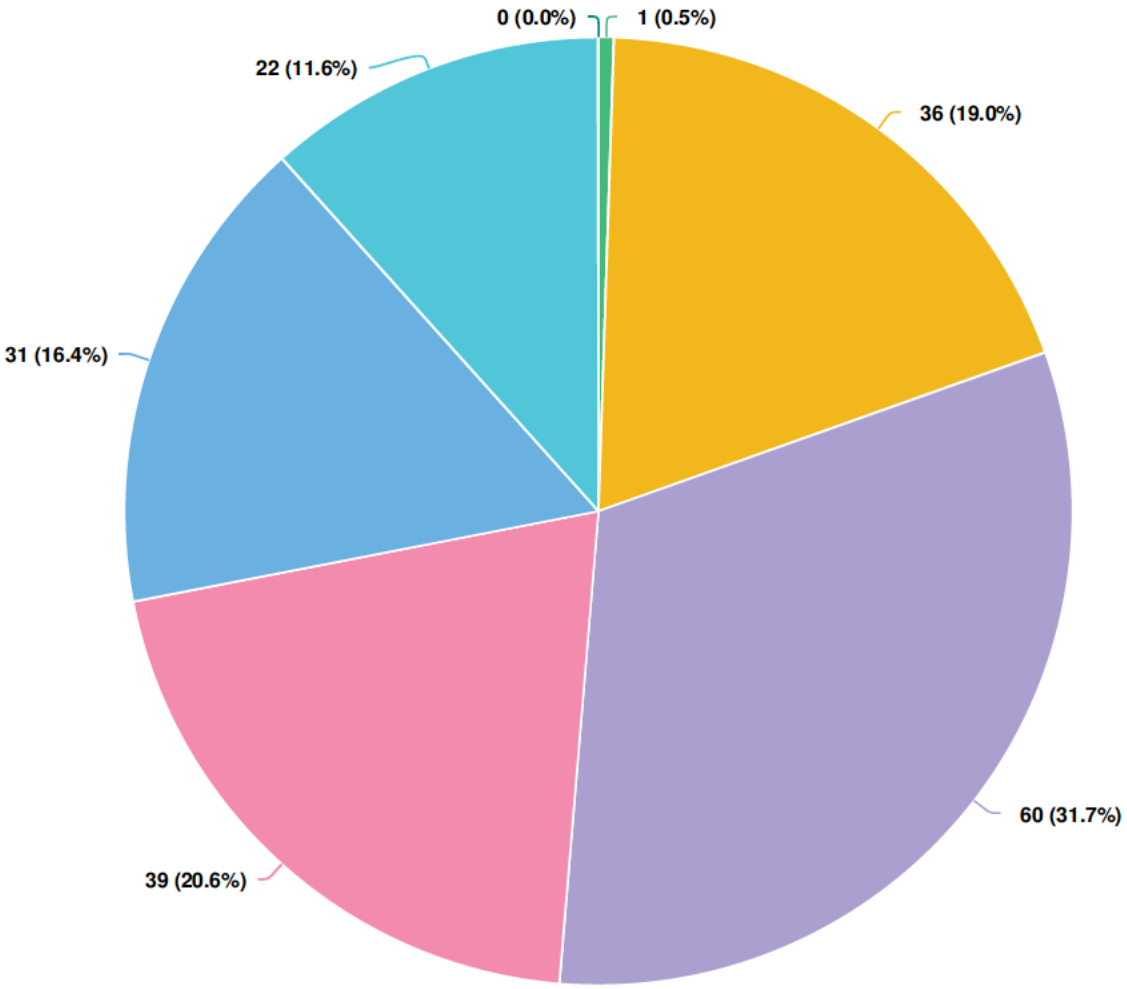


Question options

Hillside Quadra · Fernwood · North Park · Burnside Gorge · Downtown/Harris Green · Fairfield · Gonzales · James Bay · Jubilee · Oaklands · Rockland · Victoria West · Oak Bay · Saanich · Esquimalt · Other

Optional question (191 response(s), 0 skipped)
Question type: Radio Button Question

Q2 Please indicate your age group

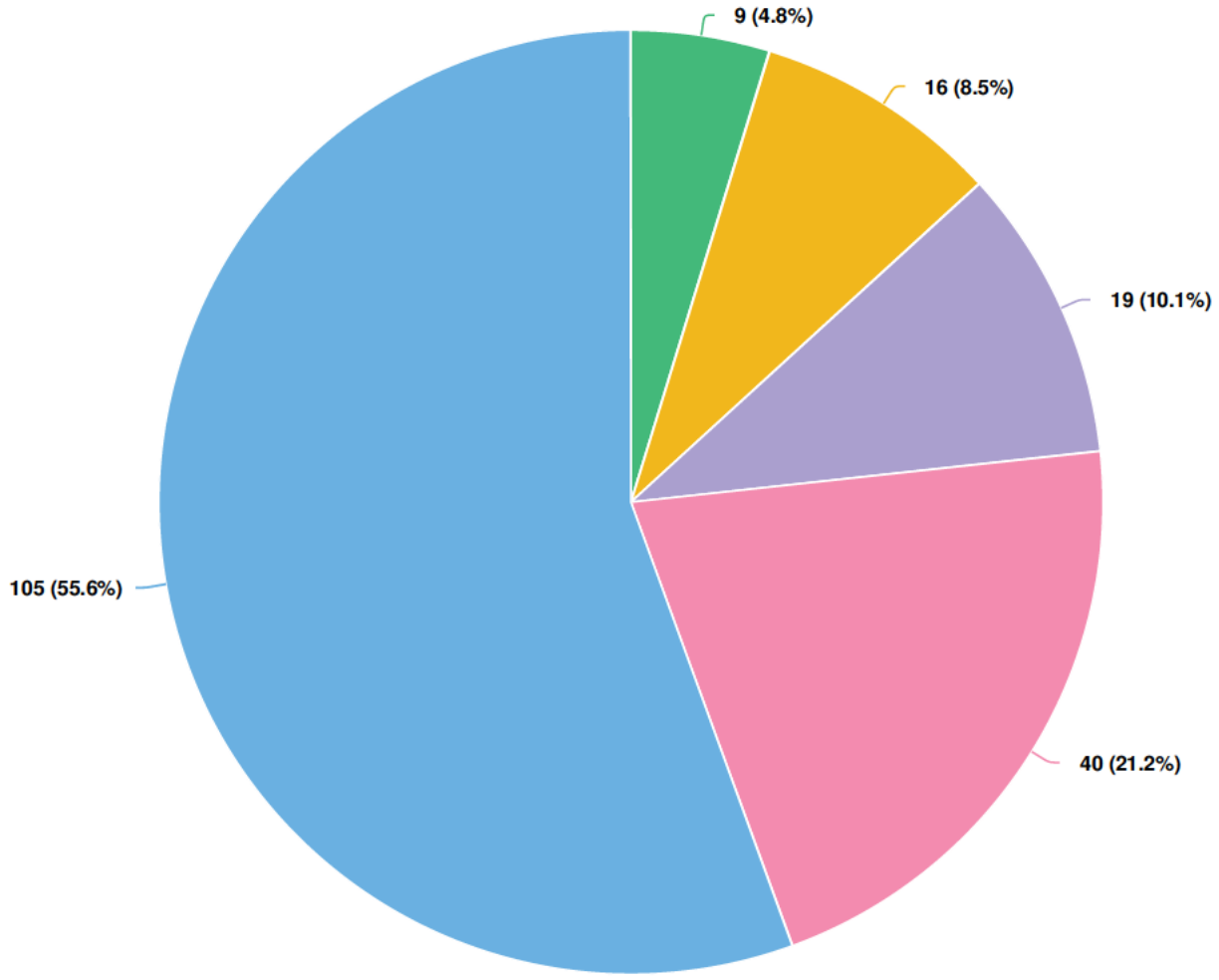


Question options

15 19 years | 20 29 years | 30 39 years | 40 49 years | 50 64 years | 65+ years | 0 14 years

Optional question (189 response(s), 2 skipped)
Question type: Radio Button Question

Q3 How long have you lived in Victoria?

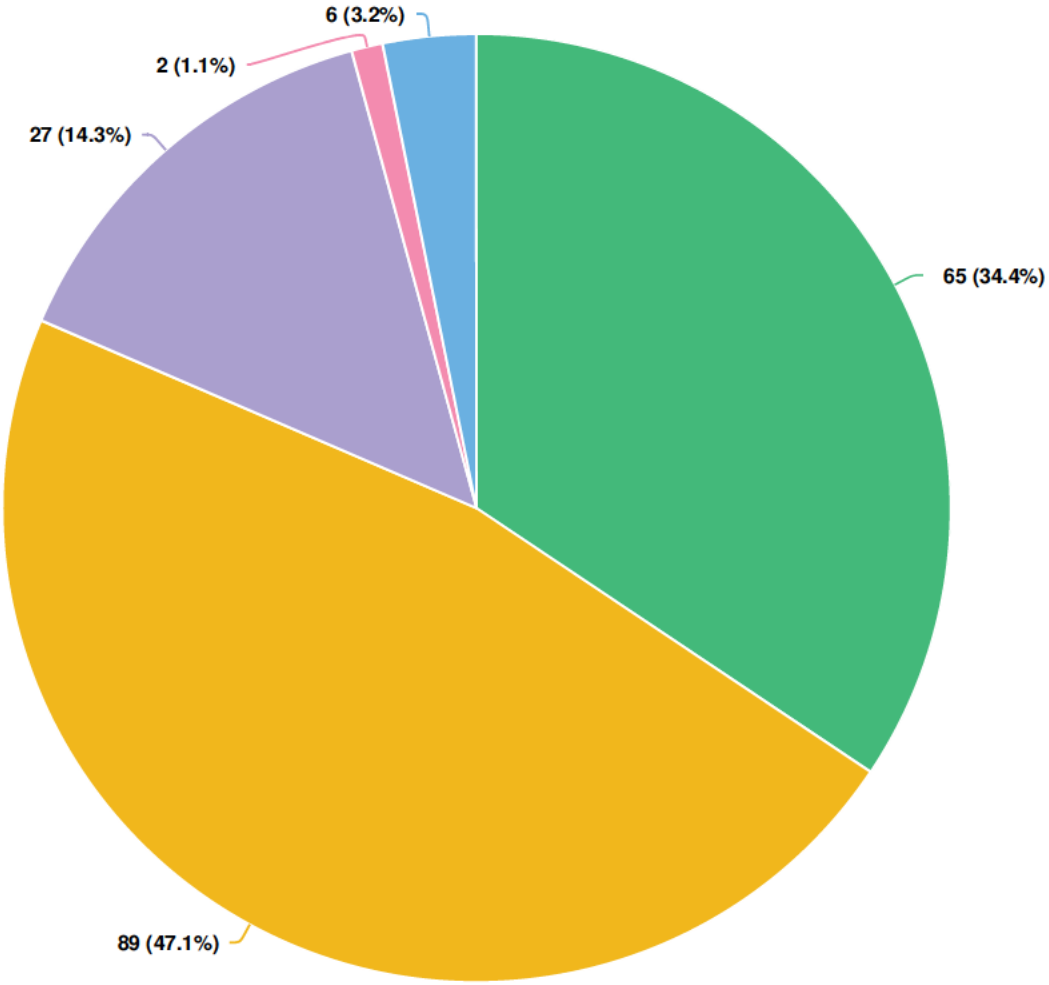


Question options

Less than one year | 1 2 years | 3 5 years | 6 10 years | 10+ years

Optional question (189 response(s), 2 skipped)
Question type: Radio Button Question

Q4 Please select the type of income that best describes your household:

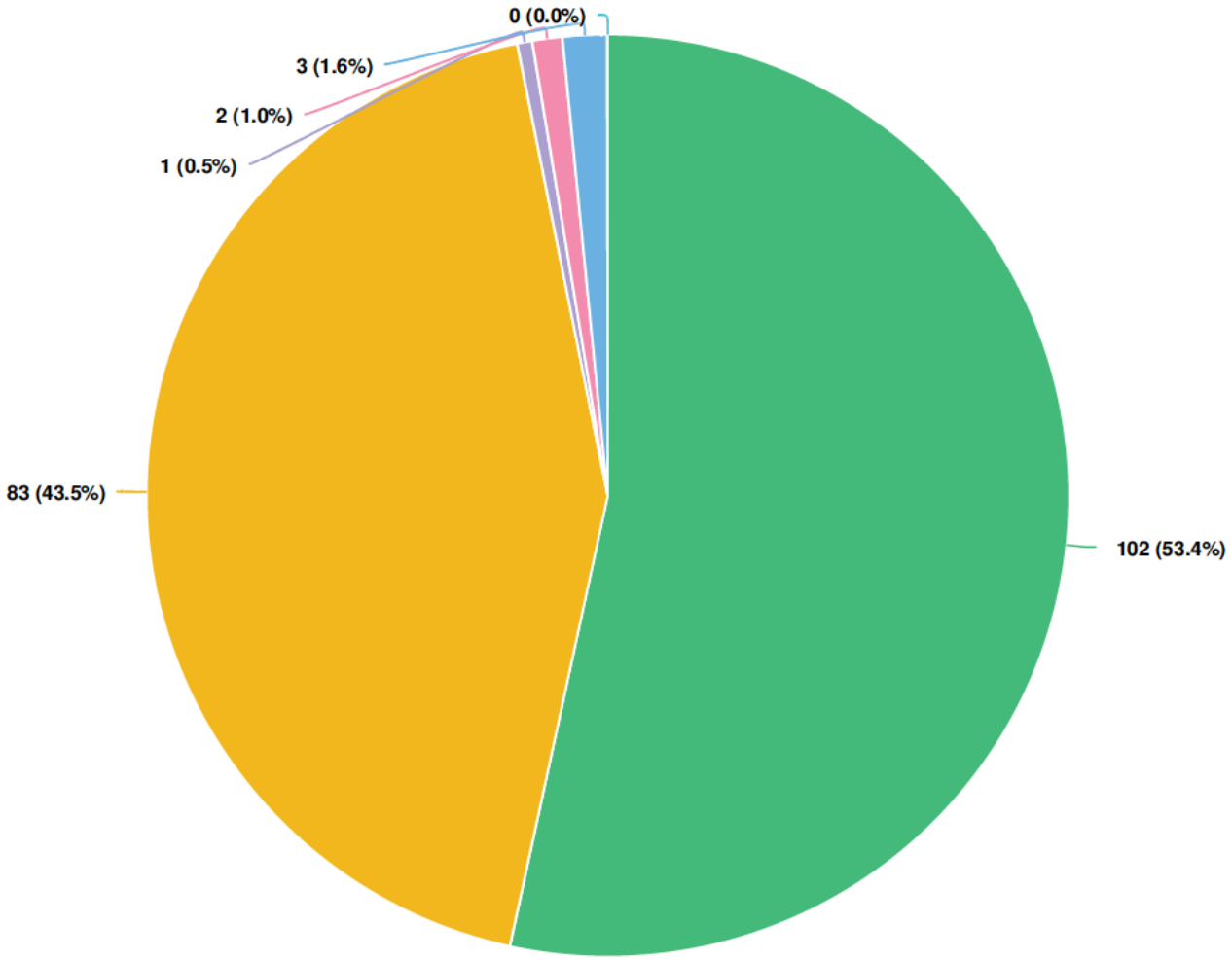


Question options

- Single Income Household (one income earner)
- Dual Income Household (two income earners)
- Retired
- Government Assistance (including income assistance, persons with disabilities, Old Age Security/Guaranteed Income Supplement)
- Prefer not to say

Optional question (189 response(s), 2 skipped)
Question type: Radio Button Question

Q5 How would you best describe your housing situation?

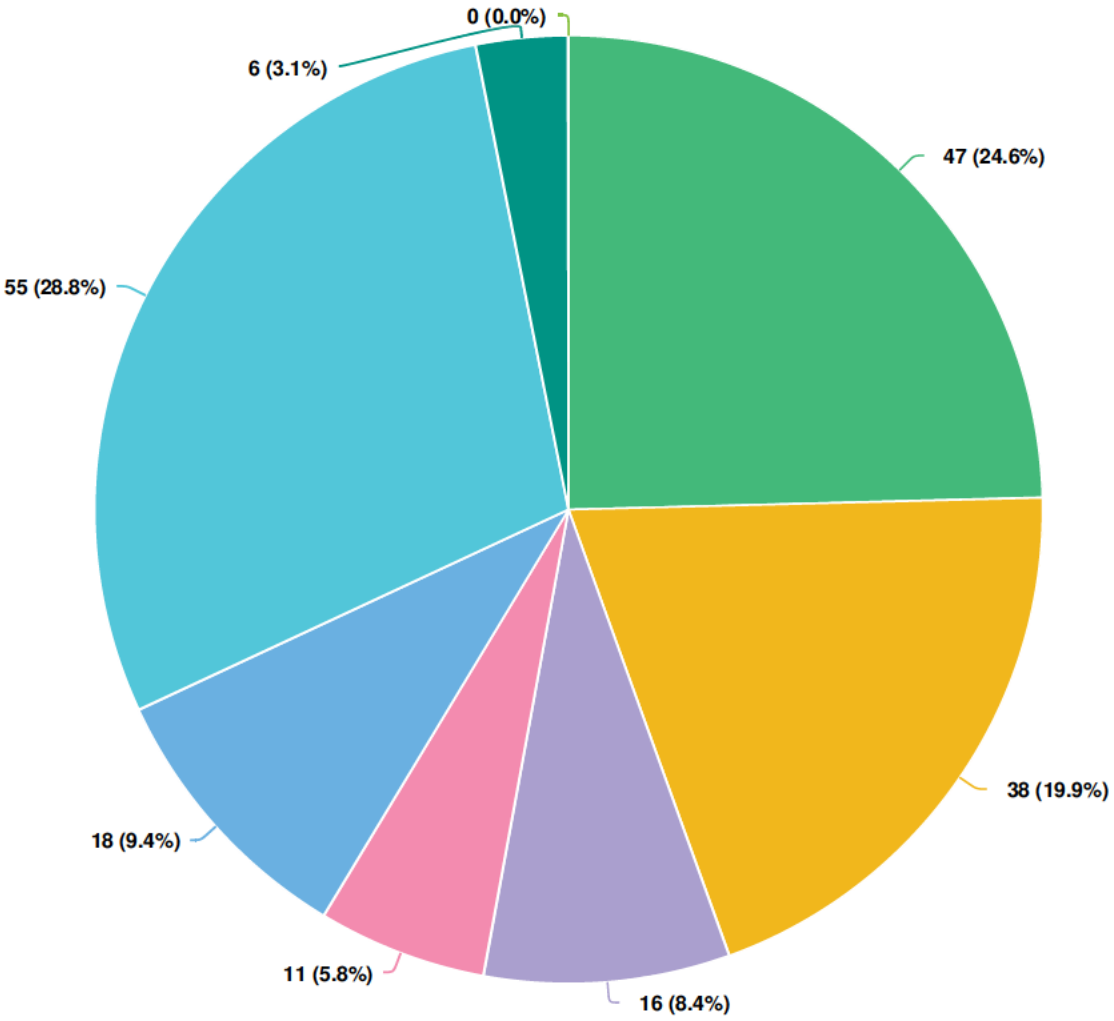


Question options

I rent my home
I own my home
I live in a co op
I live in subsidized housing (non profit or BC Housing operated)
Other (please specify)
I am unhoused (staying with friends, at a shelter etc)

Optional question (191 response(s), 0 skipped)
Question type: Radio Button Question

Q6 Which of the following best describes the type of building you live in?

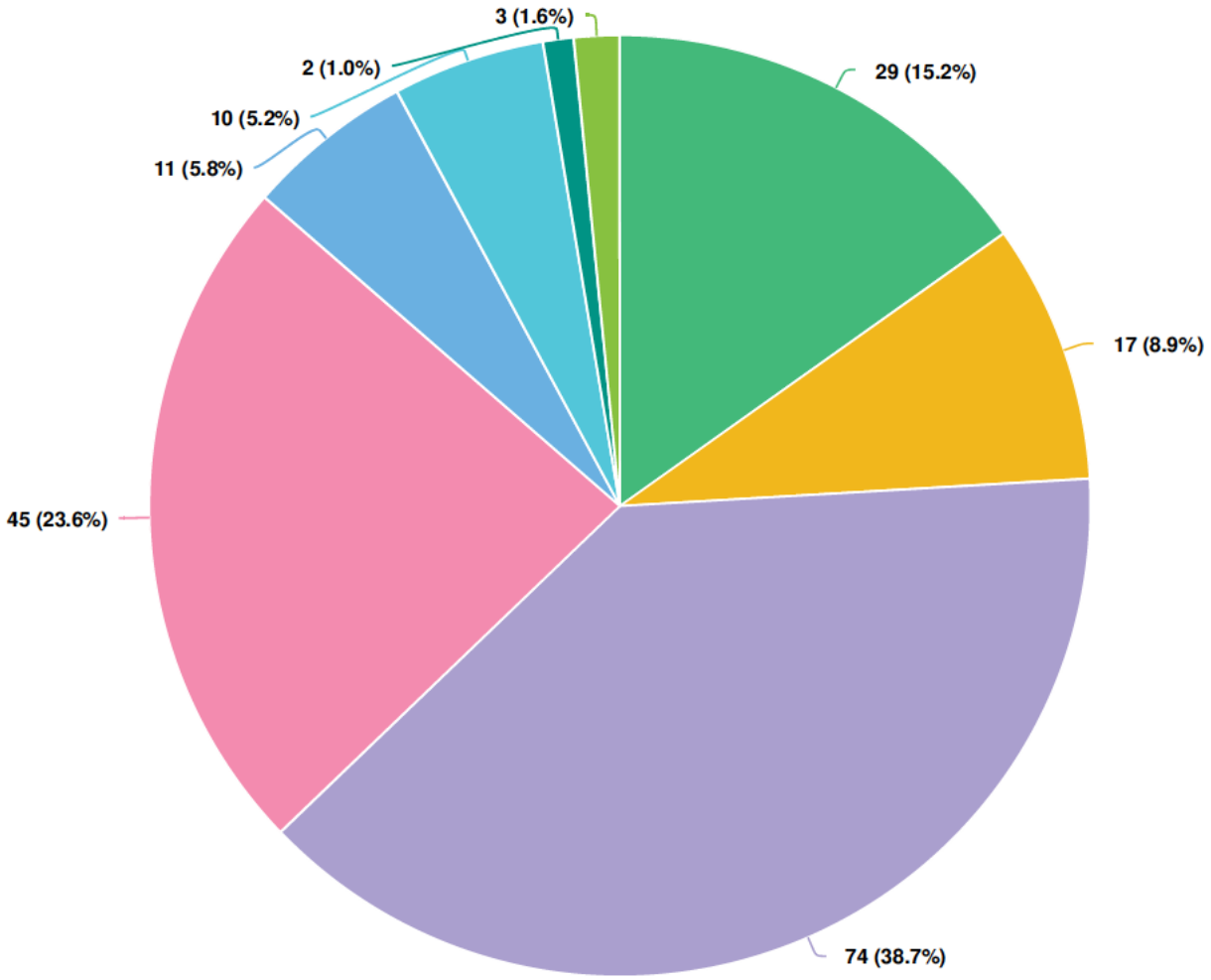


Question options

- Detached house (single family home)
- Suite in a house (including basement or above ground suite or a garden suite)
- Duplex
- Townhouse
- Apartment or condo in a smaller building (three storeys or less / fourplex / etc.)
- Apartment or condo in a larger building (four or more storeys)
- Other (please specify)
- Currently lack stable housing (e.g. staying with friends, unhoused, shelter)

Optional question (191 response(s), 0 skipped)
Question type: Radio Button Question

Q7 Which description best describes your family size?

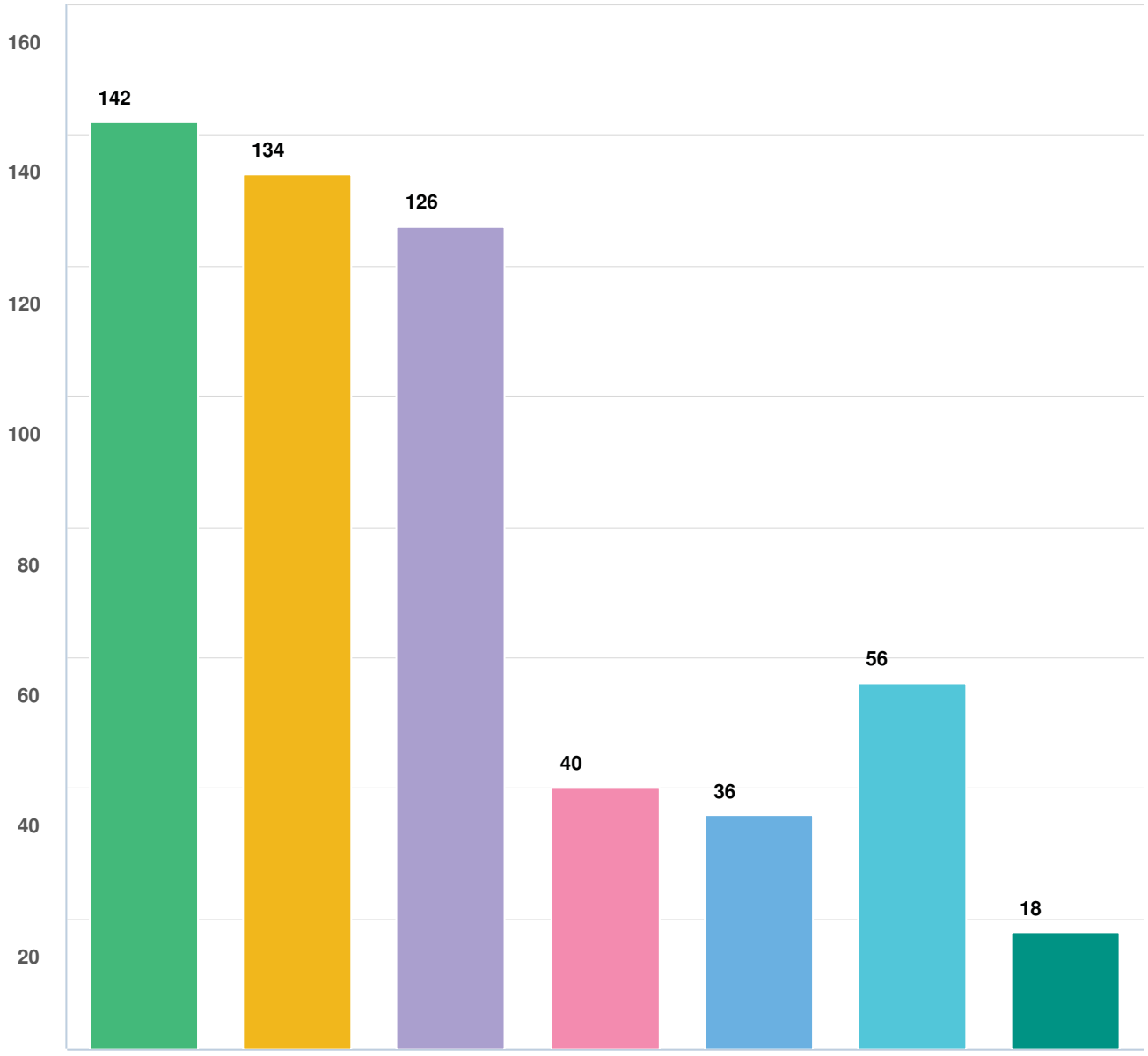


Question options

- I live alone
- I live with one or more roommates
- I live with my partner/spouse
- I live with my partner/spouse and one or more children (or adult dependants)
- I am a single parent with one or more children
- I live in a multi generational home (parents/kids/grandparents/grandkids living together)
- We are two or more families sharing the same home
- Other (please specify)

Optional question (191 response(s), 0 skipped)
Question type: Radio Button Question

Q8 When you think about new 'missing middle' housing being built in your community, please select the top three priorities you feel are MOST important to consider? (select up to 3)

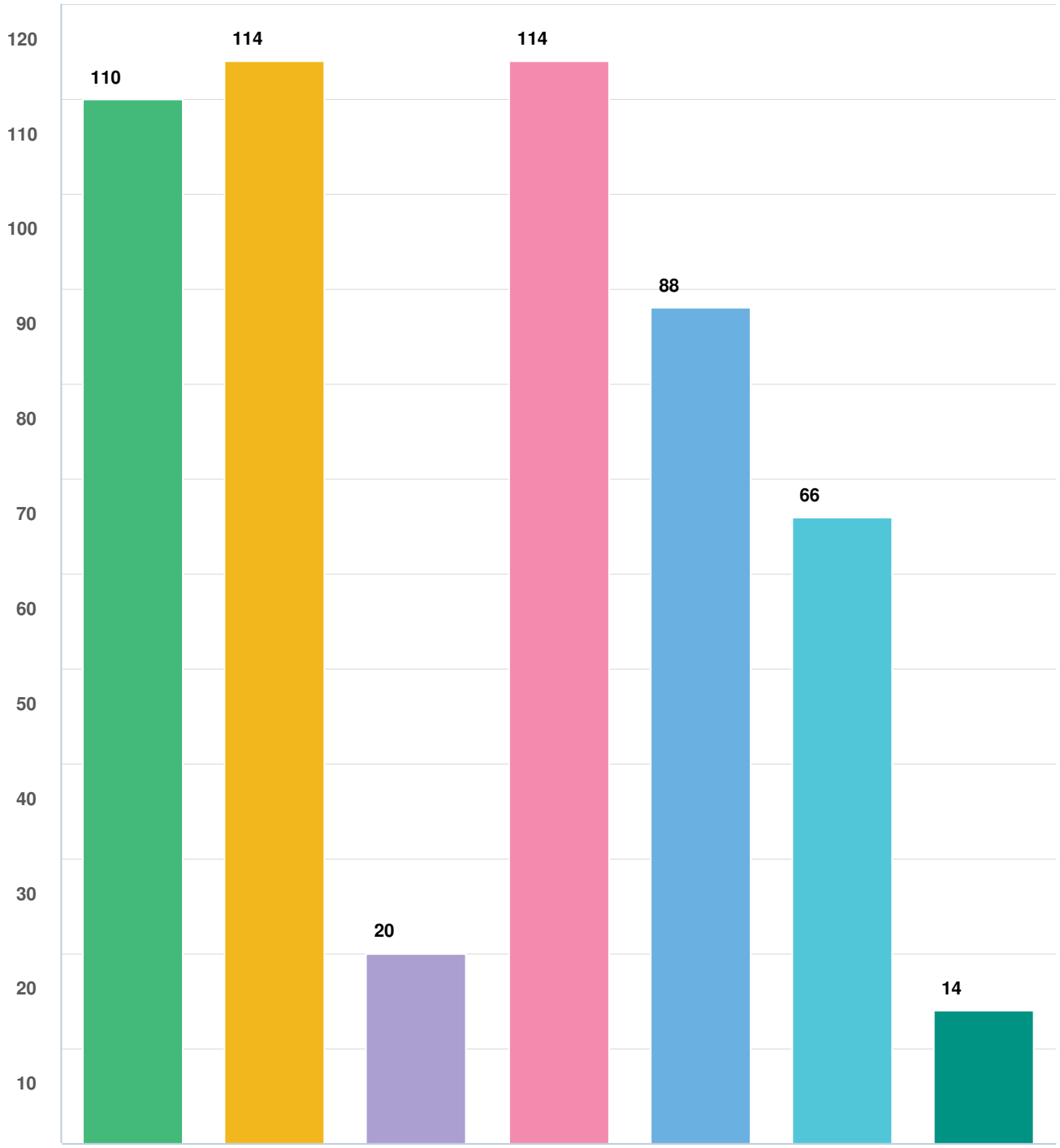


Question options

- Create more housing choice so families and other households can stay in Victoria as their housing needs evolve
- Create lower cost opportunities to own or rent ground oriented housing, relative to the cost of a new detached house
- Create housing near services and transit for a walkable community where people rely less on cars
- Ensure the look and feel of new development is a good fit for the neighbourhood
- Maintain incentives for heritage conservation and re use of existing character homes
- Support tree preservation, a healthy urban forest, and on site rainwater infiltration
- Other (please specify up to three priorities not listed)

Optional question (191 response(s), 0 skipped)
Question type: Checkbox Question

Q9 Which characteristics do you consider MOST important to you when considering a home? (select up to 3)

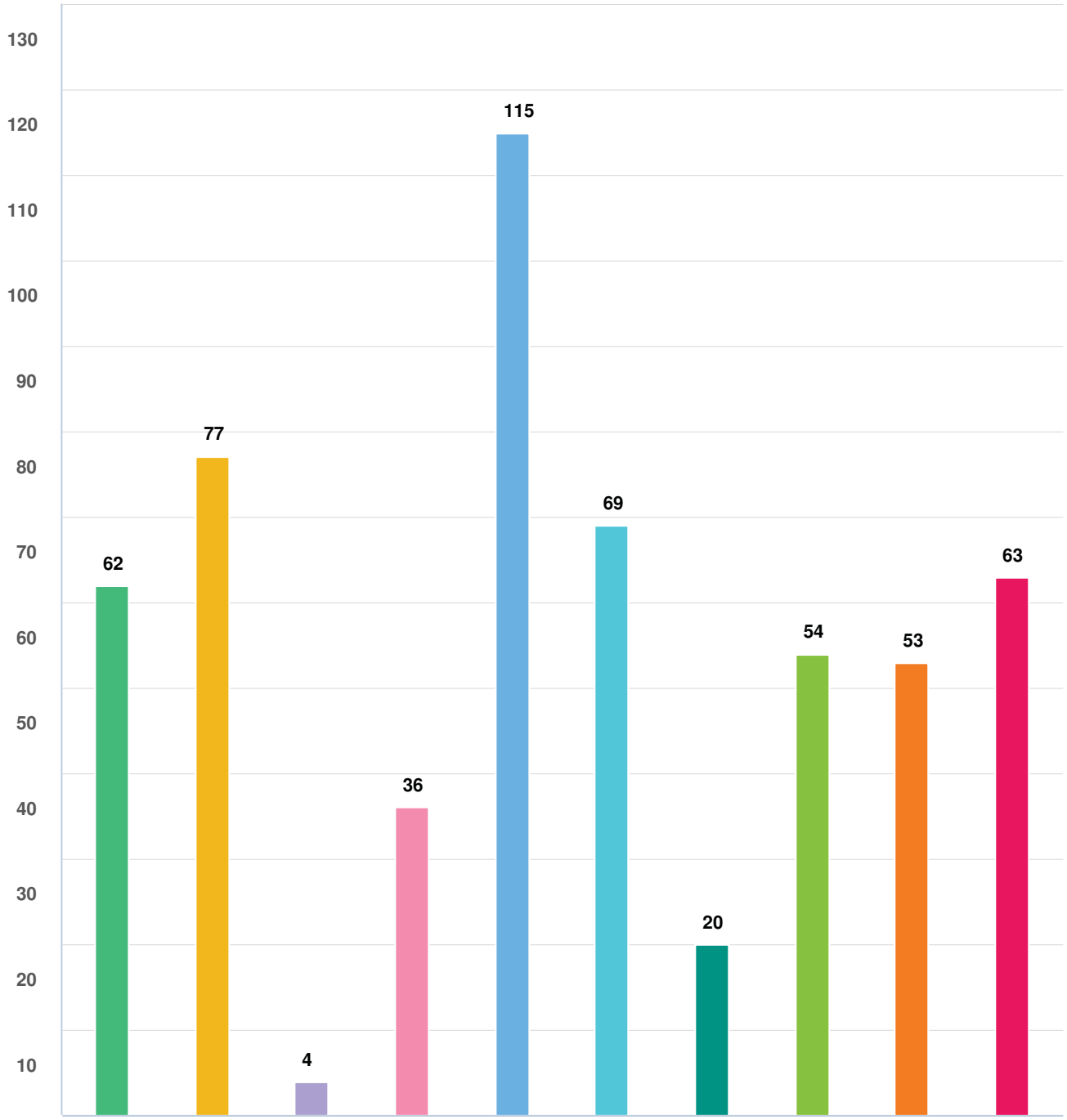


Question options

A private yard
Access to a patio or balcony
Access to a private but shared playground on site
Indoor storage space
Outdoor storage or secure bike storage
On site parking
Street parking

Optional question (189 response(s), 2 skipped)
Question type: Checkbox Question

Q10 When considering the location of a home, which factors are MOST important to you? (select up to 3)

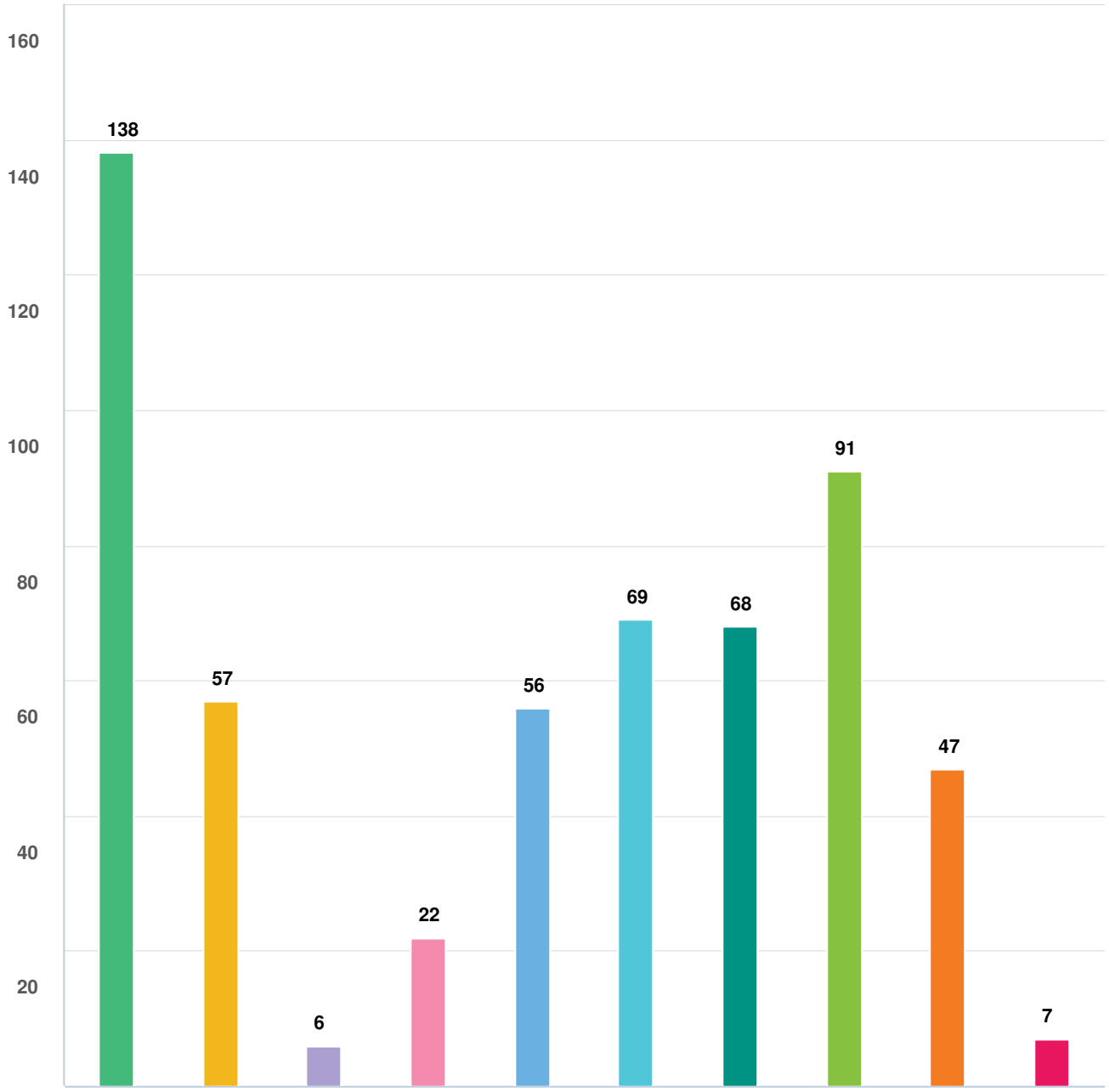


Question options

- Close to transit routes
- Close to bike lanes or safe bike routes
- Close to childcare
- Close to children's school
- Close to a grocery store
- In my desired neighbourhood
- A location outside of downtown
- A location close to downtown
- A quiet neighbourhood
- Close to parks, playgrounds or a community centre

Optional question (190 response(s), 1 skipped)
Question type: Checkbox Question

Q11 When considering a new place to live, which factors about the building are MOST important to you? (select up to 3)



Question options

- Affordability
- The right number of bedrooms
- The size of each bedroom
- Total size of home (square metres/footage)
- Quality of the housing (appliances, flooring, kitchen, bathroom, windows, etc.)
- Adequate soundproofing or separation from neighbours
- Pet friendly
- Suitability over time (you can see yourself staying there for years to come)
- Housing security (you know you can live there without fear of eviction)
- Other (please specify)

Optional question (191 response(s), 0 skipped)
Question type: Checkbox Question

Q12 **When thinking about the design of existing residential buildings and properties (detached houses, duplexes, townhouses, etc.) in Victoria's neighbourhoods, what qualities do you like? For reference, illustrated below are some key patterns and design elements that are characteristic of existing neighbourhoods. These patterns contribute to buildings that relate positively to the street, support livability, social interaction, and neighbourliness. Please tell us about any other patterns or design elements you feel are particularly important.**

Screen Name Redacted 9/21/2020 01:24 PM	I like tree-lined streets to provide shade!
Screen Name Redacted 9/21/2020 05:32 PM	Not/sure Need to think
Screen Name Redacted 9/21/2020 06:00 PM	we need mass timber passivhaus x-plexes everywhere in the city. abolish parking minimums.
Screen Name Redacted 9/21/2020 06:14 PM	Why no "other" option in question 10? I choose based on proximity to work. As for #12: I'd rather see a shared greenspace than backyards. Design is up to the architect, but it's awful when the client/resident was greedy about size on the site. And no need to preserve "heritage" designs. More units per acre is better -- aim for 50 people per acre. There should be pedestrian cut throughs and crossings mid block I could go on.
Screen Name Redacted 9/22/2020 07:11 AM	The maximum height should be raised to allow 3 level buildings that don't require a basement to keep costs down. Allow flat roofs so roof top patios are possible and people have more living space. Do not cut costs on building homes because they require a parking lot. We are hopefully phasing out personal vehicles so why require a parking lot?
Screen Name Redacted 9/22/2020 07:36 AM	Green space, not too crammed together, not all looking exactly the same, trees.
Screen Name Redacted 9/22/2020 08:56 AM	I think we should look at the gaps in the existing design. I'd like to see larger sidewalks, narrower streets, covered patio or front yard spaces that are conducive to sitting outside and engaging with activity on the street.

