

[REDACTED]

From: Cindy Kind <[REDACTED]>
Sent: Thursday, August 4, 2022 6:02 PM
To: Public Hearings
Subject: Re missing middle.

Please do not allow this to go through. I moved into my neighbourhood because it was quaint and felt like a neighbourhood. This will destroy all that I love. I implore you to leave things as status quo.
Cindy Kind.

Sent from my iPhone

[REDACTED]

From: Public Hearings
To: Rob Gordon
Subject: RE: Proposed zoning changes

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

From: Diane Hazell <[REDACTED]>
Sent: August 4, 2022 2:21 PM
To: FOI <FOI@victoria.ca>
Subject: Proposed zoning changes

I believe that neighbourhood meetings and consultations should be held in all areas that will be affected by proposed zoning changes before any decisions are made by council. Important information such as changes in property values, dramatic increases in parking and traffic, and increased police protection due to higher population density should all be addressed and presented at neighbourhood public meetings, in full detail. A referendum should be included on the ballot at the next municipal election.

Diane Hazell
600 Moss St.,
Victoria, BC
V8V 4N6
[REDACTED]

Sent from my iPhone

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, August 4, 2022 4:21 PM
To: Public Hearings
Subject: Fw: Missing middle : NO

From: Dave Nonen <[REDACTED]>
Sent: August 4, 2022 4:18 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Dave <[REDACTED]>
Subject: Missing middle : NO

Cities are dynamic by nature and all change even our Victoria. But the kind of change contemplated by the City of Victoria under the "Missing Middle" proposal will negatively alter the unique and livable character of our neighbourhoods forever.

Some of the changes by this council such as protected bicycle lanes will pave the way to a more sustainable transportation solution. Others like the massed social housing concentrated in the downtown core and Burnside produced difficult challenges for those neighbourhoods. And thankfully absurd proposals like permanent housing on parkland (ie Central Park) never progressed.

Like social housing, the affordable housing issue in Victoria is a regional issue that must be addressed on a regional basis. It is naive and unfair to foist yet another regional problem solely onto Victoria homeowners.

If the City wants more affordable housing other alternatives exist like the rezoning of our "Expo lands" (the light industrial northerly slopes of Government and Douglas) for high density structures. Council could also extend no or low interest loans to existing homeowners to create more secondary suites which have a more gentle impact on existing neighbourhoods.

The Missing Middle proposal is a dangerous and reckless shift in zoning power that will forever alter the wonderfully unique nature of our neighbourhoods and should proceed no further.

Dave Nonen
1166 Chapman Street
Victoria V8v2t6
[REDACTED]

[REDACTED]

From: Grace Golightly <[REDACTED]>
Sent: Thursday, August 4, 2022 10:24 PM
To: Public Hearings; Victoria Mayor and Council
Subject: Re: Missing Middle

Hello,

As one person who had to move to Duncan two years ago, because I could no longer afford rent in the city I had lived in for 20 years,
I am deeply concerned about affordable housing.

Some people living in Duncan (and even Nanaimo) commute to work in Victoria. There is at least one regular commuting worker in my building. Duncan has its own charms, but it has quickly turned into an expensive bedroom suburb of Victoria's.

When I moved in here, two years ago, new tenants were being charged \$1100 for a 2-bedroom suite. Now, the same landlord is charging \$1600 for the same type of suite. A \$500 dollar increase to new tenants, per month, in less than 2 years!

But implementing a blanket rezoning in Victoria will not provide housing for people like me, or my fellow tenant in this building.

It will provide upscale homes for monied people from Vancouver, Alberta and elsewhere who would like to own a home in Victoria.

They may not even live in it for much of the year. Or they may be looking to make a profit by reselling it.

Victoria is looking at greatly increasing its population. But it is not looking at increasing the things that make life pleasant for residents -- parks, swimming pools, skating rinks, or streets lined with beautiful, mature trees.

It baffles me to hear developers claim that building multiplexes on residential city lots will not reduce the tree canopy. There is no way that cutting down mature trees and replacing them with saplings -- any number of saplings -- will replace the canopy that is lost.

That canopy is life-saving during heat domes like the one we just had, and the one last year that killed over 600 people in British Columbia.

Trees cool the air via transpiration as well as by casting shade. Large trees do exponentially more shading and cooling than puny saplings can ever do.

What is really missing in Victoria is not the middle, but the entire bottom of the market.

One development after another is replacing existing affordable rentals with high-end condos and townhouses that the majority of normal residents cannot dream of affording. Building and selling homes to everyone in the world that wants to live here and can afford the high price -- please think long and hard about where that will really take Victoria in 10 or 20 years.

Sincerely,
Grace Golightly

Dear Mayor and City Council,

RE: Zoning Changes and “Missing Middle” program

I am deeply concerned about the Mayor’s and City Council’s plans to push through this program. The proposed changes will cause profound changes to our neighbourhoods and it is being done with little or no input from the citizens of Victoria. You and I both know that the majority of Victorians do not realize or understand that if the council pushes through this proposal, citizens will lose the right to question or have any input into building in their neighbourhoods. The first they will know that the house next door is being replaced by a mega-dwelling of six units will be the morning the bulldozer arrives to knock the present house down.

This Mayor and Council are in the process of pushing this proposal through behind the backs of the citizens of Victoria. We have just gone through two and a half years of a global pandemic. We have suffered in so many ways both physically and mentally. The mental well being of people here in our city and everywhere is at a low ebb. With our vaccination program and a variant that appears to be a milder form of Covid-19, we have all realized how crucial this summer is to start the healing of everyone’s mental health. This is the time to see family and friends that we haven’t been able to see for the last couple of years. The time to get out into nature, to camp with our kids, grandkids and friends. The time to take that trip that we’ve been putting off as the pandemic has shown us how fragile life is. The time to focus on the positive and the treasured people and things in our lives. The time to focus on our personal and loved one’s mental and physical well-being.

And this is the time that the Mayor and City Council has chosen to push through a change that will profoundly affect our city.

This council KNOWS that the citizens of Victoria have their focus elsewhere. The Mayor and City Council knows that Victoria citizens are going to put the well-being of their loved ones first this summer. Victoria citizens are not going to arrange their lives around City Council meetings or spend valuable family and personal time to review a 102 page document filled with buzz words; they are going to take the kids to see the elderly grandparents in Ontario or wherever those loved ones are.

Lastly, does this Mayor and City Council have the moral authority to make such a profound change to our city? A recent survey showed that 82% - yes, 82%!! – have a negative view of this mayor and council (as a whole). This mayor and council does NOT have the moral authority to act on the behalf of the citizens of Victoria.

Yes, changes are needed to add more housing for the “missing middle”. I live on Summit Avenue. The majority of the homes on our street have suites. One homeowner is planning a backyard bungalow. A number of houses are multi-generational. One house is being renovated into a three family dwelling. A co-op townhouse complex is at the top of Summit. A new townhouse complex was built around the corner on Jackson Street a couple of years ago. An older home with multiple rental suites is near the top of Summit. We are not a neighbourhood of NIMBYs!

But we need an open and honest process in changing our beloved neighbourhoods forever. PLEASE do not proceed with this proposal at this time! PLEASE put it aside until the fall and after the election when the citizens of Victoria, after a summer of healing for themselves and their loved ones, can join in an open and honest discussion to plan the necessary changes to our beloved city to ensure that everyone has a home.

Yours sincerely, Jennifer Brown

[REDACTED]

From: Linda Barry [REDACTED]
Sent: Thursday, August 4, 2022 5:25 PM
To: Victoria Mayor and Council; Public Hearings; Stephen Andrew (Councillor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Lisa Helps (Mayor); Sarah Potts (Councillor); Sharmarke Dubow (Councillor); Stephen Andrew (Councillor)
Subject: MMHI - I do not support this initiative, please read
Importance: High

Dear Mayor and Council,

I am writing to express my objection to the Missing Middle Housing Initiative and the approach you are taking.

This last month it was evident from the MNP report on the City of Victoria governance that the majority of people in Victoria strongly disapprove of your performance. Yet you are striving to push through a massive change to the way development is conducted in this city mere months before the election.

