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From: Homes For Living [REDACTED]
Sent: Friday, July 8, 2022 3:26 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Homes for Living - Support Letter for "Village & Corridor" Planning / Neighbourhood Plans
Attachments: 2022-07-08 - HFL - Village and Corridor Support Letter.pdf

Dear Mayor and Council,

Please find attached HFL's official support letter for the upcoming public hearing regarding the Village & Corridor Plans. Best of luck in the week ahead as you weigh this important decision. If you have any questions feel free to contact us directly.

Sincerely,

The Homes for Living Team

Homes for Living Supports Approving the Village & Corridor Project

Homes for Living strongly supports the Village & Corridor project and hope city council will vote to pass this important housing policy on July 14, 2022. Approving Village & Corridor project will move the city forward, cut into the City's accumulated housing deficit of 4,500 to 6,300 homes (according to City Staff's previous studies on the matter), and add more variety to the city's housing stock.

Though this is a good first step to improving the City's village and corridor network, there are areas of improvement. We hope future phases of this project will focus on:

- Expanding multi-family housing options outside of Fernwood and off Victoria's busiest transportation corridors to include Haultain, Denman, and Richardson. It is important to add multi-family options off busy transportation corridors like Hillside and Bay. While building up major corridors makes sense, we hope the scope of the Village and Corridor work will be expanded to include areas within a 5–10-minute walk of major arterials.
- Encouraging more multi-family housing construction in neighbourhoods adjacent to Village areas currently dominated by unaffordable detached housing. By doing this, the city would increase the land available to non-profit housing providers and create more housing synergies with the City's recently passed Rapid Deployment of Affordable Housing. Ideas which may encourage this could include pre-approved building features such as:
 - Compact, single stair Point Access Blocks.
 - Low or eliminated parking space requirements.
 - Diminished front and side setbacks as well as increased heights in exchange for greener and family friendly shared rear yard space.
 - Encourage more family friendly units by exempting 3rd bedrooms in all areas impacted in the Villages & Corridors policy from FSR limits.
- Allowing more low impact commercial spaces in mixed use and expanded Urban Residential areas such as coffee shops, bakeries, consignment stores etc.

Thank you very much for pursuing a multi-pronged approach to addressing Victoria's housing crisis. By clamping down on Airbnb the city is reducing harmful sources of investor demand. Moreover, by focusing on "Rapid Affordable", "V&C", and the "MMHI" the city is introducing measure to help different segments of the community and families across the income spectrum.

Thank you again for your approach to addressing Victoria's limited housing availability and affordability.

Homes For Living Contact Information:

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[REDACTED]

From: Debra Harwood [REDACTED]
Sent: July 9, 2022 1:55 PM
To: Public Hearings
Subject: comments re plan for Quadra-Hillside

Hello,

I'm a proponent of the plan in terms of equitable housing for all and neighbourhood social hubs. However, the plan places two small urban villages in the most **ill-advised locations** - one along Finlayson - a street that is impassable most days with heavy traffic that has intensified since the opening of Walmart at Hillside - and the other on a blind corner at Tolmie - traffic here speeds in excess down hills from each direction.

The other issue with the plan is the lack of foresight for parking and EV hookups. Parking in these neighbourhoods is beyond capacity - single-family homes now house multiple families with multiple vehicles. Where once a family home had 1 family now upwards of 5-6 individuals can live in a home with that many vehicles on the street. Most streets are impassable & the congestion is unbearable. If you want to plan 'green communities' - improve busing, sidewalks, bike lanes, bike parking/shelters, accessibility, eliminate wood burning as a heat source, approve garden homes, and offer resident-only parking (my street has been denied this for several years now), fees for resident-only parking, etc.

Many improvements to the existing plan are needed.

Much appreciated,

D. Harwood
resident of Quadra-Hillside