Screen Name Redacted 9/22/2020 09:23 AM	For me exterior design is not as important as indoor layout. We have a HUGE generation of young families in this City who are crammed into small spaces. In the next ten years their children will be come teenagers... and if the trend towards children having less wealth than their parents continues than those households will be housing multiple adults in 15 years+. We need living spaces that are intended for full families to comfortably be in... not 4 bathrooms! I don't understand the modern proclivity to soak up indoor design layouts with so many bathrooms and tiny little living rooms. Do architects spend a lot of time in the bathroom?
Screen Name Redacted 9/22/2020 01:24 PM	I dislike front yards and feel that there needs to be more townhouse style developments for moderate incomes.
Screen Name Redacted 9/24/2020 01:21 PM	I love modern qualities of buildings. I used to live on Kings road and absolutely loved the design there.
Screen Name Redacted 9/24/2020 02:26 PM	Good yard space with the possibility of resident food gardening, trees, some private outdoor space, covered and secure bike parking and outdoor storage. Personal front door (A.S.H. model)
Screen Name Redacted 9/24/2020 10:10 PM	Access to a yard, whether shared or otherwise where we can garden, eat, socialize with friends, kids can play, etc. A tree (street trees or on-site). A porch or balcony that is large enough to use (front porches are great for neighbourliness). Organization of windows, doors. Light for residents. Materials (warm/natural feeling/durable/environmental). A taller house is fine by peaked roofs/half-storeys above the second storey are nice for neighbourliness and to maintain the character of many of our streets. Incorporation of features common is historic housing (e.g. peaked roofs, eaves, window trim, etc.), but could be with a modern interpretation, bigger windows.
Screen Name Redacted 9/25/2020 09:43 AM	Walkable access to shops & bus routes. Green spaces between buildings. Option of off street parking.
Screen Name Redacted 9/25/2020 11:24 AM	Why are we discussing the aesthetics of townhouses when we have a severe housing shortage. Reducing the floors to 2-3 pushes more families out of Victoria. Steeply pitched roofs reduce the livable space in the units (at the behest of neighbours). 1/2 buried basements rather than taller buildings with walk-in ground floors are inaccessible to disabled people. Parking is literally fossil fuel infrastructure.

Screen Name Redacted 9/25/2020 02:30 PM	Homes, public spaces, almost everything should be oriented towards the street when possible. The street is where life happens. I like the character of old homes, gardens and crops in people's yards, and many things imperfect. I admire old, affordable apartments and homes that some would want to demolish but they survive.
Screen Name Redacted 9/25/2020 03:08 PM	I like entryways located close to the sidewalk
Screen Name Redacted 9/25/2020 04:29 PM	I don't care about restricting the design and layout of housing, and I don't think that the city ought to either. I do love to see increased density, because to me, density means affordability.
Screen Name Redacted 9/25/2020 05:53 PM	I agree with noted parameters
Screen Name Redacted 9/25/2020 08:16 PM	I really like the Height & Scale and Relationship to the street; When walking along the sidewalks, I appreciate how close you feel to these buildings from the street; not being separated by a massive lawn/yard from the front entry makes homes feel more approachable & welcoming. Detached parking, ie not located at the front also help with this.
Screen Name Redacted 9/26/2020 09:44 AM	Remove parking driveways and provide a laneway for access
Screen Name Redacted 9/27/2020 12:00 PM	Human scale street entrance (ie walkups), not dominated by space for cars/garages; minimal paved area; design that reflects the time it was built in (eg not building a fake heritage new building). Modern homes should look modern and contribute to a more interesting neighborhood aesthetic over time.
Screen Name Redacted 9/27/2020 03:21 PM	Space well utilized (slanted roofs, etc), multiple unit dwellings, art and crafts style, heritage preservation with energy efficient updates and retrofits, shared outdoor space, trees.
Screen Name Redacted 9/28/2020 02:13 PM	relationship to the street;
Screen Name Redacted 9/28/2020 08:26 PM	High density is very important in the fight against climate change, and buildings which interact naturally with the street do a lot to make a city feel more vibrant.

Screen Name Redacted
9/28/2020 09:33 PM

I generally like traditional designs with close connections to the street (but traditional designs are very hard to build to meet a higher step code). I like sunken patios, with layered decks above so that homes and people are connected and engaged with the streets they live on, but somewhat private. I don't like parking out front and believe we should care more about housing people than cars (for both climate reasons and affordability reasons). I also have issues with "backyard zones." I understand that folks desire that -- particularly with children
-
- but if we create safe and engaging streets, with wide car free or slow-car neighbourhoods and layered and engaging front yards with lots of green space -- people will engage more with their neighbours. (Oaklands between Doncaster and Gosworth is an excellent neighbourhood for strong missing middle and larger boulevards and green, car lite streets -- and push any cars into the lanes).

Screen Name Redacted
9/28/2020 10:36 PM

Relationship to street is important, prefer entryways set back from street. Can create nice front yard area that could encourage a natural informal gathering space among neighbours.

Screen Name Redacted
9/29/2020 12:06 PM

I like when I can afford a place to live.

Screen Name Redacted
9/29/2020 02:44 PM

homes designed for people not cars, big windows, inviting, friendly orientation, natural elements (wood siding as an example), real elements (as opposed to fake, such as metal siding imitating wood)

Screen Name Redacted
9/29/2020 04:14 PM

Nice looking low cost apartment buildings near downtown. Any if these pictures look nice to me. My concern is with getting shelter for people who struggle to find it affordable. Maybe take some of these townhouses down and put in affordable apartments.

Screen Name Redacted
9/29/2020 04:47 PM

Height & rooflines consistent with surrounding buildings (no higher). No more than 3 living levels, preferably one at least partly submerged. No monolithic design. Differences in appearances the way that neighbourhoods naturally develop. dormers OK. Direct entrances to suite. Do not care if all face the street. Decent setback from street, consistent with what is already in neighbourhood. Tree lined streets only if health-promoting trees. Room for greenery on private property. Space out these denser developments if on single family appearing homes. Minimum lot size.

Screen Name Redacted
9/29/2020 06:04 PM

I'm not too fussed about design elements so long as every development doesn't look identical. Shared, accessible green space is key for multi family units. I'd love to see more communal elements built into these common spaces which are often just big empty lawns where use is discouraged.

Screen Name Redacted
9/29/2020 06:45 PM

3 stories no basement. Attic living space. Zoning has to be simple. Every 5000 sf lot = duplex, 6000 sf = 4 plex. 7000 sf = 5 plex. Incentives for step code 5 or passive house. Allow flexibility w step code 5 w window placement. Parking on street or two in front yard driveway. Stop paving the entire backyard. No below grade builds - Faster building permit process for step code 5.

Screen Name Redacted
9/30/2020 08:58 AM

It's nice when green space can be preserved or augmented.

Screen Name Redacted
9/30/2020 09:14 AM

Quality design doesnt have to 'look' like what it there. Architectural mix makes for a rich neighbourhood. Having street connection is important to create a friendly feeling. I think it OK to have Townhouses, SFD and low rise all in the same block if its done well.

Screen Name Redacted
9/30/2020 10:23 AM

Buildings built around a common area with main doors facing that area to create community. Plenty of trees and shrubs. Two floors of living space (minimum) for families.

Screen Name Redacted
9/30/2020 12:34 PM

This is all fine. There are attractive townhouse developments underway such as Rhodo, Wilson Commons and the unnamed one proposed by Aryze at Foul Bay/Quamichan Rds. I hope we will see more of these in Fairfield.

Screen Name Redacted
9/30/2020 06:53 PM

There is no one look or era that I prefer, but good design in a quiet low traffic area that enables social interaction in public spaces is key. Single family housing is generally the opposite of this. It is car centric and people live in isolation in their private space.

Screen Name Redacted
10/01/2020 04:54 PM

In heritage neighborhoods the design elements should be consistent with the look and feel that is present. For example, the current use of metal aluminum siding (while cool and modern) on recent duplexes in some neighborhoods seems jarring and inconsistent with the neighborhood.

Screen Name Redacted 10/01/2020 07:18 PM	I like the look and feel of Fairfield a lot, the houses are so nice, perhaps it is b/c the houses are older but whatever it is about that neighborhood it sure is nice.
Screen Name Redacted 10/02/2020 09:48 PM	Greenspace. As few cars and as little pavement as possible. Ground orientated entrances. Traditional architecture with pitched roofs.
Screen Name Redacted 10/03/2020 08:03 AM	Contemporary roof forms increase unit space on the upper floors. More Courtyards and better streetscaping
Screen Name Redacted 10/03/2020 04:54 PM	Windows and natural light; design to prevent people from walking across or loitering in my front yard as this can feel like an invasion of privacy.
Screen Name Redacted 10/03/2020 05:39 PM	Outdoor spaces for the building or community, either private or shared.
Screen Name Redacted 10/04/2020 04:07 PM	Tree lined streets and back yard zones
Screen Name Redacted 10/04/2020 04:09 PM	I don't really understand the question that is being asked. I like housing that has large windows, maintains tree-lined streets, and entryways are located close to the sidewalk.
Screen Name Redacted 10/05/2020 01:10 PM	I currently live in a garden suite cottage, which is perfect for me, but the rent is astronomical and my landlord makes me pay city utilities. I would love the ability to buy this place someday. Please allow homeowners to stratify their properties so that people like me can buy their homes without having to move.
Screen Name Redacted 10/05/2020 01:29 PM	I don't really care as long as it's affordable
Screen Name Redacted 10/05/2020 03:02 PM	I prefer a set back from the road, don't like the feeling that everybody walking by can see into the home. I do like the main yard to be in the back, not visible to the street. A small driveway. If its a townhouse, prefer one family in all floors so you don't have neighbors on top of you.

Screen Name Redacted 10/05/2020 04:07 PM	more livable floors height, condensed living
Screen Name Redacted 10/05/2020 04:07 PM	I like the rowhouse with private yard model shown. I don't mind sharing walls as long as all levels up and down are private. I think the separate parking also makes the streetscape nicer. Yards big enough to have veggies and a storage/bike shed as well as grass/patio would be nice (e.g. rowhouses in UK).
Screen Name Redacted 10/05/2020 04:41 PM	"regionalized design zones", several blocks of a given style in one area, then switching to a different style for the next. Encourage regions of faithful historical styles to avoid seas of 'glass and plastic boxes'.
Screen Name Redacted 10/05/2020 06:01 PM	Most important is that they fit the character of the neighbourhood and maintain old character homes.
Screen Name Redacted 10/05/2020 06:43 PM	Sustainability, density and modern design are important to me.
Screen Name Redacted 10/05/2020 06:59 PM	Design elements, integrated greenspace (existing or new growth, green roof, community garden), neighborhood scale patterns with integrated privacy greenspace.
Screen Name Redacted 10/05/2020 09:37 PM	Trees and green space to soften the street
Screen Name Redacted 10/05/2020 11:52 PM	Especially a fan of rowhouses/townhouses that utilize a 3-4 story height and I don’t think the city should be afraid to recommend higher story townhouses that utilizes different “layers” of housing. For eg. A row of townhouses that employs a 4-5 story design, similar to pics above, that allows for denser housing.
Screen Name Redacted 10/06/2020 07:17 AM	I love the idea of a shared community backyard but think allotment gardens for growing food, as well as space for kids to run, would be ideal
Screen Name Redacted 10/06/2020 07:58 AM	Character architecture, steeply pitched roof, Traditional materials, tree lined streets, detached, enough setback from street, privacy with greenery or fence

Screen Name Redacted
10/06/2020 09:58 AM

Adequate parking on the property NOT on the street. I think on- street parking should not be allowed. This would make cycling and walking safer and greatly improve neighbourhood security . I like living in Oaklands neighbourhood with the smaller post war houses . I don't think large houses with Air bnb suites should be built. Many times there could be two or three smaller homes on a lot which now has one large new house and air bnb rentals !

Screen Name Redacted
10/06/2020 10:27 AM

Patio homes! Townhouses typically have 3 levels and that's a lot of stairs for us older folk. If I could buy anything other than the condo I'm in, it would be a one level patio home where I have a small private patio and yard. I wish I could find one for my 96 year old mum who wants her own home with no stairs, in a small community of neighbours to feel safe and happy. Please, please, please!!!

Screen Name Redacted
10/06/2020 10:44 AM

Tree lines street and back yards.

Screen Name Redacted
10/06/2020 12:15 PM

I think buildings that have a similar aesthetic to the neighbourhood makes the most sense. It would blend in nicely and not raise the ire of the NIMBY crowd.

Screen Name Redacted
10/06/2020 01:05 PM

The most important thing is building enough homes for people. I don't think backyards should be a priority. People get on just fine without them. Three story designs look good and are appropriate for this kind of housing.

Screen Name Redacted
10/06/2020 02:09 PM

For me, 2-3 stories above ground is ideal. Don't care about roof shape. But, access to shared backyards is critical. Would like tree lined and calmed streets suitable for walking, biking and safe for children. Parking can be on-street or within, don't care. Frontage would ideally be close to, or directly onto the street in order to maximize shared space behind

Screen Name Redacted
10/06/2020 02:46 PM

Light - buildings and complexes designed in such a way that each unit has good light/doesn't feel closed in Beauty - nature and aesthetic view out of windows is taken into consideration (eg. landscaped elements in parking or underground parking used on new builds to avoid windows that look at parking lots)

Screen Name Redacted 10/06/2020 02:52 PM	townhouses (Row housing) can be very efficient in terms of space and energy, and suits a wide variety of priorities, more so than apartments.
Screen Name Redacted 10/06/2020 10:18 PM	I like modern eclectic different styles -flat roofs moderns style - variety is good!
Screen Name Redacted 10/06/2020 10:39 PM	None of this except the yard actually matters. These efforts to suit NIMBY ideas that multi family housing needs to be attractive will never actually persuade people, or be affordable, and will create homogeneous looking (rather than attractive) neighbourhoods.
Screen Name Redacted 10/07/2020 09:38 AM	I like the diversity of housing options in my area. There are even apartment buildings in amongst the houses in the middle of the block randomly.
Screen Name Redacted 10/07/2020 09:47 AM	Please consider design choices which lower neighbourliness. New homes tend to have garages which reduce opportunities for social interaction. Please consider policies that make it difficult for people to build garages.
Screen Name Redacted 10/07/2020 03:09 PM	Neighborhood scale
Screen Name Redacted 10/07/2020 03:49 PM	Trees and greenspace are essential. Site coverage must be reduced to keep and increase our mature tree canopy. Trees on the perimeters of properties, in particular, require immediate protection. Too often, relaxations in setbacks are permitted, which inevitably results in the unnecessary loss of trees.
Screen Name Redacted 10/07/2020 07:32 PM	Design features that contribute to the social fabric: clustered parking with common pedestrian paths that pass common gathering nodes, areas for people to garden and play. Features that show the vibrancy of the community (painted front doors, bulletin boards, little free libraries).
Screen Name Redacted 10/07/2020 07:40 PM	I appreciate the mix of heritage buildings and trees. I don't like to see the 10+ condos downtown that sit empty or are unaffordable for young families
Screen Name Redacted 10/07/2020 07:50 PM	Trees and landscaping are good. Backyards don't have to be huge. Townhouses are great.

Screen Name Redacted 10/07/2020 09:23 PM	This does not matter to me
Screen Name Redacted 10/08/2020 07:57 AM	I enjoy buildings that are smaller in scale and "fit" the neighbourhood. I'm not a fan of flat rooftops on houses, they look too much like office buildings. Single story housing is important for people/families that may not be able to manage stairs--particularly seniors, and those with differing abilities, but shouldn't be restricted to just those two populations. It's important to have adequate, accessible parking--not everyone wants, or is able, to get around by bike or transit!
Screen Name Redacted 10/08/2020 08:03 AM	Height and scale that blend with existing buildings. Green space. Easy access to street.
Screen Name Redacted 10/08/2020 11:13 AM	Detached parking / storage for bikes; maximizing green space / canopy cover / permeable surfaces; and having a good relationship to the street are all important design features. But generally would like to see great flexibility in design that encourages unique designs in different areas that may not "fit" with the neighbourhood, but instead make it better, or more interesting. Would also like to see flexibility in design to allow for creativity in design interior living spaces and outdoor spaces (shared or private) so they can be made high quality and functional (for families, hobbies, etc). It doesn't matter if they are taller, or different looking than what's next door to make that happen.
Screen Name Redacted 10/08/2020 12:40 PM	There is a lack of side-by-side townhomes in Victoria, it would be nice to see more of these. Bike lanes and parking are often more important than street trees. Please don't be so rigid in demanding street trees, particularly on major thoroughfares like Cook Street. More street parking will allow for reduced parking requirements within developments allowing for higher density.
Screen Name Redacted 10/08/2020 01:13 PM	I honestly have no preferences as to design elements.
Screen Name Redacted 10/08/2020 03:53 PM	2-3 stories, preferrably not more, pitched roofs over flat, front door does not need to be close to the street but ideally close to parking or a place to load in/out. Private entrance directly into my home is preferred.

Screen Name Redacted 10/08/2020 05:29 PM	I prefer the more classic Victoria architecture that gives this city it's charm like retaining the heritage homes, standalone homes reminiscent of cottages, and places that are clearly built with the human enjoyment of outdoor space in mind
Screen Name Redacted 10/08/2020 06:54 PM	Steep pitched houses. Lots of trees
Screen Name Redacted 10/08/2020 08:13 PM	Any of this would be great. Currently there is no housing for families. 3 bedrooms, 4 bedrooms, even a small backyard would be amazing. Being surrounded by other families. There are so many complexes that are 50+ - but what about family co-ops?
Screen Name Redacted 10/08/2020 09:08 PM	access without steps to both the entryway and the backyard/park spaces is important to me for my visitors and my own future access needs if mobility becomes a challenge. I love the boulevard gardens, trees for shade and reducing the heat.
Screen Name Redacted 10/08/2020 09:21 PM	Maintaining the character of the neighbourhood so that new buildings blend into the older character is important. I think keeping things below 3 storeys in residential areas is important.
Screen Name Redacted 10/08/2020 10:05 PM	Tree-lined streets and backyard zones are important, as is access to parks in place of private yards. Heritage-style buildings are prized and desired, especially if they blend with the character of the neighbourhood. Street-level entries and exits are helpful, as is street parking and bike storage space.
Screen Name Redacted 10/09/2020 06:46 AM	This is a pleasant form of housing, but i would prefer to see densification via building townhomes as described, rather than trying to keep a maximum number of heritage homes intact
Screen Name Redacted 10/09/2020 07:53 AM	I like everything above but what I like the best are shared front yards and shared backyards - without giant fences unnecessarily dividing and parcelling up every space into tiny private lots. This is an inefficient use of land that could otherwise be creatively used to grow food it have backyard parks and playgrounds for kids.
Screen Name Redacted 10/09/2020 03:40 PM	I like how public green spaces are scattered amongst housing. I also like stoops or patios at the front of buildings for more interaction with neighbours.

Screen Name Redacted 10/09/2020 04:53 PM	I like the the building size of up to four-storeys or smaller and having a variety of housing (apartments, detached houses, townhouses etc.) in the same neighbourhood. I appreciate old buildings, and when new buildings around them are built with similar characteristics and similar scale, however, new housing doesn't necessarily need to be built to be old-fashioned. I also appreciate a variety of colours and details in the buildings. Planning needs to prioritise people, walking, and biking over cars and driving.
Screen Name Redacted 10/09/2020 05:31 PM	non-basement suites available as natural light is very important to me.
Screen Name Redacted 10/09/2020 07:01 PM	I really like these design elements. I like the history and character of Victoria and I also like a modern look. I don't like when apartment-style condos have no balconies or extremely small balconies.
Screen Name Redacted 10/09/2020 09:54 PM	I like all of the design elements described here! I like tree-lined streets too.
Screen Name Redacted 10/09/2020 11:30 PM	I would just like to see a focus on retaining trees and natural landscapes as much as possible, and incorporating more natural design principles into housing and neighbourhoods, community gardens, etc.
Screen Name Redacted 10/10/2020 09:50 AM	I like pitched roofs a lot, I just enjoy the aesthetic. In newer apartment developments there’s less building parking and I worry that more cars parked on the street means less bike safety. For houses, because there are so many basement suites, it’s really nice when the basement is less than half below-grade.
Screen Name Redacted 10/10/2020 10:19 AM	Strong relationship to street, minimize driveways, enhanced streetscapes, keep height to 3 storeys
Screen Name Redacted 10/10/2020 11:17 AM	I like the backyard zone, but would like it fenced for a safe/private space for young kids. Having lived in an apartment through the 1st wave of covid, the desire for a private yard space is number 1 on my wish list.

Screen Name Redacted 10/10/2020 12:07 PM	a mix of housing in a neighbourhood, both in size, design, accessibility, greenspace and trees, green building materials and techniques, lots of trees and greenspaces and resources in walkable distance. Good transportation options.
Screen Name Redacted 10/10/2020 01:24 PM	I don't think people care about what the houses look like. People need AFFORDABLE housing. They dont care about the vibe of the outside of the house to the street, the paint colour, or the arches. People shouldn't have to struggle to find housing when they work more than full time at a minimum wage job. Make more or improve subsidies for low income people for housing.
Screen Name Redacted 10/10/2020 03:11 PM	Prefer houses set back from the street, for a quieter living space. Mature trees help the neighbourhood feel established. Prefer detached properties like carriage houses or pan handle properties because single dwellings allow light and air filtration from all directions in the living space and have access to private yard space for gardening and growing your own food. Townhouses or condos that are not end units only allow light and air in from one direction or two directions and if you are facing North it's depressing and you can't grow anything.
Screen Name Redacted 10/10/2020 07:03 PM	The prices are so ridiculous in the capital regional district that I would be happy for any housing that we could afford. Aesthetics are pretty low on the priority list given the prices.
Screen Name Redacted 10/10/2020 07:49 PM	I think adding uniqueness to the building landscape is desirable. Creating common areas to create a sense of community (within the building complex itself). Ensuring green space and trees. Keeping the height low (low-rise) while adding needed density (multi-family complex). Building it GREEN.
Screen Name Redacted 10/11/2020 12:17 AM	Height and scale with semi-submerged basement, not close to the street and neighbourhood-scale patterns
Screen Name Redacted 10/11/2020 01:04 PM	Housing should be affordable first, accessible second and life improving third (green space including gardening space to ease food insecurity). As long as cars are the primary way of getting around parking should be a priority, then transit and lastly bike lanes. Too many areas have become inaccessible to those with mobility challenges and to elders who can only walk so far due to the building of bike lanes. The loss of trees and green space for bike lanes is also

	a concern. Improvement to transit should take precedent and the housing should be made on or near transit routes.
Screen Name Redacted 10/11/2020 09:54 PM	Green space and room for landscaping, and townhouses/housing that is close to the street and accessible to differently able people. The traditional front lawn is something we should put in our past and use that space for housing or privacy. Also appreciate areas where neighbors can socialize, areas that create a sense of community (courtyards).
Screen Name Redacted 10/11/2020 11:59 PM	Handicapped accessible, that is, no stairs.
Screen Name Redacted 10/12/2020 03:29 AM	Front porches and landings for neighbourhood interaction and ‘eyes on the street’. Bike storage and EV plugs. Shared amenities and outdoor space.
Screen Name Redacted 10/12/2020 09:35 AM	Shared communal spaces to build community, lots of sunlight/big windows, mixed ages/races/family/singles(esp singles 25-49 overlooked by co-ops etc), allow roommates
Screen Name Redacted 10/12/2020 04:53 PM	nice!
Screen Name Redacted 10/12/2020 05:36 PM	It's to the point where I'm more concerned about having a place to live than with how it looks. Focusing on details and appeasing the neighbours prevents anything from ever getting built. Practical living spaces are more important than fake heritage designs.
Screen Name Redacted 10/12/2020 11:46 PM	room for a garden/fruit trees in yard (front and back). parking close by. private and quiet, even if sharing a building. affordable and good quality home materials. nature space essential. grace of design/integration with nature more impt than modern/traditional. front porches nice/ a place to enjoy sitting outdoors/enjoy seeing neighbours.
Screen Name Redacted 10/13/2020 08:52 AM	Roof forms and general architecture, placement of building on property, flow of overall property
Screen Name Redacted 10/13/2020 01:56 PM	1. Height/Scale 2. Relationship to the street

Screen Name Redacted 10/13/2020 01:58 PM	Entrance close to sidewalks
Screen Name Redacted 10/13/2020 05:33 PM	All roof forms should be considered. Affordability should drive design.
Screen Name Redacted 10/13/2020 07:54 PM	Human-scaled buildings and streetscapes, with quality materials and detailing, are more important than the specific roof forms. Tree-lined streets. Need to balance street-relationship with need for privacy. This is a good reference http://originalgreen.org/blog/2009/porches-walkability-and.html
Screen Name Redacted 10/13/2020 08:21 PM	I look for originality and progressiveness from the builder/owner. The land owner should be able to design and. Execute what they want without City Victoria interference. As long as it is smart looking and an improvement, happy with that.
Screen Name Redacted 10/13/2020 08:52 PM	How much time do you have? This is too complex a question to answer in a little box. Missing middle needs to combine and evolve existing policies, not further complicate options. How are different lot sizes being taken into consideration? If criteria based on lot size are considered, then acknowledge how this affects neighbourhoods differently--how is that bias expressed? You have captured many good elements of urban form here. Most important is that there be a human scale and the ability to have direct eye contact from the front door to the curb. The urban forest and connected naturescapes are very important, e.g.: connected large tree canopies, native species, contiguous planting along rear property lines. Provide at least 3 sq m open space for every unit. Family (3-bed+ units) must have ground-oriented open space. Design for children's play, teen hang outs and food growing space. No vehicles should be permitted between the front door and the curb. The creation of laneway or rear car access needs to be encouraged. Small lots can be accommodated at block ends. Second and third floor units need ground orientation as well--this is done well in older Montreal buildings. So much depends on context. Please come back to a process which involves residents in how neighbourhoods are shaped. There are many other issues here.
Screen Name Redacted 10/13/2020 10:12 PM	This is a long overdue initiative....let's get going on this right away. There are too many young families who need affordable housing ownership options in desirable/traditional SF house primary neighbourhoods which are currently out of their price range...gentle densification via multiplexing is the way to go!

Screen Name Redacted
10/13/2020 11:11 PM

I'll admit it - in our home, we are quite a bit set back from the sidewalk in our house and even more so from the street because of large boulevards on both sides of our corner lot. I think what we have is not appropriate for proper city development. I like entryways close to the street. I prefer level or easily accessible options for visitability. Rather than just two to three storeys, I prefer four to six storey buildings (we're in R2; given our proximity to downtown and our neighbourhood's walkability, our property and many of those around us should be upzoned). The missing middle isn't just filling in some of the space in the properties of single-family dwellings, it's about creating more homes to meet the needs of our growing city in buildings that aren't either vertical or horizontal suburbs. For some inspiration, I look to Gil Meslin's work documenting missing middle buildings in Toronto: https://twitter.com/search?q=%23missingmiddle%20%40g_meslin&src=typed_query I also care about energy efficiency and the climate crisis, and the "character" described with dormers, building articulation and other design elements above also brings characters such as larger heating systems and locked in greenhouse gas emissions. Decorate the envelope; don't decorate with the envelope. Further, parking should be optional to builders, without mandatory minimums or off-street parking. Parking is expensive; enable builders to focus construction costs on housing people, not cars.

Screen Name Redacted
10/14/2020 11:54 AM

Aesthetics and quality of building materials are important, so is allowing green space (tree-lined streets are beautiful and beneficial in numerous ways). Furthermore, traffic calming needs do be considered, as does affordable public transport. I would gladly pay a few cents more per liter of gasoline (or else an extra $50 car insurance per year) if that money was used for free or at least very affordable public transit. Public transit should also be more practical, which really means there need to be more routes, so that one can actually get from one end of town to the other in a reasonable amount of time. And then there's the connection to the Western Communities, maybe a commuter train... ?! This discussion was already active when I moved here over 30 years ago.

Screen Name Redacted
10/14/2020 01:42 PM

I believe front door access to the home should be pushed back farther from the street, rather than right by the sidewalk. Having some distance between your home entrance and the public sidewalk creates a more safe and private space.

Screen Name Redacted 10/14/2020 02:09 PM	I'm a big fan of designs that encourage human interaction. When I think of my dream street it's old school Boston/NewYork brownstones along tree lined streets and people milling about. Walkability, bikeability and designs that encourage interactions with neighbors and the street. The kind of things that build community and a sense of connection over time. I dislike townhouse developments that pave a giant driveway down the middle to a bunch of private garages where you have to go out of your way to meet your neighbors. The Aryze project on Foul Bay comes to mind as a way to do missing middle well. It centralizes parking and has a site layout that encourages interaction
Screen Name Redacted 10/14/2020 08:30 PM	I like a variety of styles, from heritage to steep pitched rooves to modern condos and apartments. But housing has to be near parks or greenscape, it helps so much with livability.
Screen Name Redacted 10/14/2020 08:42 PM	Suites and live work spaces in existing heritage buildings
Screen Name Redacted 10/14/2020 09:00 PM	low scale, max 3 storeys, smart density, set back to enable landscaping, child friendly areas, and pedestrian friendly frontage.
Screen Name Redacted 10/14/2020 09:14 PM	Relationship to street
Screen Name Redacted 10/14/2020 09:40 PM	I think residential homes should have a small set-back from the street for privacy. I prefer pitched roofs with dormers and partially submerged basements.
Screen Name Redacted 10/14/2020 10:09 PM	Low-rise buildings (max. 3-storeys), pitched roofs, gardens, variability (granularity) in building form.
Screen Name Redacted 10/14/2020 10:44 PM	I'd like to see a greater focus on medium density, e.g. 1006 Pandora by Bosa. Limiting building height to under 10 stories and ensuring the presence of amenities and a courtyard helps create liveable communities. If given the choice between a future where Victoria embodies Barcelona or Paris vs. a Vancouver or Toronto, I'd prefer the former. We are blessed with great colonial architecture and beautiful streets - let's keep them that way.

Screen Name Redacted 10/15/2020 08:44 AM	I prefer when new buildings suit the existing design and look of the neighbourhood, rather than having boxy, modern designed homes next to older heritage homes. I would like to see more accessible duplexes and townhomes built in Victoria that are more affordable for someone in my age group. S. 22
Screen Name Redacted 10/15/2020 10:03 AM	Lower scale so approachable, pitched roofs to protect from elements, set-back from street to ensure public safety on corner lots
Screen Name Redacted 10/15/2020 01:52 PM	I like townhouses and other space-efficient housing. I also like modern, "boxier" homes that use more efficient insulation and materials to provide a more sustainable house.
Screen Name Redacted 10/15/2020 07:57 PM	I like ground oriented buildings with direct access to green space and trees. I prefer to see the preservation of existing homes with encouragement to add suites or garden suite buildings. I do NOT want to see fourplex or sixplex buildings with large footprints diminishing green space and trees.
Screen Name Redacted 10/15/2020 09:25 PM	Yes to 3-4 stories in residential neighbourhoods. As illustrated.
Screen Name Redacted 10/15/2020 09:57 PM	More options for creating panhandle lots when lots are large enough and front house is situated near street.
Screen Name Redacted 10/16/2020 10:29 AM	One housing quality that I desire is the availability of outdoor space, either in the form of a private or shared yard, or close local proximity to a large outdoor park. One of the things that came up as a result of Covid-19 during the first two phases was the fact that some people didn't have as much of an opportunity to go out into outdoors spaces while still being able to respect social distances. I find that spending time outdoors is beneficial to my own mental health, and staves off the feeling of being shut in all the time. I think that having a space where you can privately enjoy your own patch of grass at the very least would therefore be quite benefical.
Screen Name Redacted 10/16/2020 11:05 AM	I don't really like houses with entrances close to the sidewalk/road. I find it hard to tune out road noise unless the housing has good noise-proofing. I like the half-buried basement that has a both a shared and a separate entrance from the main house.
Screen Name Redacted 10/16/2020 12:47 PM	Trees and space to grow food! More food/community gardens in new developments.

Screen Name Redacted
10/16/2020 01:00 PM

Access to dwellings must face the street. Height and scale must not overwhelm existing development, and be conducive/submissive to neighboring heritage buildings/context without "mocking or mimicking" them (refer to redevelopment behind heritage homes on Caledonia east of Quadra). Don't be afraid of being creative re housing design, you might be surprised at what the neighbourhood thinks! Encourage redevelopment that doesn't take up many lots/large percentage of the street frontage (e.g. no more that 100 ft.). Narrow streets if possible to widen sidewalks, especially at intersections for safer ped crossings. Plant street trees and boulevards if possible. Ensure adequate parking for residents and guests on street. Current "resident" only parking a bit of a farce especially in N. Park when events are on at RAP and arena. Encourage mix of housing types within a development; more 2 and 3 bedroom units for families; townhouse and apartments together in same development (as per north side of N. Park St. east of Quadra); encourage stacked town housing with town houses on 2nd and 3rd floors above apartments suitable for seniors and handicapped on 1st floors flr.

Screen Name Redacted
10/16/2020 01:58 PM

More trees incorporated in any plans.

Screen Name Redacted
10/17/2020 06:01 PM

don't like flat roofs

Screen Name Redacted
10/17/2020 06:01 PM

prefer pitched roofs rather than flat shed-like roofs.

Screen Name Redacted
10/18/2020 10:26 AM

Less concern with building design, more focus on green space on the street and on each property.

Screen Name Redacted
10/18/2020 10:44 AM

Repurposing of industrial buildings out of use Schools, churches for multi-generational and multi-family homes; Encouraging co-housing developments; allowing tiny home and carriage home development on large enough lots.

Screen Name Redacted
10/18/2020 12:50 PM

Remote parking

Screen Name Redacted 10/18/2020 08:18 PM	This question makes me feel like the people who designed this survey are out of touch with the current situation many of us are in. It makes me feel sad and a little hopeless. Please build some small entry level houses with 1 to 2 bedrooms and a driveway, maybe even like the old war time workers cottages with a smaller but still existant backyard or patio space so we can have pets and a little bit of space to breath and are not slaves to stratas or condo boards.
Screen Name Redacted 10/19/2020 12:07 PM	Develop back and side yards, retaining streetscape. Outdoor, covered communal spaces. Creative use of indoor common areas.
Screen Name Redacted 10/19/2020 02:16 PM	Rooftop patios or gardens are design features that should be considered for residential buildings. These spaces can be great for small gatherings outdoor and would help alleviate congestion at local parks, especially during a pandemic.
Screen Name Redacted 10/19/2020 04:36 PM	MM housing should be focused in designated areas, not mixed within block of traditional neighbourhoods. Lot size should not be the determining factor for permission to build MM structures. Townhouses are best places on corners, on main transport routes, rather than within blocks of single story homes. Relationships to street is very important. Parking must be considered, most people have 1+ cars per household now, even if they cycle or take the bus. Most traditional neighbourhoods are already very pressed for parking with current distribution of homes/ suites/garden suites.
Screen Name Redacted 10/19/2020 11:23 PM	Heritage, less than 3 stories, private backyard space, entrance close to street access

Optional question (153 response(s), 38 skipped)
Question type: Essay Question

Q13 Do you have any other comments about future Missing Middle housing forms in Victoria?

Screen Name Redacted 9/21/2020 01:24 PM	Pet friendly and affordable is almost impossible to come by.
Screen Name Redacted 9/21/2020 05:32 PM	To have choices and have inclusive for all type

Screen Name Redacted 9/21/2020 06:00 PM	please @lanefab tweet on potential housing forms possible with some changes to housing policy
Screen Name Redacted 9/21/2020 06:14 PM	We should eliminate parking minimums, blanket zone all neighbourhoods to allow forms that provide mixed uses plus 50 people per acre, eliminate the power of the Community Association to deny reasonable developments, remove on street parking entitlements
Screen Name Redacted 9/22/2020 07:11 AM	this needs to happen now. Not in 3 years, not in 2 years, now. Everyone in my age group is currently being priced out of victoria and its time to stop taking surveys and take action. Townhouses should be a norm
Screen Name Redacted 9/22/2020 07:36 AM	Ask people what budget they feel fits this definition.
Screen Name Redacted 9/22/2020 08:56 AM	Consider prezoning land to provide more transparent land value to homeowners and fairer negotiations with developers.
Screen Name Redacted 9/22/2020 09:23 AM	Housing CO-OPS! Not more overpriced condos. It provides stability, community building, and a chance to catch our breath financially! Co-ops are what middle income earners need.
Screen Name Redacted 9/22/2020 01:24 PM	Eliminate single-family zoning and partner with Habitat for Humanity or create a new, local organization to let people invest in their own future with sweat equity on price-controlled lots with re-sale covenants.
Screen Name Redacted 9/24/2020 01:21 PM	It's honestly horrific the type of properties that are available for single income people. My mother is single and cannot afford a 1bdr on her own working for the provincial government full time.
Screen Name Redacted 9/24/2020 02:26 PM	Cost, cost, cost. There is simply no way the market or private developers can produce affordable housing/affordable rental, it has to be publicly financed. Our neighbourhood has lots of new construction, none of it affordable.
Screen Name Redacted 9/24/2020 10:10 PM	I love the Vancouver approach of allowing 4-6 units on site if 1-2 are affordable. I also like the idea of attached housing with small suites,

	esp. if it makes it more affordable/flexible (e.g. 2Br unit + 1 Br suite). Modest sized family units- affordable
Screen Name Redacted 9/25/2020 09:43 AM	Please don't put high density buildings (large townhouse complexes) in the middle of single family homes. Instead restrict area to stand alone duplex at the most.
Screen Name Redacted 9/25/2020 11:24 AM	Legalize buildings like 1300 May Street, 364 May Street or 390 Moss Street in all of Fairfield. Only allowing extremely expensive detached housing is a root cause of our escalating housing costs. .
Screen Name Redacted 9/25/2020 02:30 PM	The most sustainable building is the one that is already built. We have to stop allowing nice suburban homes, apartments, anything reasonable to be destryed for a profit-driven building that doesn't improve on past mistakes. No more concrete, cars, condos
Screen Name Redacted 9/25/2020 03:08 PM	I'd love to see more townhomes and semi-detached/row houses. Also multiple smaller homes on the same lot.
Screen Name Redacted 9/25/2020 04:29 PM	Some things I think are good that are often prohibited by zoning and bylaws:
Screen Name Redacted 9/25/2020 05:53 PM	Family friendly, maintain neighbourhood and scale
Screen Name Redacted 9/25/2020 08:16 PM	I would like to see the pet-friendly aspect emphasized as a valued feature of MM housing. As more people are excluded from home ownership and single family homes are less+less sustainable forms of housing, MM renters with pets have v. few options!
Screen Name Redacted 9/26/2020 09:44 AM	Remove red tape to accelerate and facilitate construction of missing middle housing quickly
Screen Name Redacted 9/27/2020 10:38 AM	It would help families keep their houses and use them to care for other family members if a few months a year we could subsidize our mortgage with short term rentals (rules are not letting us right now). Houses are expensive current rules are not appr

Screen Name Redacted 9/27/2020 12:00 PM	the nimbies have far too strong a voice in my neighbourhood. The lack of diversity in housing and therefore the people who live in gonzales is frankly embarrassing!
Screen Name Redacted 9/27/2020 03:21 PM	It is unethical, socially and environmentally to continue to allow mansions to be built. None of my peers can afford to buy a house here, most will leave Victoria when they no longer wish to sacrifice their money to their landlords and would prefer to buy
Screen Name Redacted 9/28/2020 02:13 PM	I live in a character house that is being proposed for redevelopment. as a tenant, i feel helpless in being able to stop this from happening before a policy like this is approved.
Screen Name Redacted 9/28/2020 08:26 PM	Density is key
Screen Name Redacted 9/28/2020 09:33 PM	We need to allow flexibility with missing middle -- and high gentle density, without requiring parking. If we continue to build for cars, we'll continue to foster car culture. If we build for families, nature and neighbourhoods, we will foster community.
Screen Name Redacted 9/28/2020 10:36 PM	Affordability is everything. Even with $100k/year income and rock solid references, getting an affordable 2 bedroom above ground suite was nearly impossible, and incredibly competitive. We had to settle for less than what we wanted.
Screen Name Redacted 9/29/2020 12:06 PM	Please do what you can to abate the proliferation of expensive and gratuitously large apartments and condos. Greed is making this city literally unlivable for low income people.
Screen Name Redacted 9/29/2020 02:44 PM	It's okay if they are unique, flexible, even unusual, as long as they have integrity, have human scale, lack imitation, and try to be inviting, and are oriented to bring in lots of light in the winter.
Screen Name Redacted 9/29/2020 04:14 PM	I'm not concerned for priveledged people who cant find a house with enough closet space or a big yard. People are living on the street or in their cars. Affordable apartments would be nice.
Screen Name Redacted 9/29/2020 04:47 PM	Survey had programming errors. Select "other" and try to select another choice, one loses what one wrote. Often three choices were allowed but I couldn't enter more than two. Q's 9, 10 & 11. Often, fixed choices too limited. No Q's about accessibility.

choices too limited. No Q's about accessibility.

Screen Name Redacted
9/29/2020 06:04 PM

Missing middle homes need to be affordable, attractive and accessible for a wide range of Victoria families.

Screen Name Redacted
9/29/2020 06:45 PM

We are missing the 3 bd 2 bth homes for families due to the twh zoning fl space ratio being too small. We need enough FSR to provide these homes.

Screen Name Redacted
9/30/2020 08:58 AM

It feels desperate. My partner and I are lifelong residents of Victoria earning decent incomes in professional jobs, but we despair we may never own a home in our hometown. Please help.

Screen Name Redacted
9/30/2020 09:14 AM

Missing middle is missing because it is financially risky for developers. The muncipal fees, charges and required infrastructure upgrades are disproportionate to the size of the project.