You have lost my trust and failed to earn my respect and confidence in your actions while in charge of governing this City.
I do not approve of this proposal/initiative in the slightest.

Linda Barry
Richmond Ave
Victoria, BC

[REDACTED]

From: Madison McDonald <[REDACTED]>
Sent: Thursday, August 4, 2022 6:24 PM
To: Public Hearings
Subject: Fwd:

Dear City Council,

While I believe there are many issues with the Missing Middle initiative, I would like to speak about the Urban Forest.

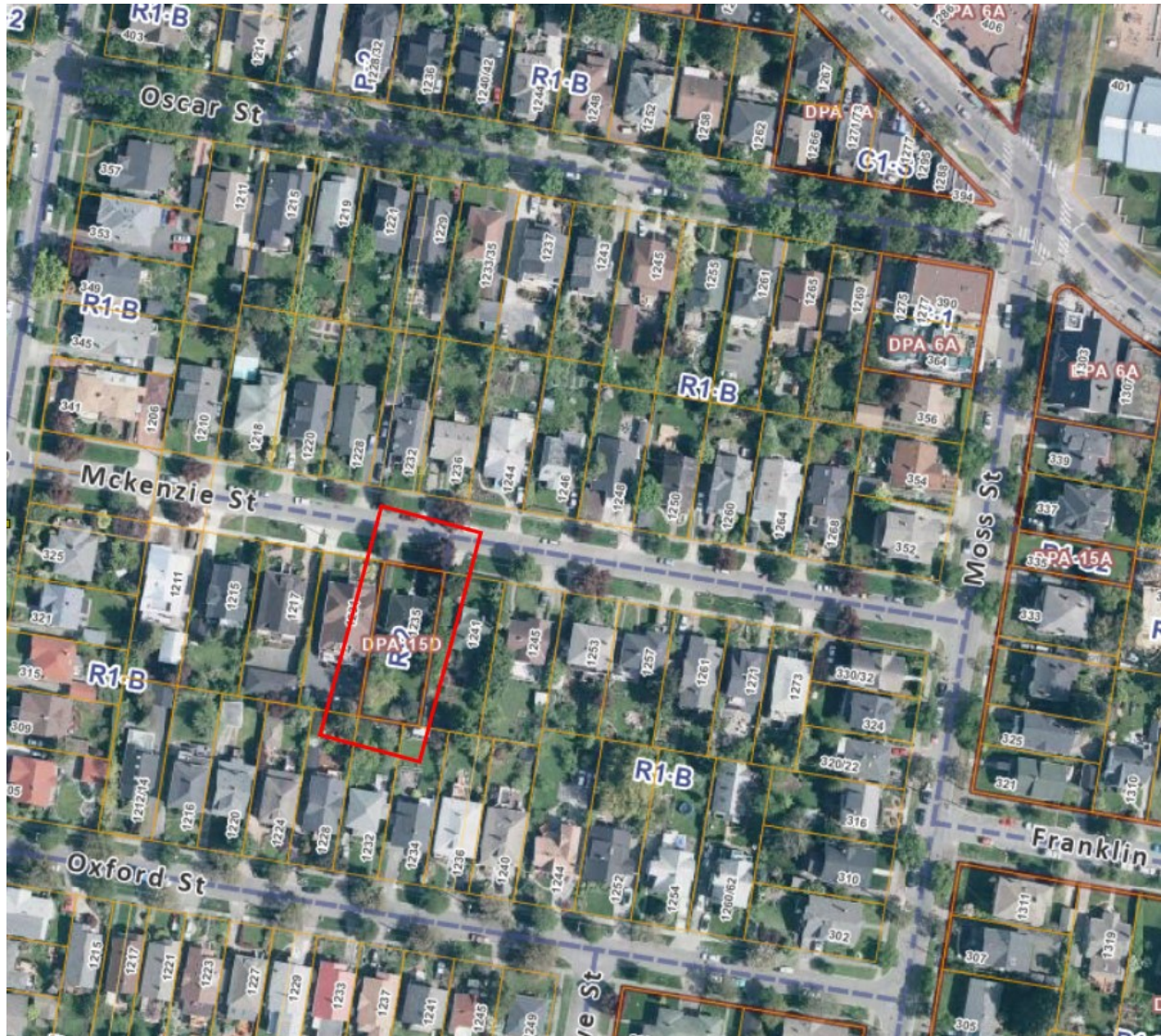
The missing middle initiative claims to support the Urban Forest Master Plan but upon careful review, it is clear that the development which will occur if this motion is passed will result in significant loss of mature trees and greenspace in the city. A substantial portion of the urban forest exists on private land, specifically single-family dwelling lots. Allowing additional housing or redevelopment of these lots will undoubtedly result in the removal of mature trees. It is rare and difficult to retain mature trees throughout construction processes. Although the Tree Protection Bylaw No. 21-035 provides some protection to trees, they may be approved for removal if they are within the building envelope or construction will have a significant enough impact that the likelihood of survival is low.

The missing middle initiative has presented some requirements to “support the urban forest” and I will discuss how they are deficient in the protection and enhancement of the urban forest. There is an open site space minimum of 45% (which I believe has been updated to 40%). While most citizens would likely picture open space as an area with grass, garden beds or trees, it in fact has a very different definition. As defined in Appendix A of the zoning bylaw, Open site space “means that portion of a lot which is landscaped and not occupied or obstructed by any building or portion of building, driveway or parking lot; excluding accessory garden structures, balconies and roof projections.” This means that while still following these regulations, the property owner may add landscaping such as a concrete patio, sheds, decks, pools and fake grass, and these would all count as “open space”.

The requirement for areas that cannot be paved or have above/below ground structures is a mere 6.5% of the lot or 35 square meters, enough area to support one large canopy tree. This area requirement also assumes there is a soil depth of at least 1 meter for adequate soil volume, which is not the case in many areas due to bedrock.

So, a developer who purchases a single-family dwelling lot can put have impermeable surfaces on up to 93.5% of their lot.

The following two images are satellite imagery taken of the site in 2011.



Imagery showing the context of the property within the neighbourhood. R-1B are zoned for single-family dwellings.



Imagery from 2011 demonstrating several trees of various sizes and a large, grassed yard.



Imagery from 2015 demonstrating the removal of all green space and trees to facilitate construction.



Imagery from 2021 demonstrating the property which meets open space requirements but has an obvious lack of greenspace and trees.

Most lots that are zoned for single-family dwellings would fall into the 500 square meters to 899 square meters, meaning to meet tree minimum there would need to be 3 or 4 bylaw protected trees. If the

trees are not currently on the lot, they would need to be planted post construction to meet these minimum requirements, which were created to grow and maintain the urban forest. Based on the minimum of 35 sq meters of unpaved area, there would be space for one large canopy tree. Trying to fit another 2-3 large or medium sized trees will not work with majority of these projects because it is simply not enough space for the roots and canopies to grow. This will result in the applicant paying cash-in-lieu of planting a tree, which does not contribute to the immediate area and will result in a significant net loss of trees on lots which fall under this initiative.

Even where juvenile trees may fit on lots, it is important to remember that a juvenile tree provides very little benefits compared to a mature tree. A newly planted tree will take decades to provide the same habitat, shade, run-off water uptake, reduced heat island effect and carbon uptake that a mature tree provides. While trees mature trees may be “replaced” by young trees at a 1:1 ratio, it must be noted that the benefits are exponentially lower. In times where climate change is occurring at a rapid pace, the removal of existing mature trees must be avoided at all costs.

Sincerely,

Madison McDonald

[REDACTED]

From: Melissa West <[REDACTED]>
Sent: Thursday, August 4, 2022 4:53 PM
To: Public Hearings
Subject: Support for the missing middle policy

I fully support the missing middle policy in hopes this creates more housing that is much needed here in Victoria. Without, I will be forced to moving away to where housing is attainable.

Melissa West

Sent from my iPhone

[REDACTED]

From: R HAMDI [REDACTED]
Sent: Thursday, August 4, 2022 6:28 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Missing Middle Comment - NOT in Favour

To Council/Planners,

I would like to register my opposition to the Missing Middle initiative in the strongest possible terms. This council has overseen the wholesale destruction of too many of our beloved old buildings and greenscapes over the past few years. The City and its cadre of developer friends has relentlessly bulldozed beautiful older housing stock, paved over trees and destroyed much of what attracts people to Victoria in the first place. Stating that you will protect "Heritage Homes" is misleading because only a very small portion of historic homes are designated as heritage. In my own neighbourhood they have been replaced with an increasing number of brutalist constructs which cover entire lots with concrete to house wealthy older couples; nothing sustainable there.

No homeowner is going to provide affordable housing through this initiative. They are going to continue doing what they have done for many years which is update their basements and rent them out at market rate to pay off their exorbitant mortgages. For your information, the current market rate in Victoria for a 1-bedroom apartment is currently \$2,125.00. This is a 25% increase compared to the previous year. **At ANY TIME** during your tenure, you could have done the following:

- Instituted rent controls
- Approached the owners of deserted lots downtown to work with them to create truly affordable rental housing instead of allowing it to further decay
- Require REAL affordable units, not the 10% off \$2,125.00 that developers are asked to provide. Do you truly believe that this constitutes affordability to a young family on minimum wage?
- Placed a moratorium on the building of any new condominiums in Victoria, directing developers to create rental housing only
- Recognize that living where we do (an island, remember?) resources are by definition finite. Not everyone in Canada can move to Victoria; it isn't going to work and as long as you keep building condominiums, wealthy residents of Vancouver and Calgary will continue to snap them up and rent them out for \$2,125.00 per month. Wake up.

On the topic of sustainability, please stop your green washing; it is hypocrisy at it's worst. There is no reason to remove multiple healthy cherry trees or build a 6 story structure that will displace and disrupt the lives of some of our most vulnerable citizens. In my own situation, I have been ordered to remove a large part of my planned apple orchard to create a 20 foot driveway. The average size of driveway in North America measures between 18 and 20 feet. Why is Victoria demanding Hummer sized residential infrastructure when the planet is on fire and what we need desperately are more trees and less vehicles? If you want to make real change, start by updating the antiquated bylaws that are preventing people from fighting climate change in their own homes. We are administered to death in this city and it needs to change.

Your term is almost over. If you want to do something useful, put down your pens and let a new council decide our future. Trying to ram through unpopular initiatives in the dying gasps of a failed administration is absurd and disrespectful to the citizens of this city. I have never been so disgusted by a municipal government in my entire life, all of which has been spent in Greater Victoria.

Sincerely

Rhiannon Hamdi

416 Luxton Avenue

Victoria BC V8V 1C9

[REDACTED]

From: R HAMDI <[REDACTED]>
Sent: Thursday, August 4, 2022 10:38 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Middle Missing Comments - Could Not Wait Any Longer on the Phone

I waited as long as I could to speak via phone. I have to wake up early for work, so please accept my written comments in lieu of the phone.

Thank you for the opportunity to speak tonight. I am a James Bay resident who would like to register my opposition to the Missing Middle initiative in the strongest possible terms. It is an ill conceived notion that needs to be abandoned. I am appalled that this initiative is being rammed down our throats with very little consultation resulting in a wholesale change in resident's relationship to our municipal government.

Over the last two terms, Developers have relentlessly bulldozed historical housing stock, paved over trees and destroyed much of what attracts people to Victoria in the first place. For a council that vocally supported growing our urban tree canopy, I am incensed that you have allowed this to occur.

None of this activity provided affordable housing; the 3 in my own neighbourhood are brutalist constructs which cover entire lots with concrete and are occupied with senior couples, no tenants and all trees removed for ease of maintenance. A young renting family of four was evicted for one of these vanity projects.

This pattern has repeated across the city on your watch over 2 long terms; how was this meant to help either housing stock or the environment?

In the meantime, the downtown core is a scene worthy of a Hogarth painting; filth, crime and desperate people with nothing left but their names shuffling in the shadows of million dollar penthouses. The middle is not missing – societies floor has collapsed. That we are talking about building townhouses when thousands of people are subsisting rough on the street is utterly bizarre. This happened on your watch.

The existing Menzies Street affordable housing is slated to be bulldozed; the vulnerable tenants did not just lose their housing, they lost their homes, networks and communities. James Bay is losing valuable mature trees and our neighbours. They will never be able to afford to move back – where did they end up? Does anybody care? The community was united in our opposition to this development, which was ignored. This happened on your watch.

The lack of affordable housing in Greater Victoria is real, however, the key word here is "Greater". The residential neighbourhoods of Victoria are already the most densely populated in the region. It is time to institute a regional affordable housing approach that will see the other 12 core municipalities start carrying their long overdue load.

The lovely presentation images showed huge lots with ample space to build secondary buildings. That milieu ended in James Bay about 100 years ago. My neighbours have an amazing view of my kitchen and the standard small swath of space between us could never sustain a home. It has been scientifically proven that children need green space to thrive; the MM will erode what precious little of our urban forest and greenways

that are left. The idea that townhomes are affordable is incorrect; 3 sold across the street each for over \$900,000. That is not affordable.

There are climate friendly changes that can be made to city bylaws without trying to peg them to a "missing middle". Why has this not been done?

Apart from being the most densely populated area of Victoria, James Bay is also subjected to constant noise, pollution and traffic chaos generated by an endless stream of smoke spewing cruise ships, helicopters, tour buses and float planes. The crime rate is through the roof. If you have learned nothing else from the global pandemic, I would have thought that the dangers of overdensity would have been obvious. We can no longer endure the unendurable.

For your information, the current market rate in Victoria for a 1-bedroom apartment is \$2,125.00. This is a 25% increase since 2021. **At ANY TIME** during your tenure, you could have done the following and **should** do it immediately:

- Worked with the provincial government to institute rent controls
- Approached the owners of deserted and decaying lots downtown to work with them to create truly affordable rental housing for families instead of allowing them to become tent cities.
- The last true affordable joint gov't housing development in Victoria was View Towers – that was a long time ago – Peter Pollen was mayor.
- Require REAL affordable units, not the 10% off \$2,125.00 that developers are asked to provide. Do you truly believe that this constitutes affordability to a young family on minimum wage?
- Placed a moratorium on the building of any new condominiums in Victoria, directing developers to create rental housing only
- Recognize that living where we do (an island, remember?) resources are by definition finite. Not everyone in Canada can move to Victoria; it isn't going to work and as long as you keep building condominiums, wealthy residents of Vancouver and Calgary will continue to snap them up and rent them out for \$2,125.00 per month. The urge to house all Canadians in our city is unsustainable and damaging
- Heritage housing could be preserved by declaring heritage zones rather than dangling a carrot of Heritage infill. Why do you not do this? If heritage actually matters to you, you would do it

Victoria is zoned for the 1950s and needs a complete overhaul to its bylaws to allow people to live in a world beset by both a climate emergency and a growing list of pandemics.

In my own situation, I have been ordered to remove a large part of my planned apple orchard to create a 20 foot driveway. The average size of driveway in North America measures between 18 and 20 feet. Why is Victoria demanding a massively sized residential infrastructure when the planet is on fire and what we need are more trees and less vehicles? There are no options here; it is 20 feet or nothing – no variance allowed. I don't even own a car because I can either have a home or a car in this city; I can't have both.

If you want to make real change, start by updating the antiquated bylaws that are preventing people from fighting climate change in their own homes. We are administered to death in this city and it needs to change.

Your term is almost over. If you want to do something useful, put down your pens and let a new council decide our future. Trying to ram through unpopular initiatives in the last gasps of a failed administration is absurd and disrespectful to the citizens of this city.

Thank you

Rhiannon Hamdi

416 Luxton Avenue

Victoria BC

[REDACTED]

From: Shannon Graham <[REDACTED]>
Sent: Thursday, August 4, 2022 2:36 PM
To: Public Hearings
Subject: Missing middle

I am a homeowner in Victoria. I live in a single family house at 1763 Kings Rd. I'm in favour of the missing middle initiative.