Screen Name Redacted
9/30/2020 12:34 PM

We would be really interested in expanded rules that would allow us to develop our attic as part of a 3rd living unit in our large 1911 house, as well as a carriage house or backyard ADU for a 4th unit.

Screen Name Redacted
9/30/2020 06:53 PM

Please be more ambitious in land use plans. We need to move away from single family houses with cars filling the streets to create more livable neighbourhoods.

Screen Name Redacted
10/01/2020 04:54 PM

Would help if the City can delegate or assign a planner on staff to assist homeowners who want to turn their homes into conversions etc; a dedicated "concierge" or guide to the process and permits.

Screen Name Redacted
10/01/2020 07:18 PM

Covid has changed the game. Commercial space is less desirable but home space is more desirable. I can see the need for 5 bedroom houses increasing (i.e. bedrooms for two kids, two offices, and a master), so more single fam. Also need less offices now.

Screen Name Redacted
10/02/2020 09:48 PM

It's crazy that single family homes are "by right" but missing middle (especially townhomes and houseplexs) are not. This disproportionately benefits higher income families and creates a significant barrier to building new missing middle homes.

Screen Name Redacted 10/03/2020 08:03 AM	Please ensure to keep new housing affordable, otherwise we contribute to traffic problems as people HAVE to live in other communities and commute in everyday.
Screen Name Redacted 10/03/2020 04:54 PM	Developers must embody the values they are claiming to protect. Organizations who do not care about their people lack integrity; character and a lack of nepotism needs to be ensured in forming these collaborations as everyone deserves to participate.
Screen Name Redacted 10/04/2020 04:09 PM	They are very important!!!
Screen Name Redacted 10/05/2020 03:02 PM	Please build with single people in mind! I get excluded from affordable housing like CoOps. I want a small guest room for family like my disabled sister to come visit and give her group home repite. Some adult oriented housing that's affordable.
Screen Name Redacted 10/05/2020 04:07 PM	please make victoria have affordable options
Screen Name Redacted 10/05/2020 04:07 PM	We need more bedrooms. We already worked from home with zero office space and now more and more people are working from home. We have no hope fo affording 1 bedroom/kid + office + reasonable storage space
Screen Name Redacted 10/05/2020 04:41 PM	Zoning efforts should be made along 'transit belts' with the goal of eventually upgrading to regional mass transit options as density develops. Lines of midrise connecting islands of highrise in a sea of parks and low density.
Screen Name Redacted 10/05/2020 06:43 PM	Densify all the neighbourhoods close to downtime. People need to live close to downtown and they need new housing solutions. We make good money and have lived here 20 years and can't afford a home.
Screen Name Redacted 10/05/2020 08:18 PM	Affordability is key for us. Not having to move out of my neighborhood to have security would allow us to put down roots

Screen Name Redacted 10/05/2020 09:32 PM	I would like to see more cohousing and coop housing available for the working poor and others. My friend in her 50s lives in one room with shared bathroom due to low income. Can't we do better for working poor folks?
Screen Name Redacted 10/05/2020 11:52 PM	More townhouses and small scale apartments please! Especially remembering to add affordable housing where possible.
Screen Name Redacted 10/06/2020 07:17 AM	Can you prioritize house conversions for rental, otherwise rental housing will be converted into condos.
Screen Name Redacted 10/06/2020 10:27 AM	Patio homes please!
Screen Name Redacted 10/06/2020 10:44 AM	Micro lofts and micro condos are not liveable long term. I am In one and the pandemic has hilighted that it is not sustainable.
Screen Name Redacted 10/06/2020 12:15 PM	I'm hoping the city takes notes from Vancouvers (albeit failed) middle income housing program, I thought they had some great ideas.
Screen Name Redacted 10/06/2020 01:05 PM	Missing Middle type housing is appropriate for all neighbourhoods in Victoria. I would like to see townhouse and small appartment developments everywhere. We need more housing and this is one way to do it without distrupting the neighbours.
Screen Name Redacted 10/06/2020 02:09 PM	None of this will work without zoning. I want missing middle type housing be zoned into EVERY neighbourhood in victoria that is currently single detached home zoned. These zoning rules privilege the already rich and derail our climate mitigation strategy
Screen Name Redacted 10/06/2020 02:46 PM	Heritage housing conversions owned/managed by reputable local groups (ie. feels secure to rent or purchase from)
Screen Name Redacted 10/06/2020 02:52 PM	Preservation of heritage homes is overvalued in current regulation. The city needs to densify and modernize in order to be more inclusive and equal.
Screen Name Redacted 10/06/2020 10:18 PM	I would love to see more townhouse options in Victoria

Screen Name Redacted 10/06/2020 10:39 PM	This effort to appease the people resisting it in order to preserve the value of their own real estate is futile.
Screen Name Redacted 10/07/2020 09:38 AM	I would love to have a garden suite in my back yard but already have a suite in the house so this isn't an option right now :(
Screen Name Redacted 10/07/2020 09:47 AM	Upzoning will increase land values, enrich landowners & eliminate affordability gains associated with "cost per square foot". Please include affordability requirements to any blanket upzoning to discipline the price of land.
Screen Name Redacted 10/07/2020 03:09 PM	Please consider allowing secondary suites and carriage houses (tiny homes) on small lots. Consider a distributed aggregate square footage. Consider high cost parking permits for additional cars over requiring property owners to provide parking.
Screen Name Redacted 10/07/2020 03:49 PM	We must prevent the demolition of existing housing, which will always be more affordable and more environmental than new development. Carting perfectly usable materials off to the landfill, and tearing down housing that is still viable is unacceptable.
Screen Name Redacted 10/07/2020 05:06 PM	I earn 50k a year and have credit over 740 but can't get approved for a mortgage big enough to give me a safe home with my two pets. I grew up here.
Screen Name Redacted 10/07/2020 07:32 PM	I barely squeezed into a low end sf home but would prefer to live in a housing coop. I spent 3 years on coop wait loss before giving up. We need more coops!
Screen Name Redacted 10/07/2020 07:40 PM	Low income housing is a necessity that we need to prioritize. We need to focus on the needs of our most marginalized community members in order to improve the city as a whole
Screen Name Redacted 10/07/2020 07:50 PM	It's unfortunate that the need for parking increases the cost of building (like underground parking) or detracts from the beauty of the neighbourhood (surface parking). It's great it some people don't need parking but that's not piratical for everyone.

Screen Name Redacted 10/07/2020 09:23 PM	I would really appreciate something in between very small low cost apartments and huge expensive houses. I would appreciate larger rental apartments (3+ bedroom) with outdoor space
Screen Name Redacted 10/08/2020 08:03 AM	Rental townhouse and apartment options for seniors who don't want to buy a condominium. More options would make it easier for seniors in family sized homes would make more of these available to young families and at a more affordable price.
Screen Name Redacted 10/08/2020 11:13 AM	I think it is most important to just allow this to happen everywhere throughout the city. Keep it simple and let builders be creative. Then do some post occupancy studies to see if its working and adjust!
Screen Name Redacted 10/08/2020 01:13 PM	This approach will do nothing to keep families in Victoria if you don't address affordability. That should be the primary focus of this engagement.
Screen Name Redacted 10/08/2020 03:53 PM	affordability and pet friendly is my top priority!!
Screen Name Redacted 10/08/2020 05:29 PM	Victoria is missing accessible entry level purchable homes for people like me. Young, single professionals are hard pressed to own their own homes in this city and I know I extremely lucky to do so. We also need to focus on young single parent families
Screen Name Redacted 10/08/2020 06:54 PM	More grants for backyard garden suites.
Screen Name Redacted 10/08/2020 08:13 PM	If something doesn't change, the exodus of families will continue. We are paying 60% of our incomes on housing. We don't qualify for support but we can't save for mortgages to buy a 1m house. BUT we want to be here. We love our jobs and our city.
Screen Name Redacted 10/08/2020 09:08 PM	I couldn't add soundproofing as 4th choice in #11 but that's a big factor in shared spaces!
Screen Name Redacted 10/08/2020 09:21 PM	I think encourgaing developers to build condos and townhomes that are 3 bedrooms but part of larger complex would be a good idea. That would allow a family to live comfortably but they could share outdoor space.

Screen Name Redacted 10/08/2020 10:05 PM	No, thank you!
Screen Name Redacted 10/09/2020 06:46 AM	I think it's important to prioritise the building of heritage style townhomes over the maintenance of heritage homes, especially close to downtown.
Screen Name Redacted 10/09/2020 07:53 AM	YES PLEASE! Integrated into neighborhoods, not just along horrible busy streets. Slowly repurposing huge houses. Replacing low quality single family homes with multi units. Preserving the beautiful homes. Creating truly mixed neighborhoods
Screen Name Redacted 10/09/2020 08:28 AM	Housing costs are outrageous for the average person. Most homes are out of our budget. The fact the city won't allow for the occasional Airbnb or a rec room and spare bathroom is insane. You're forcing people to leave.
Screen Name Redacted 10/09/2020 02:38 PM	I'm very supportive of it!
Screen Name Redacted 10/09/2020 03:40 PM	Would love to see more multi-family buildings.
Screen Name Redacted 10/09/2020 04:53 PM	There are many neighborhoods within Greater Victoria that could be denisified. People working in downtown Victoria should be able to afford to live within a walkable/bikeable distance from their workplace.
Screen Name Redacted 10/09/2020 07:01 PM	We need inner city condos over 1000 sq. Ft. All the new builds seem intended for short term rentals.
Screen Name Redacted 10/09/2020 09:54 PM	I think Victoria really needs more townhouse options! I'd prioritize character and affordability over square footage.
Screen Name Redacted 10/09/2020 11:30 PM	I hope there is more affordable housing soon for the people who need it. I grew up in Fairfield and it is sad that I can barely afford to stay in my hometown now.
Screen Name Redacted 10/10/2020 10:19 AM	Bonus for affordable units, similar to portland model

Screen Name Redacted 10/10/2020 11:17 AM	With family rentals costing between 2500-3800/month, the reality is that we will have to leave Victoria's tech centre to find a home. The case study above will be totally unaffordable, even with a 90k+ income.
Screen Name Redacted 10/10/2020 12:07 PM	Affordable, safe and accessible in green, urban parks
Screen Name Redacted 10/10/2020 03:11 PM	The form should ask what people price they consider affordable housing is. New build townhouses and condos are more expensive than the old housing stock in Victoria but maintenance or getting up to code can be unaffordable, incentives needed for this.
Screen Name Redacted 10/10/2020 07:03 PM	It’s a good idea and I hope it works.
Screen Name Redacted 10/10/2020 07:49 PM	Opportunities to density or modify lots and housing should be easy to navigate for home owners, not just developers. Access to info and help to navigate process is essential to allow families to stay on properties and make changes for long term usability
Screen Name Redacted 10/10/2020 07:49 PM	We desperately need affordable (missing middle) housing and a little more density.
Screen Name Redacted 10/11/2020 12:17 AM	So many condo buildings have not been maintained and the owners do not have the ability to pay for necessary maintenance particularly the critical building envelope. New condo buildings are making units so small, how is a family supposed to live in one?
Screen Name Redacted 10/11/2020 01:04 PM	Housing could be of mixed forms townhouses with condos mixed in so that families and elders and students could live in the same area. Common green spaces and gardening spaces would help create community.
Screen Name Redacted 10/11/2020 09:54 PM	1) build truly affordable housing (defining the $).
Screen Name Redacted 10/11/2020 11:59 PM	Pet friendly housing is sorely lacking for renters, especially in seniors subsidised. Even though it is proven to be beneficial to health and lifespan.

Screen Name Redacted 10/12/2020 03:29 AM	3+ bedroom homes are more affordable than 2Br homes so we can share housing. Stop designing open concept spaces, we need flexible enclosures for working/studying from home.
Screen Name Redacted 10/12/2020 04:53 PM	need more renting options!!!
Screen Name Redacted 10/12/2020 05:36 PM	Town houses without the hassle of stratas would be great. Secure, pet friendly rentals would be amazing. More co-ops and other ways to feel ownership in the community would be amazing.
Screen Name Redacted 10/12/2020 11:46 PM	a family earning $50,000 or below needs to be able to afford a home. not just apartment, but a home, with access to yard/garden/pets allowed.
Screen Name Redacted 10/13/2020 08:52 AM	Make it easier to develop these large old homes into multiplexes - encourage the development of 2+ bedroom suites
Screen Name Redacted 10/13/2020 01:56 PM	More density is key to create more family friendly neighborhoods that are walkable and enjoyable. I'd like to see in future developments more community contributions whether that's a day care or community centre maybe a playground?
Screen Name Redacted 10/13/2020 01:58 PM	Parks near by
Screen Name Redacted 10/13/2020 07:54 PM	People need to see photos of good missing middle, and that it doesn't destroy neighborhood character. Also, many older people who fear it, probably lived in it while growing up or being young adults.
Screen Name Redacted 10/13/2020 08:21 PM	Make it easier to build them and easier to obtain zoning or change existing zoning bylaw regulations. We will never again attempt a build until until the city relaxes its control and domination.
Screen Name Redacted 10/13/2020 08:52 PM	Poorly organized. Video/educ too brief. Very general questions that could be misinterpreted combined with a very complex question about urban form which is very difficult for people to respond. Use CoDesign if you want to involve people in urban design.

Screen Name Redacted 10/13/2020 11:11 PM	Please consider upzoning more parts of the city and removing any parking minimums, so that we have more space to place missing middle housing. If the city kowtows to NIMBY mindsets, we'll end up with more forests cut down in Langford and beyond.
Screen Name Redacted 10/14/2020 11:54 AM	Yes. Developers should always have to pay a certain percentage of their earnings towards the public good -whether that goes into housing, greenspaces, or... A large percentage of new housing should always be social or ACTUALLY affordable housing.
Screen Name Redacted 10/14/2020 02:09 PM	I love the concept of missing middle, pls make it easy for developers to get it done
Screen Name Redacted 10/14/2020 08:42 PM	and live work spaces in existing heritage buildings
Screen Name Redacted 10/14/2020 09:00 PM	I think it is important to consider the whole. Housing needs to consider the availability of green space and parks. New development needs to consider the important of light and sun on neighbouring properties. Density clusters with maximum green space.
Screen Name Redacted 10/14/2020 09:04 PM	Please ensure they are affordable but also a decent size! Families can’t love in micro spaces!
Screen Name Redacted 10/14/2020 09:14 PM	More is needed. It should be in walkable neighborhoods.
Screen Name Redacted 10/14/2020 09:40 PM	I'd like to see more duplexes with 3 bedrooms for families and fewer condos.
Screen Name Redacted 10/14/2020 10:09 PM	I am surprised about all the emphasis on 'missing' middle housing. James Bay and Fairfield already have a lot of so-called 'Missing' Middle Housing. What looks like a large single family dwelling is often a 3-plex or 4-plex if you look carefully.
Screen Name Redacted 10/14/2020 10:44 PM	The city's emphasis on rental developments is inspiring and I'm glad to see developers such as Townline invest in the city and support that vision. More mixed use housing and communities please.

Screen Name Redacted 10/15/2020 08:44 AM	We desperately need more townhomes and duplexes and to shift focus from single detached homes. This is the only sustainable model for my generation's future housing. These homes need to be affordable. Victoria will keep growing and we must plan for it.
Screen Name Redacted 10/15/2020 10:03 AM	In man instances, I would have selected more than three of the options presented. This was too limiting.
Screen Name Redacted 10/15/2020 01:52 PM	I would like to see 1-bedroom and 2-bedroom basement suites encouraged for new home builders and buyers.
Screen Name Redacted 10/15/2020 07:57 PM	You do not ask about how people feel about a mass rezoning of single family lots to allow four to sixplex buildings which is what I understand this initiative is about.
Screen Name Redacted 10/15/2020 09:57 PM	Councils have been against creation of panhandle lots in past but need to consider it again. Especially when it involves a heritage or potential heritage house. Developers will tear down old houses but instead, a lot (and 2nd house) could go behind it.
Screen Name Redacted 10/16/2020 10:29 AM	One of the things that I would like to see addressed is how the city will incentivize developers to build these forms of housing. I think it is currently in their best interest to cram as many units into as small a space as possible to maximize profits.
Screen Name Redacted 10/16/2020 11:05 AM	Incentivize landlords to want long-term tenants. Incentivize developers to build spacious, high-quality buildings for long-term rent and ownership.
Screen Name Redacted 10/16/2020 01:00 PM	Encourage amenity contributions towards creation of public green space over POPs
Screen Name Redacted 10/16/2020 01:58 PM	Anti-renoviction and rent control provisions should be written into the law.
Screen Name Redacted 10/16/2020 03:54 PM	https://www.vancouvercohousing.com/our-project/

Screen Name Redacted 10/16/2020 05:32 PM	I live in a four-story apartment building built in the early '70s. I consider this should be part of the small apartment buildings, not the next larger building category. It serves the same needs as 3 st. bldgs.
Screen Name Redacted 10/17/2020 09:50 AM	Ensure that house conversions that allow parking in the front of the building does not impact the roots of the mature trees. The mature trees are priceless and their health and survival must be taken into account.
Screen Name Redacted 10/18/2020 10:26 AM	Everyone deserves to enjoy outdoor space. Victoria lacks affordable housing with access to the outdoors whether it's a yard, balcony, deck etc.
Screen Name Redacted 10/18/2020 10:44 AM	Really important to allow flexible land use including carriage homes, tiny homes and multi-generational and senior co-housing.
Screen Name Redacted 10/18/2020 12:50 PM	Do-housing seems to be missing from options
Screen Name Redacted 10/18/2020 08:18 PM	I'm not sure but I'd like to see more townhouses or coops in the greater Victoria area. Not right downtown of course but the thought of living in a condo does not provide the security I require to commit to a community
Screen Name Redacted 10/19/2020 12:07 PM	Ownership options, like co-op.
Screen Name Redacted 10/19/2020 04:36 PM	Provide detailed infomation about what is being considered - this is more meaningful than this very general survey. For early engagement, the City seems to have already decided to push ahead without significant input from residents.
Screen Name Redacted 10/19/2020 11:23 PM	Could use more options for tiny homes, community housing (reduced zoning issues). More lower income housing needed

Optional question (139 response(s), 52 skipped)
Question type: Single Line Question

APPENDIX B.

Meetings

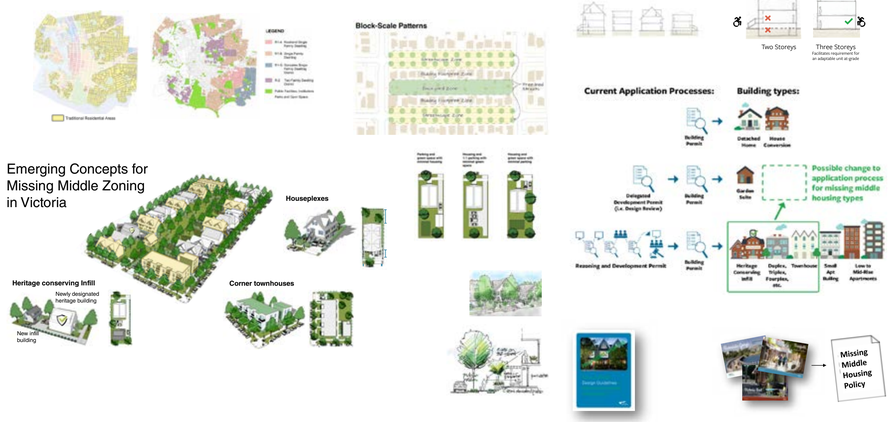
Missing Middle Housing Initiative - Workshop with Housing Builders

How can we better achieve key objectives, considering trade-offs?

Key Objectives:

- Improve options for families to stay in the city
- Increase the supply and variety of ground-oriented housing
- Support car-light lifestyle, public transit service, and walkable neighbourhood centres
- Ensure the look and feel of new development is a good fit, supports social interaction and sense of place
- Support conservation of heritage and re-use of character homes
- Support a healthy urban forest
- Continue identifying and removing barriers to accessibility.

Reference Visuals:



For Copy/Paste:

[Theme title]

[Opportunity or potential solution]

[Barrier to address]

[General note]

How to maximize family housing choices?
(e.g. 3 bedroom units, other design features)

Maximize the number of lots that can accomodate MM Housing forms

10 m rear setback + 6.1 m front setback may stand in the way of creating 3 bedroom units

Mid-block townhouses

Consider > 1.1 FSR (other cities considering 1.4+ FSR)

How to maximize affordability outcomes?
(e.g. below-market ownership, contributions to housing reserve fund)

Need to allow more than 4 units per lot in most areas of the city.

Co-housing, and shared uses of outdoor and indoor spaces: help with cost efficiency of buildings

How to manage limited parking and reduce car dependency?

Current highway access bylaw's driveway width is challenging for configuring front yard parking

Look at angled on-street parking to help respond to parking pressures - including indenting pavement into boulevard area

How to achieve more accessibile/adaptable units, universal design?

Ways to encourage rental projects and secondary suites?

How to make Heritage Conserving Infill more attractive?

Cost of rennovation is always higher than new construction as we achieve higher energy performance

Geometry of existing buildings often don't facilitate higher energy performance (too much thermal bridging)

Other ideas to improve missing middle zoning, design guidelines, approval processes?

Took 5 years to go through houseplex project

Consider ways to take much more time out of approval process to reduce costs and risk

Eliminate back and forth on applications by providing a clear list of requirements/ task list of what they need to provide (e.g. unexpected details being requested that we didn't know weere needed from the beginning) - starting to require differnet information or information formats beyond what's communicated up-front has significant timeline impacts

Large rear setback constrains oppoortunity for usable outdoor spaces and living spaces in front yard and front of buildings ... also relates to moving entrances to rear of building, and Design Guidelines need to anticipate this

Missing Middle Housing Initiative - Workshop with Housing Builders

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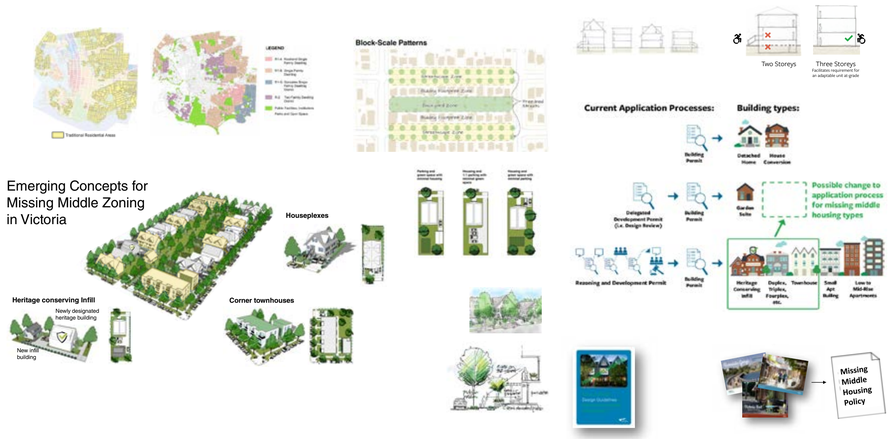

For Copy/Paste:

[Theme title]

[Opportunity or potential solution]

[Barrier to address]

[General note]

How to maximize family housing choices?

(e.g. 3 bedroom units, other design features)

[Barrier to address] Affordability can't happen wvhen requiring larger unit sizes - it's a trade off

How to maximize affordability outcomes?

(e.g. below-market ownership, contributions to housing reserve fund)

energy efficient and affordable homes are simpler than what is proposed in the guidelines. Real goals for sustainability need to be at the forefront

Economic viability is imapcted by long processing times

Stop pandering to the Single Family House. MERB program that resulted in 3-4 storey walkups along transit routes - making great PBR housing for long term affordability and walkability.
four-storey is now the six storey in terms of viability

Fourplexes and townhouses aren't enough for viability.
Townhouses on regular lots as well as corner lots

Need a higher level of density than what is proposed in order to address affordability

Ways to encourage rental projects and secondary suites?

two lots on the front yard take away two lots on-street, with curb cuts.
For rental, for example, remove all parking requirements.

[Opportunity or potential solution] room for support for rentals/ PBR in their experience

Rental is viable in some situations

How to make Heritage Conserving Infill more attractive?

tax incentive policies should be extended beyond the DT (for heritage and rental). Esp. for converting existing heritage building.

How to manage limited parking and reduce car dependency?

remove parking minimums with TDM for car-free households.
Have a score/points based system that increases neighbourhood assets for TDM

Density bonusing
no parking minimums
At least sixplex as a starting point
Minimum unit sizes/ green space
Manage street parking impacts

[Opportunity or potential solution] performance outcomes for energy, carbon, resilience, air quality, etc.
Building codes (Step Code and Federal - are not enough) - must work at municipal level here to reach goals
Rooftop space - tops of buildings are important as backyards
Great examples in existing design guideliens to reach these goals

Not enough flexibility in how projects are approached, eg, urban forest requirements prohibit more units

concerns about capacity and max number of missing middle units

How to achieve more accessibile/adaptable units, universal design?

Other ideas to improve missing middle zoning, design guidelines, approval processes?

Inability for staff to process DDPs because of prescriptive interpretation from planning staff

Regulation can't do everything, staff have to be trained in interpretation

build in more flexibility, rigid existing policies don't support these forms

Write guidelines to make them flexible and require discretion/ interpretation

Careful choice of language:
eg. Traditional Residential

Missing Middle Workshop

Non-profit Housing Providers

November 19, 2021. 2 – 3pm

Habitat for Humanity, Greater Victoria Housing Society, Capital Regional District Housing Initiatives and Programs, John Howard Society Victoria, Pacifica Housing

- Habitat's last three projects – 12 units: 100% service land donated. Take the land cost out and they become way more affordable. Municipality is the gatekeeper. Ex. Central Saanich 17 extra small subdivision lots, one donated to Habitat who manages and does income reviews/ reselling regulation.
- City has to demand affordable housing
- Take away the rezoning requirement
- Mixed income communities are BETTER
- Look into the property transfer tax – transactional taxes – charities aren't exempt
- Look into Resort Municipality of Whistler
- Revolving Fund backed by government debt
- LAND is the most expensive thing that non-profits need help with.
- **There aren't funding programs for this scale and type of housing (larger 3 br units) from CMHC**
- **The benefit of getting more units on the market – there will be a trickle-down effect**
- **Not actually affordable – *but more attainable than SFD***

If we're acquiring land for affordable housing, we're not going to stop at this scale of housing – we're going to want to go higher

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About Us – Home Ownership Alternatives (hoacorp.ca)

Purchase Menu – Whistler Housing Authority

Missing Middle Meeting

Urban Development Institute

Wednesday, November 24, 2021, 10-11am

- Jordan Milne, CEO gmc projects
- Kathy Whitcher – UDI
- Jayne Bradbury – Fort Properties
- Liz Jawl – Jawl Residential
- Jonathan Lim – Reliance Properties
- Heather Harley – Chard Development
- Adam Cooper – Abstract Developments

General Comments

- Limiting townhomes to the corner is a limiting factor for many project. Only four units on a lot does not make a viable project.
- We have a "not enough housing" problem
- Have staff been preparing amendments to the OCP? – Yes, general, high level, engagement-focused.
- We have referred these potential OCP amendments out.
- Will these be packaged as one? – should we pass OCP amendments first to provide a policy guidance for these types of forms?
- Lots with rear lanes? Lots that front two streets? Lots that back onto parks or open space? Mid-block lots that abut these areas could be considered differently than others that abut SFD spaces.
    - There may be opportunities in special circumstances to allow townhouse in these places, which would allow more three-bedrooms than a houseplex.
- MM Policy is intended to support cases where a rezoning might still be considered.
- I.e., if a property does not abut an SFD, could it be permitted to become a TH instead of a HP?
- Feasibility and parking requirements. TDM measures and parking relaxation are key
- Schools and daycare? Living with a car when there aren't enough daycares in the area?
- Childcare strategy
- Referring OCP amendments to the School District
- Coordinating with SD for Neighbourhood Planning process
- SD thinks about capacity and broader growth in the City.
- Maximizing affordability:
- Opportunity to create affordability within the context of the plan. 1.3, 1.7 FSR is feasible for this.
- OCP to go to 1.1:1 right now – could staff consider larger FSR provided that they meet certain affordability provisions.
- Housing Opportunity Areas in Local Area Planning
- Mixed Density opportunity areas.
- Rental housing creation is beyond the densities contemplated in MM
- Urban Res. Starts at 1.2 FSR – that should be considered as part of LAP, not MM
- Creation of rental units at this scale – cost is up over 30% from Sept. 2020 to 2021.
- Unique circumstances under which they can provide rental, but otherwise rental townhouses are impossible at this scale

Land value impacts:

- Growth and change of the market place that is going to naturally occur will continue to occur, with or without this project
- Value of SFD is outperforming the value of the land for a MM housing project. There has already been a run-up, it's already escalated
- The window for MM is closing already.
- Remind everyone of objectives: deliver more housing supply in a community. When there are so many interests trying to be met, things can get watered down. The more requirements we throw on this project, the less successful it is going to be. Perfect is the enemy of the good.

We need 7000 homes, today! We need to accept that it's not going to be perfect. We need to go faster and start building before the cost keeps on going up. Don't get hung up in all of the details here. Moving towards a city that is more equitable for everyone.

- The risk of driving up land prices is better than the alternative
- We need to create a better housing ecosystem and have parallel processes in place to address affordability
- It's limited to get affordability in larger scales – how can it be required in these low densities?
- Fundamentals of the land market have shifted dramatically, SFD home costs have gone up in the last year and a half.

TDM/ parking:

- In other municipalities, there is a points-based system for TDM measures – the TDM process for Victoria and car-lite living is a negotiation, it's not always predictable and clear.
- Set-up an up-front TDM program, relax parking requirements.
- What about low-density neighbourhoods that don't have a carshare presence? – Is there something the city can do proactively with MODO?
- Why aren't we forcing SFDs to provide more community benefits? Why have we blanket-accepted that a SFD doesn't have to be designed with any additional requirements? I.e. basement affordable unit, accessible design, TDM.

Affordability:

- Consider closely the income limitations on what someone can make in order to qualify for BC Housing or CRD home ownership programs – often the average price of one of these new TH or HP units is above what would qualify, so many folks cannot actually benefit unless they're purchasing a lower-priced condo.
- We're working with CRD on this, gives us flexibility as a muni to set what the below-market price would be and do income and unit testing

Missing Middle Housing

Focus Group

Tuesday, November 30 from 12-1pm

Eight participants:

Joel, Louis, Pam, Steph, Alannah, Kevin, Marg, Robin

What are the top two things that you're looking for in this type of housing?

- Number of bedrooms, Proximity to amenities
- Storage space
- How will the City support young families?
- Renting space for families so they can stay in the City

- Bedrooms and storage space

- Bedrooms and storage space
- Issue is livability and movability within the living space: needed for families and also elderly for mobility needs
- Needs to be supportive for family living
- Access for mobility is for all ages

- Proximity to amenities
- Affordability for families
- Accessibility, walkability – balanced with preservation of greenspace
- Densification
- Difficult to find this type of housing for seniors
- Desire to be neighbourly and connected to neighbourhood
- Making our housing adaptable to being neighbourly and connected

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- Accessible housing – only accessible housing being built by gov't
- Market housing needs to also be accessible
- Small bathrooms are a barrier to accessibility: wheelchairs can't access
- Air quality: shared air /HVAC system – people with allergies, sensitivities
- This limits people moving out of larger single-family homes to move into smaller housing because of the shared air space
- Need to track accessible units

- *I want to add that there is pressure to prohibit pet restrictions. If that happens, there will be no safe multi unit housing especially if one cannot protect their breathed environment*
- *Have you considered stoop lifts?*

I am concerned about neighbourhood impacts of construction. These would be larger projects than single family homes and may require different techniques and equipment that is very disruptive on quiet narrow streets and longer project timelines. Might even require harming or removing trees.

- Bedrooms and storage space, each kids needs own space
- Space for gear, bikes, paddle boards, kayaks, backpacks etc
- Design of the space makes a big difference
- Backyard space is nice – but not a hard and fast requirement – there is lots of nice greenspace
- Affordability: most new construction is studio/one bedroom
- Whistler example of maintaining ownership of units

- Floorspace – for extra bedrooms and storage
- Storage needs
- Room to grow

- Floor space
- Repeat from the previous comments (storage needs and room to grow)

- Everyone having a front door
- Current supply is old and out-dated
- New is more expensive
- What are we doing about maintaining existing stock?

- Upgrading existing buildings to adapt to accessibility needs and family needs
- Supporting missing middle housing by adapting existing buildings to meet the missing middle housing style needs for accessibility

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- Clear definition of affordable? How does the City define it?

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pet allowances would be a big draw for Families- up to about 85 lbs (i.e. golden retriever sized dog)

- Transportation
- Alternate provided: car share and bike parking – important
- Ride sharing
- Modo and Evo options are key to reduce car free options
- Inclusion of car seats needed

I hope you will record my comment about the Housing Needs Assessment does not having comprehensive data on need for wheelchair accessible units and seek the answer to my question about requirements for accessible dwelling unit interiors which design guidelines do not address

- **What does affordability mean? What we're talking about – making housing more affordable. It's very critical**

- Need to have your own car when you have kids. It gets tricky with car share. People still need a car.
- When you're older you need a car in a different way.

- Parking: accessible parking schedule c – need to coordinate with that.
- We know from studies, that unauthorized use of accessible parking happens when there isn't enough parking
- Transportation: car-free and scent free car shared don't exist
- Decreased parking works against accessibility for a segment of the population

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- No one size fits all solution: concern about reducing parking. Balance with all the on-street parking and making sure that streets are still usable. It can be difficult to drive on narrow streets.

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as a solution: can DP/BP applications be fast tracked if they address some of the missing middle and affordable housing concerns?

Missing Middle Housing

Focus Group

Wednesday, December 1, 2021 from 7:30 to 8:30

Four participants:

Laurent, James, Megan, Alice

What are the top two things that you're looking for in this type of housing?

- a third bedroom,
- a new build that is less expensive to upkeep

- Duplex is great in terms of need for housing and age.
- Better accessibility would be ideal – stairs everywhere currently.

- Would love extra storage space, even in a one-bedroom.
- Cycling and walkability is really important.

- Lives in an appropriately sized place, with enough storage space, but it's an older house that is poorly insulated, and there is a lot of noise between the suites, and they are at the whim of their landlords.
- Would love more co-op options, rent to own options, and more affordable options for family ownership.

Storage space: as you get into a bigger sq. ft., it becomes more expensive, so how tolerant are people of paying more for more space?

How aggressive do we get about seeing these units priced lower?

There are homes available for less than a million, but if you actually factor in the heating, fixing, and other maintenance costs, that leads to a much higher price tag. A new home could be much more expensive up front, but the upkeep could be much lower.

- Would rather see more supports for renters, doesn't want to be stretched economically. Would rather see more focus on building healthy rental communities. And an elevated status put on renter protections.
- A lot of it comes down to zoning. Any proposed density comes up against neighbours. We should be able to turn a SFD into more units. There are ways to make it work, but it always comes down to zoning.
- **Opposition to changing from SFD to Duplex.** Some community meetings vehemently oppose these changes in the neighbourhood. Density, privacy, shade, massing, etc. Outright opposition on what is truly a gentle increase in density. Peoples' perception and human behaviour.
- If it looks like what already exists, it's likely to be accepted.
- Economical and best use of the land is to build a square box, although that's not what's desirable in design.
- Majority of rental market here is basement apartments. **Think about quality of life and people who live in these places.**
- Super dense cities where people live in very close quarters, they use recessed architecture to maximize efficiency while reducing noise, thinking about ergonomics.
- Styles change over time. People will learn to accept new, more energy efficient homes.

- **Supportive of changing zoning.** The consultation model is platforming very loud people that have a lot of time. The clout of conversation. The wealth gap creates a lot of us vs. them mentalities. Would like to see the City take a firmer hand about the direction they want to go.
- **The City should be really brave and wholesale the zoning changes**. But it rips off the band-aid and eventually they'll get over it.
- Change the R-1 zoning to R-2 or above. Anyone can build three units on their property. Increasingly as cities address availability and affordability.
- Concerns that upzoning increases the land value even more. The knock-on effects of more intense zoning. Increase the zoning without increasing land values. The do nothing and status quo approach would also increase property values, though.

- Would support seeing a pullback on emissions reductions, slower, safer streets, fewer parking spaces, not tying parking and housing so close together. Shared vehicles, e-bike parking, bike parking boxes.
- Agrees that fewer parking spots are necessary – but we need on-street charging to accommodate that.

- There are all these great places where people love to live, so that's where we need to concentrate density. This is the future of how people are living in Victoria. There is an old guard of individuals that does not reflect the reality that Victoria is a growing city. We can create a vibrant city if we do it right.

- These projects make financial sense where they fetch the highest prices in the most desirable areas.
- How many second properties exist? How many homes are empty? Overconsumption and control on secondary luxury properties.
- What about the option of people being able to live a full life in higher density spaces. 2-beds are typically massive penthouses. Middle-sized housing where people can live as families in the city.

What are the barriers in your current housing?

- Precarity is extreme in comparison to other capital cities. Surprising. If housing could be lost at any moment, there's not a huge safety net.
- Agrees that other cities are less precarious, and inequality is quite notable in Victoria.

Missing Middle Housing

Focus Group

Saturday, December 4, 2021 from 1-2pm

4 participants:

Phil, Lynne, Bridget, Daniel

What are the top two features you're looking for?

- Bedrooms – more 2 and 3 bedroom units. 3 Bedrooms is the only real family friendly unit
- Garage feature for storage space
- Seniors and aging in place: different kinds of housing, including accessible and at-grade

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- Parking and open space: there's a need for parking, but requiring it makes you lose all that open space. More space for outdoor activity
- 3-bedroom townhouse. House conversions could result in a lot of smaller units that don't create 2 and 3-bedroom units. The three bedrooms units on mid-block housing are riskier and constrain the building. Less than 20% of the total units or floor space are 3-bedrooms. Whatever we make this initiative, to incent bedrooms and make this stock, give them bonus density to build more 3-bedrooms (specifically height bonus).

- Car parking space isn't all that important, but bike parking is – some kind of storage space for them.
- Outdoor backyard space is really important.

- 3 bedrooms minimum, enough space for their family, their car, their bikes, their cargo bikes.
- SHARED garden space is more important than private. Balance between private and communal space that fosters connection in the community.

What are the current barriers to their housing? What's missing from the proposed plans?

- Neighbourliness: secondary access to the properties is constrained. Going up is preferable to going out and taking up more space.
- Retaining character vs. building diversity.
- Vancouver special. If it's more profitable to tear down and build a box. Getting a bonus for retaining a building. Without secondary access (a laneway in the back) won't be possible.
- The mechanism of using density bonus.

Desired outcomes:

- Attainable homeownership question. The parameters of affordability are so out of whack. The bridge now is so colossal!

We don't know if it will be a trickle or a floodgate when this project rolls out: We can determine whether it's a flood or a trickle based on how aggressive the new density is. Purpose-built rental doesn't fit into the economics, but so many people are renters. Missing mid-rise instead of missing middle.

- They asked about the impact on existing renters: owners can evict a renter now.
- One participant lives in a rental now. If missing middle goes through, they will most likely be redeveloped. The needs of the many versus the needs of the few. A great way to incent these is to add bonus density, like 6 units per each SFD.
- One landlord owns a cluster of homes, and they would most likely be redeveloped if this goes through. She thinks that it wouldn't be a huge deal, as long as there are alternatives for her at her level.

The more certainty that we can offer, the better, the more supply the better. What makes housing work well is affordability. The city should buy land, create certainty, and hand it off to developers with what they'd like to see.

- Are there options to reserve lots in the city for green space? DCCs fund park acquisition and utility infrastructure creation.
- How has parking been considered? Two parking spaces create curb cuts – consider managing on-street parking.
- What about commercial with residential above? Rezoning to mixed uses to create the functionality needed in these villages?
- Carshare within an easy walking radius from where they're living is super important. Memberships and usage credits. Providing memberships goes a long way to put a new car in an area. Usership base. Need to electrify the curb.
- What new options are available with the setbacks and tree canopy? Curious about how to balance this with current setbacks in the residential streets. Allow buildings to come near to the property lines. A large front setback is needed if there is no parking required.

2. MISSING MIDDLE HOUSING

Malcolm McLean, Community Planner made a presentation on the Missing Middle Housing Project. Feedback for this project will be gathered through https://engage.victoria.ca/missing-middle-housing.

The Committee discussed:

- How can the site area for housing be fully utilized while also addressing food security and providing green and outdoor space?
    - Updates to design guidelines can address these issues. These guidelines are expected to be applied city-wide to encourage the use of open sit space, greenery and planting.
- How is access to amenities being addressed while moving towards a car-lite lifestyle?
    - Surveys have showed that proximity to grocery stores is critical.
    - Staff asked: Are there any comments on the Draft Missing Middle Housing Typologies Under Consideration designs. Do you find they fit in with the City? What changes would you propose if this does not meet housing needs?
- How does the minimum lot size translate to the size of a unit?
    - The size of units is dependent on the number of units in the building. A houseplex on 550 metres squared. If carved into 5 units, each unit could be 900-1300 square feet per unit with variables of how many bedrooms per unit. There is opportunity to specify minimum and/or maximum unit sizes in the zoning.
- While smaller units increase density, it is important to recognize that more space offers a higher quality of life and flexibility for families.
    - Townhouse forms of development deliver those 3-bedroom units suitable for families. Houseplex forms of development often deliver more apartment style units.
- Is the houseplex proposal targeted towards heritage designated homes or heritage homes that are not yet designated?
    - House conversion regulations are a way to retain character buildings that are not designated. This project is considering additional infill potential in undeveloped portions of lots for designated properties to balance incentives for heritage conservation. Urban forest objectives are driving exploration of protecting a minimum portion of the rear yard in non–heritage designated properties as a part of this initiative.
- This initiative could provide incentive to designate heritage buildings that may otherwise be sold and re-developed.
- There are limitations for green space within these draft missing middle housing forms. Recommendation for rooftop gardens.
- Will there be another update as this project progresses and future opportunities for feedback?
    - Yes. Broad engagement will commence after it is brought to Council. If time permits, hope to reconnect with RAC after the economic analysis.
- Interest in hosting a sub-committee or a special meeting in December or in the future on this topic. Would the sub-committee/special meeting be related to the design guidelines?
    - Yes – open to discuss design guidelines. Economic analysis is planned to be finalized at the end of this month which will solidify uncertainties. Once it is finalized, discussion about the feasibility of creating these for rentals can commence.