Thanks,
Shannon Graham
[REDACTED]

[REDACTED]

From: Victoria Mayor and Council
Sent: Thursday, August 4, 2022 3:42 PM
To: Public Hearings
Subject: Fw: Why I am totally against the missing middle initiative:

From: Sabine Orlik <[REDACTED]>
Sent: August 4, 2022 3:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Why I am totally against the missing middle initiative:

It will create more millionaires, inflate house prices in single family neighbourhoods, and encourage more in migration into Victoria.

Is that what you want ?

Be careful, ask the question in a referendum at voting time in October, and leave the rest to a new council. PLS !

Sabine Orlik

Fairfield,

Victoria

Sent from my iPad Pro

[REDACTED]

From: Valeria Cortes <[REDACTED]>
Sent: Thursday, August 4, 2022 5:06 PM
To: Public Hearings
Subject: Missing Middle Support

Dear Mayor Helps and City Councilors:

I am writing to express my **full, enthusiastic support** for the **Missing Middle** Initiative that will have its Public Hearing this evening and I urge Council to approve it. (I hope it is not too late!)

I have been a resident of Victoria since 2003. I don't own any property; my partner and I have been renting since we moved to town.

There are many reasons why I support this initiative, specifically all the points that Homes for Living have! <https://www.homesforliving.ca/>

Increasing the density in the city will be beneficial for all, beyond helping stabilize housing prices. It will increase the appeal of walking, cycling, and bussing as methods of transportation, reducing the need for cars.

It is well known that a denser city is a less carbon-intensive city; **in a heating planet this is likely to be the most consequential vote yet to come to Council.**

Density will also make the city more vibrant and attractive—and it will also make it fairer for all its citizens, as an increased housing stock will have ripple effects in the rest of the property market.

I am heartened to see this initiative come to Council, as **it is a pragmatic, effective policy to address the housing problems in our city.**

Sincerely,

--

Valeria Cortés (she/her)
<https://www.linkedin.com/in/valcortes/>
[REDACTED]

[REDACTED]

From: Walter <[REDACTED]>
Sent: Thursday, August 4, 2022 2:27 PM
To: Public Hearings; Engagement-External; Lisa Helps (Mayor); Councillors
Subject: Missing Middle initiative

I am unequivocally against this initiative. It is vital that issues like neighbourhood amenities, street usage, traffic, impacts on neighbours, parking, park usage, and other impacts be addressed on a case-by-case basis. Reducing parking considerations in exchange for alternatives like car-shares or transit passes is disconnected from reality, as virtually everybody with the finances to buy a home owns a car. Even bike commuting utopians own vehicles to take their surfboards out to Jordan River, or go hiking, or camping, on weekends, and this results in parking demand on at minimum a 1:1 or 2:1 basis for each housing unit, a requirement that should be unwavering.

Re-zoning applications could be streamlined to reduce the overhead of them, but it is vital that changes in usage be considered individually to mitigate negative impacts on neighbourhoods.

Walter Ash
833 Hereward Road
Victoria BC
V9A 4C9

[REDACTED]

From: Victoria Mayor and Council
Sent: Friday, August 5, 2022 10:36 AM
To: Public Hearings
Subject: FW: Supporting the Missing Middle Housing Initiative

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

From: Zoe Gammon <[REDACTED]>
Sent: August 4, 2022 9:15 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Supporting the Missing Middle Housing Initiative

Dear Mayor and Council,

I am writing to support the Missing Middle Housing Initiative. My name is Zoe Gammon and my address is 1304 Government street. I think that it is important that people have the option to build multi family housing and buildings of similar design. Housing is already so expensive and it is almost impossible for younger generations to buy a house of their own. Multi family buildings give many people a chance at having affordable housing. The Missing Middle Housing Initiative helps support equity, diversity, and the opportunity for young people to be able to stay in the city they grew up in. I hope you are well and thank you for taking the time to read this.

Sincerely,

Zoe Gammon

[REDACTED]

From: Janusz Krawczynski <[REDACTED]>
Sent: Friday, August 5, 2022 10:14 AM
To: Public Hearings
Subject: Re: Missing middle Housing Initiative

Hello Madison,
Thank you for your response.
Please add this note to the council's consideration.

I attended yesterday's hearing in person and would like to share my observations.

We listened to presenters in their 70's and in their 20's both with strong arguments.

Older people seem against this initiative vs young who are for it.
Older people do not like changes and want to push the agendas and make more studies.
Young people want changes, they demand action now, please do something.

We have to ask ourselves.
Who are we going to build this city for?
For those who are in their 70's or 20's.

PS.
5 min for each speaker is way too much.
They should be short right to the point.

Thanks,
Janusz

On Wed, 3 Aug 2022 at 11:38, Public Hearings <PublicHearings@victoria.ca> wrote:

Hello,

Thank you for your email. Your correspondence will be added to the agenda for Council's consideration.

Thank you,

[REDACTED]

Council Secretary
Legislative Services

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0590



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

From: Janusz Krawczynski <[REDACTED]>

Sent: Wednesday, August 3, 2022 11:05 AM

To: Public Hearings <PublicHearings@victoria.ca>

Subject: Missing middle Housing Initiative

Hello ,

My name is Janusz Krawczynski and I am a single family house owner.

Typical house in Fernwood neighbourhood, 2 story building with a basement.

Most of the time, the house is underused. I do not need that much space.

Provincial, BC speculation tax makes sure the houses are unoccupied.

It doesn't allow for empty property but on the other hand doesn't do anything to make sure the space in the house is used to its maximum potential. I personally do not need the whole house for myself. I would gladly allow more people in it.

I would love to rent out most of the house.

Current City bylaws do not allow me to do so, there are restrictions in place.

Please make changes to bylaws, loosen the restrictions, whatever is necessary to allow higher density and is easy for home owners to go through this process.

I am definitely in favour of the Missing Middle House project.

Let me bring to your attention that the current bylaws are not respected all over the City.

My neighbour has a single family dwelling with a basement suite.

On a good day in that house lives four different people plus tenant in the basement.

On a bad day there are six different people occupying this house. Those are the people who work downtown and share accommodation.

What the City is created here is some sort of situation that promotes, allows, communal living.

Is the City really realizing that in most houses lives more people than it is allowed?

The current bylaws, make the housing problem even worse. We have to adjust to the existing situation. It is impossible to turn people away who come here and want to live in Victoria.

Thanks,

Janusz

[REDACTED]

From: Kevin Elvedahl <[REDACTED]>
Sent: Friday, August 5, 2022 3:18 PM
To: Public Hearings
Subject: Missing Middle Proposal

Hello, I am writing to express my agreement with the proposed Missing Middle Policy. I have been a resident of Victoria for 10 years and reside at 1145 Collinson Street.

Thank You,

[REDACTED]

From: Victoria Mayor and Council
Sent: Friday, August 5, 2022 10:35 AM
To: Public Hearings
Subject: FW: Missing middle / for your records

From: P W <[REDACTED]>
Sent: August 5, 2022 8:50 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing middle / for your records

Hello,

Can I please have this forwarded to Mayor and council.

Thank you for attempting to help with housing in Victoria. With all due respect I'll get to my points.

There have been many pandemics there have been many times countries or cities have faced real troubling times for its people.

This is not the time to take bold action with clearly so much uncertainty and possibilities of negative consequences not foreseen or discussed.

I or we are not for more government regulations. This missing middle shows it will lead to more Government regulation in different ways ... regulating unforeseen problems. This will bring uncertainty and an ever changing trail to development.

A very real discussion we have not had is Stratta and it's fees. Again leading to more costly Government regulations. This proposal " missing middle " was a start it should not receive a yes vote. There is much more work to be done are Publicly traded REIT's allowed to participate?

A little about how a young person acquires real estate. They build there credit rating, this means credit and bills paid on time. This means no large loans being carried (education)

The first purchase is usually not the perfect " white picket fence" first house needs some cost effective renovations and suite rentals, STR , small business using the property to provide. Sell and purchase a suitable property (This idea has been Villainized) It's been done for years even Emily Carr did this!

Less Government, less costly regulation, less taxes and fees in BC and Victoria. This is clearly the example we could show the province and Canada.

More work on this MM idea needs to be done a new October 15 2022 mayor and council needs to be involved and proceed with the final vote.

Regards,
Peter Willis

Sent from cell

[REDACTED]

From: Public Hearings
To: Community Planning email inquiries
Subject: RE: In support of ending SFD zoning.

From: Spencer Croft [REDACTED]
Sent: August 8, 2022 1:15 PM
To: Engagement-External <engage@victoria.ca>
Subject: In support of ending SFD zoning.

I am heavily in support of this. I do not live in the CRD currently, I work in Duncan and have been searching for rentals between Nanaimo and Victoria for the last 10 months to no avail.

Please do not let a bunch of greedy loud NIMBYs sway this, we are millions of units short in Canada and something drastic needs to be done since this country has been stagnant since the 80s. I am also in support of ending restrictions on household pets, but that is for another survey.

Regards,



Spencer Croft, MCP
Cell: [REDACTED]

[REDACTED]

From: Andrew Simms <[REDACTED]>
Sent: August 5, 2022 9:57 PM
To: Public Hearings
Subject: Re: Missing Middle Housing Initiative

Good Day,

I want to first preface my remarks by applauding the city council for taking this step towards addressing the affordable housing issue in Victoria, which, as I'm sure you're aware, is hardly unique to our city, or indeed any city in Canada right now. Middle-density housing solutions such as multi-unit residences will fill a gap in Canada's housing market that has existed - as far as I'm aware - since the 1960's.

That having been said, I am not without concerns and comments.

My first issue is with the subject of setbacks and lot usage ratios as described in Attachment A ([Zoning Regulation Amendment Bylaw No. 22-04](#)) - I still think a six-meter setback from the front facing of the lot is too extreme, especially when combined with site coverage of no more than 50% and mandatory parking minimums.

I believe that if Victoria is to retain both its 'small town character' *and* solve its housing concerns, the city needs to be more ambitious, and create denser zoning across the board. For example, the current North American trend of Euclidean Zoning is especially damaging to businesses such as convenience stores, which thrive best in dense mixed-use lots. Sadly, the closest convenience store to me - to illustrate - is a gas station 0.6 kilometres from my doorstep; the next closest, a 7-Eleven at Douglas and Johnson, 1.7 kilometres away. Hardly earth-shattering, I know, but I think it serves as a microcosm of a larger problem.

I believe addressing Victoria's zoning issues is the first step towards addressing other issues within the city. As climate change becomes a more pressing issue for us, and for the world, it is of the utmost importance that we get people out of cars and onto less polluting modes of transit. Denser zoning means fewer inner-city trips by car, meaning less of the physical space need be devoted to cars, which in turn will calm and regulate traffic. And to be entirely fair to the city as it exists now, there are neighbourhoods such as Cook Street Village, which could serve as models for others. But getting from one neighbourhood to another is where I feel the city struggles, needing a more robust, multi-layered inner-city transit system to move between them. Additionally, zoning larger lots with smaller streets will mean fewer cars on the road, and in turn, less money spent on road maintenance, which will only increase in the years to come as heavier, all-electric battery-operated vehicles occupy a greater percentage of personal vehicles.

I suppose I say all this to impress upon the council, and any who are in attendance, that this should not be a means to an end, but one step towards a radical - and ultimately beneficial - multilayered revitalization of the city like that of The Netherlands following the *Stop de Kindermoord* protests of the 1970's, which has made it one of the most enviable places to live in Europe. And I think Victoria already has a strong start to be an equally enviable city in Canada in a few years' time, if we act decisively now.

Councillors, thank you for your time.

Andrew Simms

[REDACTED]

From: Blake Crouch <[REDACTED]>
Sent: August 7, 2022 7:42 AM
To: Public Hearings
Subject: I fully support the Missing Middle Housing Initiative

Please add these comments on the public hearing on September 1st

I would like to live in a city with ample tree canopies and biodiversity but I would also like that city to be open and accessible to a wide diversity of people with various income levels. Finding a balance between these conflicting priorities is challenging.

The oponents of this missing middle housing initiative usually just highlight the issues with the possibility of some mature trees being removed, increased car traffic and parking issues. Do we want more low rise suburbia areas like Langford to continue to expand into wilderness areas where much greater biodiversity exists. The destruction of wilderness areas is having a much greater environmental impact than removing a few mature trees in Victoria.

The environmental benefits of increased densification have been proven and analysed throughout the world in many cities and towns throughout Europe and Asia for example.

Victoria needs to work to reduce its sfh zoning and move into the future to provide more housing for a wide range of people.

Please find attached a recent proposal for increased densification in Esquimalt that has been very well received in the community. The plan strikes the balance between necessary densification and retaining a majority of the existing trees.

https://esquimalt.ca.legistar.com/View.ashx?M=F&ID=49309&GUID=25D32EAC-6B82-4E1A-90FD-0D50339355E4&fbclid=IwAR3gPg3AB_28qzfzvl8a4IMUp6d85f-TZnFQdEU2L7NjBgmXwb7y_NWhd5M

Plans like this should highlight that instead of just shouting down increased densification there are progressive solutions/designs that can strike the balance required to retain trees/biodiversity and increase densification in our cities.

Kind regards

Blake Crouch

[REDACTED]

From: B McKechnie <[REDACTED]>
Sent: August 8, 2022 8:09 AM
To: Public Hearings
Subject: Missing Middle Housing

As a 70 year older single family dwelling owner and resident in Fairfield, I am writing to support the proposed change to higher density in Victoria of houseplexes on middle block lots.

We need more children and young people in our neighborhoods. Giving up current green spaces to allow more young families to live in Victoria is a necessity now.

Bob McKechnie
Leonard St
Victoria



[REDACTED]

From: Victoria Mayor and Council
Sent: August 9, 2022 9:21 AM
To: Public Hearings
Subject: FW: Missing Middle Proposal

From: Carrie Fuzi <[REDACTED]>
Sent: August 3, 2022 10:30 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle Proposal

Hello Mayor and Council,

I urge you to vote no on this current proposal for Missing Middle.

I am for 4 plexes, duplexes and multigenerational home renovations to existing homes. I am also for garden suites. This would increase our supply of housing. The scale and scope is too much in this current proposal.

I am for purpose built rentals, affordable rentals and coops.

I am for Villages.

Thank you,
Caroline Fuzi

Sent from [Mail](#) for Windows

[REDACTED]

From: Victoria Mayor and Council
Sent: August 9, 2022 9:21 AM
To: Public Hearings
Subject: FW: Missing Middle Housing Plan

From: C Meagher <[REDACTED]>
Sent: August 6, 2022 1:43 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle Housing Plan

Mayor and Council City of Victoria August 6 2022

Before we further destroy our Neighborhoods, our City and our OCP I would like Mayor and Council to study the effects of the lack of student housing for UVIC and Camosun College.

I had an interesting conversation with my oldest son on the porch the other evening. He is a renter and has recently had to relocate out of the City of Victoria to obtain rental housing he can afford.

What he discovered is that students from UVic and Camosun from other areas of the province, the country and out of the country actually take up a huge amount of the affordable rentals in Victoria.

So in theory he and the rest of us are indirectly financially supporting these two institutions.

It would seem logical to me that UVIC and Camosun must provide on Campus housing at market or below for the number of students (their customers) that register from outside of the Greater Victoria Area.

Has this topic ever been put on the table for discussion?

If you need 1.5 parking spaces for every new condominium, why not 1.5 rentals units for every out of jurisdiction student?

If you need a certain amount of parking for a grocery store, why not a certain number of residents for your students if you are operating an educational facility that relies on out of City registrations.

The greater community should not have its available rental stock taken over by students that in fact fund a large part of the operation of the Educational Institutions

If you removed the students from the rental housing market in Victoria, the number of rental units that would become available could be as high as 20,000 units.