ATAC Topic – November 2020
Parking modernization and TDM Programs

Purpose

The purpose of this overview is to share context on current parking requirements for new development with ATAC members and gather preliminary input to shape a future transportation demand management program that would be developed in tandem with city-wide parking regulation modernization.

This topic has been a recurring theme in several land use and housing planning activities (eg: Missing Middle Strategy) and was identified as a strategy in Go Victoria.

Subject to 2021 Financial Plan approvals, this work would be initiated in 2021.

Background

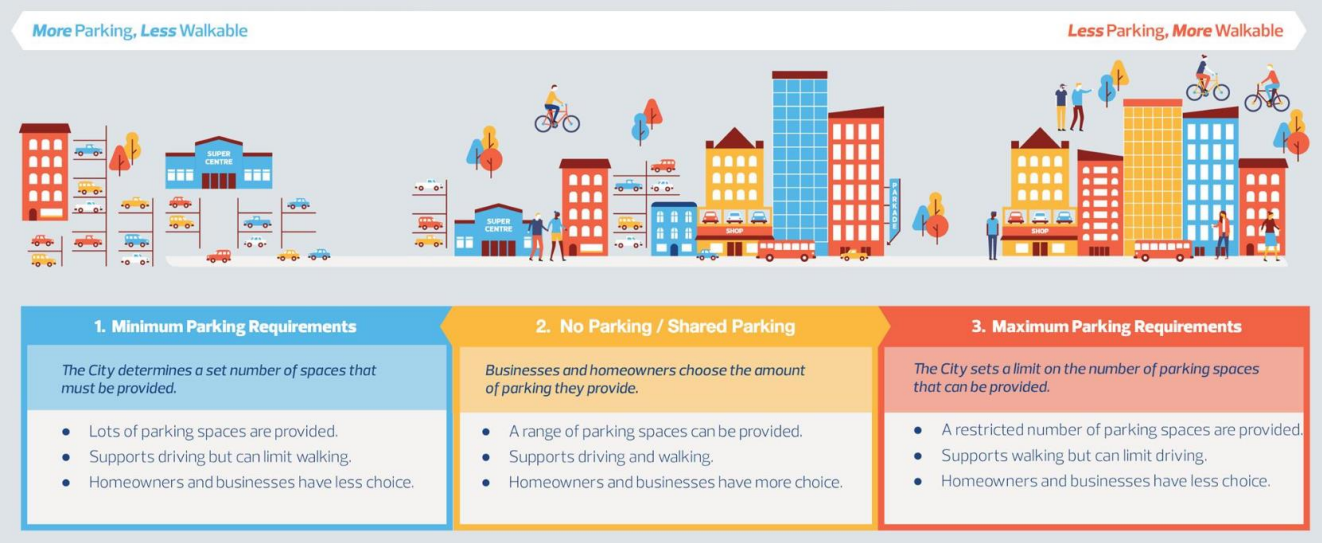
Vehicle parking requirements for new developments are found in Schedule C of the City's Zoning bylaw. These requirements were last updated in 2018 and outline the minimum number of parking spaces required for new developments based on their size, use and location within the municipality.

The last update to Schedule C resulted in reductions to the parking minimums for a range of land uses. Despite these reductions, there is a further opportunity to revolutionize regulations to help shift transportation behaviours and better achieve a number of planning objectives identified in the Official Community Plan. This discussion can also inform active land use initiatives such as the Missing Middle initiative and the Village and Corridor planning processes, which may lead to implementation of targeted regulatory changes in advance of completing the more comprehensive transportation demand management project referenced above.

Within the North American context, there are several quickly emerging alternatives to the concept of minimum parking requirements.

- One approach is to *eliminate all parking requirements* and let the market drive the number of parking stalls associated with development projects. Although headed in the right direction this approach may result in unintended consequences as developers may choose to oversupply parking (which can be counterproductive to goals of shifting behaviours and lead to a reduction in land available for other priorities) or undersupplying parking (which can add to increased demand for private vehicle storage on public Right of Way).
- Establishing *parking maximums* is also an emerging strategy. Under this approach, cities establish a maximum ratio for parking spaces for various development types and developers then have the option to provide less parking than the maximum amount allowed. These measures can help ensure that open space and urban forest are prioritized over surface parking lots or underground parkade structures.
- The concept of *shared parking* is continuing to become established as a leading practice in urban environments. This involves the use of parking spaces to serve two or more individual land uses without conflict. It is typically implemented as a strategy to maximize the use of parking, as most parking spaces are only used part of the time by a particular user group or for a particular facility.

These approaches all work most effectively when supported by formal Transportation Demand Management (TDM) programs. The goal of TDM programs is to offer convenient, affordable alternative options along with disincentives to shift behaviour away from single occupant / privately owned automobiles. The ideal model for the City of Victoria would likely include a combination of all three approaches.



Examples of related work being undertaken by other cities, include:

- **City of Edmonton:** recently adopted zoning bylaw changes removed parking minimums and introduced maximum parking requirements both downtown and in transit-oriented developments near Light Rail Transit and main streets. The new rules also allow for businesses and homeowners to share parking, or lease out parking spaces to other properties, which could help with on-street parking in redeveloped areas.
- **City of Vancouver:** requires Transportation Demand Management Plans (TDM Plan) that provide measures to prioritize more sustainable travel as part of rezoning and/or development permit applications. More recently Vancouver City Council has debated the merits of further changes to eliminate parking minimums in certain zones, introducing new requirements for mandatory paid residential parking permits, and consideration of road tolls to reduce overall parking demand.
- **City of Ottawa:** uses parking minimums in combination with areas of parking maximums within their zoning bylaw to encourage and support increased uptake of public transit and shared mobility.
- **City of Seattle:** introduced a comprehensive suite of regulations over the past five years, including employer-, corridor- and building-scale policies that have eliminated or relaxed parking requirements and targeted investments in programs and incentives to support transit, walking and cycling.
- And many more!

Victoria Context

Considerable advancements with car-light and car-free living have happened in our Downtown core, enabled by a high quality walking environment, several transit options, an expanded AAA cycling network, comprehensive management of on-street parking and reductions in the supply of parking associated within new development.

Continued attention, however, is needed to support a shift in travel behavior outside of the downtown. The Capital Regional District 2017 Origin and Destination Study indicates that only 17% of households located outside of the downtown are car free (compared to 43% of car free households in the downtown). Also, the average household vehicle ownership rate has remained largely unchanged in the last 10 years.

Go Victoria outlines a target of achieving a 30% reduction in private vehicle ownership rates over the next 10 years. It is clear that a comprehensive approach is needed which includes parking reform, TDM, modernization of on-street parking regulations and pricing, and land use policies that support sustainable transportation priorities.

ATAC Input – NOVEMBER 2020:

Different building forms, uses, and tenures targeted in current City policies and initiatives (e.g. townhouses and houseplexes are a focus of the Missing Middle Housing initiative) warrant effective solutions to support sustainable transportation behaviours and contribute to increased affordability of development projects.

In the future, the City could potentially have a mandatory Transportation Demand Management Program associated with new development which secure measures that prioritize sustainable travel as part of re-zoning and/or development permit applications. Alongside this, parking requirements would be modernized (as described above).

With this concept in mind, what programs, support, amenities, infrastructure or investments by a private developer would encourage car-lite / car-free lifestyles?

- ***Consider the cost, feasibility, execution, maintenance, management of programs***
- ***Which of these could have highest impact and why?***
- ***What other ideas could be added to this list?***
- ***Which of these would be more suitable for mixed use developments vs residential only developments?***

Example TDM interventions:

- Enhanced class 1 or class 2 bike parking / storage
- Additional class 1 or class 2 bike parking / storage
- Provision of class 1 *public* bicycle parking storage
- Bicycle maintenance station
- Sidewalk creation / improvements
- Crosswalk creation / improvements
- Car share spaces
- Car share vehicles

- Car share credits
- Monthly or annual transit pass programs
- Transit shelter upgrade / addition
- Shuttle bus service
- Vanpool/carpool service
- Shared cargo bike / e-bike
- Bike share credits
- Transportation marketing services
- Real time information boards in lobby / common spaces
- Multi-modal wayfinding signage
- Parking pricing
- Financial contributions towards city-led TDM monitoring program
- Appoint an individual

7. **Missing Middle Housing Initiative**

Presenter: Malcolm MacLean, Community Planner

- Early engagement on Missing Middle Housing Initiative

Panel Questions and Comments

- Pamela Madoff: Need to recognize threats to and opportunities for heritage buildings that have benefited from the conversion bylaw. The potential impact on apartment buildings needs to be considered as well.
- Steve Barber: These are laudable goals, but one could see wholesale demolition in existing neighbourhoods. Very little of the existing built form is heritage designated or protected housing stock. Concerned about the impact of these policies on the existing fabric of the neighbourhoods. It is a challenge to create Heritage Conservation Areas in residential areas due to concerns about property values.
- Helen Edwards: Huge concerns over the existing policies and this could be even worse. Calling new projects heritage conversions is not beneficial or accurate. Mourning the loss of older housing stock and streetscapes in Victoria's residential areas.
- Jim Kerr: This could apply to great swaths of the city with far-reaching effects. This should be done in specific areas first to see the consequences. Extreme caution must be used.
- Pamela Madoff: The initiatives put multi-family apartment buildings at risk. Need to consider the impact on a neighbourhood's broad demographic, with rental condos, high-end developments, a mixture of residents. Need to consider who benefits from this, i.e. the property owner who can proceed with development. Acknowledge the desire for development, but public consultation is needed. If buildings do not have statutory public hearing requirements, there needs to be another way to ensure public consultation to build community along with building development.
- Malcolm MacLean: The models are used for economic analyses and are early concepts that will change over time. Further information and responses will come back to the Panel.
- Kirby Delaney: These policies will have far-reaching consequences for future generations.
- Steve Barber: Would like to see a photo of what was previously located at the Wilson Street development.
- Pamela Madoff: Suggested that members analyze Wilson Walk as a case study of what might occur should Missing Middle Housing proceed

Motion to adjourn: Steve Barber *Seconded: Jim Kerr* *Adjournment: 2:28 pm*

5. **Missing Middle Housing Initiative**

Presenter: Malcolm MacLean, Community Planner

Panel Questions and Comments

- What is pre-zoning? Malcolm MacLean: Pre-zoning is City-initiated, where Council can change the zoning of land without the landowner needing to make an application.
- What will the parking requirements look like? They have a huge impact on small properties regarding ground-space and tree-retention. Malcolm MacLean: the modeled typologies are contemplating parking at lower rates than the current Schedule C would require, due to the potential urban forests impacts. If Schedule C with one-to-one parking requirements were required, often the rear yard becomes fully paved over for parking. Lower parking requirements will help maintain open space and existing urban forests.
- Is there a Development Permit process that is invoked for redevelopment under the Design Guidelines? If so, will that be continued? Malcolm MacLean: Yes, there is a Development Permit application under the guidelines that is owner initiated.
- The Panel received feedback from staff regarding the impact on heritage and character homes.
- Concern was raised regarding the potential pre-zoning for all traditional residential areas, as this would have demolition implications. Victoria is a built-up city and there are not many opportunities for redevelopment, so then the pressure starts to bear on the more established neighbourhoods. There is the potential for redevelopment interest in neighbourhoods of R-1, R1-B and R-2 properties, which would impact the character of those neighbourhoods. The neighbourhoods' character is important to preserve. The features of 1912 era homes, many of which are not on the Register, nor are they designated, would be impacted. There are opportunities in Victoria to encourage missing middle housing in lower-density areas.
- This is new territory of zoning to control the nature and character of development in a specific area. It is important for slow implementation and attention to consequences.
- Concerns were raised about parking and the visual impact on character of garage doors on streets. It is felt that examples in the missing middle document fall short. For example, the Wilson Street development would not meet the guidelines for attached housing.
- Concerns were raised regarding precedence setting and unintended consequences. Redevelopment does not increase affordability; it often replaces what is affordable with less affordable options. If this initiative were applied across city, the land value from redevelopment would impact housing affordability.
- There are opportunities for infill development. Many buildings and houses are not on the heritage register and not designated but offer affordable housing. There is concern of demolishing buildings that are not designated as heritage.
- An issue with fixing up and increasing the density of older homes is that the permit process becomes onerous with maintaining the house. It is a less onerous process or an owner to demolish the home and build new. Where is the incentive to pursue the latter? Malcolm MacLean: There is the potential for an unavoidable incentive to build new instead of improving old. This will be flagged for Council's consideration.
- Doug Koch was recommended to staff as a source for feedback.

- The strong affordability lens has merit over the threat of incentive. Vancouver recently implemented blanket rezoning which removed single family zoning and property values for single family lots quadrupled. How can this risk be mitigated when the value comes from development entitlement instead of potential? There is an impact on character, register and designated homes. Previously, the City has received feedback where residents felt there was more financial opportunity to sell and redevelop a property than designate it. Interest in registering or designating is less financially advantageous from a real estate point of view. It is likely to see a potential outcome of fewer properties being designated or registered.
- The new building code and step code add additional challenges to retaining existing housing stock. Destabilization is created when the opportunity for redevelopment is visible in the neighbourhood.
- The retention and reuse of buildings from economic and environmental approach is important. There is a huge impact on land value and decision by property owners and broader community.
- There is opportunity for sensitive infill to be considered on a case-by-case basis. Malcolm MacLean: There is interest in obtaining feedback on what the characteristics of the sensitive infill areas are.
- The low volume of single-family dwellings could threaten and defunction areas. Malcolm MacLean: The concept of houseplexes is one way of increasing housing.
- The policy focus seems to be on new construction. More thought should be given to incentivising retention.
- There is opportunity for small lot single-family dwellings through case studies and encourage the City to seek explore this opportunity.

Motion to adjourn: Steve Barber *Seconded: Jim Kerr* *Adjournment: Unanimous*

Adjourned at 1:25pm

2. MISSING MIDDLE HOUSING PROJECT

Staff provided a brief presentation to update RAC on the findings of preliminary economic analysis and summarize the existing Attached Residential Design Guidelines that form the basis for updated design guidelines that would apply city-wide for missing middle housing. Some follow-up questions will be provided to invite feedback on both topics.

The Committee discussed:

- Where is the potential for affordable rental units in these designs?
    - Subsidy would be required to create affordable rental housing. These units would be geared towards strata ownership.
        - Concern that this is a priority for the RAC and the City when there is a clear housing and homelessness crisis.
            - The Missing Middle Housing project is reaching out to many advisory committees for feedback. RAC's feedback on this project is highly valued as they regularly discuss housing issues.
            - There is value that RAC could provide whether they would have any or no comments, including encouraging the inclusion of more affordability and rental tenure in the outcomes of this project.

MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY FEBRUARY 24, 2021

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:00 PM

Present:	Marilyn Palmer (Chair), Devon Skinner, Sean Partlow, Ruth Dollinger, Joseph Kardum, Brad Forth, Matty Jardine, Pamela Madoff
Absent:	Ben Smith
Staff Present:	Charlotte Wain– Senior Planner. Urban Design Alena Hickman – ADP Secretary

2. MINUTES

Minutes from the Meeting held January 27, 2021

Motion:

It was moved by Ruth Dollinger seconded by Brad Forth, that the minutes from the meeting held January 27, 2021 be approved as presented.

Carried Unanimously

3. MISSING MIDDLE PRESENTATION

The Panel asked the following questions of clarification:

- Have you put any thought into how coach houses and laneway houses may fit into these typologies, or is that a separate initiative?
    - The houseplex challenges some of the key goals we have around the neighbourhood pattern of that backyard zone. We are depending as that backyard zone functioning as open space approving livability and is an important space for our urban forest. The objectives that it may help with is this heritage conservation objective. If council chooses pre-zoning for some of these forms, the concern is it then incentivizes people to demolish instead of designating a heritage building and convert. To try and counterbalance that incentive one of the things we are looking at is providing that additional opportunity, so they can designate and convert and in addition to that, allowing a garden suite in the back. We have limited laneways and obviously laneways offer an opportunity for access to those units.
- The graphic slides are of older inventory and it might give a more balanced picture if we could have slides on a current inventory, is that possible?
    - That is a great idea. I think that would be very helpful to show.

- As this evolves it will be interesting to see studies of how to ensure people who own homes as part of the heritage resources will do the conversions, rather than demolish and put up duplexes. When will we see some of these analyse emerge?
    - We are in the process of working through those analyses. We will use the information have a very informed discussion with Council and a public community discussion in the coming months.
- Will there be an opportunity for this initiative come back to ADP after it goes to Council and has public comment?
    - Yes.
- Have you thought about how you are going to incentivise this project?
    - That is the core challenge we are dealing with. We would like to incentivise and encourage. On the other hand, we also don't want to give away too much. We want to be careful about maximizing the benefit of the land lift. We have direction from Council to bring considerations for pre-zoning.
- I understand in the City's strategic plan there is reference to the evolution of a City Corporation, is that relevant?
    - That is a completely independent action.

Panel members discussed:

- Mobility challenges
- Demolishing duplexes
- Victoria's mix of housing types makes the city attractive
- Encouragement of adaptive reuse of existing buildings
- Step code and building code
- How to ensure that projects that are developed fall within the price range identified in the missing middle
- Inclusivity
- Accessibility
- Incentivising
- Sustainability
- Floor area and setbacks

2. RAC 2019-2021 TERM IN REVIEW

Hollie McKeil, Housing Planner, provided an overview of work underway or completed as well as key highlights from the RAC Work Plan 2019-2021, which was followed by a discussion period.

The committee discussed:

- Are there any updates on the recruitment of new committee members?
    - No update from Legislative Services yet – Chloe will connect via email if there are updates before the next meeting in June 2021.
- Does the checkmark in the presentation confirm it is completed?
    - The checkmark means the original outcome of the action listed is completed. In some cases, there is still work underway, including implementation and monitoring. Example: *Rental Property Standards of Maintenance Bylaw* is adopted, however there is still work underway monitoring and engagement.
- There was a learning curve submitting AVICC motions. Workshopping beforehand and understanding the structure was important. Suggestion to start the process earlier rather than later - but overall was successful.
- Subcommittees were effective in moving work forward. Appreciation for staff support for subcommittee meetings to push projects forward.
    - Staff are happy to support.
- The *Rental Property Standards of Maintenance Bylaw* is a major accomplishment with the protections being so strong. Concern that promotion to tenants has not been fully completed.
    - This is under development and staff will provide RAC an update as outreach initiatives are underway.
- Can you provide a summary on the *House Conversion Regulations Bylaw*?
    - This bylaw allows for an older house to be converted into multiple units rather than a complete rezoning. It includes incentives to encourage rental tenure and heritage designation.
- Councillor Potts – What is the City's role in the Rent Bank Pilot Project?
        - Direction from Council was to explore this project on a pilot basis with the administration by a third-party operator. Currently, housing policy staff attend regular meetings within an advisory group and the Community Social Planning Council (CSPC) is the operator. CSPC are considering bringing forward a request for additional support to municipalities throughout the Capital Region.
        - It was developed very quickly as an emergency response and no input was provided by RAC, although the CSPC presented to RAC for information.
- Did the Rent Bank Pilot Project secure long-term funding?
    - They did receive additional funding through Rent Bank BC to support them for the short term. They are still looking to secure long-term funding through the collaboration with municipalities and other funders.
- Request for discussion on the concept of Rent Banks before the CSPC makes another presentation to RAC or anything is put forward to Council.
- Can you provide a summary on the Rapid Supply of Affordable Housing action?
    - This action was directed by Council in June 2020 to improve housing

security, in response to COVID-19.
    - A report is going to Committee of the Whole this Thursday led by Development Services to make process improvements to expedite the development of affordable housing. Depending on the direction from Council, it may or may not come to RAC for consultation.
- Can you provide a summary on the *Family Housing Policy* for the 2021 actions?
    - Councillor Potts – Incentivising larger units. An amendment to the Official Community Plan (OCP) that if family sized units are added to the development, an applicant can vary the OCP. There have been larger units being proposed at Council.
    - There is an insufficient supply of family housing in Victoria, and particularly rental housing that is suitable for families. This policy is geared to encourage larger unit sizes in apartments that are rental and strata. Part of this work includes social policy and design considerations to make buildings more family friendly.
- What is planned for Secondary Suites Expansion?
    - This action will likely start after the Missing Middle Housing is implemented. It will consider a grant program to encourage new legal and accessible secondary suites as well as amend zoning bylaws to allow for secondary suites throughout the City.
    - Currently, it is only permissible to have a single secondary suite or garden suite in the Single Family Dwelling zoning. It is not permissible in a townhouse, duplex or small lot.
- Missing Middle Housing – understanding from the committee that this project wasn't providing rental housing. Using RAC time to discuss private ownership housing is not of interest. Support for Secondary Suites actions.
    - Clarifying that the Missing Middle Housing project will likely predominantly create new stratified housing, however, there will also be opportunities for new secondary market rental housing, such as rented suites.
    - Request that in the future when staff bring projects to RAC, that they present information that is relevant to rental or affordable housing, for RAC's feedback, rather than making a presentation and telling RAC at the end of that likely no affordable or rental housing will be achieved.
- Request to look into whether RAC members can move into the Housing Policy Working Group if it is created in the future, once members are no longer part of the committee.
- Request for RAC to discuss homelessness issues in Victoria and advocacy for the City to take a proactive role in addressing homelessness Housing.
    - There is a report being prepared that reviews and makes recommendations for how the City should respond to homelessness and the hope is to bring some updates to RAC on this when it is brought forward in the near future.
    - Who is responsible for a City response to homelessness?
        - Staff advised there is no specific staff or department that is responsible for this, but rather there has been a coordinated response across several departments. Other municipalities have specific staff members or departments that address homelessness, and this is an opportunity that the City could explore.
        - There have been capacity limitations within the planning

department. There have been some recent vacancies filled and new positions created, including the Tenant Planner, the Senior Housing Planner position and Senior Planner of Affordable Housing Development to support new affordable housing development. These positions are already taking on existing work plan demands.
        - Councillor Potts – The City has hired a consultant, Nicole Chaland to take a census of people living outdoors. RAC may be interested in the outcomes of this work. There is a new Social Planner position that I supported which may be able to help address homelessness. This position is a good start.
        - Recruitment is underway for the Social Planner.
- Request for the Tenant Engagement Strategy to be put on a future agenda, and for follow up to see how it is being applied to active projects.
- Appreciation for RAC and all progress that has been made.

Active Transportation Advisory Committee
ACTION MINUTES
Tuesday, October 26, 2021
4:00 pm – 5:30 pm

Digital Meeting through Microsoft Teams. Please call Sarah if you have issues 250-686-7432

Meeting Attendees: Laura Coward; Margo Farren, Linda Ginenthal, Finn Kreisher, Sally Lin, Anne Moon,

Staff: Sarah Webb, Eric Ebarb

Regrets: Councillor Loveday, Osmaan Sheikh, Thomas Guerrero, Carolyn Gisborne, Charles Vanderwilt, Jordan Fraser, Councillor Isitt, Chris Marks

1. Welcome, Attendance, & Acknowledgement

2. Adoption of Agenda

Motion to adopt agenda as presented – Moved Linda, Second Anne - CARRIED

3. Adoption of September 2021 Draft Action Minutes

Motion to adopt with amendment – Moved Margo; Second Laura - CARRIED

ACTION: Sarah to circulate initial ATAC feedback on Government St. Refresh project

4. Missing Middle Housing Initiative

ACTION: Members of ATAC are encouraged to provide direct input during the next several weeks at engage.victoria.ca

5. 2022 Draft Financial Plan Process

ACTION: All Committee members are encouraged to learn about the 2022 Financial Plan, spread the word to networks and provide feedback to Council through the public engagement process.

Initial member comments:

- The City needs to continue to make changes in the built environment to improve access and support transit, cycling, pedestrian, and shared mobility
- Education and enforcement are important to encourage multi-modal transportation
- The City should continue to invest in bus shelters and amenities – and encourage others across the capital region to do same
- Sidewalks clearing / snow removal impact transportation and mobility options for people – this is a part of the operating budget
-

6. Gorge Road ATAC observations & feedback

ACTION: Members of ATAC are asked to explore Gorge Road (Government to Harriet) by foot, bike or bus over the next month

7. Temporary Extended Sidewalk Initiative

Initial Feedback:

- Generally liked the approach of trying new things
- People enjoyed walking and rolling in them – especially in James Bay and Cook Street
- Consideration could be given to a “precinct” of zones in the downtown core with same widened sidewalks.
- Some locations worked really well and should stay; whereas others not needed any more
- No need to go overboard – bollards and paint work well
- Aesthetics could be improved

8. Next Meeting Date – November 23, 2021

9. Adjournment

9. **Missing Middle Housing**

Malcolm Maclean provided a brief presentation.

Panel Discussion and Comments

Has the language “affordable” been removed from Missing Middle? Affordable is defined as the relative housing cost related to family income. Cash contributions from missing middle would be utilized in a similar way to the Housing Reserve Fund.

There could be widespread impacts on all neighbourhoods, have any trials been accepted or rejected? There is mitigation of land-value and its impacts via zoning changes. The city might see less heritage designations as the incentive is more desirable to build brand new on a site unencumbered by another site. There is a City of Vancouver policy regarding the retention of existing houses and infill promotion of new construction, if more consideration could be given to retaining existing housing. Retaining character homes requiring designation, Vancouver had challenges with this due to bringing buildings up to the current BC Building Code which produces high waste and re-building. Is there an opportunity to not renovate so highly without a designation? Do we need to have designation to allow specific infill for heritage properties, as it can be seen as a disadvantage for some? This is applied when a building is already designated; designation is a public benefit via the OCP as it ensures permanent protection.

Steve Barber left the meeting.

Motion to adjourn: Helen Edwards Seconded: Sheri Khadem Adjournment: (Unanimous)

Adjourned at 3:00pm

APPENDIX C.

Correspondence

Malcolm Maclean

Subject: S. 22
Attachments:

From: S. 22
Sent: November 4, 2021 3:22 PM
To: Malcolm Maclean <mmaclean@victoria.ca>; S. 22
Cc: Michael Angrove <mangrove@victoria.ca>
Subject: S. 22

Hi Malcolm,

This may be in the weeds a little for the missing middle policy, but I've attached my energy modeling report for the building, as it might be of interest to you and the team as you look at and consider future design guidelines for these types of buildings, particularly around fitting into "neighborhood character."

I had this building modelled out for upgrades required to meet each step along the BC Energy Step code ladder (1-5), as I wanted to understand some of the cost and efficiency trade-offs as I moved up the step code in future projects, as well as get my head around some of the construction techniques we needed to adopt, as well as the general benefits to folks living in the building.

Starting on page 3, my energy advisor noted the various building systems upgrades required to meet each step. There were a few system and insulation upgrades that I needed to do to get to step 3 (HRVs, better insulation), heat pumps to get to step 4 and then a number of upgrades to get to step code 5. Most of them are just additional costs (some significant), although there are some constructability challenges that need to be worked through with added insulation and ICF forms.

Beyond the cost of these upgrades, the biggest challenge between step 3 and step 4 and step 4 and step 5 is the air barrier and reducing the air changes per hour, as it gets more challenging to reduce this number the lower it is.

We built this building to step code 3 (Esquimalt required step 1) and spent a lot (!) of time on the air barrier. And I'm not exaggerating when I say a lot. :) What's interesting is that despite the work we did and the care we put into it, we only hit 2.3 air changes per hour at mid construction. We identified a couple of issues, and we may drop it to around 2 with the final blower door test, but step code 4 requires 1.5 ACH. The reason for this, it seems is the architectural detailing in this building – particularly with the usable attic space and various window and other small and large jogs in the building.

I'm going to point these out on our walkthrough, as despite personally liking some of the details and really liking the attic space, more and more we're going to have to shift away from some of these details with our designs as we move up the step code towards step 5. There's a reason why most passive houses are boxes.

Anyway, I wanted to share if this is helpful. I've certainly learnt a lot this past year through this.

Thank you,

S. 22

Malcolm Maclean

Subject: FW: 30% - Victoria Housing Future -P. 47

From: S. 22
Sent: December 8, 2021 4:37 PM
To: Malcolm Maclean mmaclean@victoria.ca
Subject: RE: My Mistake - see Victoria Housing Future - Page 42 - 30%

Thank you Malcolm. That helps considerably.
I appreciate your time. S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: December 8, 2021 8:30 AM
To: S. 22
Subject: RE: My Mistake - see Victoria Housing Future - Page 42 - 30%

Ahh. I see now. Thanks!

I can understand the confusion. The context for that map and table starts on page 39 of that document. I won't restate all of what's well explained therein, but the key takeaway to help understand that graphic on page 42 is: The capacity assessment provided a projection, based on past trends, of what the quantity and distribution of new housing would look like for the next couple decades in a status quo scenario. This is then helpful to compare against the understanding we have of the quantity of new housing needed (see the earlier "Catching Up" and "Keeping Up" sections of the Housing Future document) and against the distribution of new housing that our OCP describes as strategic (see the growth concept on page 17 of the OCP). The text on pages 39-43 provides a good summary of what that comparison is telling us.

Hope that helps!
Malcolm

From: S. 22
Sent: December 8, 2021 7:55 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: My Mistake - see Victoria Housing Future - Page 42 - 30%

https://ehq-production-canada.s3.ca-central-1.amazonaws.com/a7d5d73359c8538c8936389a9e07c160d2e3b4a4/original/1628097284/ae00ca9d42b7b150a3c5fe89c0386339_Housing_Futures_AUG_3_2021.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIAIBJCUKKD4ZO4WUUA%2F20211208%2Fca-central-1%2Fs3%2Faws4_request&X-Amz-Date=20211208T154523Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=f6a71f76fb7ccf86d7931fc23f00b8fe62bdfb0a386df05c72cbe77ae2e4b37e

See grid. Remainder of the city – Potential New Units – 30%

Hi Malcolm – unfortunately I remembered the source at 3:am.

Regards;
S. 22

From: S. 22
Sent: December 7, 2021 1:39 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: RE: 30% - Victoria Housing Future -P. 47

Good afternoon:
Thank you for the follow up Malcolm.
I remain convinced I have both seen a data grid showing 30% and heard the mayor speak of 30%.
(and I remain frustrated with the search function of city documents)
However it may be that I did not parse the statement and it might have been in small urban villages and traditional neighborhoods; not just traditional neighborhoods.
If I am correct that is a huge increase from the 10% in the initial OCP.
You will be the first to hear from me if I run across that grid again.
Regards;
S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: December 6, 2021 4:49 PM
To: S. 22
Subject: RE: 30% - Victoria Housing Future -P. 47

Hi S. 22

I'm sorry, I think I still may not be seeing what you're seeing.

On page 47 of the Victoria's Housing Future Report, I can see an FAQ answer about the reasons behind and pace of our population growth, but nothing relating to Traditional Residential areas or a 30% figure.

I see "30%" occurs on page 47 of our Housing Strategy Phase Two document, but that's related to our definition of affordability.

I also only found two instances of "30%" in our Housing Strategy Annual Review 2019, but both related again to the definition of affordable housing, and couldn't find any instances of "30%" in our earlier Housing Reports.

Our Official Community Plan doesn't have a growth target that is specific to Traditional Residential areas, but rather a growth concept that views areas in and near villages (which may include some Traditional Residential areas) as particularly strategic for roughly 40% of new housing and leaving 10% of growth for the "Remainder of the City."

Sorry I haven't been able to identify what you're reacting to yet but want to help clarify if I can.

Best,
Malcolm

From: S. 22
Sent: November 30, 2021 9:39 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: FW: 30% - Victoria Housing Future -P. 47

Found it finally. Vic. Housing Future, on page 47.
S. 22

From: S. 22
Sent: November 30, 2021 9:27 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: RE: The question remains unanswered

Hi Malcolm:

The figure is in a data box on one of the city housing reports. I think it might even be in the Missing Middle report. (which with the city search function I cannot easily pull up when I want it)
The mayor also mentioned that figure recently at COTW or Council. That is where the alarm bell first went off For me.

S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: November 30, 2021 8:14 AM
To: S. 22
Subject: RE: The question remains unanswered

Hi S. 22

Maybe I can provide a more satisfactory answer if I can better understand your question. Can you tell me where you're seeing a reference to a 30% figure?

Thanks,
Malcolm

From: Bridget Frewer <bfrewer@victoria.ca>
Sent: November 29, 2021 1:13 PM
To: Malcolm Maclean <mmaclean@victoria.ca>; Margot Thomaidis <mthomaidis@victoria.ca>
Cc: Engagement <engage@victoria.ca>
Subject: FW: The question remains unanswered

Malcolm,
Is he still a bit confused? Just wondering how we can best clarify things for him, but not sure I understand it fully.

From: Engagement <engage@victoria.ca>
Sent: November 29, 2021 11:34 AM
To: Bridget Frewer <bfrewer@victoria.ca>
Subject: FW: The question remains unanswered

From: S. 22
Sent: November 29, 2021 11:18 AM
To: Engagement <engage@victoria.ca>
Subject: RE: The question remains unanswered

Thank you for taking the time to reply, but my question remains.
What was the process to amend the OCP to increase growth in Traditional Residential Areas from 10% to 30%?
Regards/:
S. 22

From: City of Victoria Engagement <support@engagementhq.com>
Sent: November 15, 2021 1:53 PM
To: S. 22
Subject: Response to your question on Have Your Say website

Hi there,

Thanks for taking the time to visit Have Your Say and asking us a question.

You asked:

'What was the process to increase the original OCP assignment of 10% of city growth in traditional residential area's to 30%? Has the OCP been ammended to this new level of density? What was the community consultation on this change and how does it align with IAP2 guidlines?'

Our response has now been posted on the site.

Our response:

Victoria's Official Community Plan (OCP) was adopted by Council in 2012 after two and a half years of public consultation with more than 6,000 people. The OCP's growth concept (pg 17) envisions 50% of new housing in the Urban Core (i.e. downtown), 40% in and near Town Centres and Large Urban Villages (including Traditional Residential areas within close walking distance), and 10% in the Remainder of the City.

The colours look similar, but it's important to note the OCP's growth concept (pg 17) is different from the Map 2 - Urban Place Designations (pg 37). The latter is where Traditional Residential areas are defined, and the OCP provides general guidelines for built form, uses, and densities therein. Note: Some of the Traditional Residential areas may be within the growth concept's "close walking distance" of Town Centres and Large Urban Villages.

The Missing Middle Housing Initiative is largely implementing the OCP's guidance for Traditional Residential areas that has broadly supported a variety of ground oriented housing forms since adoption. However, see the OCP Amendments summary sheet for some modifications that are being considered (seeking feedback now!) for their potential to facilitate strategic accessibility and heritage conservation outcomes.

Please let us know if you have any more questions or if anything needs to be clarified.

Regards

City of Victoria (BC)

S. 22

City of Victoria
1 Centennial Square, Victoria, BC V8W 1P6
Attn.: Malcolm MacLean, Community Planner
For the Missing Middle Housing initiative
Via email: mmaclean@victoria.ca

Dear Malcolm,
Re: Missing Middle Housing Initiative

First, I wish to thank yourself and other city staff for the opportunity to engage with this initiative on November 17, 2021. It is an important initiative moving the city in the right direction. We have developed a few such projects in Victoria and are currently looking for a site for a similar or slightly larger development.

The heat dome, fires and floods this year have driven home the message that climate change is upon us and our communities are woefully unprepared. The time for half measures has long passed. While this initiative is a positive step, its limited scope, language and design guidelines suggest it is put forward tentatively to appease specific groups. I recognize the process seems daunting and bold, but the amount of effort required to achieve what is in reality a small step illustrates the power of inertia. Change is hard, but we must get past the resistance to change if the city hopes to achieve its goals. Recognizing the process is now well along and will remain limited in scope, I urge the city, wherever a choice exists, to select the bold one.

In addition to that general remark, I wish to mention the following points, some of which were raised by me or others during the engagement session:

1. The use of the term 'traditional residential' is loaded and misleading. Single family housing should be referred to as such. As was made clear during the session, single family housing is not traditional housing and is the exception, not the norm. Traditionally and currently most people live in multi-family units. Paradigms perpetuate themselves by being positioned as normal, and therefore preferable. Local government should not give one housing type a status, and resulting political leverage, it does not merit.
2. It was also pointed out the term 'missing middle' historically referred to affordability, not density. In recent years I have heard it refer to middle density, but the point I wish to make is that this initiative is in fact a modification of low density, it does not create typical mid-density low to mid rise MURBS. I believe it is important to not convey the impression this initiative represents a more significant change in density than it does. Many 'single family' homes today consist of multiple suites, often illegal, so the

change in actual density (as opposed to legal density) is relatively modest. By encouraging legal development, this initiative will do as much to improve health, safety and general quality of housing as increase the number of units.

3. The building images (but not the sketches) selected in the material often illustrate unaffordable, inefficient designs in conflict with City's goals. Images showing designs aligned with the City's goals and exhibiting a higher level of architectural excellence should be replace those showing design styles the city needs to move away from. In particular, it is time to stop encouraging envelop articulation as an acceptable substitute for good design. Furthermore, buildings should be permitted to be authentic to their time, to become part of our future architectural heritage. The last thing we need is more faux Tudor or some other dated style a 'committee of the day' prefers. Please ensure design guidelines advance civic goals of affordability, resilience, efficiency, comfort, etc. rather than a preference for one architectural style over another. The City's resource 'Guidelines Aligned with Performance' may be useful, although I have not been able to find a copy of it to review. The BC Hydro 'Low Carbon Toolkit' is also a good resource. Devon Miller, a former City staff member, was an author of both.

4. Requiring two on-site parking spots appears counterproductive given the comment during the workshop about the amount of dead space a driveway creates on the curb and boulevard. The suggestion to instead provide 2 dedicated street parking sites (presumably with rent paid to the City) seems like a win for all. We would be delighted to pay parking rent in exchange for such a substantial increase in yard & boulevard area – it would change the look and feel of the lot, greatly enhancing livability. Please keep street side EV charging in mind for those spaces, which may require an easement.

Thanks again for the opportunity to engage with this important initiative. It is a significant factor in our decision to look for property in Victoria rather than a neighbouring community, and we know it will similarly influence others.

Yours truly,

S. 22

Malcolm Maclean

From: S. 22
Sent: November 26, 2021 8:54 AM
To: Malcolm Maclean
Subject: Additional feedback to Nov. 17 Missing Middle engagement
Attachments: Victoria Missing Middle.docx

Hello Malcolm,

After some reflection, I am writing to provide additional feedback to the Missing Middle engagement session held on November 17. Attached is a letter setting out my comments for use as you and your team see fit. I would be happy to speak to these issues publicly if that would be helpful.

Best regards,

S. 22

LinkedIn profile

I acknowledge and respect the Lekwungen-speaking Peoples on whose traditional territories I live & work and the Songhees, Esquimalt and WSANEC peoples whose historical relationships with the land continue to this day.

Malcolm Maclean

From: S. 22
Sent: November 10, 2021 11:42 AM
To: Malcolm Maclean
Subject: Re: Development Permit Area (DPA) 15F

Malcolm:

Thank you very much for your prompt, detailed reply.

Is it possible for the North Jubilee Neighbourhood Association to obtain a copy of the current Official Community Plan? We are now working with the 2012 version.

Regards,
S. 22

On Wed, Nov 10, 2021 at 9:09 AM Malcolm Maclean <mmaclean@victoria.ca> wrote:

> Hi S. 22
>
> Our Official Community Plan (OCP) specifies "Urban Place Designations" for all areas of the city (see Map 2 on page 37). The light-yellow areas shown on Map 2 signify where the city's Traditional Residential areas are. These designations provide a long-term forward-looking guide for the forms, uses, and densities development can take (see Figure 8 in the pages following that map). Even if someone is applying for a rezoning, their application is evaluated for consistency with the OCP's designation for that property.
>
> Development Permit Area (DPA) 15F (as outlined in pages 272-274 of the OCP) is a result of recent neighbourhood plans in Victoria West and Fairfield. It creates a requirement for those seeking to build anything more than a duplex (e.g. triplex, fourplex, townhouses) in those two neighbourhood's Traditional Residential areas to apply for a Development Permit (DP). This is usually in addition to applying for a rezoning. For their DP application to be approved, they must demonstrate how they comply with versions of the Attached Residential Design Guidelines that apply respectively in Victoria West and in Fairfield.
>
> Through the Missing Middle Housing Initiative, we are considering expanding this requirement established through DPA 15F so that it applies to all areas that the OCP designates as Traditional Residential. This would mean those considering building missing middle housing forms (inclusive of duplexes) in any neighbourhood's Traditional Residentials areas would need to apply for a DP and demonstrate compliance with proposed Missing Middle Design Guidelines (and evolution of those that currently apply in Fairfield).
>
> We are welcoming feedback on these proposed Design Guidelines as a part of the current phase of engagement. So please feel free to provide comment through the survey or by email!

All the best,

Malcolm

From: S. 22
Sent: November 9, 2021 10:04 AM
To: Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: Development Permit Area (DPA) 15F

Good Morning:

In the July 29,2021 COW meeting, amendments to the OCP to better support missing middle housing

forms were recommended including "expand DPA 15F to all properties designated Traditional

Residential".

Could you please forward to me a map showing all the properties which would then be designated

Traditional Residential?

Thanking you in advance for your reply,

S. 22

Malcolm Maclean

Subject: FW: a few further thoughts on the missing middle

-----Original Message-----
From: S. 22
Sent: November 16, 2021 7:20 PM
To: Engagement <engage@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: a few further thoughts on the missing middle

Dear Mayor and Council:

Let me start by thanking you for all the hours you put in working for the city. I just did the 2nd Missing Middle Survey and am left with questions and qualms.

Recently a woman I know spoke about her apprehension re: the missing middle. She lives in an affordable rental suite in Fernwood. The landlord has long wanted to take the house down and build something like missing middle housing. The woman is rightfully scared that the new zoning will make it easy for him to do that, and the missing middle building will have suites she can no longer afford.

A few months ago, I attended a LUC meeting where there was discussion about proposed new rental buildings in Fernwood. The developer plans, if approved, to tear down three older homes, each with a number of suites.
If approved, those living in the current suites will not be able to afford the new suites. This is a very real problem and I fear that the missing middle will replicate this conundrum many times over. The old "substandard housing" which is the only housing many can afford is likely to disappear when blanket zoning comes in.