The University of Victoria has over 21,000 students and only 2400 beds, Camosun has over 18,000 students and no beds at all.

Although figures are floated around as high as 60% of the students at both UVIC and Camosun are from out of the area, that would be up to 23,400 required off campus rental units.

I will work with a figure of only 40% so 16000, that is sixteen thousand rental units off campus that are required to house students for UVIC and Camosun.

That is a huge amount of our rental inventory being taken to house customers of two institutions that are operating their business.

Keep in mind most of these students do not remain in Victoria over the summer and often pay for the rental unit as it sits vacant for 3 months.

Also keep in mind most of these out of area students do not remain in the community after graduation, they return to their out of area jurisdictions and add no long-term benefit to the City of Victoria.

Both Camosun and UVIC need to come up with a plan to house students on Campus, both institutions have huge parking lots and revenue from those parking lots are not clearly visible in the audited statements but it looks like UVIC takes in around 5 million a year in parking fees, so one would assume Camosun is higher as they have no onsite housing at all.

That is somewhere as much as ten million dollars a year between the two institutions in parking revenue

An incentive for UVIC and Camosun to go green and build affordable student housing on Campus, thereby removing the pressure of up to 16000 or more students taking up the lower end of the rental market in Victoria along with the relief this would bring to our transportation corridors could go a long way to making Victoria a much more liveable city for all of us.

Sincerely Richard C Meagher

[REDACTED]

From: Catherine O'Neill <[REDACTED]>
Sent: August 6, 2022 1:11 AM
To: Public Hearings
Subject: Housing initiative

Dear Council,

My family is not in support of the recent multiplex housing initiative. Victoria is already getting overcrowded in the downtown core and traffic is very congested. I believe the real solution isn't really discussed.

People are building excessively large single family homes that fill an entire large lot for one small family. Why not stipulate that rather than this continuing and also ruining the character of neighborhoods, when an older home is torn down these large lots could be subdivided into two regular size lots and two smaller, normal size houses built on the property? Do people really need the amount of space they are using to build these monster houses? No one seems to notice this obvious change in housing over the past few years.

Cathryn O'Neill

Sent from my iPhone

[REDACTED]

From: Denis Farling <[REDACTED]>
Sent: August 7, 2022 9:16 PM
To: Public Hearings
Subject: MMHI

To Mayor and council;

I support the MMHI, as I think it will provide the variety of housing in our neighbourhoods that would contribute to them becoming diverse communities and enliven many neighbourhoods that today are rather moribund and sterile.

One important detail in its implementation concerns rain water and the various watersheds in the city. The increase in density when the MMHI is legislated ought not to increase the amount of rain water run off going into the storm drains.

The rain water should be percolated through the ground so that there not be periodic huge amounts of water overwhelming creeks like Bowker Creek which this past winter hatched salmon fry that have gone to sea and we hope return.

Therefore bigger building ought to be designed with cisterns that slowly release water into the surrounding land through design like rain gardens and swales.

The other point is that minimum setbacks from the street ought to be reduced. I always find it strange to see all of these front yards that are maintained, however except for when they are being maintained there are never any people in them. So it would seem useful to reduce that setback and increase any gained land where it can be used by the residents, possibly on the other side of the building.

Thank you,

Denis Farling

Victoria

[REDACTED]

From: Ethan Ryan <[REDACTED]>
Sent: August 4, 2022 5:05 PM
To: Public Hearings
Subject: Support FOR missing middle policy

As a young adult I FULLY support the missing middle policy.

Ethan Ryan
Victoria BC

[REDACTED]

From: Helen Merlot [REDACTED]
Sent: August 8, 2022 9:34 AM
To: Public Hearings
Subject: Missing Middle Housing Initiative

Mayor and Council,

I support the Missing Middle Housing Initiative. I am a condo owner in the City of Victoria and I understand that this will likely reduce the future potential value of my property, but I support it because I believe:

1. Victoria should work to decrease inequality. The status quo only benefits those who already have housing.
2. The housing situation can - and likely will - get worse if nothing is done. Even if policy stays the same, the situation will not stay the same because demand will continue to increase.
3. Missing Middle is a good start. Some council members may worry that this isn't the best possible policy, but it is much better to approve a 70% solution and make adjustments than it is to hold out for "perfection". Reality will always have a few surprises anyhow.

While not every single person living in Victoria can or should own their own home, the majority of people who want to should be able to through hard work and savings. Prices have now increased enough that hard work and savings are not enough. You have the power and therefore the responsibility to change that.

If not now, when?

Helen Merlot

[REDACTED]

From: Victoria Mayor and Council
Sent: August 9, 2022 9:20 AM
To: Public Hearings
Subject: FW: The missing middle proposal

From: john <[REDACTED]>
Sent: August 4, 2022 6:51 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: The missing middle proposal

Dear Victoria Councillors and Mayor,

I was not able to attend the hearing on the “Missing middle” plan, so I’d like to submit this letter for your consideration.

I have been living in a single story house on a small lot near Cook St. Village for the last 15 years. When I read about the plan, it made my heart sink.

It is sad to think about what will be lost if this plan is adopted. Single family lots will be turned into large structure housing of up to 6 units. In doing so, the quiet peaceful neighbourhoods will be subject to constant construction noise, dust and inconveniences as properties get purchased for profits by deep pocketed developers.

The proposed plan never mentions the environmental costs of this development. The CO2 released by construction is one of the biggest contributors to global warming.

Fairfield, Fernwood, James Bay and other single family home locations will lose gardens where people grow their own food and groom their property to provide homes for song birds and migrating birds. Trees will have to come down. The noise and land clearing will chase away these birds and other nesting critters which will destroy the diversity of the area. Homes in these areas are over 100 years old, and their gardens have flourished and enhanced these neighbourhoods for generations. All that will be lost.

More density means more traffic. It will also demand more services which will encourage more commercial space to be developed on already busy streets. Higher buildings means blocking sunlight and less privacy for neighbours.

And, the fact that once this plan is adopted, developers will be buying up and clearing single family lots in previously quiet neighbourhoods into the foreseeable future. Peace and quiet will be a thing of the past. This will, in fact, be the death-knell for single family housing development in Victoria.

It is ironic that city councilors, who once took pride in preserving Victoria's diversity and communities of interest, are now condemning this culturally and environmentally appealing lifestyle, and the land area it occupies, to a relic of the past.

At the root of the illogical desire to add density is apparently only because of the demand for it. But it’s a wrong headed choice because there will always be an increased demand for properties in Victoria because of it’s beauty and climate.

Sure, lots of people want to move here. Do we have to accommodate them all? We don't need more density. We need housing for the homeless and affordable housing for working families.

Trying to provide everybody who wants to live here with housing is not achievable, and only benefits landlords and developers. Where does it stop? Economic growth is not sustainable in view of the uncertainty which comes with climate change. De-growth is needed now to try to adapt to what Mother Nature has in store for us.

The "missing middle" seems to be a way for the city planners and developers to make us believe we are missing something. Yes, we will miss something. We will miss an opportunity to maintain quiet peaceful single family homes with gardens and songbirds and beautiful tree-lined streets for strolling or biking.

By adopting this plan you will be fatally changing some of the most beautiful communities in Victoria.

Please re-think this plan. There are other options.

John Pope

1137 Oscar St.

Victoria, B.C.



[REDACTED]

From: Public Hearings
Sent: August 9, 2022 9:31 AM
To: [REDACTED]
Subject: RE: missing middle public hearing

Hello,

Thank you for your email. Your correspondence will be added to the agenda for Council's consideration.

Thank you,

Public Hearings

Legislative Services

City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0571



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

From: K Shortreed [REDACTED]
Sent: August 5, 2022 3:13 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: Re: missing middle public hearing

Thanks for taking my comments.

Has council accounted for the potential "renovictions" that will inevitably occur when developers destroy corner-lot houses to build more dense and lucrative housing? I speak to those who will not qualify for Right of First Refusal in the City's revised [Tenant Assistance Policy](#). Add to that the fact that you need to have rented for at least 5 years to gain financial support, such that it is, and you have recipe for undue financial duress and housing insecurity for these renters at the net financial benefit for developers. Please explain to me how this is an equitable outcome by any reading?

Kim Shortreed

[REDACTED]

From: Victoria Mayor and Council
Sent: August 9, 2022 9:22 AM
To: Public Hearings
Subject: FW: the missing middle initiative

From: Mark Cosgrove <[REDACTED]>
Sent: August 5, 2022 3:22 PM
To: 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) <cthorton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>
Subject: the missing middle initiative

I told you in a previous email that I support the missing middle initiative, but obviously, the city is very divided.

Once again -- you (*all of you*) are responsible for dividing this community. It really is a disgrace it has gotten this bad.

Don't think (*any of you*) that it's not you or you are not responsible -- shame on you -- absolute disgrace. You were supposed to build up a sense of community. That was your #1 job. Priority #1. To lead "everyone". Shame/shame/shame.

Check the ego!

So, with all that said -- this initiative should not be denied or passed by you, the current council. It should be an election question. Better yet, a referendum question.

That is democracy. Note (*as you very well know*) that half or more people for or against this speaking to you are probably not even living in Victoria.

The city belongs to the people of Victoria and not your personal agenda and the special interest groups & individuals who live outside it.

Referendum!

Mark Cosgrove
James Bay

[REDACTED]

From: Mike Ward <[REDACTED]>
Sent: August 6, 2022 8:50 AM
To: Public Hearings
Subject: Missing Middle Housing Initiative - support

Hi,

I'm a 38 year old lifetime resident of the CRD, being born and raised in the City of Victoria, now having moved to Saanich due to lack of affordable housing. I support the MMHI, and frankly the attitude from it's detractors appear to be mostly speaking from a position of "we've got ours, we want it to be as nice as possible, everyone else can find somewhere else to live". Our culture is one of sharing, helping our fellow residents, and community, which means providing help to those having a harder time of it. I think the MMHI will help things factors, so I support it. Please don't be swayed by selfish NIMBYs who have already received so much profit from our housing crisis.

Thanks,
Mike Ward

[REDACTED]

From: Victoria Mayor and Council
Sent: August 9, 2022 9:22 AM
To: Public Hearings
Subject: FW: Missing Middle

From: Vanessa Hammond [REDACTED] >
Sent: August 5, 2022 5:02 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle

Safe housing is one of the social determinants of health as identified by the World Health Organization. When so many people are unhoused or forced into inappropriate housing, it is unconscionable for others to be occupying excessive amounts of land that could support many. It is particularly inappropriate for anyone claiming to be an adherent of any Judeo-Christian ethics which emphasise care for others rather than acquisition of personal assets. Build upwards, green roofs, community gardens!

Vanessa Hammond
Island Pilgrim Victoria, BC, Canada V9A 0G3
[REDACTED]

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 24, 2022 9:21 AM
To: Public Hearings
Subject: FW: Missing Middle debate

From: KATHRYN OGG [REDACTED]
Sent: August 11, 2022 5:57 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: David Maxwell [REDACTED]; L H [REDACTED]; Chris [REDACTED]
Subject: Missing Middle debate

Dear Mayor Helps and Victoria City Councillors:

I am writing in regard to the proposed "Missing Middle" proposal.

As I have stated in a previous email, I am opposed to this proposed change to the city bylaws around rezoning. I believe that the Official Community Plans that our neighbourhood organizations developed over a period of twenty years should be completed and followed. Former Housing Minister David Eby agrees with the OCP process.

Although Council suggests that this major change would promote affordability, there is no relevant data to support this claim. It would certainly promote rampant development, to the benefit of developers. We have seen enough of that with this council.

If this proposal is such a good one, then let the electorate decide. This is not something that an out-going council should be foisting on our community.

Sincerely,

Kathryn Ogg
1351 Gladstone Ave
Victoria

[REDACTED]

From: Ann Isaac <[REDACTED]>
Sent: August 12, 2022 12:37 PM
To: Public Hearings
Subject: Victoria Missing Middle Public Hearing

The lack of affordable housing for rent in Victoria needs to be addressed immediately. When average wage earners have to move to Duncan or further north just to find a place to live that they can afford is ridiculous. Tiny homes and garden suites and any other type of small homes are badly needed. The residents who seem to think they are entitled to their large empty lots and largely empty houses need to go downtown and see people sleeping on the sidewalks in the middle of the day. We need the tiny homes so those who can, move in, and make room for more homeless people to use public housing.

Where is your humanity?

Let's annoy a few people and get cracking on housing.

Thank you. A. Isaac

[REDACTED]

From: Barb McKinnon <[REDACTED]>
Sent: August 11, 2022 12:27 PM
To: Public Hearings
Subject: Missing Middle doesn't go far enough

Hello-

The Missing Middle proposal is a good start to address housing inadequacy but falls short in providing affordable options. It also doesn't protect existing useable housing in a meaningful way. If it goes forward many existing homes will be demolished to make way for house plexus and townhouses. Many current lower rent suites will be demolished along with those houses. Any newly constructed suites in Victoria command high rents, unaffordable to most of our young people and seniors on a fixed income.

Existing housing should not be permitted for demolition without an examination of the housing usefulness of that building. If new houseplexes and townhouses are permitted there should be rental price restrictions for at least some of the units.

While it's laudable to protect heritage designated properties these are few and far between. Many homeowners are reluctant to apply for heritage designation because of the restrictions to modern alterations. The bulk of our existing housing would not qualify as heritage. There is currently no protection in place for those houses, yet many of those houses include affordable rental suites.

I would like to see this proposal go further to protect existing housing and the rental suites that they include.

Sincerely,
Barbara McKinnon
Fairfield resident
[REDACTED]

Sent from my iPad

[REDACTED]

From: Doug Simpson <[REDACTED]>
Sent: August 12, 2022 2:57 PM
To: Public Hearings
Subject: Missing Middle Housing Initiative

Hello,

My wife and I are seniors who are fortunate to own a detached home in Fairfield. We are near an elementary school. We love our neighbourhood. Especially the number of children running around.

We are both strongly in favor of your missing middle housing initiative. Unless young families will be able to afford housing in our area the life and charm will disappear.

Please push on,

Doug Simpson
443 Kipling Street
Victoria, B.C.

[REDACTED]

From: JOHN dietrich <[REDACTED]>
Sent: Friday, August 12, 2022 8:05 PM
To: Public Hearings
Subject: Missing Middle Housing

Dear Mayor and Council,

I live in VicWest and am fully in support of this plan to increase much needed housing in the City. MMH plan seems to be based on expert industry input, not political play. Please approve this and not pass it on to future council to decide something that should have been done a long time ago. Housing is a crisis that requires immediate leadership, not political wrangling.

Thank you for your leadership,

John Dietrich

[REDACTED]

From: KATHRYN OGG <[REDACTED]>
Sent: Friday, August 12, 2022 5:34 PM
To: Public Hearings
Subject: Missing middle debate

Dear Mayor Helps and Victoria City Councillors:

I am writing in regard to the proposed "Missing Middle" proposal.

As I have stated in a previous email, I am opposed to this proposed change to the city bylaws around rezoning. I believe that the Official Community Plans that our neighbourhood organizations developed over a period of twenty years should be completed and followed. Former Housing Minister David Eby agrees with the OCP process.

Although Council suggests that this major change would promote affordability, there is no relevant data to support this claim. It would certainly promote rampant development, to the benefit of developers. We have seen enough of that with this council.

If this proposal is such a good one, then let the electorate decide. This is not something that an out-going council should be foisting on our community.

Sincerely,

Kathryn Ogg
1351 Gladstone Ave
Victoria

[REDACTED]

From: Kim Persley <[REDACTED]>
Sent: Saturday, August 13, 2022 11:37 AM
To: Public Hearings
Subject: Missing Middle Support

Hi there,

I am writing in support of the missing middle initiative. As a homeowner in Fernwood, even though we purchased our home seven years ago, we still would not have been able to purchase where we live had it not been a unique and rare duplex configuration (ours is a single family home that was craned into the backyard of another single family home). We are also lucky to have a lower level suite that allows us to afford our mortgage, plus provide another low cost rental to another family in our community, bringing it up to 3 families living on this one property. All with parking, laundry and easy access to outdoor space.