I'm also a bit leery of the talk about urban forests. We had the most brilliant urban forest at the former Truth Centre on Fort, now Bellwood Park. The building itself could have been renovated to create a community centre, arts space with space for exhibits, sports facilities, etc. Instead the former forest is almost all gone and in its place is an upscale condo building and townhouses. This is exactly the kind of opportunity developers want, but it does not in any way address the needs of lower and even income people or people who do not have access to green space nearby. With the approval of the Caledonia project, which takes over 2 acres of green space along with the loss of green space at Landsdowne school and others, I'm not convinced that the city really cares about green space. Lots of talk but the green space is disappearing. This goes against the city's own parks plan which talks about the crucial importance of school land for recreation for students and neighbours. When the Fairey Tech buildings were demolished at Vic High, we were promised the site would be greened with trees. Instead, the rubble field was left for years. When the issue was brought up regarding that promise as part of the Caledonia project, we were told:
"Oh, it's just a rubble field." So much for our urban forest.

The other thing that the city sidesteps is the fact that densification always raises land values meaning rents just go higher. And the properties beside the newly densified lots also become more expensive.
The other ignored fact is that densification always outpaces infrastructure so that as we densify, we always need more schools, hospitals, policing, etc and we are always financially behind.

Regarding the City's Engagement process, my sense is that the City knows exactly what it plans to do. It puts out surveys and residents respond.
Then the city tweaks the plans to make people feel they've been consulted, when in fact it is faux-consultation, the core of the outcome is a foregone conclusion, and those who really benefit are the developers.

Please excuse me for being so critical, but it comes from years of watching the same processes over and over. As a Fernwood resident, I'm still waiting for a real honest opportunity to update our neighbourhood plan which is long out of date. The city's current initiative to design our neighbourhood for us just doesn't cut it.

Despite my comments, I am grateful that all of you put in the many hours to try to make Victoria a more livable place. My real concern is the lack of thinking into the future about what the latest buzzword on planning actually means for Victoria residents.

Respectfully,

S. 22

Malcolm Maclean

Subject: FW: Missing middle housing initiative - questions

From: S. 22
Sent: October 23, 2021 10:24 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: RE: Missing middle housing initiative - questions

Hi Malcolm,

Thank you for your response. I don't think a car-lite lifestyle appeals to most families that have to lug around kids and all their associated stuff – hence the high sales in minivans for the last 30 years – but I understand that's the direction the city is going in and I'll leave it at that.

Relaxing the minimum parking spaces required is one positive thing, but mandating 6 visitor bike storage spaces is still outrageous.

Thanks for the clarification of the tree protection bylaw. I will make sure to read closely what the reviewers say. I disagree with the position that a cash payment is required if a lot is mainly bedrock – if a tree can't be planted then an offset cost, to me at least, is unjust.

In terms of cost – the city has treated me like a developer in my current rezoning proposal. The costs associated with the plans required are significantly higher than anticipated since they need to be more detailed than the "normal" house building plans when it's single family. I think that the proponents of development should be made to follow the standards and guidelines; but having to produce detailed plans of all aspects of the build where much of it is regurgitation of the city minimum standards is cost that can be avoided.

Thanks again and have yourself a great day.

S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: Thursday, October 21, 2021 12:25 PM
To: S. 22
Subject: RE: Missing middle housing initiative - questions

Hello S. 22

Thanks for getting in touch with these thoughtful comments and questions. We will be taking all this into consideration as we digest public input to inform the evolution of potential missing middle zoning and policy, but I'll provide some early answers below:

- We are considering additional staff capacity implications of potential approval process changes for missing middle housing and will include that assessment as part of our report back to Council.
- Although some 'non-conforming' aspects of buildings being converted may not need to be upgraded to the current code if they are not impacted by the conversion, the City does not have the ability to relax BC Building Code requirements. The new construction in a conversion must meet current code requirements including

electrical, plumbing and fire separation. For more specific questions on building code requirements for a house conversion I'd suggest contacting the permits and inspections division.

- The emerging concepts for missing middle zoning are looking at making it easier to build missing middle housing while upholding objectives for usable outdoor space and the urban forest by relaxing the minimum personal motor vehicle parking requirements, which would otherwise demand almost all of the site not taken up by the building. To offset this, we are generally considering strengthening bike parking requirement to help make it easier to live a car-lite lifestyle, knowing that even one fewer motor vehicle parking stall frees up a considerable amount of site space relative to that needed for bike parking. Thanks for your feedback on this, and we will be giving this more thought.
- The new Tree Protection Bylaw that came into effect on July 1, 2021 requires properties undergoing redevelopment (not limited to rezonings) to meet the new Tree Minimum for the purposes of growing canopy cover across the City. The Tree Minimum is designed to achieve 20% canopy cover in the city in 40 years. See the chart below for the minimum number of trees required depending on lot size (also available on page 41 of the bylaw). A 90cm (3 ft) diameter at breast height tree would be counted towards your Tree Minimum, and the Tree Protection Bylaw states that a specimen tree (a tree that is greater than 60cm DBH and in good health and structure, excluding invasive species), counts as three trees in the tree minimum. So, depending on the size of your lot, you may or may not be required to plant additional trees when developing the lot. Also, trees may be planted in almost any location in the lot, and is not limited to the frontage. Trees planted on structure can also be counted towards the tree minimum, providing adequate soil volume and depth is provided. If tree planting is not possible, for example where a lot is mostly bedrock, a cash-in-lieu is payable so a tree can be planted elsewhere.

Private Property Size (m^2)	Minimum # of Trees	Proportion of Private Properties
<300	1	5%
300 - 499	2	27%
500 - 699	3	43%
700 - 899	4	9%
900 - 1099	5	4%
1100-3899	6-19	9%
3900-9899	20-49	2%
≥9900	50+	1%

- We are considering all available measures for incentivising conversions and infill that leads to the protection of heritage buildings. As you alluded to, however, one of the most significant changes the City can make is to change zoning and simplify the application process to make it easy to build new housing in these ways, as this can also improve the financial equation for prospective builders. Thinking through how these changes could work is the core focus of the Missing Middle Housing Initiative.

Thanks again,
Malcolm

From: S. 22
Sent: October 12, 2021 5:43 PM
To: Engagement <engage@victoria.ca>
Cc: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Missing middle housing initiative - questions

Hello,

I was unable to stay till the Q&A session for the meeting today but I wanted to leave some thoughts and questions for the committee to answer. A little background on me, I own a few homes in the city and am currently in the process of rezoning one of them from a duplex to a triplex.

1. If this initiative is going to help the tenants of Victoria, it needs to work for the owners of these buildings. I think the focus needs to also be on what will make it appealing to convert existing homes / build new units as well as what do the tenants need.
2. The permits and inspection department is currently understaffed based on review cycle times and will need more support if this initiative goes through and applications increase. Will the city increase the staff such that projects can move ahead more quickly?
3. Converting old homes to multi residential sounds good in principal but is harder in reality. Property setbacks, old framing & layouts and difficult to utilize architecture make it cumbersome to convert them and adhere to the current BC building code (BCBC). There needs to be more leniency to grandfather in certain non-conformances (for example allowable windows on walls that are in close proximity to a neighbour) for conversions to be a viable option. Will the city look at grandfathering in more non-conformances?
4. Some blanket requirements for multi-residential that is larger than a duplex need to be changed – for example: Schedule C needs to be amended to have the visitor bike parking requirement be less than 6 for a triplex or larger. This requirement is absurd given the number of permanent bike parking spots present. Or, the BCBC requires a sewer pipe to be 6" or larger for anything over a duplex. If you look at the table for sewer pipe sizing to fixture unit count, for a triplex (or fourplex) this rule is out of touch with what will actually work. Is the city looking at changing these blanket requirements to make it easier for people to build the missing middle housing?
5. Tree bylaw – while I agree that having trees in the city is important – the blanket requirement of planting additional trees because one is rezoning is out of touch. I have a 3 ft diameter fir on my property and am required to plant additional trees. Next, the frontage of the average lot is 50-60 ft. Trying to find room for a driveway, underground utilities, a power pole and trees becomes next to impossible given the clearance required by bylaw around each utility and tree. What will the city do if there is not enough room for all services?
6. Financial incentives. The cost of construction with many of the requirements of the BCBC have risen dramatically. The cost of rezoning and permitting is also significant. Since this housing is desperately needed, will the city consider given financial incentive to those who convert homes into multi-residential housing?

For the record, I love construction and converting homes. I currently have a few tenants and it brings me joy to provide them with a great place to live. I hope that we can foster an environment where people like myself can be encouraged to do just that.

I look forward to hearing the answers and position of the city on the above.

Thanks,

S. 22

Malcolm Maclean

From: S. 22
Sent: February 6, 2022 11:00 PM
To: Malcolm Maclean
Subject: FW: Missing Middle Initiative

Hello Malcolm. I'm forwarding you a copy of an email to Mayor and Council (below), co-authored by 8 residents. I trust that the City Planning team will receive new direction from Council in light of our concerns and recent developments in the City of Vancouver.

Regards, S. 22

S. 22

From: S. 22
Date: Sunday, February 6, 2022 at 10:53 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle Initiative

Dear Mayor and Council,

We're writing with serious concerns about the missing middle initiative as proposed. We're asking for Council to amend its direction to staff in order to address our concerns in the upcoming report to Council.

We have five concerns with the initiative as proposed:

Affordability: The City's Coriolis Consulting report forecasts that only high-priced market housing would be financially viable for missing middle developments. For developers to make a profit they would target higher valued areas but every neighbourhood will be affected to some degree. Current sales of similar housing are running at $800,000 and higher per unit. For example, there's a unit in a new fourplex development on May Street in Fairfield priced at $1.3 million. In other words, this initiative will not produce affordable housing and it will displace existing affordable suites in homes demolished or converted for missing middle developments. Existing low-income renters will be pushed out of our neighbourhoods. Requirements for non-market housing, which could be funded by other levels of government, are absent from the initiative.

Land value escalation: There is no plan to capture the escalation in land value (profit) with development fees or other means. Public benefits from the City's proposed up-zoning - affordable housing, parks, etc. – are missing.

Housing Density: Published reports and communication with staff suggest proposed densities are double current zoning, heights are increased, land assembly is permitted, up to 6 dwelling units are allowed on a property and townhouses at block ends can be up to 10 units and into 'the teens'. Loss of privacy and shading of adjacent homes and gardens, green space and trees displaced by parking and buildings are made worse by the upper end of these densities.

Designated Zone: The city-wide designation eliminates the certainty for residents of the type of development expected in any of the three R1 zones or the R2 zone, with ad hoc locations of development subject to developer and homeowner interests.

Rezoning process: Under the City's city-wide up-zoning for missing middle, residents will lose the right to publicly comment on individual developments. Blanket re-zoning will be very difficult to reverse if circumstances change.

New information has surfaced since Council approved its direction to staff. The City of Vancouver approved its missing middle concept in late January 2022 and offers an alternative approach to relieve some of the concerns we've raised, including affordability requirements for incomes up to $80,000; land value capture for public benefit through development fees; tenant protection or rehousing; and reduced floor space prescribed for single detached homes in missing middle projects. It includes an individual project rezoning process and, overall, it takes a pilot project approach. The proposal is endorsed by Generation Squeeze and the Vancouver Labour Council, among others. UBC Professor Patrick Condon has demonstrated that increasing the supply of housing alone has not created more affordable housing and suggests in a recent commentary that the Vancouver approach is promising.

Significant new information has come to light since August 2021 when Council gave direction to staff in a narrow 5-4 vote to develop the missing middle initiative. We urge Council to amend the direction to staff to address our five concerns in the upcoming report to Council. We haven't prescribed solutions at this stage. We would prefer to see the creative solutions developed by staff to advance this initiative.

Regards,

S. 22

Submitted on behalf of the co-authors by S. 22

S. 22

Malcolm Maclean

Subject: FW: Proposal for Replacement of Duplex Lots with new 6-Plex at 1171/1173 May Street

From: S. 22
Sent: January 11, 2022 11:57 PM
To: Karen Hoese <KHoese@victoria.ca>
Subject: Proposal for Replacement of Duplex Lots with new 6-Plex at 1171/1173 May Street

Dear Karen Hoese,
Director of Sustainable Planning and Community Development

We live at S. 22 at the corner of May Street in South Fairfield.

We are aware that later this week the Committee of the Whole for City Council will be considering significant changes to the Zoning Bylaw to increase the maximum density for affordable housing projects, and also to a proposal to allow more delegation of Development Permits to staff approval.

We apologize at being so late in providing input on how these changes may negatively affect our property, but hope that these ideas might be considered before the bylaw is ultimately finalised at Public Hearing.

Overall Density and Visual Impact

Our main problem with the planned 6-plex would be the overwhelming "wall of housing" along the south side of the neighbour's property. This would be from the combined effect of a high overall building height, along with a large degree of site coverage (8,582 sq ft.) of the proposed buildings. Our neighbour has explained that it is planned to make the top of the roof line of the unit closest to the corner of May and Cambridge Sts.somewhat lower than for the other four units, which would visually "slope down" the massive impression of the building. Nevertheless, this would be a marked change in a neighbourhood largely comprised of modest family homes and duplexes.

Traffic and Parking

Our strongest objection to the neighbour's proposal is the plan for a back laneway for entrance and exit of cars and other vehicles on the east side of Cambridge Street. To begin with, this would potentially increase traffic flow and dangers because of the relatively short distance from the intersection with May Street. At present, there is often a surprising amount of traffic flow and even congestion at the corner, and not just from local traffic. Putting parking along the May Street side of the project would probably be safer, and could also allow for usable play space for small children in units at the back of the lot rather than having a laneway. (From a personal standpoint, not having such a laneway and traffic flow would also keep at least some of the feeling of the peace and enjoyment we now enjoy from our frequent use of the backyard.)

Family Housing & Green Space

Our neighbour has indicated that several of the new units would be planned to be owned by family members. However, with the current huge increase in land values, it is unclear whether the remaining units would actually be affordable for families earning modest incomes. From the planning session held by the City last December, it was clear that the objective of increasing the availability of Missing Middle Housing (MMH) might be difficult to meet.

The same session seemed to elicit strong agreement that there needs to be usable outdoor space for the project to be attractive to MMH families with children. It would seem to be feasible if the parking arrangements were to be moved onto the May Street side.

Late last fall, our neighbour gave us architectural drawings of the proposed 6-Plex complex on May Street. We apologize that we have not been able to send you by e-mail, but can provide a hard copy if needed.

Again, we appreciate the chance to provide our thoughts on this pending land use project in Fairfield.

Respectfully,S. 22

Malcolm Maclean

Subject: FW: Some questions

From: S. 22
Sent: October 30, 2021 4:24 PM
To: Engagement <engage@victoria.ca>
Subject: Some questions

Hello ,

Thanks for arranging today's engagement session.
I was late could not attend much of the sessions I have one request and few suggestion

1. Can you post all AHOP programs on BC housing website or on https://engage.victoria.ca for Victoria . it is difficult to source this information .
2. We have a situation where average single home home price is close to $700,000 even for a condominium in Victoria . We are creating a situation where home buying is only feasible for contract workers who earn $75 or more per hour. For a person working in BC public service as you know the salaries are less even a $90,000 per year salaried person working in a govt job won't be able to afford to buy a 2 bed room apartment in Victoria.
3. Can we have a separate program for the category of people (first time home buyer working in a govt job who has to stay in Victoria because office is located in Victoria has spent more than 2 yrs in the same city) can BC housing provide 30% of the housing cost for such category of people. I know there are some programs where BC housing is providing 10% of the cost with added conditions but 10% is not enough for BC public service employees . Another reason is BC public service employees most likely to stay in Victoria past their retirement so they should have more right to stay in the city as compared to contract workers or people buying home in victoria coming from other provinces or cities.
4. BC housing cannot regulate cost of construction but they can subsidise the land cost for builders building high rise buildings and more than 3 story buildings. I would say subsidise the land cost upto 70%.
5. Can we have more stringent rules for banks giving mortgage loans for properties in Victoria. For example a contract worker cannot get a mortgage approval from a AB bank in Toronto because he is not being paid by his client on a more consistent basis. The same person comes to Victoria and because Victoria is a luxury home market the same bank approves his mortgage application for same priced home in Victoria just looking at his tax return not paying any attention to frequency of payments he receives.

Thanks
S. 22

Malcolm Maclean

Subject: FW: The Missing Middle

From: S. 22
Sent: January 30, 2022 7:38 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: The Missing Middle

Hello Mayor and Council,

This flyer was circulated this week in Fairfield, from a very cheerful realtor The original house was a single family home. The developer has put 4 townhouses on the lot. The one for sale is 1.3 million, there are 3 others and we would anticipate they would be in the same price range. More than some of the houses in the area. Is this want you envisage for the missing middle? Townhouses that are 1.3 million? This is what will happen in Victoria if the developers keep having their way.

Please do not allow this to keep happening. It is not helping with the so-called missing middle.

Kind regards,

S. 22

Malcolm Maclean

Subject: FW: Missing Middle Survey

-----Original Message-----
From: S. 22
Sent: October 28, 2021 4:10 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Missing Middle Survey

My concern is the choices aren't necessarily appropriate in all areas as infrastructure isn't always suited.

> On Oct 28, 2021, at 3:04 PM, Malcolm Maclean <mmaclean@victoria.ca> wrote:
>
> Hi S. 22
>
> Thank you. Your feedback is important to us, and we appreciate you taking the time to let us know your thoughts on the survey.
>
> Earlier stages of engagement explored more broad themes and open-ended discussion of how new housing can fit in amongst existing housing. Building off that earlier feedback, the current survey is focused on trade-offs and considerations associated with possible zoning changes informed by the earlier feedback. The survey also includes space where you may leave open comments.
>
> We hope that you will still complete the survey and include any feedback you feel is important, even if it just in the comments section. Your feedback on the survey will also be considered for the design of future surveys.
>
> Thank you.
>
>
> -----Original Message-----
> From: S. 22
> Sent: October 26, 2021 3:39 PM
> To: Engagement <engage@victoria.ca>
> Subject: Missing Middle Survey
>
> I tried to complete the survey, but the questions are so leading I wasn't able to provide any input. The choices were very limited and left no option for other points of view. It's very disappointing to be stuck with such a bias attempt at consultation.

Username: S. 22

Email: S. 22

Housing Affordability

Thank you for the opportunity to provide some thoughts about the Missing-Middle housing challenge.

Please note: the word "home" is not used as a definition for housing. A home is what the occupants make of any dwelling.

From an economic point of view, I have yet to meet a housing buyer who does not expect it to go up in price.

My background: I'm a Year One Boomer born into northern-England council housing, emigrating to coastal BC ten years later. Housing was rented for another six years before my parents purchased.

My wife and I raised four children in a purchased 1,000 sq ft house with basement until all had graduated from public school. We "survived" the late-70's inflationary period, including some loss of employment, without missing a mortgage payment. S. 22 did some work in a "gig economy" using an IBM Selectric located in a micro office space on the enclosed front porch.

Prior to retirement we lived in a rancher. Seven years ago we moved to Victoria opting to rent a detached house.

In preparing this submission, I have read the Expert Panel On Housing Final Report and the Missing Middle Early Engagement Summary. I recall the eary-70's intervention into Rental Policy and rely on Thomas Sowell's thoughts about Boom and Bust periods.

We in Canada generally, and especially in British Columbia, are among the most fortunate in the world when it comes to housing quality. Within that context, we have developed high levels of expectation with regard to what constitutes reasonable housing, how widely it should be available, and at an "affordable" cost.

In this regard, a Summary comment about having to wait a long time to get into co-op housing was notable - I am somewhat familiar with one location considered a good place to live, especially for families with young children. More than a few of the "visitor" parking spots are filled with second vehicles - some of which cannot be considered inexpensive.

And successful co-ops, as do strata housing, require meaningful involement by all residents.

It is in that context the following thoughts are put forward.

Managing this challenge for additional housing requires that Needs (Musts) and Wants be given clear description so that effective decisions can be achieved.

For example, a family might "need" three bedrooms - one for the parent(s) and one each for two children who may differ in sex or in a wide age-range. Otherwise, a two-bedroom dwelling might do. Another Need might be a bathroom appropriate for someone with special needs.

Beyond that, most requirements are Wants. These would especially include aesthetics and space for automobiles and pets. This might be seen as utilitarian or sparse, but with limited funds to purchase a dwelling only so much can be acheived.

I suggest that City officials stress what can be achieved rather than reacting to pressure from what often can be described as activism representing a relatively limited number of residents in a community. This applies to opponents and proponents.

Thanks for the opportunity to make this presentation.

S. 22

Malcolm Maclean

From: S. 22
Sent: November 25, 2021 10:31 AM
To: Malcolm Maclean
Subject: Missing Middle Policy Re Displacement

Hi Malcolm,

I have been giving more thought to the question on displacement, and I am not a lawyer, but I have a suggestion for you to consider alongside the city's legal department.

Right now some zoning in Victoria has provisions for additional density within the zoning provided that parking is provided below ground. Could the City use that same tool by drafting within the zoning bylaw(s), a provision that the base density is 0.5 and to unlock anything above that, provisions for tenant relocation must be provided in accordance with the tenant assistance policy? If they do not submit a DP application in accordance with the zoning staff could then frustrate the application until that zoning condition is met.

Thoughts?

S. 22

Malcolm Maclean

Subject: FW: Missing middle

-----Original Message-----
From: S. 22
Sent: September 22, 2021 1:00 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Missing middle

Hello Malcom, I heard you are the researcher for the missing middle study.

Just a quick bit of feedback. Has the city considered allowing a homeowner to have both a basement suite and garden suite at the same time? Perhaps especially on plus size lots? I think there would be a lot more people building garden suites if this was the case. Currently the costs of building one is very high but if one was allowed to rent two units out it would suddenly make a lot more financial sense and get the city some needed density.

Also has there been any consideration to allow subdivision on smaller lots? Currently you need a big chunk of land to do it but there are a lot of lots that could likely accommodate an additional smaller house if subdivision was possible.

Thanks!

S. 22

Malcolm Maclean

Subject: FW: Model 240 — aux box Inc: Modern modular structures delivered to your backyard

-----Original Message-----
From: S. 22
Sent: November 9, 2021 8:28 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Model 240 — aux box Inc: Modern modular structures delivered to your backyard

This looks interesting.
https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.auxbox.ca%2Fmodel-240&data=04%7C01%7Cmmaclean%40victoria.ca%7Cbf3942ee56dd4a4829a808d9a4027f38%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637721152898271328%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=61WF2x2hkxcLHEtJ7zLglP1U8nrE4sKKPm70tFuNwH8%3D&reserved=0

Sent from my iPad

Malcolm Maclean

From: S. 22
Sent: November 17, 2021 12:04 PM
To: Malcolm Maclean
Subject: More feedback - missing middle

Hi Malcolm,

Thanks for all of the work you're doing on this policy. It's a big deal. I ended on a ramble, but just to add a few notes out of the discussion while it's fresh in my head:

- **Rear and front setback/family housing:** Personal information

  Other than unit stacks (that'll likely be expensive fourplexes), anything else is tough to make work and pretty restrictive with those setbacks, so I think you'll see a lot smaller units come through, rather than the 3-beds. (For context, a 40 foot wide building is ideal for 3-bedroom units so you can get 2 bedrooms on an end wall, each around 8.5-9 feet wide).
- **Number of units:** Focus should be on FSR (with limited setback requirements) and no unit cap (or maybe at six), if we want to see a lot more housing being built, it be more affordable and to not increase speculation on just the larger lots.
- **Parking:** As you know, I'm a big proponent of car lite/car free as how we build parking very much effects whether people drive or not, and we can chat more about this on Friday. However, I'm concerned about it for a couple of reasons:
  - The 2-spot requirement in a four to sixplex is an odd number, as it eliminates 1.5 spots on the street and you still have limited parking on site. I get that you could park a modo in one of the spaces, but you can also put that on the street where the driveway drop would be. Having an accessible space is also interesting… but I don't get it in context of 4 to 6 homes. Who owns that spot? If it's a shared space, why not leave it on the street, and maybe do a shared loading zone for every three to four houses, which would mean more street parking for everyone?
  - I'm concerned the policy might be challenging to get through on the political side, as a few of the councillors sounded like they wouldn't support it with two spaces on the earlier discussions. I'd suggest for this first round floating fewer spaces, but then having an option where parking could be put in the rear. I know this totally sucks and doesn't allow you to meet some of the other goals, but the intent seems to be to first get more housing in the most walkable/alternative transportation municipality in the city and get people out of the commute. Bringing more families closer to their jobs and amenities by putting more housing in Victoria will cut their carbon footprint considerably (and improve their mental health and our neighbourhoods). If it's a trade-off between hardscape/less greenspace and getting the policy approved, the greater environmental good is getting this approved.
- **Adaptable/Accessible:** Adaptable needs 3-storeys. Personal information

- **Neighbourhood context/character:** S. 22 comment is spot on and matching these units to "neighbourhood context" is so subjective and will really depend on an individual planner, which will drag out this process. We need to allow more flexibility in this stuff… and truly, why is neighbourhood context more important than family housing and affordability?
- **Flexibility:** On all of this, I think things need to be more flexible. Allow smaller rear yards and more front yards with good outdoor space. Connect these spaces to the street in some cases. Staggered setbacks, like we have in James Bay and VicWest, are fun and interesting… particularly if they're peopled spaces.

    - Flexibility also removes the developer as homeowners and less savy builders can do more. If the goal is affordability, having existing homeowners propose this stuff is key, and they'll need flexibility..
- **Timing:** I believe you know this, but the longer this takes or if it is too restrictive, the less likely we'll have units come on line that are affordable. One of the comments I'll make on Friday is that if Personal information as of right, I would have had it done in 2019 and sold it for 25% less than I'll sell it for now… and I'd have been onto my third sixplex by now, increasing the supply of this type of missing middle housing – and over time these homes would become more affordable as they age, and if we can keep up with supply a little better.

Happy to chat about this on Friday. I'm looking forward to bringing you through my building.

Talk soon,

S. 22

Malcolm Maclean

From: S. 22
Sent: November 27, 2021 2:53 AM
To: Malcolm Maclean
Subject: NATIONAL POST: 3D printed houses are here

3D printed houses are here
In the small community of Procter, in southeastern B.C., sits Canada's first 3D-printed home on a scenic plot of land that overlooks the Purcell Mountains. A structure of about 300 square feet built in 2020, the Fibonacci House—with walls made of a custom concrete mixture squirted out of a nozzle and completed in little more than a month—is now rentable on Airbnb. The company behind the tiny 3D home, the Netherlands-based Twente Additive Manufacturing (TAM), has paired up with World Housing, a

Read in National Post: https://apple.news/Ayqi1v_xGRe6wActnVSRcpA

Shared from Apple News

Sent from my iPad

Malcolm Maclean

Subject: FW: Plans for Hillside Quadra North

From: S. 22
Sent: November 23, 2021 2:51 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Hillside-Quadra Neighbourhood Action Group <nag@quadravillagecc.com>; Marc Cittone <mcittone@victoria.ca>
Subject: Plans for Hillside Quadra North

Dear Mayor and Council,

Re: "Finding the Missing Middle"

City Planning has embarked on a strategy based on plans that will negatively impact my neighbourhood in the north end of Victoria. This is a well-known tactic of developers and their bureaucratic allies. Think Hogan's Alley in Vancouver, Africville in Halifax, and our own Rose Street. Developers target lower income neighborhoods, buy-up houses which they then neglect and initiate plans to replace existing housing with multi-story condos & apartments. This is being done under the guise of creating housing for the "missing middle". Hillside Quadra already provides housing opportunities for both rental and entry-level ownership. I respectfully request that City Planning speak to the people who live north of Finlayson who will be directly affected by these proposed changes not just "the merchants". It would be great if City Planning would arrange for a tour of the north end like those that have taken place in the Quadra Village area so that we can see on the ground how these plans will change our neighbourhood. Please do not justify decisions based on a projected need of people who don't live here but may be seeking housing in the future. Thank you for your service to all the citizens of Victoria and for the hard work done by City Planning.

Yours sincerely,

S. 22

S. 22

Malcolm Maclean

Subject: FW: City surveys for developments are skewed.

From: S. 22
Sent: October 18, 2021 8:48 PM
To: Ben Isitt (Councillor) <BIsitt@victoria.ca>
Subject: City surveys for developments are skewed.

Hello Ben, I set out to complete the Victoria on-line survey, "Missing Middle Housing Survey Phase 2". I quickly noted that one does not have the opportunity to say one doesn't agree agree with the premise–we are only given the opportunity to say how much we agree with each suggestion. In philosophy, we call this 'the guise of objectivity', i.e. the "survey" appears to give readers a choice, but it is designed to obtain a response which supports the authors' intention to *at least* some degree. Indeed, we are increasingly seeing language used by the City that suggests that a democratic process was exercised, but it sure doesn't feel like it to citizens.

For example, for the question below, I would have liked to be able to choose that the scale of the development should reflect preservation of trees and provide adequate on-site parking, at the expense of the development's scale. The proposed parking, for example at 902 Foul Bay, doesn't provide one parking spot per unit. It doesn't envision that 2 cars may be needed by some residents who are working hard to pay their mortgage. It is apparent to neighbours that there will be overflow onto the street, compounded by visitors, trades, service and care providers, etc. attending 902 Foul Bay. Meanwhile the site is crammed with units to maximize the developers' profit, and 18 bylaw-protected trees are planned for destruction.

I hope you will hear from others who are also concerned about these surveys, that are designed to simply confirm a particular point of view preferred by council.

Thank you,

S. 22

2. **Imagine you are a future resident
middle housing. Do you feel the p**

- ○ Is just right
- ◉ Needs more of a focus on green space,
site parking
- ○ Needs more of a focus on making on-si
trees, and less green space

• Needs a reduction in the scale of development to p
adequate parking for residents.

S. 22

Malcolm Maclean

From: S. 22
Sent: December 14, 2021 9:43 PM
To: Malcolm Maclean
Subject: RE: Clarification on MM Policy

Super helpful, thanks Malcolm. For some, being able to trigger TAP will be a make or break issue. Perhaps it could be a tipping point issue for some on council as well, but that's hard to tell.

Appreciate the insights :)

S. 22

---- On Tue, 14 Dec 2021 16:54:08 -0800 Malcolm Maclean<mmaclean@victoria.ca> wrote ----

> Hey,
>
> At its core, the MMHI is about figuring out broad, City-initiated zoning changes that Council could approve that would eliminate the rezoning process for the housing forms enabled by the zoning. We still envision a Development Permit process, which could potentially be delegated to staff, and you would of course still need a Building Permit thereafter, but there would not be a rezoning process. Council cannot delegate a rezoning to staff.
>
> We are working hard right now at trying to find creative solutions we can build into potential zoning changes and the remaining approval process to address tenant displacement concerns, given that the Tenant Assistance Policy only applies to rezonings.
>
> Best,
>
> Malcolm
>
> **From:** S. 22
> **Sent:** December 14, 2021 2:03 PM
> **To:** Malcolm Maclean <mmaclean@victoria.ca>
> **Cc:** S. 22
> **Subject:** Clarification on MM Policy

Hey Malcolm,

Quick question. Is the structure of the missing middle policy still technically a rezoning process, just that it's been delegated to staff? I believe I heard that the density would be kept at 0.5 FSR but you can "unlock" 1.0 FSR through the process by following the design guidelines, providing any necessary SRWs, etc.

I'm asking because there seems to be some confusion around this and whether or not the MM policy would allow someone to bypass policies triggered by rezoning, like the Tenant Assistance Policy. We're working to bring diverse advocates on affordable housing together and this seems to be a sticking point for some.

Thanks in advance!

S. 22

Malcolm Maclean

From: S. 22
Sent: November 13, 2021 10:36 AM
To: Alec Johnston
Cc: Malcolm Maclean; Kimberley Stratford
Subject: Re: Fairfield Missing Middle

Thanks Alec. The project stats sheet is helpful.

The FSR and site coverage are very modest. Yet, in my opinion, the project scale is imposing on neighbours and the design doesn't fit the prevailing neighbourhood design. I think this will be a challenge to ensure missing middle projects comply with the eventual design guidelines.

And thanks Kimberley for advancing my request for info. I look forward to Malcolm's reply. Malcolm, If it's easier to have a conversation please feel free to phone me.

Thanks, S. 22

S. 22

From: Alec Johnston <ajohnston@victoria.ca>
Sent: Wednesday, November 10, 2021 2:26:07 PM
To: S. 22
Cc: Malcolm Maclean <mmaclean@victoria.ca>; Kimberley Stratford <kstratford@victoria.ca>
Subject: RE: Fairfield Missing Middle

Hi S. 22

I will leave the Missing Middle questions to Malcolm but with respect to 1417 May Street, the R-86 Zone, Ground-oriented May Street District, regulations can be found here:
https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/3.116.pdf

Regards,

Alec Johnston
Pronouns: he, him, his
Senior Planner – Development Services
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0487

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

-----Original Message-----
From: Kimberley Stratford <kstratford@victoria.ca>
Sent: November 10, 2021 2:07 PM
To: S. 22
Cc: Malcolm Maclean <mmaclean@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>
Subject: RE: Fairfield Missing Middle

Hi S. 22
Thanks for your enquiry. By way of this email, I'm going to let Malcolm Maclean and Alex Johnston answer your questions. Malcolm is one of the planners leading the Missing Middle planning, and Alec is the development planner for Fairfield. I think between the two of them, they can provide you with the information you are seeking.

Regards,
Kimberley

Kimberley Stratford (she/her)
Neighbourhood Liaison for
Fairfield, Gonzales, James Bay, Jubilee
Business & Community Relations
City of Victoria
1 Centennial Sq, Victoria BC V8W 1P6
250.361.0320

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-----Original Message-----
From: S. 22
Sent: November 10, 2021 1:26 PM
To: Kimberley Stratford <kstratford@victoria.ca>
Subject: Fairfield Missing Middle

Hello Kimberley,

I'm a resident of Fairfield and I read on the FGCA website that you're a City rep for my neighbourhood. I hope you can help me with a couple of questions.

I'm trying to get a sense of its impact of the Missing Middle proposal on my neighbourhood. For example, is the development under construction at 1417 May Street an example of what I can expect to see throughout Fairfield? Can you tell me how I can get the project's stats (for example zoning, site coverage, setbacks, floor area)?

Thanks, S. 22

S. 22

Malcolm Maclean

Subject: FW: Housing and Zoning

From: S. 22
Sent: November 10, 2021 7:58 PM
To: Housing <housing@victoria.ca>
Subject: Re: Housing and Zoning

Thanks for the response too bad you don't take ownership of how badly the planning department and Mayor and Council have dealt with the housing of the City but taking ownership and admitting failure would be too much wouldn't it

Sent from my iPhone

> On Nov 10, 2021, at 6:02 PM, Housing <housing@victoria.ca> wrote:
>
> Hi S. 22
>
> Thank you for taking the time to share your thoughts.
>
> Although I do not know the specifics of your situation, I will highlight that there is an action as part of the City's Strategic Plan to allow garden suites on lots that already have secondary suites or duplexes. We encourage you to register for updates through the City's *Have Your Say* platform if you would like to be kept informed about engagement opportunities when consideration is underway in the future: Have Your Say (victoria.ca).
>
> Thank you,
>
> Margot Thomaidis, MCP
> Pronouns: she, her, hers
> Planning Assistant
> Sustainable Planning and Community Development
> City of Victoria
> 1 Centennial Square, Victoria BC V8W 1P6
> T 250.361.0734
>
> The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

From: S. 22
Sent: November 3, 2021 5:41 PM
To: Engagement <engage@victoria.ca>
Subject: Housing and Zoning

You guys talk a lot and don't do much. We applied 3 years ago to add a suite above a garage we were going to build, it was a night mare, your planning Dept didn't even understand the OCP. Everything you are trying to do now I pointed out to the Manager of planning. We waste 2 years and over 7000 dollars playing "sim city" with planners that had a political agenda. End result we built our garage without a suite, the city lost a new housing unit, we lost 7k.
And you wonder why there is a housing shortage, good grief get out of the way, the public has a much better idea of what is needed and how to provide it, than the small minded just out of planning school bureaucrat.
Sent from Mail for Windows

Malcolm Maclean

Subject: FW: Housing discussion of Dec. 2

From: S. 22
Sent: December 2, 2021 11:43 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Councillors <Councillors@victoria.ca>
Cc: S. 22 ; S. 22 S. 22
S. 22 ; Engagement <engage@victoria.ca>; S. 22
Subject: Re: Housing discussion of Dec. 2

Dear Mayor Helps,
Given that Bill 26 giving the City the decision not to hold public hearings on "minor variances" (which the public may not regard as so minor) was only passed on November 25th you must provide more public notice to homeowners since their consultation over neighbouring developments will be nullified. The public largely no nothing about this.

Sent from my iPhone

On Nov 30, 2021, at 11:17 AM, S. 22 > wrote:

Dear Mayor Helps,

The first I heard about the proposed zoning changes was from your Fall Connects (Sept. issue). Most Victoria Homeowners, those most directly affected by the proposed changes, know nothing of what is being planned. Those directly consulted about Missing Middle planning were the renter's and the heritage committees and a committee made up of developers. Developers should not be involved in shaping public policy since they are in a conflict of interest. Change in OCP should not be conducted without homeowners also having a say.

There is 'no empirical evidence that increasing supply will lower prices and increase affordability' according Patrick Condon a UBC founding chair of Master of Urban Design Program. Extra density should only allowed if the extra units are affordable (not to exceed 30% of income). This could be brought about by regulations to only allow not-for-profit or non profit housing societies to build in MM zoning. That way the units would remain affordable in perpetuity and inflation of land costs could be controlled.

Victoria's MM appears not designed for affordability but to further the profits of developers. If this is what is planned then homeowners need to be informed so that they can have their say before irrevocable changes are made to their zoning and the building permit process.

Sincerely,

S. 22

From: Lisa Helps (Mayor) <LHelps@victoria.ca>
Sent: November 29, 2021 5:03 PM
To: S. 22 Councillors <Councillors@victoria.ca>
Cc: S. 22
S. 22 Engagement <engage@victoria.ca>; S. 22
S. 22
Subject: Re: Housing discussion of Dec. 2

Dear S. 22

Thanks for your thoughts. We're certainly not rushing on this; we've been out engaging in the community for almost a year and have a second round of feedback open now and have for quite some time. We do need to make a decision on this as soon as we can; while a $750,000 townhouse or strata unit in a houseplex may not be considered "affordable housing" it is something that two working professionals could afford while they definitely can't afford a single family home average price $1.2 million and climbing. So yes, there is urgency! But no, we are not rushing!

Take care,

Lisa

--
Lisa Helps, City of Victoria Mayor
Lekwungen Territory
Cell: 250-661-2708
www.lisahelpsvictoria.ca

"It is not an either / or world. It is a real world." – Rachel Naomi Remen, M.D., *Kitchen Table Wisdom: Stories That Heal*

From: S. 22
Date: Monday, November 29, 2021 at 3:56 PM
To: Councillors <Councillors@victoria.ca>
Cc: S. 22
S. 22 Engagement
<engage@victoria.ca>, S. 22
Subject: Housing discussion of Dec. 2

Dear Mayor and Council,

I see from the Dec. 2nd agenda item on Housing, in "Housing strategy implementation" 17, it states the following: "Completion of zoning amendments in early 2022".

If this is the "Missing Middle" upzoning then I think it would be highly improper if not illegal to rush through such sweeping changes in zoning which could effect every single-family residence in Victoria. The Victoria electorate deserve the opportunity to absorb and understand the implications of such upzoning changes.

With covid 19 and flooding presently preoccupying many Victoria homeowner and renters, I strongly urge you not to rush through these bylaws and OCP amendments and to wait until at least next summer so that residents have an opportunity to discuss and question Council about the bylaws.

Council also needs more time to explore such opportunities as 'cost development taxes'; 'zone by tenure'; mitigation measures for land cost inflation and maximum density regulations. Finally, it would be preferable for you to proceed with upzoning after getting assurances for funding 'affordability measures' from other levels of government.

Sincerely,

S. 22

Malcolm Maclean

From: S. 22
Sent: January 12, 2022 3:50 PM
To: Malcolm Maclean
Subject: re Lisa Helps and Missing Middle Townhouses

Hi Malcolm:

In Lisa Helps recent blog she states that Missing Middle “townhouses at block end.”

This is new information to me and I checked her attached Missing Middle Design Guidelines And Protection of Neighborhood Character to no avail. Can you give me the section # for This criteria. It does significantly deal with the issue of large townhouse projects in the middle of single family streets; particularly streets of ranchers and bungalows.

Regards;
S. 22

Malcolm Maclean

From: S. 22
Sent: November 2, 2021 3:56 PM
To: Malcolm Maclean
Subject: RE: Missing Middle Building Heights

Hello Malcolm:

My understanding is that Missing Middle housing is to compliment existing neighborhoods so I would suggest the proposed heights are too great.

A quick review shows R1-A, R1–B, R1-G, R-J, basically all of the city residential area, have a 7 – 7.6 m. to midpoint height. The existing height is proven to work adequately and I am sure they where developed with due diligence to complement neighborhoods with pre war built forms.

A case could be made for 8.5 meters in corner townhouses, which enables 8 ' ceiling's; 10.5 m, a full 10 ft., is rudely overbearing in much of the Traditional Residential area.

I understand the desire for simplicity (blanket zoning) but a more nuanced approach is required. What works in Rockland or Gonzales Heights does not work in Warren Gardens.

A item that would be worth discussion is that setbacks must protect the significant root zone of any protected tree's that fall on a lot line. This is where much of the city's mature tree canopy resides.

I do have a question as to whether the new heights would be specific to multifamily homes Or is this for all new builds?

I will try to log on tomorrow.

Regards;
S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: November 1, 2021 4:47 PM
To: S. 22
Subject: Voicemail follow-up re: Missing Middle Housing

Hi S. 22

Thanks for your voicemail this morning, and especially the idea of a visual guide to the Team interface. I've shared that with our Engagement team in hopes we can create something for upcoming events. I also find it hard to switch between Teams and Zoom's different button layouts.

Our phone conversation a little while back spurred me to make sure there was some information about building height measurements (not just storeys) available. This info sheet on Building Heights and Accessibility is available on the Documents sidebar on the webpage, and is also linked in the preamble to a question on the survey relating to building height and accessibility.

You also mentioned building setbacks in the voicemail. In service of maintaining the pattern of green, usable backyards in the interior of blocks, we have been contemplating a generous minimum rear setback; the greater of 10 m (~33 ft) or 35% of lot depths. I note this would be an increase relative to the rear setback in Rockland's R1-A zone, and we're generally looking to carry forward existing permissions. So that may take some navigating. At least for mid-block housing forms, it's looking like the front setback may need to be a little over 6 m (~20 feet) to effectively accommodate the front yard parking configurations. As for side setbacks, I'll welcome more input to inform the thinking here, but generally oriented to work from existing zoning that ranges from 1.5-3 m and sometimes includes a % of lot width (though R1-A doesn't, I've been considering whether that might help the zoning better translate to the larger and irregular lots that are common in Rockland).

Hope this is all helpful, and welcome your feedback!

Malcolm MacLean
Pronouns: he, him, his
Community Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0538

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

Malcolm Maclean

From: S. 22
Sent: February 7, 2022 11:41 AM
To: Councillors
Cc: Personal information

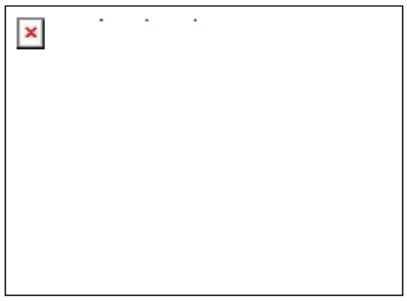
Subject: Re missing middle: FW: Vancouver's Big, Promising Step on Affordable Housing | The Tyee

Dear Council,

You should have City Planning staff involved in preparing the report on missing middle take a look at Vancouver's "Making Home" proposal to supply missing middle housing that is affordable and "has features to blunt spiralling land cost inflation" in Victoria. (Please see attached link)

In addition Council should take into account other large projects for missing middle in the region like Saanich's Uptown development for 10,000 homes over 20 years and Metchosin's Royal Beach development of 4,000 units over the next six years. Residents of Victoria question the need for widescale demovictions, unpredictable disruptions, loss of vegetative and canopy cover and the removal of the public approval process especially if they will not produce affordable housing. A regional approach would make more sense.

Council should have staff prepare a missing middle report taking these factors into consideration along the lines suggested in our joint letter recently posted to you by Steve New.



Vancouver's Big, Promising Step on Affordable Housing | The Tyee

Council approved a version of the Making HOME proposal that, thankfully, has features to blunt spiralling land cost inflation.

https://thetyee.ca/Analysis/2022/02/01/Vancouvers-Big-Promising-Affordable-Housing-Step/

Malcolm Maclean

Subject: FW: MISSING MIDDLE MAPS

From: S. 22
Sent: February 9, 2022 11:09 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: S. 22

Subject: RE: MISSING MIDDLE MAPS

Good Morning Malcolm:

Once again thank you for your prompt and helpful reply.

I am encouraged to learn that townhouse land lift values will be assessed in Coliolis II. However, I was not suggesting that a particular townhouse project might cover adjacent corners. Rather my concern is, if all corner lots were up zoned to allow for potential townhouse projects there might be a flurry of such developments contiguous to each other and thus having a major impact on nearby neighbours.

With respect to the Vic Map, I had noticed the "parcel area" for my property was 522.7. I had no idea what that meant, alas part of my brain is still struck in English rather than metric. Turns out my lot size is actually 5626.3 sf. The process to get to the fine details of how ones own patch of the traditional neighbourhoods is rather cumbersome. Is there no way a more direct link could be provided on your MM portal for those who are challenged to find their way through to this vital piece of the puzzle?

S. 22

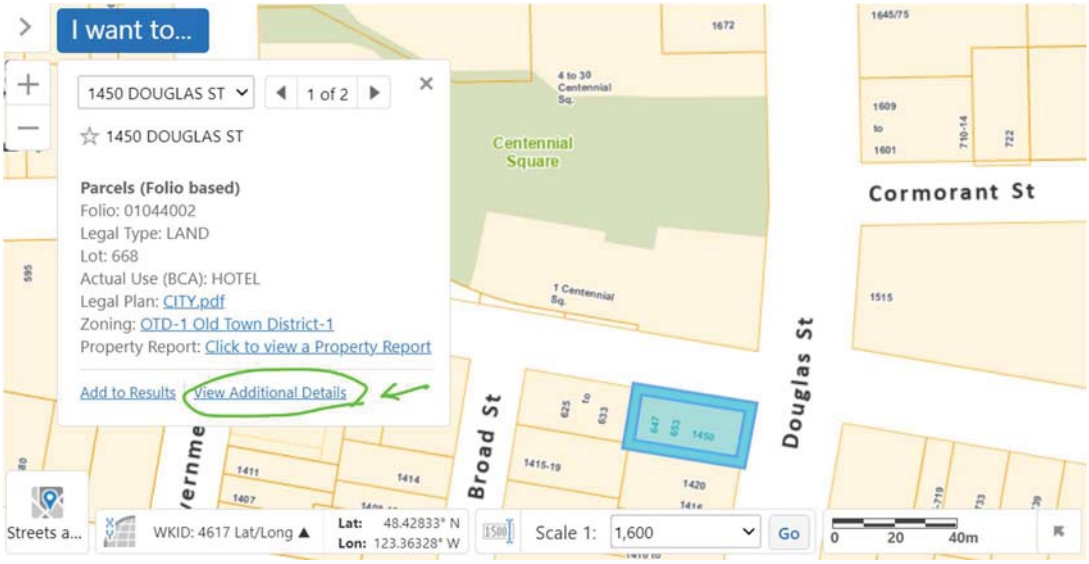
From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: Wednesday, February 9, 2022 9:25:27 AM
To: S. 22
Cc:

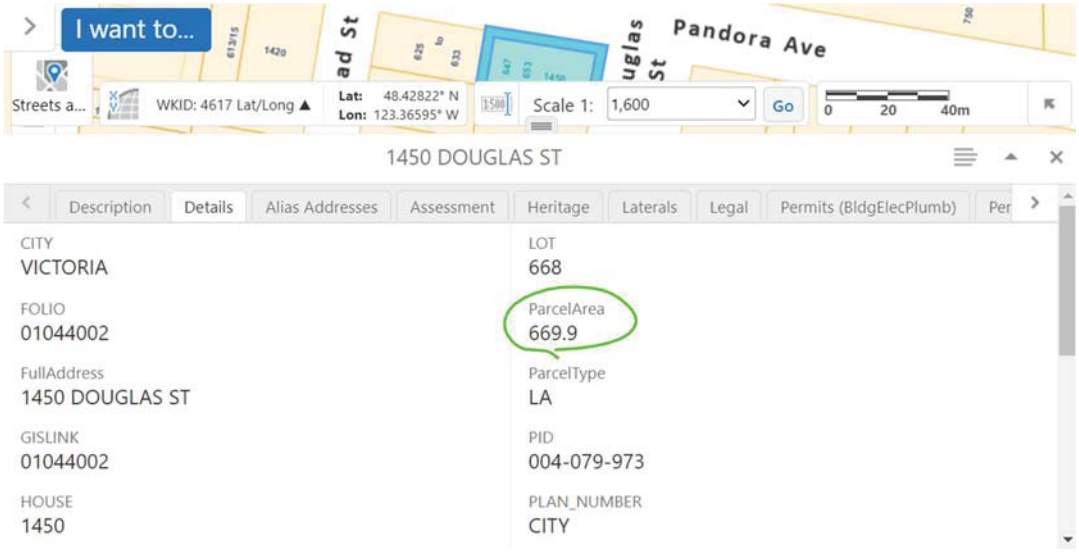
Subject: RE: MISSING MIDDLE MAPS

Hi S. 22

You can also see lot size using Vic Map.

If you click on a parcel to select it, you'll then see a little dialogue window pop up. In that window, you can click "View Additional Details" and one of the meta-data fields available is called "ParcelArea." This shows the parcel's area in square metres.





We haven't modelled a townhouse development at the scale of two corners put together, which means the phase 2 financial analysis is not set up to look at. None the less, the financial analysis will inform a scalable approach to land lift capture, ensuring that regardless of whether townhouses are built on one corner, or two adjacent corners as a single project, or on both corners but as separate projects at different times, there will be as much public benefit captured as possible from any land lift associated with enabling such townhouses through zoning changes.

Best,
Malcolm

From: S. 22
Sent: February 7, 2022 3:47 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: Personal information

Subject: RE: MISSING MIDDLE MAPS

Thanks Malcolm:

Most helpful. Perhaps a link, on your MM portal, directly to the "zoning layer" function would give folks a more direct route to this vital information. I would also note that it is not possible to determine lot size from Vic Map which would be important in determining exactly what type of development could occur on an individual lot.

I also noted the remarkable number of corner lots in Fairfield, probably several hundred in just one neighbourhood. Given the economics of corner townhouse developments, in Fairfield, James Bay and Gonzales, these types of developments could potentially overwhelm an area. Also, will Coriolis be evaluating townhouse development potential beyond the 10 unit/1.07 FSR scenario?

S. 22

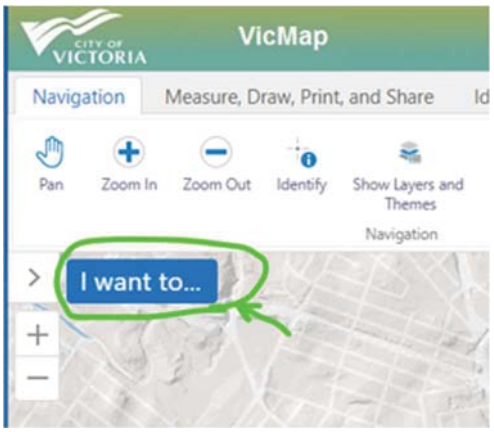
From: Malcolm Maclean
Sent: February 4, 2022 10:32 AM
To: S. 22
Subject: RE: MISSING MIDDLE MAPS

Hi S. 22

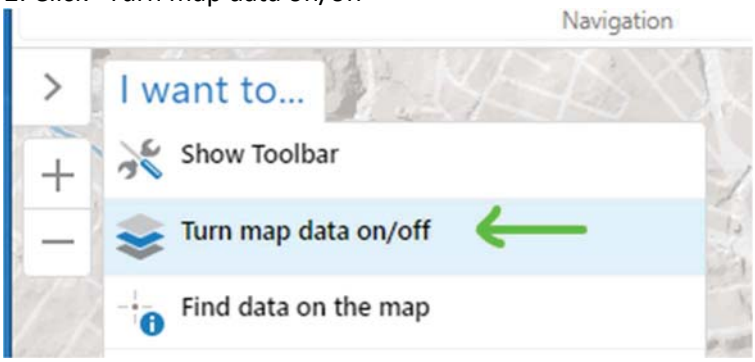
I'd highly recommend Vic Map for up-to-date, property-specific confirmation of applicable zoning.

In case it's helpful, here are the steps to confirm the zoning of a property:

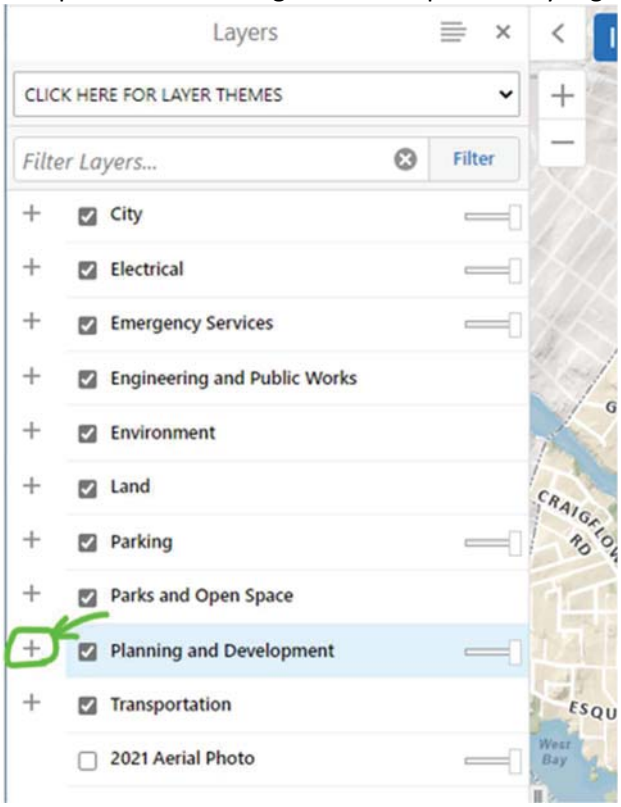
1. Once Vic Map loads, click through the disclaimer, and then click the "I want to…" button



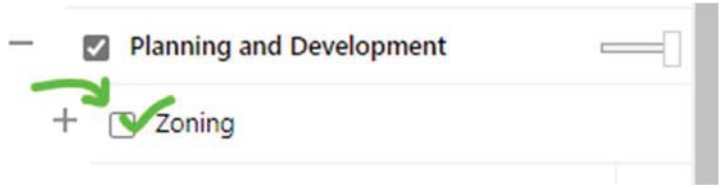
2. Click “Turn map data on/off”



3. Expand the “Planning and Development” layer group



4. Turn on the “Zoning” layer



5. Zoom in (double clicking or using the mouse's scroll wheel) on the property or block you're interested in, and you'll be able to see the zone names and dashed lines around the areas they apply to.

Although townhouses would only be allowed on corners, you're right that a townhouse project would likely include more than 10 units if someone were to build on a full block end – i.e. two corners at the same time.

All the best,
Malcolm

From: S. 22
Sent: February 3, 2022 2:46 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: FW: MISSING MIDDLE MAPS

Good Afternoon Malcolm:

In my discussions with neighbours and friends it has become apparent that most people are unaware as to which zone they live in, the particulars of that zoning or what the zone is for neighbouring properties. The map provided on the MM portal is too high level to help in this regard. Perhaps it could be replaced with maps that show zoning by individual properties with footnotes describing what is currently permitted on those properties (R1-A, R1-B, R1-G and R-2) and, what might be permitted under MM.

Given the results of Coriolis Report this information is particularly important for residents of corner lots where a 13,700 square foot print townhouse project could be very substantial. Also, as I understand it these types of townhouse projects may in fact go beyond the 10 unit/1.07 FSR scenario analysed by Coriolis? One might imagine such projects covering two or more corners of an intersection.

Your assistance would be appreciated.

S. 22

Malcolm Maclean

Subject: FW: missing middle question

From: S. 22
Sent: February 14, 2022 11:57 AM
To: Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: missing middle question

Hi. This perspective was posted on the fairfield facebook group and I'm curious if you have more information that might help people understand how developers and individual home buyers will be a part of purchasing property in the future. Here's the post:

let's look at a loaf of bread. If you can afford a loaf, great, if you can't, you can only buy a slice. If you buy a slice, you pay a premium for it. If you can't afford to buy the loaf, those that can afford to buy it will continue to buy and sell by the slice, making a profit. Right now, developers have to, somewhat, make a case to buy the loaf and get permission (zoning) to slice it up to sell at a profit... once they don't have to, they will be outbidding everyone for those loaves... even more people will be priced out and forced to buy by the slice... loads of profit to be made for developers! I don't have a problem with missing middle, but unless there are some serious guard rails put up, it will be a mess. By the way, take a look at the internet... there are lots of rentals... there are also lots of condos available. They just aren't affordable, and nothing that's being built is, because developers sell based on "what the market will bear."

Thanks for more information and for your time,

S. 22

Malcolm Maclean

From: S. 22
Sent: November 15, 2021 12:09 PM
To: Malcolm Maclean
Subject: RE: Missing Middle Questions

Thank you Malcolm. I will look at your answers with interest.
S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: November 15, 2021 11:50 AM
To: S. 22
Subject: RE: Missing Middle Questions

Hi S. 22

I'm combining my response to this email and your earlier email related to building heights and protection of tree root zones, which posed the question about whether new heights would be specific to multi-family homes vs all new construction.

We can maintain the current height limits for single detached dwellings, such that missing middle zoning would only allow the higher heights for the multiple dwelling buildings associated with missing middle housing. Thanks for your feedback regarding heights that do and don't seem appropriate. We will be revisiting these considerations along with the insight from architectural testing. Of course, it will ultimately be a decision for Council following public hearing.

I've also provided responses, in blue text, to your questions below.

Thanks again for your patience with this response.

Malcolm

From: S. 22
Sent: November 4, 2021 1:49 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: re: Missing Middle Questions

Hello Malcolm:

I still have a few questions and concerns about the Missing Middle program. Somewhere in an early promo piece on Missing Middle I was please to read that the height mid-street would remain at 7.6 m. Unfortunately I cannot find that piece now.

1. Does 8.5 m. become the de facto height for all R1-A,B,G.?
2. What would the height be for a single family home?
3. If it is 8.5 m. does it not just enable McMansions in area's of single family homes, driving up prices?

See response in my email above. Missing Middle zoning can specify different heights for single detached houses (i.e. current zoning's heights) vs. multiple dwelling buildings. Any further feedback on this is welcome.

4. If 10.5 m. becomes the corner lot building height, to enable accessible housing what if no or little accessible housing is provided?

The proposed approach to zoning in this regard would make the creation of at least one adaptable unit a requirement of realizing the permissions associated with the corner townhouse form. In other words, an applicant will need to demonstrate the adaptable units designed into the plans in order to pass the zoning check component of the building permit application process. Again, further feedback is welcome, for instance if you think there should be a greater requirement for adaptable units in these forms.

5. Would 10.5 m. move to 8.5 M. without accessible housing? (10.5/ m. is essentially the height of a 4 storey apartment)

You're on the right track here in the sense that if someone can't/won't meet the requirements associated with a corner townhouse form, the smaller scale of a houseplex building remains an alternative option open to the landowner. However, it's important to note that rough range of 8.5-10.5 m building heights we learned about through architectural testing relates not only to the number of storeys, but also roof forms (holding floor space constant, flat roofs can meet a lower height maximum), the grade/slope of a site, how submerged the basement is, and even building widths (where there's a pitched or peaked roof). A couple of examples may provide helpful reference points to see how these factors relate:

- 945 Pembroke Ave is an example of houseplexes with peaked roofs over three consistently sized levels of living space, with the first levels semi-submerged. These houseplexes measure 9.48 and 9.71 m.
- The Wilson Walk townhouses (Note: in various ways, these do not reflect the proposed approach to zoning for corner townhouses) submerge the lower level almost entirely below grade in order to achieve a building height of just over 8 m (varies slightly depending on the slope and the roof forms).

6. Four storey apartments are noted in some of the documents but there has been no discussion of them in the Team presentations. Where do they fit?

The proposed approach to missing middle zoning would not permit the three-storey small apartment building form (perhaps with semi-submerged level below – likely taken up by tuck-under parking). Through our architectural and financial testing, we learned this form would most likely not make sense to build. However, in some cases they may play an appropriate role in creating an intermediate step in building scales at the edge of traditional residential areas adjacent to taller buildings. If someone is interested in creating a building in such a location, it would continue to need to go through the rezoning process. So, the Draft Missing Middle Housing Policy includes policies that would further guide rezoning applications in this regard. The 9th and 10th questions on the survey provide more information and invite feedback on this.

7. Is there something in the building code driving these height increases or is it a desire for high ceilings in smaller homes?

Please see the above response regarding considerations that relate to overall building height. The operative considerations aren't about a minimum ceiling height, but rather the variety of site conditions and buildings designs to consider.

I like the 35 sq. m. concept to enable large canopy trees. I would propose that these redevelopments retain protected trees touching on the lot lines and that building footprint must be adjusted to retain the critical root zone of any bylaw protected tree.

As an alternative to 3 storey townhouses on corner lots without accessible units perhaps they might be required to provide 35 sq. m. of hard surface play space. With a lot of parking moved onto the street and greater traffic density there will be little or no room for street hockey, basketball hoops, bike ramps, etc.

Thanks for the above feedback! I know the above aren't questions, but want to note that our new Tree Protection Bylaw (in effect as of July 1, 2021) does have strengthened provisions for requiring applicants to adjust the building footprint, to the full extent possible while still realizing their FSR, in relation to critical root zones. Also, see the green addition at

the top of page 7 in the proposed Missing Middle Design Guidelines for added guidance precisely as you suggest regarding designing hard surfaces so they can be flexible for use as play areas – we're on the same page there!

Thanks for your time yesterday. S. 22

Malcolm Maclean

From: S. 22
Sent: December 6, 2021 8:00 PM
To: Malcolm Maclean
Subject: Re: Missing middle
Attachments: image005.jpg

Thanks, Malcolm! That was very helpful.

I'd be curious to know the actual rate at which older homes are being demolished and rebuilt? Can you point me in the right direction for that information or share it with me? I assume you've calculated it from building permits for a newbuild as a percentage of existing housing stock per year? Do you have this data for each Victorian neighborhood? I am curious too what the evidence is that it's R1 zoning that's driving the replacement of single family homes with more expensive single family homes rather than the market?

I think I confused you about my question around the cost of townhouses! My point wasn't that a townhouse was going to cost more than a single family home but rather that new build townhouses in Fairfield are now over a million dollars so if young families couldn't afford a single family home at over a million dollars (now climbing) **who does the city see buying million dollar townhomes in Fairfield?** I read in your initial financial analysis that high market neighbourhoods like Fairfield are the most viable for fourplexes etc because the developer needs to capitalize on high market value and so I can't imagine the price of townhouses are going to come down.

If we do see a stratospheric rise in the cost of single family homes in Fairfield (as the most viable neighbourhood) -(I've noticed there are already four lots available for sale on Richardson through Fair Realty that are priced at $1.85-$1.9million being sold as a development opportunity ("Wait for the missing middle") which is about $400-$600k above the average asking price for an older home in Fairfield), **does the city plan to cushion the rise in property taxes to protect existing residents of Fairfield?** Many homeowners in Fairfield are not millionaires. Older folks bought their homes a long time ago. inherited a home etc, and property taxes are not progressive!

I have to admit that it does concern me that the city does not have data on the number of renters and lower income households this plan could potentially displace. I read in the 2019 BC Provincial housing strategy that for every 1 unit of affordable housing built, 3 affordable units are lost to development. I know on my street alone that just under a third of houses contain secondary suites (some have multiple suites!). Does the city not have a plan to collect this data?

I am also confused why we would not look to the CRD for wholesale planning for the region? It seems like a housing strategy is needed that brings the whole of the CRD together. My sense is most families want single family homes and that the push out to Langford and Colwood is going to continue. Where is the rest of the region on the missing middle?

Thanks,
S. 22

On Wed, Nov 17, 2021 at 8:13 AM Malcolm Maclean <mmaclean@victoria.ca> wrote:

> Hi S. 22

Thanks for contacting us with these questions. I have provided responses to each of the six parts of your email using blue text below.

From: S. 22
Sent: November 10, 2021 9:17 PM
To: Victoria Mayor and Council < >
Subject: Re: Missing middle

Thank you for the information.

I am not able to attend any of the ask a planner sessions that are scheduled and have looked through the materials online but am struggling to find answers to some of my questions. I emailed Engage directly too but wasn't sure who I should contact to get these questions answered.

1) Where does the census data show the young families are leaving Victoria for? Saanich? Esquimalt? View Royal? Langford? Or out of the CRD entirely?

While Census data does not track or make available individual household moves to definitively answer this, comparisons of age groups across census years for different municipalities and the region shows a net loss of school aged children and adults in their 30s and 40s in both Victoria, and even the region as a whole to some degree, however Langford stands out as a municipality with a net gain in these same age ranges.

2) If zoning is changed to allow for building townhouses, duplexes etc without having to go through a zoning redevelopment proposal- does the city expect the cost of single-family homes to climb as they are now more valuable to developers? If so, by how much- is there any data from cities that have relaxed zoning that I can access or wholesale changes of zoning in Victoria or BC that you know of so I can see how land prices shifted? I imagine if the cost does rise, we can expect the cost of missing middle housing will rise too to account for the rise in price of land in the traditional neighbourhoods.

We are giving a lot of thought to this. Our phase two financial analysis for this project indicated that, as there is marginal viability for most missing middle housing types, zoning for this type of housing generally does not provide a financial rationale for commercial developers to acquire land for anything more than current market values. Phase two of the analysis is focused on identifying a potential contribution to the Housing Reserve Fund, local amenities fund, and or delivery of below market homeownership units that the zoning could require to achieve the densities associated with the missing middle housing forms tested. This will help ensure that if and wherever there is any potential

rationale for acquiring land above market prices, the majority of that additional value will accrue to public benefit (without entirely discouraging the creation of that housing).

We have also been working with BC Assessment to look at this as part of our research and analysis. It's ultimately up to BC Assessment to confirm assessment values, however our discussions with them suggests that the impact on land value from City-initiated zoning changes could be minimal. The OCP's land use designations are one of the factors in determining land assessments, and the City is proposing to update its zoning regulations largely reflect the OCP that has been in place since 2012. While rezoning a specific lot can increase the land value relative to neighbouring properties – a more widespread zoning change eliminates the scarcity of land, minimizing the added value.

Zoning changes for Missing Middle housing could be applied throughout the city to minimize perceived scarcity of opportunity that might otherwise lead to bidding up of select properties with new zoning. Of course, regardless of zoning changes, building new housing on a property can increase the value of the property relative to what was there before, and we have been seeing new single detached houses replacing older detached homes at a dramatically faster pace than older houses are replaced by missing middle housing; for instance, from 2012 through 2019, while building permits were approved for over 600 units either as single-fmaily dwellings or suites therein, fewer than 350 missing middle housing units were approved.

3) Can I access on the city site (I apologize I couldn't find it!) the data on how many historic conversions, secondary suited houses and basement suites (non-compliant/illegal) there *currently* are in the neighbourhoods that would be affected by the zoning change? I imagine basement suites (compliant and non-compliant) and historic conversions are making up some of the most affordable housing in the city and anything that is rebuilt will cost more to rent. If this is the case, how is the city accounting for this?

Unfortunately, our parcel map does not include data on historical conversions or illegal secondary suites that would facilitate a comprehensive tally or mapping of these. Recognizing the value of existing house conversions, and those yet to come, the proposed approach to zoning for missing middle housing is intended to complement recently updated House Conversion Regulations. Relativ to a house conversion or building that is a good candidate for conversion, new missing middle zoning would facilitate relatively fewer, larger units (averaging 1,000-1,200 square feet) in tandem with requiring a minimum proportion of 3 bedroom units to be created. The house conversion regulations allow a greater number of relatively smaller units (e.g. 600-800 sq ft on average). The greater number of units possible through a house conversion, relative to a new building of similar size, is intended to create an incentive retain existing conversions and to convert yet-unconverted houses that are good candidates for conversion.

Zoning for missing middle housing could facilitate secondary suites in townhouses, duplexes, and other forms where recent building code changes have made them possible. The rapid rate of older detached houses being replaced by new detached houses, referenced in the response to the previous question, also highlights a challenge inherent in the significant role secondary suites play in our rental housing system; homeowners are able to resume use of the secondary suite for their own purposes or to sell the property. This underscores the critical role of purpose-built rental housing plays in our overall housing system for providing greater stability of tenure. This is a key reason the City's

Housing Strategy Phase Two includes a strong focus on renters and includes multiple actions to preserve and revitalize existing rental housing as well as take significant actions to incentivize and facilitate the development of new rental housing that will play a vital role in our housing for the long term.

4) I am curious how the city is proposing to enforce the design plan? The document seemed open to lots of interpretation...

Along with zoning changes, an Official Community Plan amendment is proposed in order to establish a requirement for all new missing middle housing to follow Missing Middle Design Guidelines (link is to the current draft, on which public feedback during this phase of engagement). To get a Development Permit (DP) approved, applicants would need to demonstrate compliance with the Design Guidelines. If Council chooses to approve zoning changes and the Design Guidelines, they could also create an option for applications that fully comply with the zoning and Design Guidelines to be approvable by staff, rather than each DP application coming to Council. This would create an even stronger incentive for applicants to closely comply with the zoning and design guidelines to avoid the lengthier process of having their DP application presented to Council. Design Guidelines are written to provide space for creative design solutions, and to avoid overly consistent "cookie-cutter" results, however they do provide strong guidance regarding underlying design objectives, along with providing a non-exhaustive recommendation of design strategies that can achieve the objectives. Ultimately applicants must demonstrate how their designs address the underlying design objectives.

5) I couldn't find the number again so apologies if this is incorrect but I think I read in one of your documents that the average townhouse price in Victoria was around $700K. I assume that's an average of all townhouses on the market, not simply new builds? When I look at new builds the price for a townhouse with more than 3 bedrooms is over $1million. I am able to find older single family homes that are cheaper than the new townhouses available.

We have been seeing dramatic price increases across the spectrum of housing types in Victoria, and while lower price older homes do show up on the market, we are also recognizing a rapid rate of replacement of older detached houses – often with extremely expensive new detached homes. Despite this precipitous trend of rising prices, there is also a trend whereby townhouses tend to cost about 20% less than detached houses. Although housing built today will generally cost more than older housing, the graph below underscores the importance of maintaining a full range of housing choices over time.

6) I read in your early engagement summary that the city wanted to "Build developments that house more families without incentivizing the demolition of potential heritage homes" I am really struggling to see how the proposals outlined in your draft documents will do that...My sense of the plan is that it will to the opposite and incentivize the demolition of potential heritage homes. Is the infil the only thing that is being proposed to slow the demolition of heritage homes? Or is there something else I missed?

The heritage conserving infill option is intended to help owners of houses with heritage merit see greater opportunity in protecting the building through heritage designation, likely converting it into multiple dwellings (as incentivised by the updated House Conversion Regulations), in order to unlock the opportunity to create additional new housing in the rear yard that would not otherwise be possible if they were to demolish the existing building to build new housing in its place. Phase 1 financial analysis indicated that allowing a Floor Space Ratio of roughly 1.1 : 1 (floor area vs lot area) would be needed to create this incentive. This is one of the strategic purposes for which an OCP amendment is being considered as part of this initiative to allow this additional 0.1 FSR.

Thank you,

S. 22

On Thu, Oct 28, 2021 at 5:15 PM Victoria Mayor and Council <mayorandcouncil@victoria.ca> wrote:

> Dear S. 22

Thank you for your email, it has been shared with Mayor and Council and with staff working on housing initiatives.

Just to clarify, the Missing Middle initiative does not seek to relax zoning for single family homes, rather these are the proposed zoning changes to allow Missing Middle housing in residentially zoned neighborhoods.

The research on Missing Middle has been going on for a while and references can be found in the OCP, Strategic Plan, and Housing Strategy. Perhaps the most useful, and up to date, information on Missing Middle can be found on the project's engagement page - Missing Middle Housing | Have Your Say (victoria.ca) – The 'Documents' tab on the right has links to the staff report to council, the engagement summary, draft policy, etc.

The Engagement link above is also a great opportunity to learn more and share your feedback through our online Open House and survey, or RSVP to participate in an Ask a Planner session.

"Ask a Planner" Online Sessions:

- Saturday, October 30, 10 a.m. – 11:30 a.m.
- Wednesday, November 3, noon – 1:30 p.m.

- Tuesday, November 9, 6 p.m.- 7:30 p.m.

Sincerely,

Lucas de Amaral

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.

From: S. 22
Sent: October 28, 2021 8:44 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing middle

Hello,

I'd like to read the research the Council has used to make their decisions on relaxing zoning and permits for single family homes. I have poked around the city website but I am having trouble finding it.

Warmly,
S. 22

Sent from my iPhone

Malcolm Maclean

From: S. 22
Sent: November 18, 2021 10:29 AM
To: Malcolm Maclean
Subject: Re: Nov. 17 - Virtual Missing Middle Housing Builders Workshop

Hi, Malcolm,

Thank you for inviting me to the builders workshop. I am very interested in the Missing Middle Housing Initiative and I found your presentation very well done, and the amount of work you have put in is very evident.

There was not enough time to have all questions answered therefore I wanted to follow up with an email.

I own properties in Victoria where Housplexes could work and I find that your recommended setbacks need to be addressed so that a builder/developer can maximize the density while maintaining useable outdoor space. In particular, I find the rear yard setback to be very restrictive if you implement the 35% of depth rule. If you are ok with 10 meters then why would you implement a rule of 35% of lot depth? In my opinion there should only be the one setback requirement of 10 meters for all lots regardless of depth if we are able to plant canopy trees and provide sufficient useable rear yard space for the residents.

Another point I would like to make is, if you are looking to increase housing choices by included 3 bedroom units then why would you restrict townhouses to only corner lots. As a builder it is difficult to build 3 bedroom units in a houseplex because the cost of the land and building costs will not give us the desired density (number of units per lot) to accommodate 3 bedroom units without consolidating additional lots. This type of housing is supported by townhouses and not houseplexes. Houseplexes are better suited for rentals or one bedrooms, in my opinion.

Question, will the OCP change for traditional residential where RT Zoning is already envisioned? If I own land where the OCP says townhouses are supported under the RT Zone then will my land be compromised by Missing Middle Housing if it is not on a corner lot…is that a new zone or would I still work towards an RT Zone? I understand that the guidelines would be new and that could restrict what I can build without a council.

I look forward to receiving further information as this all comes together.

Thanks for your time.

Cheers,
S. 22

S. 22

On Nov 16, 2021, at 1:56 PM, Housing <housing@victoria.ca> wrote:

Good afternoon,

We are looking forward to meeting you **tomorrow, November 17, 10:00 AM to 11:30 AM** and gathering your input on the City's Missing Middle Housing Initiative!

The workshop will begin with a brief presentation on the emerging concepts for housing types that could be enabled through missing middle zoning changes as well as the Design Guidelines and approval process that could be associated with these forms of housing. The remainder of the workshop will be dedicated to gathering your feedback on trade-offs, innovative approaches to maximizing affordability and functionality of new missing middle homes, and identifying additional considerations for zoning and design guidelines.

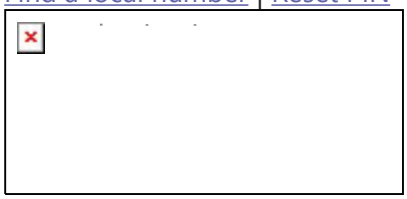
Please see the Microsoft Teams link below to join, and feel free to share this link with interested colleagues.

Best,

Missing Middle Housing Team
City of Victoria
housing@victoria.ca

Microsoft Teams meeting

Join on your computer or mobile app
Click here to join the meeting
Or call in (audio only)
Confidential passwords and userids Canada, Victoria
Phone Conference ID:
Find a local number | Reset PIN



Learn More | Meeting options | Legal

Malcolm Maclean

From: S. 22
Sent: January 7, 2022 2:38 PM
To: Malcolm Maclean
Subject: RE: producing a livable Missing Middle

Hi Malcom,
I came across a document called Form Based code "Form Based code". https://missingmiddlehousing.com/about/how-to-enable. Is this something that you are thinking about for Victoria? As well what are the density targets for Missing Middle? Also will Missing Middle be inclusionary housing or straight market? And what kind of amenities could the public expect if Missing Middle bylaws were passed?
Thanks,
S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: December 16, 2021 5:32 PM
To: S. 22 >
Subject: Automatic reply: producing a livable Missing Middle

Thank you for your email. I am currently out of the office, returning on January 5. If the matter is urgent, please email planning&development@victoria.ca.

Malcolm Maclean

From: S. 22
Sent: December 16, 2021 5:30 PM
To: Malcolm Maclean
Cc: Councillors; Engagement; Pamela Madoff
Subject: RE: producing a livable Missing Middle

Hi Malcolm,
Unfortunately what the Planners, and their friends in the construction, financial and economic industries have come up with is no longer 'gentle density' but the kind of aggressive densifying that residents feared all along. I anticipate that MM bylaws will permanently change the neighbourhood character. After all 'guidelines are only guidelines' and we have already seen some glaring examples around Fairfield where the FNP guidelines have been seriously violated. Neighbourhood character and livability do matter to residents.

As Gordon Price writes about arbitrary changes to zoning:--

Zoning became the device to provide certainty to those who had achieved not just the much-desired dream of the single-family or single home (even if more than the immediate family occupied it) but the status and economic value that went with it. Those who made the major investment of their lives would be assured that there would be no arbitrary change in their neighbourhood without a legal process, no sudden change of scale next to them, no new disruptive use down the street, ideally nothing that would surprise them – or the banks from which they borrowed, or their insurer. Zoning, in short, was a guarantee of continuity as well as what determined the use of their property and their neighbours.

By imposing MM zoning and superimposing OCP amendments on those most affected, the long term residents, the City will be perceived as having violated a legal process.

Best wishes,

S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: December 16, 2021 10:56 AM
To: S. 22
Cc: Councillors <Councillors@victoria.ca>; Engagement <engage@victoria.ca>; Pamela Madoff <pmadoff@icloud.com>
Subject: RE: producing a livable Missing Middle

Hi S. 22

Community Association Land Use Committees (CALUCs) have a role in facilitating community engagement in the rezoning process. Additionally, Development Permits with Variance are referred to CALUCs for a 30-day review period. If Council passes Missing Middle zoning changes, the forms of housing permitted by that zoning could be built without requiring a rezoning process, and thus CALUCs would not be involved. If an applicant proposed a form of housing that would require a variance to the zoning, however, the associated Development Permit with Variance would be referred to CALUCs for the 30-day review period.

Based on Council's direction to take a city-wide approach with the Missing Middle Housing Initiative (MMHI), we sought community feedback on a proposed approach of creating a city-wide Missing Middle Housing Policy that can serve as a "one-stop-shop" for more detailed policy guidance about residential development in Victoria's Traditional Residential areas (see the yellow areas on Map 2, pg 37 of our Official Community Plan). This draft policy, and the MMHI overall, was informed by the great deal of thought and community engagement that coalesced around the concept of "gentle density" during the Fairfield Neighbourhood planning process. The Draft Missing Middle Housing Policy represents a consolidation and updating of those policies from neighbourhood plans (both new and old) that relate to Traditional Residential areas, and reflects additional community engagement, financial, architectural, and other analysis undertaken through the MMHI. If Council approves the Missing Middle Housing Policy, the Fairfield Neighbourhood plan would be updated to reference this Policy for guidance relating to Traditional Residential areas, however all other elements of the Fairfield Neighbourhood Plan would remain.

The proposed Missing Middle Design Guidelines are another great example of how the Fairfield neighbourhood planning process played a key role in shaping the city-wide approach to missing middle housing; the proposed design guidelines are a slightly updated version (see green markup) of the design guidelines that resulted from the Fairfield neighbourhood planning process, enshrining so much of what we heard can help ensure new missing middle housing can fit in well in Traditional Residential areas.

Best,
Malcolm

From: S. 22
Sent: December 14, 2021 9:47 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>; Engagement <engage@victoria.ca>; Pamela Madoff S. 22
Subject: RE: producing a livable Missing Middle

Dear Malcom,

I am interested to know what happens to Neighbourhood plans and CALUCs if Missing Middle zoning is introduced.

I was involved for over a year in the Fairfield planning process where a compromise was reached whereby density was agreed to along corridors in return for certain concessions to the community on Single Family zoning like 2 ½ storey homes, keeping backyard set backs and prohibitions on the accumulation of lots for development.

Would all the FNP agreements be overruled and thereby cancelled out by the passing of Missing Middle zoning bylaws and OCP amendments? If so, then many of us who worked so hard to come up with the FNP would feel our care for and hard work in contributing to the FNP was meaningless.

Thank you,
S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: December 10, 2021 9:17 AM
To: S. 22
Subject: RE: producing a livable Missing Middle

Hi S. 22

Thanks for sharing these resources and the feedback. We are now digesting all the feedback we received during this round of engagement on the Missing Middle Housing Initiative and will share all input received as a part of our report back to Council early in the new year.

Best,
Malcolm

From: S. 22
Sent: December 8, 2021 9:33 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: S. 22
Subject: producing a livable Missing Middle

Dear Malcolm,
I am not sure if you have read the ideas in these two articles on producing livable urban spaces in our to-be- further-densified neighbourhoods. I would strongly recommend the adoption of these concepts if you want to make Missing Middle acceptable to homeowners:
https://mrsc.org/Home/Stay-Informed/MRSC-Insight/Archives/Protecting-Existing-Neighborhoods-from-the-Impacts.aspx
https://mrsc.org/getdoc/5ef53414-be9f-4d39-b65a-0e4151c43200/Providing-for-Usable-Open-Space-for-Multifamily-De.aspx
Thankyou,
S. 22

Malcolm Maclean

From: S. 22
Sent: February 2, 2022 7:06 AM
To: Malcolm Maclean
Subject: Re: Response to your question on Have Your Say website

Hi Malcolm,

I was interested to read the Coriolis Consulting report and I understand the firm is preparing a 2nd report for the City. Can you tell me when it will be available? For now, could you share the terms of references for these studies with me?

I'm concerned about the unintended consequences of land value escalation from the missing middle initiative. The City of Vancouver approved its version of a missing middle initiative last week with some notable differences to Victoria. In particular, it includes land value capture for public purposes. There were other measures that would ease my concerns about the current indications in Victoria, including the retention of a rezoning hearing for projects and a 2000-lot pilot project to start. I hope these nearby developments in Vancouver will influence our Victoria initiative.

Thanks, S. 22

S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Date: Thursday, January 20, 2022 at 4:13 PM
To: S. 22
Subject: RE: Response to your question on Have Your Say website

Hi S. 22

Happy to help. The houseplex form is designed to work on individual lots and not create an incentive for lot assembly, while the corner townhouse form would relate to an assembly of two standard sized lots, however we'd envision zoning for them in a way that limits the extent of townhouse buildings to corner locations to minimize any incentive to do much more assembly that would otherwise start to reach further into the mid-block.

We've envisioned a houseplex containing no more than six units. We haven't so far envisioned making an explicit unit cap for the corner townhouse form, particularly because the above-described intention to limit the extent of a corner townhouse project, coupled with a minimum proportion of three-bedroom units, will create a practical limit for how many units would be designed into a corner townhouse project form. Our phase 1 financial analysis shows an assumption of about 10 units, and at the high end, the practical limitation likely keeps total unit counts (including lock-off units) within the 'teens.'

Hope that is helpful. Thanks for asking.

Malcolm

From: S. 22
Sent: January 19, 2022 10:43 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Response to your question on Have Your Say website

Hi Malcolm,

Thanks for your estimate on timing.

Have you and your team established how the initiative will apply to property assemblies? Will there be a cap on housing units for projects that proceed under the no re-zoning/no public hearing framework?

Thanks, S. 22

S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Date: Tuesday, January 18, 2022 at 4:28 PM
To: S. 22
Subject: RE: Response to your question on Have Your Say website

Hi S. 22

In short, project completion is anticipated for later this spring. We're currently working toward a report back to Committee of the Whole, which is likely at least two months away. This report back will share with Council what we heard through the recent community engagement, and provide recommendations informed by that input. As part of that report, we will also seek Council's direction on whether to bring OCP and other bylaw amendments forward to Council for their consideration (i.e. first and second reading). If they direct us to do that, it would likely be some weeks before we'd be able to bring those back to Council.

Best,
Malcolm

From: S. 22
Sent: January 13, 2022 4:04 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Response to your question on Have Your Say website

Hi Malcolm,

Thanks for the information and clarification.

Is there a schedule for submission of the Missing Middle OCP amendments and zoning by-law amendments to Council for approval?

Regards, S. 22

S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: Thursday, January 13, 2022 11:36:04 AM
To: S. 22
Cc: Engagement <engage@victoria.ca>
Subject: RE: Response to your question on Have Your Say website

Hi S. 22

It sounds like your neighbour might be thinking of the motion Council passed on August 5th (see pg 17), a part of which was to provide direction to staff to consult on and prepare the Official Community Plan (OCP) amendment bylaws that would be associated with enabling the Missing Middle housing forms we engaged on with the community this fall. This information sheet is a helpful quick guide to the "what" and "why" of the OCP amendments being considered as a part of the Missing Middle Housing Initiative.

The *Local Government Act* prescribes a process for consultation when Council is considering OCP amendments, and a part of that is Council formally turning their minds to what consultation is appropriate for the OCP amendments under consideration. The July 29, 2021 Committee of the Whole Report provided Council with that prompt to turn their minds to this matter and provide staff with direction (passed on August 5th) on how to consult.

The floor area, site coverage, and side yard setbacks you had asked about in your earlier question would be elements of the zoning (as opposed to the OCP). Informed by the feedback gathered during the community engagement completed during October and November 2021, we are now working through the considerations associated with defining these attributes of zoning.

All the best,
Malcolm

From: S. 22
Sent: January 10, 2022 1:41 PM
To: Engagement <engage@victoria.ca>
Subject: Re: Response to your question on Have Your Say website

Hello Engage,

A neighbour told me that he thinks Council set metrics for missing middle housing in a July 8, 2021 decision, contrary to your November 23, 2021 reply below. He says Motion #020 on that date apparently involved lifting the height allowance from 2.5 to 3.0 storeys and the FSR to 1:1. Please verify the status of what seems to be conflicting information.

Thank you, S. 22

S. 22

From: City of Victoria Engagement <support@engagementhq.com>
Reply-To: "engage@victoria.ca" <engage@victoria.ca>
Date: Tuesday, November 23, 2021 at 5:18 PM
To: S. 22
Subject: Response to your question on Have Your Say website

Hi there,

Thanks for taking the time to visit Have Your Say and asking us a question.

You asked:

'I attended the recent online event and heard about evolving design guidelines but I'd like to know what specific zoning measures are contemplated for 3 zoning criteria; floor area (maximum), site coverage (maximum) and combined side yard setbacks (minimum)? '

Our response has now been posted on the site.

Our response:

We haven't reached that level of detail yet, as your feedback on the concepts for Missing Middle Housing will help inform the appropriate metrics (like site coverage maximum and related metric of minimum open site space) that could facilitate missing middle housing forms while maximizing usable outdoor space and tree planting space. To ensure large canopy trees continue to grow as a ubiquitous feature of Victoria's urban forest, missing middle zoning could also include a requirement that there are no below-ground structures underneath at least the portion of the open site space that corresponds to the root zone that supports a large canopy tree (35 square meters).

If you've already taken the survey, but want to provide more detailed feedback to inform these considerations, feel free to email us at engage@victoria.ca. We will be reporting back to Council early in the new year on what we've heard from this phase of engagement and seeking Council's direction regarding the drafting of zoning bylaws for their consideration. There will be opportunity for public review and comment of the detailed draft zoning bylaws if Council advances to the stage of a public hearing.

Please let us know if you have any more questions or if anything needs to be clarified.

Regards

City of Victoria (BC)

Malcolm Maclean

From: S. 22
Sent: February 4, 2022 11:01 AM
To: Malcolm Maclean
Cc: Engagement-External; Victoria Mayor and Council
Subject: Re: Why is multiple secondary suites issue missing from Missing Middle consultation?

Hi Malcolm,

Thank you. The provincial resource isn't that accessible, but it is far better than having no mention of the changes. Could a link to this provincial document be added to the City website now?

Best,
S. 22

On 2022-02-04 10:18 a.m., Malcolm Maclean wrote:

> Hi S. 22
>
> We do often include improved communications and website updates as part of project outcomes and can look at this when we undertake the upcoming work relating to secondary suites. In the meantime, I note the Province does have a summary of these code changes available through their website.
>
> All the best,
> Malcolm
>
> ---
>
> **From:** S. 22
> **Sent:** January 13, 2022 4:07 PM
> **To:** Malcolm Maclean <mmaclean@victoria.ca>
> **Cc:** Engagement <engage@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
> **Subject:** Re: Why is multiple secondary suites issue missing from Missing Middle consultation?
>
> Hi Malcolm,
>
> Thank you for your thoughtful reply.
>
> Given what you note about the City considering a grant program to increase the supply of secondary suites, It would seem logical that the City would also provide "easy to understand material promoting the construction of secondary suites, emphasizing the 2018 building code changes." This is such a small item that I would not expect to see it in the Housing Strategy or similar documents.
>
> Could you please let me know if this is under consideration?

S. 22

On 2021-12-13 10:29 a.m., Malcolm Maclean wrote:

Hi S. 22

Thanks for reaching out for more information on this topic. I see you understand the Missing Middle Housing Initiative's scope being focused on making it easier to build townhouses and houseplexes, which includes allowing secondary suites in this new housing. So, you may be interested to know about a few other upcoming items of work that intersect with the topics of secondary suites, house conversions, and family sized units:

1. Our Phase Two: Victoria Housing Strategy has an action proposed for 2023 to consider a rental suite grant program to encourage an increased supply of garden suites and accessible secondary suites as well as Garden Suite Policy amendments.
2. Staff are monitoring the impact of the updated house conversion regulations, and I have forwarded your email accordingly to make sure we have noted your desire to see eligibility for conversion expanded to more recently constructed buildings.
3. Noting your reference to large, family sized suites, I'll also point out another key action in the Housing strategy; we will be undertaking the creation of a Family Housing Policy in 2022.

Thanks again,

Malcolm MacLean
Pronouns: he, him, his
Community Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
T 250.361.0538

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

From: S. 22
Sent: November 18, 2021 2:32 PM
To: Engagement <engage@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>;

Marianne Alto (Councillor) <MAlto@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>
Cc: Personal information
Subject: Why is multiple secondary suites issue missing from Missing Middle consultation?

Dear Mayor Helps, City Councilors, and City staff working on the Missing Middle housing consultation.

I support much of what is being proposed in the Missing Middle housing consultation, and have filled out the survey and participated in two on-line events.

There is much to applaud in this initiative, but there is also a major gap. Options regarding changes to secondary suites and roomers / boarders are very narrow.

Alex Boston of Renewable Cities writes: "The collapse in single-detached home occupancy is an immense opportunity to address multiple policy objectives. It presents one of the largest, most cost-effective, untapped opportunities on affordable housing, climate action and social inclusion." https://www.renewablecities.ca/updates/hidden-housing-solutions-in-single-family-neighbourhoods

Secondary suites and roomer / boarders are important for four key reasons:

1. • These are the only categories where there is potential for unsubsidized affordable housing. This is particularly true in the short term.
2. • Adaptive reuse of existing houses, rather than carbon and materials intensive demolition and new build is essential for reducing the carbon footprint of housing and preserving forests.
3. • Economic shocks such as housing bubble collapses and recessions shut off market housing construction, except for lower cost secondary suites. There will be another economic shock; and having policies ready is an important way of building resilience.
4. • This is the gentlest form of Missing Middle, both physically and socially. Often the number of people in an existing house can be doubled or tripled within the existing building footprint. And often the same people will continue to reside in the house, sometimes along with their children and grandchildren.

Mayor Helps co-authored an op-ed on this subject in 2020. It reads in part:

> "A half century ago, most single-family homes were occupied by families of four. Today, a majority are occupied by couples and solos. Solos are, in fact, the fastest growing household. This is primarily a function of attrition: the kids left home, the spouse died, and dad — or more typically, mom — is left alone. This housing and demography mismatch presents challenges, but also massive, untapped opportunities. . .

> All municipalities should consider at least one rental unit per single-family parcel. Two accessory units are worthy of consideration in neighbourhoods close to shops and frequent transit where they support walkability and public health, and cut transportation costs, carbon and congestion. The City of North Vancouver permits a laneway home, a suite and a primary residence. Victoria is exploring a similar innovation as well as a primary residence with two secondary suites for appropriate neighbourhoods."
> https://vancouversun.com/opinion/op-ed/opinion-a-resilient-recovery-starts-in-our-backyards-and-on-our-doorsteps

The possibility of multiple secondary suites in houses (by far the most common type of building in the City) not being considered as part of the Missing Middle process. The City's conversion bylaw, which excludes over three decades of the most suitable houses for high-quality suites at low renovation cost, those built since 1984. The house I live in is over two decades old, but is ineligible for conversion.

In Vancouver I built a secondary suite with assistance from contractors and family members, then I worked for one of the contractors on secondary suite renovations for a short time (including one to improve wheelchair access for the co-owner living in the basement suite). Homeowners and family members often do some of the work building or upgrading suites.

Many UVic and Camosun students, seniors, and other people live as roomers or boarders. I doubt that anyone knows how many. If there is a housing crisis, why would the city prohibit even one roomer in a house with a suite? Why would the city do so for a house with two suites?

Renewable Cities recommends:

- "Permit two ADUs on every SD parcel on every frequent transit route across B.C."
- "Permit three ADUs on every SD parcel proximate to a rapid transit route (skytrain, rapid bus) across B.C." https://www.renewablecities.ca/updates/hidden-housing-solutions-in-single-family-neighbourhoods

I believe that given the relatively good transit and emerging AAA bike and roll network, at least two secondary suites (ADUs) plus roomers / boarders should be allowed everywhere in the City of Victoria and more in the locations with the best transit. This should not be restricted to laneway homes / coach houses which are usually the most expensive form of suite to build. Even additions are often considerably less expensive than separate small houses.

The present Missing Middle consultation text and graphics draw attention away from secondary suites in 'single family' houses. The option of including secondary suites in townhouses and strata duplexes is good, but the number of suitable buildings is relatively insignificant compared to houses. You won't be getting much feedback on secondary suites from the Missing Middle consultation because it is almost exclusively focused on the more expensive demolish-and-rebuild Missing Middle options (which are also needed).

Could you please answer these two questions:

Will the City add secondary suites to the Missing Middle consultation, or move forward on allowing multiple secondary suites and the combination of suites and roomers/boarders through another channel?

And will the City produce easy to understand material promoting the construction of secondary suites, emphasizing the 2018 building code changes (removing percentage of floor space and absolute size restrictions) which now allow large family size suites?

Sincerely,

S. 22

Malcolm Maclean

From: S. 22
Sent: November 11, 2021 5:17 PM
To: Malcolm Maclean
Subject: Real-Life "Missing Middle" Case Study in James Bay (with related follow-up question to your Missing Middle - Ask a Planner Lunch Session)
Attachments: 85 Dock St vs 231 Niagara St - Pic 1 of 2.jpg; 85 Dock St vs 231 Niagara St - Pic 2 of 2.jpg

Importance: High

Hi Malcolm,

First of all, I'd personally like to thank you and your CoVic colleagues for the well-conceived and extremely compelling "Missing Middle" housing information and public engagement sessions you've recently organized and hosted.

They've served as a terrific conduit for bidirectional information sharing between the City and the citizenry of Victoria and they'll undoubtedly serve to significantly inform and assist the implementation of innovative and positive housing supply changes going forward.

I have one specific observation/recommendation I'd like to offer in response to a comment you made during the November 3rd session ie: that one of the zoning changes City is considering could include ***"up to 4 units on residential lots of approx. 5,000 sq ft***" or something to that effect.

As a homeowner in James Bay, I would strongly encourage you to consider easing this tentative minimum requirement slightly further to, say, approx. 4,500 sq feet as doing so would have the significantly beneficial effect of allowing possibly hundreds more properties to, in turn, greatly expand the number of available homes in future.

Candidly, this recommendation is somewhat self-serving given that I own a little corner lot of approx. 4800 sq ft (which accommodates a circa 1940's vintage "war home" of less than 1,200 sq ft.) but I also know there are many, many other similarly-sized 4,500 sq. ft. to <5,000 sq ft lots in James Bay and other neighbourhoods throughout Victoria.

This modest accommodation to accommodate slightly smaller lot size thresholds for multi-unit construction would allow property owners such as myself to actively participate in this very compelling Mission Middle initiative. Otherwise, we have no other pragmatic alternative but to continue to build single-family "monster homes" on our medium-sized lots…just like my next-door neighbour is currently doing/building (on a 4800 sq ft lot as well) in response to the "traditional" restrictive zoning restrictions this initiative is targeting…as can be evidenced in the attached pictures.

Thank you again…keep up the great work!

Best regards,

S. 22

Malcolm Maclean

From: S. 22
Sent: January 28, 2022 10:07 AM
To: Chelsea Medd; Malcolm Maclean
Cc: info@homesalesvictoria.com
Subject: Screenshot 2022-01-28 at 6.22.17 AM

Todays paper shows a similar look to future housing as we are proposing. Interesting

Vancouve

Cities are considering initiatives including laneway homes and apartments on land previously used for single-family homes

FRANCES BULA VANCOUVER

Vancouver council has voted to explore ways to allow as many as

Sent from my iPad

Malcolm Maclean

From: S. 22
Sent: November 22, 2021 9:57 PM
To: Malcolm Maclean
Subject: Smallworks — Vancouver's premier builder of laneway homes

This is a BC company … very popular in Vancouver.

https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fsmallworks.ca%2F&data=04%7C01%7Cmmaclean%40victoria.ca%7C78302dd6a167411b748f08d9ae460b11%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637732438125144609%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=pjgz0IQuY8ITohIG5o8egh7mxQp0dsLpGVifftXw0DY%3D&reserved=0

Sent from my iPad

Malcolm Maclean

From: S. 22
Sent: December 4, 2021 10:46 PM
To: Malcolm Maclean
Subject: VANCOUVER SUN: Rowe project a 'rare offering' from long-time developer Bosa Properties

Might be worth a visit.
This developer is already in Victoria.
I do hope my comments and articles are not inappropriate.
Thank you.
S. 22

Rowe project a 'rare offering' from long-time developer Bosa Properties
And it represents the first collaboration between Bosa and renowned interior design firm Ste. Marie

Read in Vancouver Sun: https://apple.news/Ajl425kBxSwSKHfDj1i9duQ

Shared from Apple News

Sent from my iPad

Malcolm Maclean

From: S. 22
Sent: February 1, 2022 10:53 AM
To: Councillors
Cc: S. 22 Malcolm Maclean
Subject: Why are land value increases not considered in the Coriolis economic analysis for Missing Middle Housing?

Dear Councillors,

This year my assessment increased by 30%. The Coriolis economic analysis did not include such a land value increase. They concluded that Fairfield, Gonzales and James Bay were the most profitable neighbourhoods for market missing middle housing. Why does the Coriolis economic analysis of market housing in Victoria not consider the land value inflation where developers and speculators make an extra non taxable profit from the land lift that up zoning and increased density inevitably bring? If Victoria's average house price increased by 25.1% in 2021 why was that large increase not reflected in their analysis?

Patrick Cogan writes, "Local zoning bylaws and development taxes are the only, and best, tools we have to quell out-of-control urban land price inflation." Why is Council not considering the use of these tools as part of its missing middle up zoning proposal? After all Middle Market was proposed to fill the gap for lower to moderately incomed families to be housed in ground level buildings in residential areas.

Surely development taxes for increased density in Fairfield, James Bay, Gonzales and Rockland would help the City to slow out of control land price inflation in these neighbourhoods and help the City to buy land and build social housing in neighbourhoods where land is not inflating at the same rate.

S. 22

Malcolm Maclean

Subject: FW: 2540 Shelbourne St

From: Hassan Sayed <hassan@frame.properties>
Sent: March 30, 2022 10:07 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: Rob Bateman <rbateman@victoria.ca>
Subject: Re: 2540 Shelbourne St

Thanks Malcolm!

> On Mar 30, 2022, at 9:17 AM, Malcolm Maclean <mmaclean@victoria.ca> wrote:
>
> Hi Hassan,
>
> Thanks for the follow up. This work is still underway, but we're looking forward to making it available as soon as possible through our upcoming report back to Council later this spring.
>
> Best,
> Malcolm
>
> ---
>
> **From:** Hassan Sayed <hassan@frame.properties>
> **Sent:** March 30, 2022 8:58 AM
> **To:** Malcolm Maclean <mmaclean@victoria.ca>
> **Cc:** Rob Bateman <rbateman@victoria.ca>
> **Subject:** 2540 Shelbourne St
>
> Hi Malcolm,
>
> I hope you are doing well.
>
> Wanted to follow-up with you on our chat about the 15 infill townhomes we are working on in Fernwood. On our last call you mentioned there will be an updated study by Coriolis. Has this been released yet?
>
> Looking forward to chatting further.
>
> Thanks,
> Hassan
>
> --
> Hassan Sayed
> S. 22
>
> <image001.jpg>

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Malcolm Maclean

Subject: FW: Directions from council

From: S. 22
Sent: March 1, 2022 11:29 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: S. 22
S. 22 Ben
Isitt S. 22 Geoff Young S. 22
Subject: RE: Directions from council

Hi Malcolm:

Could you please clarify this situation.

S. 22

From: S. 22
Sent: February 20, 2022 11:35 AM
To: Malcolm Maclean
Cc: S. 22 Ben Isitt; Geoff Young
Subject: Directions from council

Hello Malcolm:

The excerpt below is from a July 16, 2021 note to council the Planning Department. Can you confirm that this is currently the proposal with respect to MM.

Other sources, including the May 2021 Coriolis study, emails from you and comments on the Lisa Helps blog, seem to suggest that the MM strategy could be much more ambitious. I am a bit confused.

6. That Council direct staff to prepare a zoning bylaw amendment that would allow fourplexes as a right on lots between 6000 and 7499 square feet and sixplexes as a right on lots 7500 square feet or larger as long as: a. The proposed buildings conform to Design Guidelines for Attached Residential Development: Fairfield Neighbourhood. b. At least half the units in each building are affordable to very low to moderate income households on either a rental or

ownership basis depending on the tenure of the building. c. There are provision for onsite cycling storage and consideration of a car share. d. Proposed new buildings meet the BC step code step 5 standard. e. Direct staff to bring economic modeling and information on the viability of these types of projects back to Council with bylaws and that this information reflect Council's desire to have the most affordability for very low to low-income households.

S. 22

Malcolm Maclean

Subject: FW: garden suite + secondary suite question

From: S. 22
Sent: March 21, 2022 5:33 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: Lucina Baryluk <lbaryluk@victoria.ca>
Subject: Re: garden suite + secondary suite question

Thanks so much for this, Malcom!

I would like to discuss very briefly if you can accommodate a call.

In particular:

- the rental suite grant program proposed for 2023
- my site, which involves conversion of a garage built in the 1960s (therefore no loss of backyard greenspace)
- couple questions about heritage designation (in general)

I'm not trying to buck the tide in any way - just getting as clear as possible before I engage the design process for my project. I'll be brief :)

Kind regards,
S. 22

> On Mar 21, 2022, at 5:23 PM, Malcolm Maclean <mmaclean@victoria.ca> wrote:
>
> Hi S. 22
>
> Our Phase Two: Victoria Housing Strategy is a translation of housing-related actions from the Strategic Plan, and has an action proposed for 2023 to consider a rental suite grant program to encourage an increased supply of garden suites and accessible secondary suites as well as an action regarding Garden Suite Policy amendments. The latter is the action particularly related to considering allowing a suite and garden suite together. The Missing Middle Housing Initiative (MMHI) is also an action in the Housing Strategy but separate from those earlier referenced actions.
>
> With the recently updated house conversion regulations encouraging adaptive re-use of larger existing houses, the MMHI has generally focused on exploring zoning that would facilitate newly constructed housing. Trying to balance several objectives, including maintaining existing building patterns, usable outdoor space, and our urban forest, has placed an emphasis on keeping back yards open by siting the new housing in the same general area as where houses are currently placed on lots. This is recognized to come at the trade-off of facilitating more garden suites, or off-street parking spaces in the rear-yards. The key exception to this thinking comes into play due to our objective of continuing to encourage

heritage conservation; garden suites or other new forms of housing could (if Council chooses to pass new zoning bylaws) be allowed in the backyard where they are being proposed in conjunction with the new heritage designation of a yet-unprotected historic building.

Under our present zoning scheme, however, as Lucina alluded to, garden suites and secondary suites are usually an either/or proposition unless someone is willing to undertake a rezoning process.

I hope this is helpful information for you, although I recognize it may be disappointing given your goal. Happy to discuss if you want to seek further clarification.

Best,
Malcolm

From S. 22
Sent: March 21, 2022 2:00 PM
To: Lucina Baryluk <lbaryluk@victoria.ca>
Cc: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: garden suite + secondary suite question

Thanks, Lucina - and I will be patient! I understand being off-the-hook busy.

So when you have time to connect with me for a call - and you, Malcolm - I will be really grateful.

I don't have the appetite/strength for a rezoning process if that's required to retain the suite. My understanding is rezoning is not required to develop the garden suite (without a secondary suite). This is something I DO need to get clear on as I start a design process.

Thanks for your help.
S. 22

> On Mar 21, 2022, at 1:55 PM, Lucina Baryluk <lbaryluk@victoria.ca> wrote:
>
> Hi, S. 22
> The policies are not totally universal as the neighbourhood plans are not all updated. In any event, what you are probably looking at is a rezoning for this type of project. I will do some research and most likely will get you to contact your neighbourhood planner.
>
> Just bear with us, as it is really busy at the moment.
>
> Lucina Baryluk, Senior Planner
> Sustainable Planning & Community Development
> City of Victoria, 1 Centennial Square, Victoria BC V8W 1P6
> lbaryluk@victoria.ca
>
> **T** 250.361.0283

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

S. 22

From: S. 22
Sent: March 21, 2022 1:31 PM
To: Lucina Baryluk <lbaryluk@victoria.ca>
Cc: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: garden suite + secondary suite question

Hi Lucina,

S. 22 Do policies differ by neighbourhood within the City of Victoria?

I appreciate you taking the time to look into this for me. I'd welcome a chance to have a brief call with you - I rang your number but no voicemail kicked in.

Could you give me a call or could we set up a time convenient to you please?

Many thanks,
S. 22

On Mar 21, 2022, at 1:23 PM, Lucina Baryluk <lbaryluk@victoria.ca> wrote:

Hi S. 22
Can I have your address so I can check on the policies applicable to your neighbourhood?

Lucina Baryluk, Senior Planner
Sustainable Planning & Community Development
City of Victoria, 1 Centennial Square, Victoria BC V8W 1P6
lbaryluk@victoria.ca

T 250.361.0283

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S. 22

S. 22

From: S. 22
Sent: March 21, 2022 9:02 AM
To: Lucina Baryluk <lbaryluk@victoria.ca>; Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: garden suite + secondary suite question

Thanks, Lucina - and hello Malcom,

I have my own property in mind - but I would like to know in general if the City is/isn't moving this forward from the Strategic Plan. Can you let me know?

I would like to develop a garden suite on my plus-size lot, repurposing a garage which falls within prescribed setbacks/footprint. My goal is a net-zero building where I can age in place.

I have a very nice secondary suite, which has been configured as a one or two bedroom over the years. Under the current guidelines, I would be required to displace the suite tenants in order to move forward on the garden suite.

Could we set up a time for a call to discuss?

Most appreciated,
S. 22

On Mar 21, 2022, at 8:51 AM, Lucina Baryluk <lbaryluk@victoria.ca> wrote:

Greetings, S. 22
Do you have a specific address in mind? If you would like to have general information on this topic, I would suggest you contact Malcolm Maclean who is heading up the Missing Middle study on housing options. I have provided his email above.

Thanks

Lucina Baryluk, Senior Planner
Sustainable Planning & Community Development
City of Victoria, 1 Centennial Square, Victoria BC V8W 1P6
lbaryluk@victoria.ca

T 250.361.0283

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S. 22

S. 22

From: S. 22
Sent: March 17, 2022 12:00 PM
To: Lucina Baryluk <lbaryluk@victoria.ca>
Subject: garden suite + secondary suite question

Hi Lucina,

I noted with interest an action identified in the City's Strategic Plan to allow garden suites on lots that already have secondary suites.

Can you let me know if there has been any movement on this?

Many thanks.
S. 22

Malcolm Maclean

Subject: FW: Homeowner input: Garden suites and increasing the supply of two- to three-bedroom suites in the City of Victoria

From: S. 22
Sent: April 6, 2022 9:32 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: Lucina Baryluk <lbaryluk@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Michael Hill <mhill@victoria.ca>; Jim Handy <JHandy@victoria.ca>; Housing <housing@victoria.ca>; Engagement-External <engage@victoria.ca>
Subject: Homeowner input: Garden suites and increasing the supply of two- to three-bedroom suites in the City of Victoria

Hi Malcolm,

Thanks again for our recent conversation about garden suites, secondary suites, and the Missing Middle.

I thought I'd send along my comments by email as well, should they be relevant for Missing Middle considerations underway and in the future.

The purpose of my note is to highlight what may be the unintended effects (especially for senior homeowners) of the current garden suite policy and to emphasize the way forward for increased supply of two- to three-bedroom suites.

My hundred-year-old house sits on a plus-size lot zoned R1-B in Fernwood. It's about 2,400 square feet, five bedrooms, two baths, two kitchens. It was a S. 22
, planted food gardens and large trees, and established a secondary suite. The suite income allowed me to hang onto the house – just barely – during uncertain times as a single parent.

The property includes a free-standing garage in the backyard, built in the 1960s. Its placement exceeds setbacks for garden suites. It's a solid structure worthy of reuse.

I would like to convey some factors affecting development of garden suites on lots that already have secondary suites as the City of Victoria considers next steps in the Housing Strategy:

- My wish is to develop a garden suite solely for **my own use**, with aging in place the goal.
- My house includes three bedrooms on the main floor, with two bedrooms on the ground floor.
- The ground-floor, two-bedroom suite has been a long-term rental unit for nearly 20 years.
- My house is unlikely to meet the criteria for heritage designation.
- Under the *BC Residential Tenancy Act* and City of Victoria bylaws, the only option – should I occupy the garden suite – is to rent the entire five-bedroom house as a long-term rental.
- That means I would need to decommission the secondary suite and displace the tenants.
- This also means I cannot provide an option for my daughter upon her desired return to Victoria (she is otherwise priced out of the Victoria rental market). Nor can I provide right-sized accommodation for a non-family caregiver.
- In the City of Victoria, only 1% of renters were 5+ person households, and only 3% of renters were 4 person households in 2016 (*The Victoria Housing Strategy 2016-2025, Phase Two: 2019-2022)*.

- Aging in place also means affordability and reducing risk. The risks associated with renting the main house as a five-bedroom unit are considerable. I'm watching the in-search-of rental posts on community boards and it's rare to see families seeking urban housing of this size and zero families seeking homes over $3,500/month. I see scores of people desperately seeking affordable two- and three-bedroom suites.
- Renters seeking large houses are predominantly groups of undergraduate students. Under the *Residential Tenancy Act*, a landlord can't unreasonably refuse a sublet or assignment of a fixed-term tenancy agreement if there are six months or more remaining in the term. I expect my neighbours would find such an arrangement as risky as I do over the long term.

A note about parking

- The rubber seems to hit the road on the matter of parking when we think about combining secondary suites and garden suites, I recall from our conversation.
- My driveway and front yard allow for two vehicles. My property frontage accommodates two vehicles.
- Let's imagine I was able to I live in the garden suite and rent the main house as two units. The garden suite and downstairs suite could have one vehicle each, and the upstairs unit could have up to two vehicles. So that means **no increase** in the demand for parking with the development of a garden suite and retention of a secondary suite.
- I can imagine a scenario where only one parking place would be provided for in the rental of the downstairs two-bedroom unit or upstairs three-bedroom unit. So that would add up to three parking spots needed in total. That scenario seems less likely with the rental of a five-bedroom unit.

The possibility

- A net-zero garden suite and two PV-supported rental units, using passive solar principles in the garden suite, and PV panels on the garden suite and main building
- An accessible, no-step, ground level secondary suite
- Reuse of an existing garage versus demolition and associated landfill of usable materials
- No loss of trees
- An intergenerational living opportunity that sustains senior homeownership and aging in place
- The addition of an affordable three-bedroom rental unit in a high-demand neighbourhood

As Mayor Helps says in the Housing Strategy, "it's next to impossible to find a three-bedroom unit".

I have one right here, and I'd love to make it available.

I urge the City to move forward on Action 13 of the *Strategic Plan 2019 – 2022: Strategic Objective #3 – Affordable Housing,* "Allow tiny homes and garden suites on lots that already have secondary suites or duplexes".

Thank you for your consideration.

S. 22

cc:
City of Victoria Community Planning
Lucina Braylon, Senior Planner
Shamarke Dubow, Council Liaison for Fernwood
Michael Hill, Neighbourhood Liaison for Fernwood
Jim Handy, Development Planner for Fernwood
City of Victoria Engagement
City of Victoria Mayor and Council

Malcolm Maclean

Subject: FW: Meet with FCA LUC on Missing Middle in April?

From: Fernwood Land Use Committee <fernwoodlanduse@gmail.com>
Sent: March 27, 2022 8:02 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Meet with FCA LUC on Missing Middle in April?

Hi Malcolm,

We very much appreciate you taking the time to answer our LTC questions. Looking forward to bringing your feedback to the group and the possibility of a more extensive meeting with you in the future.

Thank you!

Soma Morse
Co-chair FCA LUC

On Fri, Mar 25, 2022 at 1:28 PM Malcolm Maclean <mmaclean@victoria.ca> wrote:

> Hi Soma,
>
> Thanks so much for your understanding and patience. I am more than happy to address those questions – thanks for sending them along. I hope the below responses are helpful for now, and we look forward to being in touch again once we have reported to, and received more direction from Council.
>
> ***1) Why can't we do what Vancouver is doing and test the missing middle policy as a pilot with an impact assessment?***
>
> To assess any impacts, we would anticipate monitoring uptake on any zoning changes Council may adopt and would recommend adapting the regulations if and as needed.
>
> The City of Victoria has an Official Community Plan (OCP) that has been in place since 2012, which was based on extensive community consultation and already envisions missing middle housing forms throughout the "Traditional Residential" areas of the city. This project can be understood as updating the city's zoning regulations to reflect the community's vision as captured in the OCP.

Making any zoning changes as broad or universal as possible reflects Council's direction to take a citywide approach, and helps reduce the scarcity of opportunity that would be associated with a more geographically limited pilot. A concern with such a scarcity of opportunity is that it might encourage a rush to acquire the more select or limited properties with these permissions given the City's housing needs, along with raising concerns over equity and fairness.

Phase one financial analysis suggests that due to the marginal financial viability of these small-scale projects, the pace of uptake on any zoning changes are expected to be modest. So, even with broadly applied zoning changes, it may still take time to see enough uptake to learn and adapt regulations through our intended monitoring.

2) The FSR does not seem reasonable for properties with yards - want more detail on design guidelines.

The envisioned houseplex form is a result of prioritizing the objectives to maintain the pattern of open and green backyards and facilitate the continued growth of our urban forest. The gross floor areas noted in the appendix of the phase one financial analysis relate to a houseplex form with a 10 metre rear yard setback (more generous than the 7.5 m rear yard setback of the common R1-B zone). Additionally, the lower parking rate modelled with this houseplex (e.g. see illustration on page 8 of the July 2021 staff report) helps ensure that back yards are not dominated by off-street parking.

3) Corner lots are not all the same size so how can we have a universal policy?

The corner townhouse form (also illustrated on page 8 of the above linked report) is assumed to be on a lot that is 30 m wide. This corresponds to assembly of two standard 15 m frontage lots and is an important dimension for ensuring good separation between the property line of an adjacent mid-block property and the row of townhouses (see the top-down view in page 8's illustrations).

4) How will missing middle impact property values? Will it cause land value escalation/is there a contingency for this?

The phase one financial analysis concluded, *"With exception of the townhouse typology in the higher value market area, the typologies we tested do not generate any estimated increase in lot value beyond current single family property value."* In other words, prospective builders of these forms of housing generally have no financial basis to pay more than existing market values for properties and would likely depend on finding properties priced significantly below normal market values.

To further help minimize any potential for land value escalation, we anticipate the zoning for missing middle including a density bonus structure (see section 6, beginning on page 13 of the above linked staff report) whereby an amenity contribution is required to achieve the densities envisioned. The phase two financial analysis is focused on calibrating this contribution rate to ensure that any excess land value associated with building missing middle homes accrues to public

benefit, without altogether eliminating any financial basis for building these homes. (More on this in response to question 6).

5) How do we compensate for the loss of green space and trees when we increase density like this?

The City's recently updated Tree Protection Bylaw requires the replacement of trees at a higher rate than those lost. It also specifies a minimum number of required trees on a lot (based on lot area) – even if there were no trees on the lot prior to the development application. Additionally, zoning can require a minimum percentage of the lot that must remain landscaped open space.

6) Will we require x number of units to be affordable?

The phase one financial analysis concluded that projects of this scale cannot create affordable rental units within the projects themselves. Instead, the proposed density bonus structure noted in response to question 4 would relate to a cash contribution largely accruing to the City's affordable housing reserve fund, in addition to a local amenities fund. The affordable housing reserve fund contributes to the creation of non-profit owned and operated affordable housing. As alternative options to the cash contribution, we are also exploring potential for achieving bonus density through providing below market home ownership units, rental housing, or heritage designation.

7) If missing middle developments no longer require rezoning does this mean tenant relocation (via TAP) will no longer be applicable?

This is correct – while the City's Tenant Assistance Policy applies to rezoning applications, the Residential Tenancy Act applies to all residential rental tenancies. However even now, homeowners can resume use of their secondary suite for their own purposes or sell or build a new house on the property without a Tenant Assistance Plan being required. This highlights a challenge inherent in the significant role secondary suites play in our rental housing system and underscores the critical role purpose-built rental housing plays in our overall housing system for providing greater stability of tenure.

This is a key reason the City's Housing Strategy Phase Two includes a strong focus on renters and includes multiple actions to preserve and revitalize existing rental housing as well as take significant actions to incentivize and facilitate the development of new rental housing that will play a vital role in our housing for the long term.

8) How will the city ensure that amenities keep up to increased density?

See responses to questions 4) and 6) regarding the density bonus structure.

9) What about lifting old homes to add in suites? Is this included in the missing middle policy?

Adaptive re-use of existing buildings is already permitted and encouraged by the City's House Conversion Regulations.

All the best,

Malcolm

From: Fernwood Land Use Committee <fernwoodlanduse@gmail.com>
Sent: March 17, 2022 6:46 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Meet with FCA LUC on Missing Middle in April?

Hi Malcolm,

Just want to let you know that we understand if a meeting prior to the MMI report completion is not workable at this time. Just give us a heads up when you are ready and we will schedule a LUC session with you.

At this point though, we need to address the questions generated from our March LTQ on MMI. Would you be interested in providing feedback on the questions via email? Our plan is to move ahead with an April discussion on the topic, and would be grateful for any input you might have. I will post the questions below for you to review. If you are amenable, we would need your responses by April 11, 2022.

Thank for your time,

Soma Morse

Co-chair FCA LUC

++++++++++++++++++++++++++++++++++++++

FCA LUC Learn Teach Question -- Missing Middle Initiative Session Questions

1) Why can't we do what Vancouver is doing and test the missing middle policy as a pilot with an impact assessment?

2) The FSR does not seem reasonable for properties with yards - want more detail on design guidelines.

3) Corner lots are not all the same size so how can we have a universal policy?

4) How will missing middle impact property values? Will it cause land value escalation/is there a contingency for this?

5) How do we compensate for the loss of green space and trees when we increase density like this?

6) Will we require x number of units to be affordable?

7) If missing middle developments no longer require rezoning does this mean tenant relocation (via TAP) will no longer be applicable?

8) How will the city ensure that amenities keep up to increased density?

9) What about lifting old homes to add in suites? Is this included in the missing middle policy?

10) How are they going to regulate facades?

11) Will parking conform to existing rules or will there be new parking rules for the missing middle policy?

On Mon, Mar 7, 2022 at 8:30 AM Malcolm Maclean <mmaclean@victoria.ca> wrote:

> Hi Soma,

Thanks for the invite. This sounds like a great initiative. Our projected date for reporting back to Council has been shifting as we work through digesting what we heard in the last phase of engagement and follow-up technical analysis. So, there is still uncertainty, but it looks very unlikely our report back would be before the dates you've offered. Knowing that we won't have all that much to discuss until we've been able to report back to Council, and that we'll seek conclusive direction from Council at that report back, I'd suggest that it may be far more informative and satisfying to have a discussion shortly after that report rather than immediately before it. Meeting afterwards would mean I could summarize the report and presentation we gave to Council and help people understand what the next steps look like.

Would it work to postpone this until after we report back? If it helps, this is the approach we resolved on after receiving a similar invite from VCAN. We can reconnect on scheduling once our staff report date is solid.

Thanks,

Malcolm

From: Fernwood Land Use Committee <fernwoodlanduse@gmail.com>
Sent: March 6, 2022 11:00 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Meet with FCA LUC on Missing Middle in April?

Hello Malcolm,

My name is Soma Morse and I am co-chair of the Fernwood Community Association's Land Use Committee. In 2022 our committee initiated a series of co-learning sessions to build and share knowledge around the many planning policies which impact our neighbourhood. As part of these informal sessions which we call Learn, Teach, Question (LTQ), we hope to engage planners such as yourself to bring the discussion and learning full circle.

Would you be available to meet with our group one evening on zoom to discuss the questions raised out of our recent LTQ on missing middle housing? The dates we have set aside for this potential meeting are April 11, 12, 13 or April 19, 20, 21. Our meets are typically held from 7pm-8:30pm, but we have some flexibility on the time and duration.

Please let us know if you are able to join us at one of the dates listed above. We are keen to have your input and thus open to other arrangements if none of these dates work for you. Please advise us on what might work best and if you have any questions or concerns regarding our request.

On a related note, when do you present your Missing Middle Housing Report to Victoria City Council?

Thank you & kind regards

Soma Morse

Co-Chair, FCA Land Use Committee

Malcolm Maclean

Subject: FW: Missing Middle

From: S. 22
Sent: February 22, 2022 11:06 AM
To: Engagement-External <engage@victoria.ca>
Subject: Missing Middle

Hi,

I was the fellow that started the S. 22 . That community is now thriving and has 400 people on it's interest list.

I live on the island now, and am interested in the possibility of having a cohousing in Victoria. What could really help me is if you could mention cohousing as part of your missing middle initiative.

Vancouver leaves the door open when they mention it in this policy which is helpful.

https://vancouver.ca/files/cov/affordable-housing-choices-interim-rezoning-policy.pdf

Please let me know, and I will keep watching.

Best.
S. 22

Life is good!

S. 22

Malcolm Maclean

Subject: FW: Missing middle check in

From: S. 22
Sent: March 23, 2022 8:22 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Missing middle check in

Great, thanks, I appreciate this. I will keep my eyes open on the agendas at council coming up.

S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Date: Wednesday, March 23, 2022 at 8:19 AM
To: S. 22
Subject: RE: Missing middle check in

Hi S. 22

We are continuing to work as quickly as we can through the analysis associated with considerations raised through the last round of engagement, and toward getting a report back to Council as quickly as possible summarizing the outcomes of this and seeking direction on any bylaw amendments Council wants to consider. We continue to have a view to bringing that report later this spring.

All the best,
Malcolm

From: S. 22
Sent: March 21, 2022 9:57 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Missing middle check in

Morning Malcolm!

Hope all is well. Just wanted to check in on when missing middle may be going to council – it has been a while since we have heard anything and since we participated in the specific and broad community engagement.

Thanks,

S. 22

We acknowledge that our offices are on the traditional territories of the Lekwungen speaking peoples, and that the land's historical relationships with the Songhees, Esquimalt and W̱SÁNEĆ peoples have existed since time immemorial. As our work crosses many territories, we seek to acknowledge the histories and relationships all First Nations communities have with the land. We also affirm that colonialism, and the attitudes and practices that have accompanied it, contributes to the continued systemic discrimination and violence against Indigenous Peoples.

Malcolm Maclean

Subject: FW: Missing Middle draft clarification

From S. 22
Sent: March 11, 2022 8:43 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Missing Middle draft clarification

Hi Malcolm,

Thank you for your email. I appreciate the effort you took to explain the situation to me.

I am hoping that the associated regulations will require compliance to the existing zoning's footprint; otherwise, we stand to lose a great deal of our greenspace, critical soil, and mature trees.

Also, without the requirement that the new housing be truly affordable (based upon local wages), the Missing Middle initiative will benefit developers and investors, rather than provide much-needed housing for locals.

Sincerely,

S. 22

On Mar 8, 2022, at 8:45 AM, Malcolm Maclean <mmaclean@victoria.ca> wrote:

Hi S. 22

In short, this level if detail is not yet confirmed. We are now working through the zoning considerations based on what we heard through engagement and guided by additional technical analysis. We're doing this as we work toward reporting back to Council on what we heard and with recommendations for potential zoning changes, should Council direct us to draft them into bylaw format for their consideration.

None the less, I can offer some clarification of the approach we're taking to the consideration of zoning changes. We did already communicate to Council and during engagement that we anticipate leaving current zoning in place, even if new permissions are made available to certain properties. In the example of a property with R1-B zoning and new missing middle permissions, this would mean that a property owner could apply to build the uses allowed by the R1-B zone (e.g. single family house with or without a suite), and they would need to comply with the regulations of the R1-B zone. If they chose to apply to build a use allowed by new missing middle housing permissions (e.g. a houseplex, corner townhouse, or heritage conserving infill), they would need to comply with the regulations associated with those permissions. As mentioned, the details of these latter associated regulations are what we are now working on and will present to Council as soon as possible.

Best,

Malcolm

From: S. 22
Sent: February 24, 2022 9:59 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Missing Middle draft clarification

Hello Malcolm,

Would you please provide me with some clarification regarding one specific part of the draft?

Does this wording: "Maintain the pattern of house-sized buildings within the building footprint zone." mean that the site-coverage maximum required in individual zones would be respected? For example, in the R1B zone, a maximum site coverage is 40%. In some areas, it is 25%. Would those limits hold?

Thank you,

S. 22

Ministry of Municipal Affairs and Housing

No. B19-04
December 12, 2019

Changes to the BC Building Code for Secondary Suites

The Province of British Columbia is working to remove barriers to the creation of more affordable housing including secondary suites. Previously, secondary suites could only be built in single detached homes and could not exceed a certain size. Effective December 12, 2019, the BC Building Code will allow the construction of new secondary suites in more types of houses, such as duplexes and row housing. Size restrictions for secondary suites have also been removed. This will provide local governments with more options for land use planning.

This bulletin provides further information about Revision 2 of the BC Building Code 2018 (BC Code) for the design and construction of new secondary suites in more building types. Local governments are encouraged to share this information with local builders and property owners.

Background

Allowing the construction of secondary suites in more building types helps to create more affordable housing units while still providing an acceptable level of health and fire safety to occupants. Secondary suites help provide more affordable housing options by expanding a community's rental stock. By making more efficient use of land and infrastructure, secondary suites facilitate low-impact densification that supports community vitality and sustainability. Secondary suites can be integrated within mature neighbourhoods with limited visual impact on the street, which helps communities retain neighbourhood character while providing more options for rental housing.

The BC Code historically limited the size of secondary suites and only permitted them in single detached houses. Land use bylaws were often based on these requirements. Mid-cycle revisions to the BC Code increase the options for the design and construction of new secondary suites in a wider range of building types and remove the restrictions on size.

The introduction of new requirements for the design and construction of secondary suites in the BC Code does not allow owners to contravene existing land use bylaws. The changes only provide acceptable design and construction solutions of a technical nature.

Local governments are encouraged to review their bylaws to determine if the BC Code changes will have any impacts. Local governments may wish to amend their bylaws to remove any previous code references or if they decide to permit secondary suites in more building types.

Changes to the BC Building Code 2018

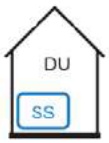
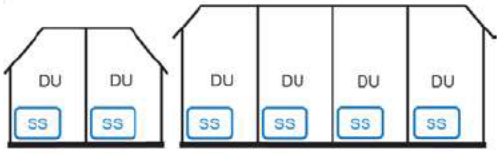
The BC Code **previously** defined a *secondary suite* as "a *dwelling unit*

- having a total floor space of not more than 90 m² in area,
- having a floor space less than 40% of the habitable space of the *building*,
- located within a *building* of *residential occupancy* containing only one other *dwelling unit*, and
- located in and part of a *building* which is a single real estate entity."

The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. For further information, contact the Building and Safety Standards Branch.

The approved mid-cycle revision **discontinues the prescribed floor space amounts and percentage distribution**. The BC Code does not require the building owner to occupy either of the units, but the two units must be a single real estate entity.

Comparison of Changes

Provision	Previous BC Code 2018	BC Code 2018 Revision 2 Change
Total floor area of the secondary suite	A secondary suite shall have a total floor space of not more than 90 m² in area.	**No limit** to floor space of a secondary suite.
Percentage distribution of the floor space of the secondary suite to the habitable space of the building	A secondary suite shall have a floor space less than 40% of the habitable space of the building.	**No limit** to the percentage distribution of the secondary suite to the habitable space of the building.
Building type where secondary suites are permitted	A secondary suite shall be located within a building of residential occupancy containing only one other dwelling unit. 	The building may contain other dwelling units or occupancies that are horizontally adjacent; they may not be located above or below each other. 
Real estate entity	A secondary suite shall be located in, and part of, a building which is a single real estate entity.	**No change**: the secondary suite and the other dwelling unit in the house constitute a single real estate entity; the secondary suite may not be separately strata-titled or otherwise subdivided from the other dwelling unit.

The **new** definition states that a *secondary suite* means "a self-contained *dwelling unit* located within a *building* or portion of a *building:*

- completely separated from other parts of the *building* by a vertical *fire separation* that has a *fire-resistance rating* of not less than 1 hour and extends from the ground or lowermost assembly continuously through or adjacent to all *storeys* and spaces including *service spaces* of the separated portions,
- of only *residential occupancy* that contains only one other *dwelling unit* and common spaces, and
- where both *dwelling units* constitute a single real estate entity."

The change adopts and adapts permissions in the National Building Code to **allow construction of secondary suites in a building that may contain more than one dwelling unit or other occupancy.** These permissions are limited and only apply where a dwelling unit and its secondary suite are completely separated from other parts of the building with continuous vertical fire-rated construction. These permissions do not allow

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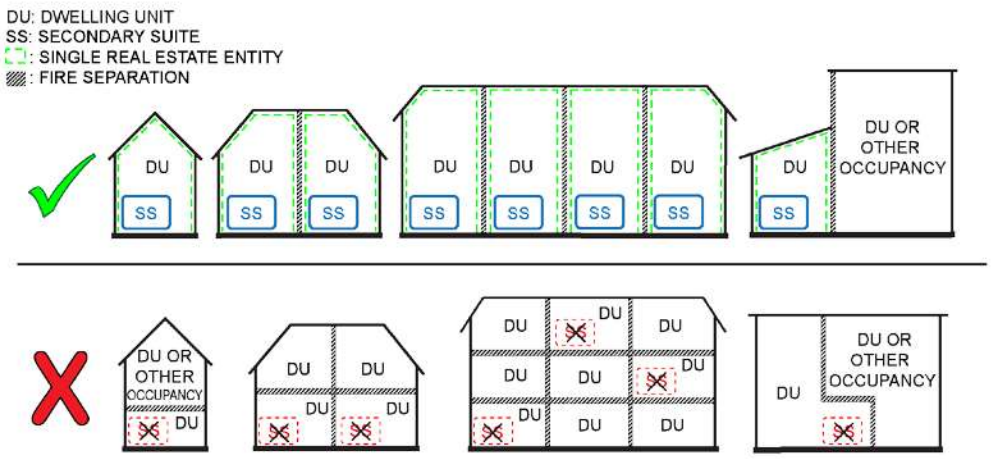
secondary suites to be constructed in dwelling units that are above or below multiple dwelling units or other occupancies.

Examples where secondary suites are now permitted include side-by-side duplexes and row houses where a vertical fire separation separates the secondary suite from the remainder of the building.

Examples where secondary suites are not permitted are up/down duplexes and apartment buildings where dwelling units are above or below other dwelling units.

Figure 1: Examples of permissible and non-permissible secondary suites



Resources

The new BC Code definition of "secondary suite" is included in the Appendix to this bulletin.

More Information

Technical Bulletin B19-05 provides information about the Revision 2 changes to the BC Code for the design and construction of new secondary suites.

Please direct any questions about land use bylaws to:

Ministry of Municipal Affairs and Housing
Planning and Land Use Management Branch
Telephone: 250-387-3394
Email: PLUM@gov.bc.ca

Please direct any questions about technical code requirements to:

Ministry of Municipal Affairs and Housing
Building and Safety Standards Branch
Telephone: 250-387-3133
Email: Building.Safety@gov.bc.ca

The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. For further information, contact the Building and Safety Standards Branch.

Appendix: Definition of "Secondary Suite" (from BC Building Code 2018 Revision 2)

Secondary suite means a self-contained *dwelling unit* located within a *building* or portion of a *building*

- completely separated from other parts of the *building* by a vertical *fire separation* that has a *fire-resistance rating* of not less than 1 h and extends from the ground or lowermost assembly continuously through or adjacent to all *storeys* and spaces including *service spaces* of the separated portions,
- of only *residential occupancy* that contains only one other *dwelling unit* and common spaces, and
- where both *dwelling units* constitute a single real estate entity.

(See Note A-1.4.1.2.(1) of Division B.)

A-1.4.1.2.(1) Defined Terms.

Secondary Suite
A secondary suite is a self-contained dwelling unit that is part of a house containing not more than two dwelling units (including the secondary suite) and any common spaces such as common storage, common service rooms, common laundry facilities or common areas used for egress. Secondary suites are typically created within an existing single dwelling building (house) either constructed as an addition or an alteration to an existing house or incorporated during the construction of a new house. A secondary suite may have more than one storey and may be on the same level as the other dwelling unit of the house or be above or below it.

Examples of buildings where secondary suites are permitted include individual detached houses, or where the secondary suite is located in a portion of a building, semi-detached houses (half of a double and also known as a side-by-side) and row houses where a vertical fire separation separates the portion from the remainder of the building.

Where a building has multiple vertically separated occupancies, the secondary suite can only be created in a vertically separated portion of the building that is of residential occupancy. A vertical fire separation that extends continuously through all crawlspaces, storeys and attic spaces of the building is required to vertically separate portions of a building. Apartment buildings have dwelling units above and below others that share a horizontal assembly and are therefore not permitted to have secondary suites. Figure A-1.4.1.2.(1)-C shows building types where secondary suites are permitted as well as building types where other dwelling units or other occupancies are located above or below such that secondary suites are not permitted.

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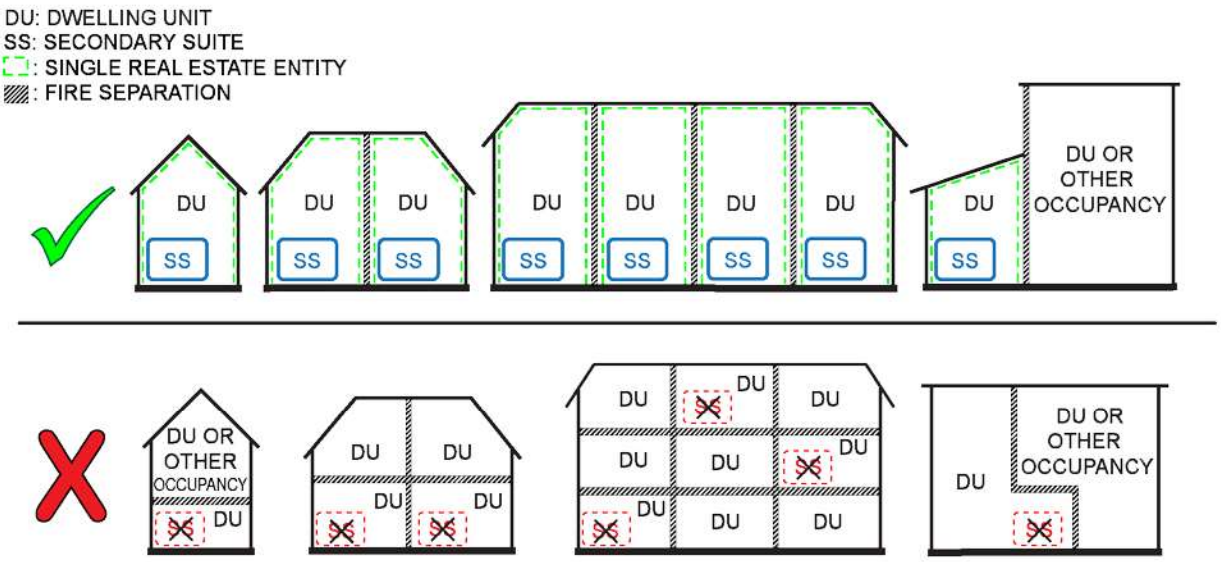


Figure A-1.4.1.2.(1)-C
Building Types where Secondary Suites are Permitted

Neither the secondary suite nor the other dwelling unit in a house can be strata-titled or otherwise subdivided from the remainder of the house under provincial or territorial legislation. This means that both dwelling units are registered under the same title.

The contents of this Bulletin are not intended to be provided as legal advice and should not be relied upon as legal advice. For further information, contact the Building and Safety Standards Branch.

PATHFINDER
4WD
SL

Malcolm Maclean

Subject: FW: Missing middle housing proposal.
Attachments: b19-04_info_lgs_secondary_suite_code_changes_2019_12_13.pdf; 38 40 Oswego New.jpg

From: S. 22
Sent: February 15, 2022 12:51 PM
To: Engagement-External <engage@victoria.ca>
Subject: Missing middle housing proposal.

Good afternoon team,

As you may know, I have been brainstorming how to most quickly and effectively address the 'Missing Middle' housing crunch in Victoria since the program's inception. I went so far with ideas that I even created, possibly the first, non-STRATA duplex, using Dec 2019 building code amendments (attached) under Single-Family zoning requirements to avoid 3 years of bureaucracy.

Stressful, but the project turned out well, and I now house two additional families in a highly desirable area of Victoria with reasonable rents given the optimal use of land without STRATAfication.

I have not attended recent meetings on the Missing Middle, but I do know that it is focused on reducing the bureaucracy of STRATAfication, with consideration of blanket rezoning, which is actually a double edged sword for Single Family Home land values in the City of Victoria (STRATA land values are currently 45% higher than their non-STRATA siblings).

This past week, through a Property Assessment Review Panel (PARP), I walked the (BC Finance Minister assigned) team and BCAssessment through the construction of a duplex in an attempt to advertise to the masses (through BC Assessment) that building a duplex is not a lost cause (currently sitting at - 400K investment given there were no comparables, at all).

This brings me to a point that I did not wish to address with the PARP, given your team's ongoing efforts. I know that non-STRATA duplexes are not even on the radar of the City of Victoria wrt Missing-Middle, but what if they were?

In the attached three (BC Assessment) properties, I propose that there is a way to incentivize achieving Missing Middle housing at no cost to the city of Victoria (matter of fact, an increase in revenue) without ballooning Single Family home property values through blanket assignments.

If we simply recognize non-STRATA multi-family (freehold) lots at say an increased value of 25% (compared to 45% increase in STRATA), builders may be able to make a dollar or two through build-sell or through rentals. The land use is much improved from the pre-construction Single Family Home occupancy to two families enjoying the lands. For basement/smaller suites, perhaps 10% markup to land values if suite occupants are entitled to a yard etc.

I personally would not mind paying the resulting increased taxes for our lot at 38 Oswego if the increases were applied uniformly around the city. We offer twice the land usability compared to our neighbours but we are not STRATA.

Just a weird thought I came up with this morning as we try to reduce displayed loss on BC Assessment given the cost of building a non-STRATA side-by-side duplex. We still, in no way, regret our decision to go non-STRATA as we probably would not have even been to council yet had we chosen the other direction. Oddly, we had never intended to sell the second half anyway, so either way we would have retained full control, only now without STRATA formality.

Let me know if you need more help in the shop, I am looking for a new job after 25 years in the Royal Canadian Navy, 15 years of which I had intimately studied (and built) Esquimalt and Victoria real estate.

Cheers,

S. 22

38 OSWEGO ST VICTORIA V8V 2A6

Area-Jurisdiction-Roll: 01-234-02-127-010

Favourite Compare Print

Total value $1,907,000

2022 assessment as of July 1, 2021

Land	$1,122,000
Buildings	$785,000
Previous year value	$887,000
Land	$887,000
Buildings	$0

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

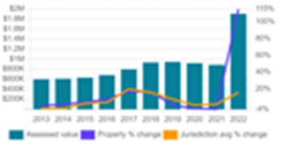
Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property value history

2022	+115%	$1,907,000
2021	-4%	$887,000
2020	-3%	$921,200
2019	+1%	$946,200
2018	+17%	$934,000

Property value and City of Victoria jurisdiction change



Property information Are the property details correct?

Year built	2021
Description	Improvement Unclassified
Bedrooms	3
Baths	3
Carports	
Garages	
Land size	50 x 103 Ft
First floor area	746
Second floor area	682
Basement finish area	
Strata area	

Legal description and parcel ID

Lot 19 Block 2 Plan VIP5130 Land District 57 BECKLEY FARM

PID: 004-012-933

Non-STRATA Duplex

Land value - 217.86/SqFt

This lot will always continue to be enjoyed by two families with the existing, new, non-STRATA side-by-side duplex.

Should land value, always based on optimal land use, continue to be 45% less than equivalent sized STRATA land & accompanying restrictions?

The only difference - This parcel of land is owned, managed, and maintained by a single owner, resulting in less conflict.

Two families enjoy the property.

18 OSWEGO ST VICTORIA V8V 2A6

Area-Jurisdiction-Roll: 01-234-02-127-013

Favourite Compare Print

Total value $2,145,000

2022 assessment as of July 1, 2021

Land	$1,165,000
Buildings	$980,000
Previous year value	$1,713,000
Land	$921,000
Buildings	$792,000

Questions about this property assessment? Visit our Property assessment FAQ or Contact us if you have questions.

Visit our BC Assessment interactive market trends maps for assessed value changes in your area, and our Property tax page to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's Data Services

Property value history

2022	+25%	$2,145,000
2021	0%	$1,713,000
2020	+1%	$1,714,000
2019	+4%	$1,704,000
2018	+26%	$1,645,000

Property value and City of Victoria jurisdiction change

Property information Are the property details correct?

Year built	2006
Description	2 STY house - Semi-Custom
Bedrooms	5
Baths	6
Carports	
Garages	G
Land size	50 x 103 Ft
First floor area	1,556
Second floor area	1,452
Basement finish area	990
Strata area	

Legal description and parcel ID

Lot 16 Block 2 Plan VIP5130 Land District 57 SEC BF

PID: 003-580-874

Single Family

Land value - 226.21/SqFt

45% less land value than the adjacent / equivalent lot at 21/23 Pilot. This lot will only continue to be enjoyed by one family. The redution makes sense.

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Ottawa ON
K1Z 5N4

Malcolm Maclean

Subject: FW: Missing Middle Housing

-----Original Message-----
From: S. 22
Sent: March 18, 2022 11:09 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Missing Middle Housing

Hi Malcolm,
Thanks for the information. We'll try to keep up with the process, and participate with the public hearing.

All the best,
S. 22

> On Mar 17, 2022, at 9:52 AM, Malcolm Maclean <mmaclean@victoria.ca> wrote:
>
> Hello S. 22
>
> Thank you for your email. The survey for the second phase of engagement on the Missing Middle housing initiative has closed. It was open from October to November 2021. Earlier public engagement opportunities took place from September to October 2020.
>
> Staff are preparing a report on the Missing Middle housing initiative for Council's consideration, which is expected to be considered in May. If Council provides direction for staff to prepare zoning and other amendment bylaws, and meets again to send them to a public hearing, this will provide another opportunity for public input where Council can consider further input from the community before making any final decisions.
>
> You may also email Council directly at mayorandcouncil@victoria.ca
>
> More information about the project is available at
> https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fenga
> ge.victoria.ca%2Fmissing-middle-housing&data=04%7C01%7Cmmaclean%40
> victoria.ca%7Cf133d85c60654d01452c08da090a6464%7Cd7098116c6e84d2a89eed
> b15b6c23375%7C0%7C0%7C637832237483721181%7CUnknown%7CTWFpbGZsb3d8eyJWI
> joiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&a
> mp;sdata=b7KfsHWArTP6on0AFoT%2B4wUgkS0Gi4jMbOR5b669oGI%3D&reserved
> =0
>
> Thank you,
>
> Malcolm MacLean
> Pronouns: he, him, his
> Community Planner
> Sustainable Planning and Community Development City of Victoria
> 1 Centennial Square, Victoria BC V8W 1P6 T 250.361.0538
>

> The City of Victoria is located on the homelands of the Songhees and Esquimalt People.
>
>
> -----Original Message-----
> From: S. 22
> Sent: March 16, 2022 5:46 PM
> To: Engagement-External <engage@victoria.ca>
> Subject: Registration, Missing Middle Housing survey
>
> Hello,
>
> We're trying to register to participate in the Middle Missing Housing survey, but registration won't go through. Chrome, Firefox and Safari aren't working (filled out, hit register, nothing happens). Any tricks here?
>
> Thanks much,
S. 22

Malcolm Maclean

Subject: FW: Missing Middle

From: S. 22
Sent: April 14, 2022 4:03 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Missing Middle

Hi Malcolm,
What's the current and next step with MM?
Thanks,
S. 22

On Mon, Oct 4, 2021 at 17:38 Malcolm Maclean <mmaclean@victoria.ca> wrote:

> Hi S. 22
>
> There are a few changes that could come from the Missing Middle Initiative, and we are just about to launch an online survey and various engagement events to get feedback on all of this, including a webinar next week:
>
> - **Missing middle zoning:** Council could chose to approve zoning changes that would allow missing middle housing forms (for emerging concepts see pages 6-9 of this staff report) on properties within the City's Traditional Residential areas (see Map 2 – page 37 of our Official Community Plan). Only Council can approve zoning changes.
>
> - **Missing Middle Design Guidelines:** Council could also approve an amendment to the Official Community Plan that would require all new missing middle housing in Traditional Residential areas to secure a Development Permit by demonstrating compliance with Council-adopted design guidelines for ground-oriented housing – here's a proposed set of design guidelines that would guide missing middle Development Permit applications. They have some updates but are based on the guidelines that currently apply in Fairfield as a product of their recent neighbourhood plan. Development Permits are often approved by Council, however Council can also delegate approval of Development Permits to staff. For instance, in Victoria, Council has delegated approval of Development Permits for Garden Suites, development in the Rock Bay area, and some parking variances.
>
> - **Missing Middle Policy**: This policy document would be approved by Council to guide evaluation of rezoning applications - e.g. if someone proposes to do something different from what would be allowed by the missing middle zoning mentioned above; or, if Council does not approve broad zoning changes at the end of this initiative, then prospective builders of missing middle housing will continue needing to navigate the rezoning process and this policy would provide a basis for evaluating their applications. Council would approve this policy before staff would reference it when bringing forward rezoning applications, which only Council can approve.
>
> - **Official Community Plan amendments**: Some changes to the Official Community Plan would be needed to facilitate and align with all the above (i.e. the forms of missing middle housing described in the above-linked

staff report, establish the Development Permit requirement, align with and reference the missing middle policy). Only Council can approve these amendments, following consultation.

Kind regards,

Malcolm

From: S. 22
Sent: October 1, 2021 4:02 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Missing Middle

Hi Malcolm,

Long time no email. I have a quick question for you. How would a Missing Middle policy be enacted legislatively? Can staff/City Hall amend the zoning bylaws as of right to allow for higher density of SF lots, or does this kind of change require a vote by City Council?

Thanks,

S. 22

On Tue, Feb 25, 2020 at 1:00 PM Malcolm Maclean <mmaclean@victoria.ca> wrote:

> Hi S. 22
>
> Happy to chat in person/phone/email. Would meeting during the day in or near City Hall work for you?
>
> Here's the webpage for the Missing Middle Housing initiative. In the related documents section, you'll find the staff report we presented to Committee of the Whole on November 21st. In case it's of interest, here's the COTW agenda page where you can watch the webcast of that presentation and ensuing discussion amongst Council (click on item F.1 and it should skip the video forward to that point).

At this stage, we're just preparing to begin some early engagement – an online survey is forthcoming that will include some Missing Middle related questions to inform our drafting work.

Best,

Malcolm MacLean

Community Planner

Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0538

From: S. 22
Sent: February 25, 2020 12:37 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Missing Middle

Hi Malcolm,

I'm interested in learning more about the Missing Middle work you are doing. I'd like to sit down and chat if you're amenable to that. In the meantime, do you suggest any reading material on the subject?

Regards,

S. 22

--
Sent from my phone.

Malcolm Maclean

Subject: FW: Missing middle report

From: S. 22
Sent: March 30, 2022 5:28 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Fwd: Missing middle report

Missing middle public hearing?
Thanks
S. 22

Begin forwarded message:

From: Andrea Hudson <AHudson@victoria.ca>
Subject: RE: Missing middle report
Date: April 19, 2021 at 1:18:36 PM PDT
To: S. 22
Cc: Karen Hoese <KHoese@victoria.ca>, Colleen Mycroft <cmycroft@victoria.ca>, Malcolm Maclean <mmaclean@victoria.ca>

Hi S. 22

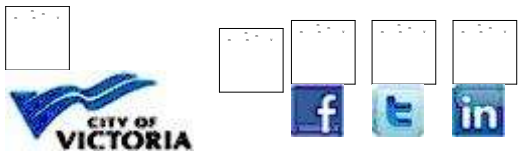
Staff are aiming for a report to Council on the Missing Middle project in the coming months (early summer is our target). At this time, I'm not able to provide a more specific date as we are in the process of analyzing various missing middle housing types, site requirements and economic feasibility, to help inform our policy recommendations to Council before we take out for public consultation.

I've copied Malcolm MacLean, Community Planner who is leading this work. Please feel free to keep in touch with Malcolm for any updates.

Sincerely, Andrea

Andrea Hudson, MCIP RPP
Assistant Director, Community Planning
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0555 **F** 250.361.0557



-----Original Message-----
From: Lisa Helps (Mayor) <LHelps@victoria.ca>
Sent: April 17, 2021 10:39 PM
To: S. 22
Cc: Colleen Mycroft <cmycroft@victoria.ca>
Subject: Re: Missing middle report

Colleen can connect you with our planning department so they can let you know when they plan to bring this report to Council.

--
Lisa Helps, City of Victoria Mayor
Lekwungen Territory
250-661-2708
https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.lisahelpsvictoria.ca%2F&data=04%7C01%7CAHudson%40victoria.ca%7Cd8a39683c9f5474892c508d9035d34ce%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637544521116803835%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=LRJ7oMvzFn82PiBxXoFnGGxWnwZSCVC3T108GOBwQVs%3D&reserved=0

“It is not an either / or world. It is a real world.” – Rachel Naomi Remen, M.D., Kitchen Table Wisdom: Stories That Heal

On 2021-04-16, 6:03 PM, " S. 22 wrote:

> Dear Mayor Helps,
> Missing Middle Report to Council?
> Many thanks
S. 22

Malcolm Maclean

Subject: FW: Missing Middle update

From: NAC <nag@quadravillagecc.com>
Sent: March 14, 2022 12:49 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Missing Middle update

Hello Malcolm,

Could you please give an update of where the Missing Middle initiative is at?

I am also wondering if it would be possible for you to give an update at our meeting April 19th 7pm.

Thanks,

Rowena Locklin (she/her)
Hillside Quadra Neighbourhood Action Committee

Malcolm Maclean

Subject: FW: Re missing middle: FW: Vancouver's Big, Promising Step on Affordable Housing | The Tyee

From: S. 22
Sent: February 7, 2022 11:41 AM
To: Councillors <Councillors@victoria.ca>
Cc: S. 22
S. 22 Malcolm Maclean <mmaclean@victoria.ca>;
S. 22
Subject: Re missing middle: FW: Vancouver's Big, Promising Step on Affordable Housing | The Tyee

Dear Council,

You should have City Planning staff involved in preparing the report on missing middle take a look at Vancouver's "Making Home" proposal to supply missing middle housing that is affordable and "has features to blunt spiralling land cost inflation" in Victoria. (Please see attached link)

In addition Council should take into account other large projects for missing middle in the region like Saanich's Uptown development for 10,000 homes over 20 years and Metchosin's Royal Beach development of 4,000 units over the next six years. Residents of Victoria question the need for widescale demovictions, unpredictable disruptions, loss of vegetative and canopy cover and the removal of the public approval process especially if they will not produce affordable housing. A regional approach would make more sense.

Council should have staff prepare a missing middle report taking these factors into consideration along the lines suggested in our joint letter recently posted to you by Steve New.

[Vancouver's Big, Promising Step on Affordable Housing | The Tyee]

Council approved a version of the Making HOME proposal that, thankfully, has features to blunt spiralling land cost inflation.

https://thetyee.ca/Analysis/2022/02/01/Vancouvers-Big-Promising-Affordable-Housing-Step/

Malcolm Maclean

From: Elizabeth Skelly <elizabeth@expansionproperties.com>
Sent: March 23, 2022 9:24 AM
To: Malcolm Maclean
Cc: Cole Skelly
Subject: Re: Missing middle workshop

Ok thanks Malcolm.

Thank you,

Elizabeth Skelly

"If you're not expanding, you're contracting."

www.expansionproperties.com

EXPANSION PROPERTIES
BUILDING FOR YOUR FUTURE

From: Malcolm Maclean <mmaclean@victoria.ca>
Date: Wednesday, March 23, 2022 at 8:27 AM
To: Elizabeth Skelly <elizabeth@expansionproperties.com>
Cc: Cole Skelly <cole@expansionproperties.com>
Subject: RE: Missing middle workshop

Hi Elizabeth,

We are continuing to progress as quickly as possible through the additional analysis associated with considerations raised through the last round of engagement. We are working toward getting a report back to Council as soon as possible summarizing the outcomes of this and seeking direction on any bylaw amendments Council wants to consider. We continue to have a view to bringing that report later this spring.

If you haven't already, I'd encourage you to subscribe for project updates using the sidebar at the bottom right of our Have Your Say page. We anticipate sending a notification through this email list when more information is available.

All the best,
Malcolm

From: Elizabeth Skelly <elizabeth@expansionproperties.com>
Sent: March 23, 2022 8:12 AM

To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: Cole Skelly <cole@expansionproperties.com>
Subject: Re: Missing middle workshop

Hi Malcolm,

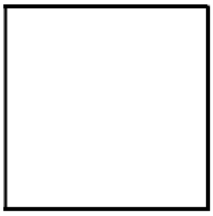
Hope this email finds you well. I'm writing to inquire about progress made with the missing middle initiative. I attended the workshop in November, but haven't heard anything since....in talking with other attendees, we are anxious for an update and hopeful that there has been some forward movement.

Thank you,

Elizabeth Skelly

"If you're not expanding, you're contracting."

www.expansionproperties.com



Sent from my iPhone

> On Apr 6, 2020, at 1:50 PM, Malcolm Maclean <mmaclean@victoria.ca> wrote:
>
> Hi Elizabeth,
>
> Thanks for getting in touch with this reply. In light of the pandemic, we are reprioritizing and rethinking our engagement approaches. I certainly anticipate re-engaging with stakeholders from the development community when the time is right. In the meantime, please feel free to send along any notes whenever they're ready.
>
> Best,
> Malcolm

From: Elizabeth Milder <elizabeth@expansionproperties.com>
Sent: March 17, 2020 10:51 AM
To: Malcolm Maclean <mmaclean@victoria.ca>
Cc: Cole Skelly <cole@expansionproperties.com>
Subject: Re: Missing middle workshop

Hey Malcolm,

Hope this note finds you well.

I'm finalizing these notes to send to you - we ran into a current problem with a permit issuance that I wanted to include as well for illustrative purposes.

In a conversation with Rus yesterday from Zebra Design, he mentioned Friday's workshop was unfortunately not well attended. I was very disappointed to hear this, but am wondering in light of that, is there any plan to schedule another workshop? Of course, when the current craziness subsides....

Hope this email finds you well!

Thank you,

Elizabeth Milder

"If you're not expanding, you're contracting."

https://can01.safelinks.protection.outlook.com/?url=www.expansionproperties.com&data=02%7C01%7Cmmaclean%40victoria.ca%7Cabc851d6905e47ecea9508d7ca9bd59e%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637200642968457383&sdata=80bNq6OhZj55u%2BoYH6cqaNg3sZ28peJuYIjM9LhxpuM%3D&reserved=0

Sent from my iPhone

> On Mar 9, 2020, at 12:43 PM, Malcolm Maclean <mmaclean@victoria.ca> wrote:
>
> Hi Elizabeth,
>
> Thanks for getting in touch, and sorry to hear you can't make it. Feel free to email me any thoughts you'd like to share regarding any/all of the following questions, which will be the main threads of discussion in the workshop:
> 1. Why aren't we seeing more townhouses and houseplexes built in Victoria (even though we have broadly supportive policies in the Official Community Plan)?
> 2. What opportunities are there to make it easier to build these forms of housing in Victoria?
> 3. Council has directed that this initiative be guided by a strong affordability lens. What are the most promising opportunities for this scale of development to contribute to Council priorities regarding affordable housing?
>
> Also, if you'd prefer a more anonymous channel, we will soon launch a "housing choice" survey. This survey will include similar questions relating to the Missing Middle initiative. To get notified when that survey launches, and get project updates, you can subscribe to email updates using the form on the lower right of the project webpage:
https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fengage.victoria.ca%2Fmissing-middle-

housing%2F&data=02%7C01%7Cmmaclean%40victoria.ca%7Cabc851d6905e47ecea9508d7ca9bd59e%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637200642968457383&sdata=Alaq3ICLHelfkT8YnEPcoQoDTsC9x7ry6AtPj4nVMiE%3D&reserved=0
>
> Thanks again,
> Malcolm
>
> -----Original Message-----
> From: Elizabeth Milder <elizabeth@expansionproperties.com>
> Sent: March 9, 2020 11:08 AM
> To: Malcolm Maclean <mmaclean@victoria.ca>
> Cc: Cole Skelly <cole@expansionproperties.com>
> Subject: Missing middle workshop
>
> Hi Malcolm,
>
> I heard about this workshop through UDI. Unfortunately, my partner and I are out of town on March 13th but would be very interested in being a part of the conversation - in fact, we've had to walk away from 2 townhouse development projects in the last 12 months so would definitely have perspective on this.
>
> Please keep us in mind if you do a repeat of this or similar discussions in future.
>
> Thank you for your efforts to help gather the necessary info to help resolve these challenges.
>
> Thank you,
>
> Elizabeth Milder
>
> "If you're not expanding, you're contracting."
>
>
https://can01.safelinks.protection.outlook.com/?url=www.expansionproperties.com&data=02%7C01%7Cmmaclean%40victoria.ca%7Cabc851d6905e47ecea9508d7ca9bd59e%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637200642968457383&sdata=80bNq6OhZj55u%2BoYH6cqaNg3sZ28peJuYIjM9LhxpuM%3D&reserved=0
>
> Sent from my iPhone

Malcolm Maclean

Subject: FW: Missing middle

-----Original Message-----
From: S. 22
Sent: April 11, 2022 7:04 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Missing middle

Greetings Malcom, any updates on the missing middle housing initiative? it has been some time since there has been anything in the news or on the website. Where are we at?

I'm hoping there is enough pressure and incentives from provincial and federal levels to help the housing situation here and bring about some options.

cheers,
S. 22

Sent from my iPhone

> On Sep 22, 2021, at 3:00 PM, Malcolm Maclean <mmaclean@victoria.ca> wrote:
>
> Hi S. 22
>
> Great questions. Thanks for getting in touch. We have been thinking carefully about both of these topics (i.e. secondary and garden suites together, and small lot subdivisions).
>
> Regarding secondary suites and garden suites:
> With nearly half of the city's urban forest occurring on private land, we must think carefully about the impact of allowing more buildings in the back yards on our overall urban forest. We also heard through early engagement that people place great importance on finding housing with usable outdoor space. These are key reasons we're thinking about allowing more housing in ways that maintain the pattern of buildings near the street and green, usable backyards behind. This could be something like a duplex up to a sixplex where a house (with or without a suite) currently sits, or a couple of lots on the corner of a block becoming townhouses. There's one exception where we're considering zoning that would allow construction of a new building in the backyard in addition to multiple suites or units in the existing street-fronting building; this would be allowed if someone was protecting a building with heritage merit through a new heritage designation.
>
> Regarding small lot subdivisions:
> The rationale is much the same; these are often created as construction in the back yards, compromising usable outdoor space, space for the root zones of large canopy trees, and creating additional curb cuts that reduce on-street parking spaces and the root zones for street trees. Although they can create one new housing unit, these are often done on corners, where townhouses could otherwise create a greater net gain of housing, which may cost slightly less than the new small lot house would, and would only need a single curb cut.
>
> We're aiming to launch the next round of engagement in October. This will include much more info summarizing the emerging concepts for zoning and an online survey will asks for your feedback on these ideas, as well as many other

considerations. I'd encourage you to visit the project website (https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fengage.victoria.ca%2Fmissing-middle-housing&data=04%7C01%7Cmmaclean%40victoria.ca%7Cecb853802211469963bf08da1c28c931%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637853258744747133%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=TAd4zourV32MEo38ciqRZLNhQ6uav1abQZlhMiyHHQQ%3D&reserved=0) to subscribe for project updates; just scroll to the bottom and you'll see the form on the right.

> Best,
> Malcolm
>
> -----Original Message-----
> From: S. 22
> Sent: September 22, 2021 1:00 PM
> To: Malcolm Maclean <mmaclean@victoria.ca>
> Subject: Missing middle
>
> Hello Malcom, I heard you are the researcher for the missing middle study.
>
> Just a quick bit of feedback. Has the city considered allowing a homeowner to have both a basement suite and garden suite at the same time? Perhaps especially on plus size lots? I think there would be a lot more people building garden suites if this was the case. Currently the costs of building one is very high but if one was allowed to rent two units out it would suddenly make a lot more financial sense and get the city some needed density.
>
> Also has there been any consideration to allow subdivision on smaller lots? Currently you need a big chunk of land to do it but there are a lot of lots that could likely accommodate an additional smaller house if subdivision was possible.
>
>
> Thanks!
>
S. 22

Malcolm Maclean

Subject: FW: Questions concerning land lift calculation and the speeding up of the building approval process

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From S. 22
Sent: February 10, 2022 2:38 PM
To: Malcolm Maclean <mmaclean@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>
Cc: S. 22
S. 22
Subject: Questions concerning land lift calculation and the speeding up of the building approval process

Dear Malcolm,

Thank you for your information on land lifts. I am glad that City Planning is analyzing that factor. But I was disappointed to see in the first Coriolos report that land lift was deemed n/a. What I would like to know is whether the land lift is calculated before or after a sum is deducted for a developer's 'reasonable' profit? If so what is that margin of profit above which land lift is calculated? The reason I ask is that Gene Miller recently wrote an article in *Focus* in which he argues that densification will not bring about affordability. The greedy and the needy: lessons in unreal estate - Development and architecture - Focus on Victoria . In that article he states that a 25% profit margin is expected by any bank backing a developer.

Secondly, I see that Victoria has now gone digital with a permitting process. Because it has not been reported that I can find, I would like to know whether Victoria was granted money by the Provincial Government to bring about the speeding up of development permits as were many Vancouver municipalities: https://dailyhive.com/vancouver/metro-vancouver-building-approval-processes-online-digital How much is this change to digital permitting expected to speed up the permit process?

Thanks for your prompt answers to my questions.

S. 22

Malcolm Maclean

Subject: FW: Question: When will the MMI report be presented to city council?

From: S. 22
Sent: March 8, 2022 9:31 AM
To: Malcolm Maclean <mmaclean@victoria.ca>; S. 22
Subject: Re: Question: When will the MMI report be presented to city council?

Thanks Malcolm for your very quick response.
Our Fernwood association is very interested in learning more about this topic.
The Community Trees Matter Network is. pleased to hear that staff have been collaborating with Parks and the urban forest people.

One recommendation: Establish a pilot project using this blanket zoning in a selected neighbourhood and study its impact on house prices, urban forest and neighbourhoods.

I think that MM housing will eventually be allowed everywhere but it would be preferable to study its impacts locally in light of a climate emergency and a housing crisis. So that the design will be tailored to Victoria's needs and environment.

Thanks again,
S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: March 8, 2022 8:23 AM
To: S. 22
Subject: RE: Question: When will the MMI report be presented to city council?

Hi S. 22

Our report is not yet complete – we are still in the process of doing additional analysis, guided by what we heard through the last round of engagement, all to help us prepare that report. It will be later this spring that we're able to present to Council – the timing could still change, but we're currently projecting it is at least six weeks away.

All the best,
Malcolm

From: S. 22
Sent: March 7, 2022 1:51 PM
To: Malcolm Maclean <mmaclean@victoria.ca>
Subject: Re: Question: When will the MMI report be presented to city council?

Hi Malcolm,

I understand that your report is complete. When do you plan to present it to the council and mayor?
Thanks for getting back to me previously and I look forward to hearing all the details.
All the best,
S. 22

From: Malcolm Maclean <mmaclean@victoria.ca>
Sent: February 2, 2022 9:58 AM
To: S. 22
Cc: Community Planning email inquiries <CommunityPlanning@victoria.ca>
Subject: RE: Question regarding missing middle housing

Hi S. 22

Sorry for my delayed response. The approaches to zoning for missing middle housing we engaged on this fall would generally not permit double row townhouses. This is because the vision for townhouses is to ensure a large enough minimum distance between the front or back of a townhouse unit and the adjacent lot line that would avoid overlook into an adjacent backyard. It also helps ensure enough space on the site for tree planting – especially for at least one large canopy tree to grow.

The Draft Missing Middle Housing Policy would continue to guide the City's consideration of rezoning applications where someone is proposing to build a form that's different from the forms that would be allowed through City-initiated zoning changes. Here's a relevant passage from that draft Policy document (top of page 2):

> *This menu of options is not meant to be exhaustive. Other forms of missing middle housing may be considered through a rezoning process, however alternative forms will be evaluated in terms of how effectively they balance the objectives for missing middle housing (see section 2) and associated policies detailed in subsequent sections of this document.*

Best,
Malcolm

From: Community Planning email inquiries <CommunityPlanning@victoria.ca>
Sent: January 11, 2022 2:02 PM
To: S. 22
Cc: Malcolm Maclean <mmaclean@victoria.ca>
Subject: RE: Question regarding missing middle housing

Hello S. 22

I have copied Malcolm on my reply to you. If you are curious of a specific property or area, you may need to speak further with the Planner for that area.

Best,

Justine Wendland
Secretary - Planning

Sustainable Planning and Community Development
Development Services
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
250-361-0382 | developmentservices@victoria.ca

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

From: S. 22
Sent: January 11, 2022 11:05 AM
To: Community Planning email inquiries <CommunityPlanning@victoria.ca>
Subject: Fw: Question regarding missing middle housing

Correction: I spoke with Malcolm MacLean, lead on planning for Missing Middle Housing
S. 22

From: S. 22
Sent: January 11, 2022 9:54 AM
To: communityplanning@victoria.ca <communityplanning@victoria.ca>;S. 22
Subject: Question regarding missing middle housing

Will double row townhouses be allowed if the site permits? Is this considered missing middle?

I spoke to S. 22 previously and I would appreciate if I could have his last name for directed emails.

Thanks, S. 22
S. 22