We can walk our children to school and cycle or walk to our jobs downtown and in Rock Bay.

Had we only had the opportunity to buy further out of the city we would have been another car or two on the road, losing money and time with our family to the commute.

I grew up in Lethbridge, Alberta and there and in Calgary there are so many duplex and four plex options for rental and purchase creating a realistic option for lower income families with out adding out of sync height and unmanageable density to residential neighborhoods.

Owning property in Victoria is not a human right, but we should be doing all we can to breakdown the barriers that make it only attainable to a smaller and smaller segment of society.

Kim Persley
1215 Stelly St
[REDACTED]

[REDACTED]

From: Michael Muret <[REDACTED]>
Sent: Saturday, August 13, 2022 12:47 PM
To: Public Hearings
Cc: Gonzales Neighbourhood Association; Reed B [REDACTED] Adam E [REDACTED] Stephan K [REDACTED]
Victoria Mayor and Council; Michael L [REDACTED] Tony S [REDACTED]; Bruce C [REDACTED]
Subject: Missing Middle Sept. 1

Dear Mayor and Council,

I am against the Missing Middle changes to the zoning laws of Victoria for the reasons so many of my neighbours have already conveyed at the August 4, meeting, and more.

Every few years I need to apply for a permit to prune the Garry Oak tree on my property and keep it healthy. The work costs a lot of money. The tree itself is a jewel that needs to be protected and maintained. The district of Saanich recently concluded that several Garry Oak trees should be sacrificed for a housing block. Is that our future also?

It took 25 years for me to finish paying the mortgage on my home and I love my neighbourhood and the people all around me who embody what is Victoria. Victoria is a wonder of beautiful nature and temperate weather that everybody on the planet must envy. The Garry Oak trees and meadows and the Arbutus trees and deer with little fawns make our city an aspiration of peace and harmony. No amount of housing will ever satisfy the billions of people who would gladly move here.

There was some concern expressed about the possible reduction of property value. I am more concerned about the opposite. These neighbourhoods are so beautiful that a newly built townhouse can fetch over \$1.5 million dollars. Old folks like me who live on single family lots will be harassed to sell and our assessments will go up exponentially until we cannot afford to pay the property taxes on our own long-earned homes.

Victoria is the last resort. The Missing Middle activism attack on homeowners is a plan to tax us out of our properties for an urban concrete sea.

Michael Muret
1987 Fairfield Road
[REDACTED]

[REDACTED]

From: Mark Strudwick <[REDACTED]>
Sent: Tuesday, August 16, 2022 9:46 AM
To: Public Hearings
Subject: MMH Initiative

Dear Council Members,

Due to the controversial nature of this initiative, I believe it should be post-poned until after this fall's election so that the council that will deal with it can have constructive input, and we as the voting public, can question individuals as to their opinions on it.

Thank you,
Mark Strudwick
Victoria, BC

[REDACTED]

From: farhan rahman [REDACTED]
Sent: Thursday, August 18, 2022 11:52 AM
To: Public Hearings
Subject: Missing Middle Initiative

Hello, I'm writing to express my support for the Missing Middle Initiative. The most efficient way to lower rental cost is to add to supply in a careful and thoughtful manner. So much of the city zoned for single detached homes is outdated and contributes to lack of affordability.

I believe this initiative, if designed right, can improve quality of life in neighborhoods, promote diversity, and lower environmental footprint.

I encourage council to pass this initiative, however, I also encourage them to entice developers who benefit from this to incorporate/increase lower than market rental units in those projects, and increase affordable housing choices in the city in general.

Thank you!

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 24, 2022 9:54 AM
To: Public Hearings
Subject: FW: MMHI

From: Ian B. [REDACTED]
Sent: August 20, 2022 10:54 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: MMHI

I am completely in favour of increasing density in Victoria.

We can certainly have a livable city with increased density and we certainly need housing that is affordable for people at all income levels.

We especially need affordable rental housing.

I live in a small condo in Fairfield and so missing middle housing will likely directly affect me very little. Plus, being old, I will likely croak before the full effects of MMHI are felt.

Having said this, I do think that this legislation needs to be more carefully considered.

I read about missing middle housing in the paper and online and primarily see developers pushing for this legislation to be passed.

I don't see how this will help lower income folks and renters have greater access to affordable housing, I just don't see it.

I would rather see large coops with common rooms, dining rooms, family spaces and space for children than streets full of tall row houses (which are frankly unfriendly spaces for any folks with mobility or breathing challenges) crammed together, which is what the developers seem to want to do.

Singapore, has mostly organized condominium and rental units in large organized estates is a much better model than trying to fit row houses and six plexes willy-nilly all over the city.

Large, well thought out multi-family spaces with amenities is a much better model in my opinion.

It may be more challenging, but in the long run a much more livable city would be the result rather than letting developers essentially re-design the city.

I urge you to let this legislation be considered by the new council in a more thoughtful way.

Bate, Fairfield

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 24, 2022 9:21 AM
To: Public Hearings
Subject: FW: Missing Middle Sept. 1

From: Michael Muret [REDACTED]
Sent: August 13, 2022 12:47 PM
To: Public Hearings <PublicHearings@victoria.ca>
Cc: Gonzales Neighbourhood Association [REDACTED]; Reed Bart [REDACTED]
Adam Erickson [REDACTED]; Stephan Krieger [REDACTED] Victoria Mayor and Council
<mayorandcouncil@victoria.ca>; Michael Lewis [REDACTED] Tony Stoessel [REDACTED]; Bruce
Clarke [REDACTED]
Subject: Missing Middle Sept. 1

Dear Mayor and Council,

I am against the Missing Middle changes to the zoning laws of Victoria for the reasons so many of my neighbours have already conveyed at the August 4, meeting, and more.

Every few years I need to apply for a permit to prune the Garry Oak tree on my property and keep it healthy. The work costs a lot of money. The tree itself is a jewel that needs to be protected and maintained. The district of Saanich recently concluded that several Garry Oak trees should be sacrificed for a housing block. Is that our future also?

It took 25 years for me to finish paying the mortgage on my home and I love my neighbourhood and the people all around me who embody what is Victoria. Victoria is a wonder of beautiful nature and temperate weather that everybody on the planet must envy. The Garry Oak trees and meadows and the Arbutus trees and deer with little fawns make our city an aspiration of peace and harmony. No amount of housing will ever satisfy the billions of people who would gladly move here.

There was some concern expressed about the possible reduction of property value. I am more concerned about the opposite. These neighbourhoods are so beautiful that a newly built townhouse can fetch over \$1.5 million dollars. Old folks like me who live on single family lots will be harassed to sell and our assessments will go up exponentially until we cannot afford to pay the property taxes on our own long-earned homes.

Victoria is the last resort. The Missing Middle activism attack on homeowners is a plan to tax us out of our properties for an urban concrete sea.

Michael Muret
1987 Fairfield Road
[REDACTED]

[REDACTED]

From: Lisa Helps (Mayor)
Sent: August 21, 2022 5:19 PM
To: Public Hearings
Subject: Fwd: Missing Middle Initiative

From: Ben and Sandra [REDACTED]
Sent: Sunday, August 21, 2022 4:15:04 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Missing Middle Initiative

Dear Mayor Helps

We have only recently learned of the City Council's "Missing middle initiative" and the proposal to rezone all residential neighborhoods which allows for the potential to double the density on every residential lot. It allows for up to 6 units per lot and up to 12 townhouse units at the end of any residential city block. City council seems to think this will result in increasing the availability of affordable housing. However this will not be the case. As we can see by the newspaper headlines, even condominiums are selling on average over \$500,000.00. The multiplex housing that the council proposes for the missing middle initiative would cost much more than this. Certainly these will not be in any sense of the word, affordable.

Who will benefit from this missing middle initiative? Primarily developers who see the opportunity to make millions of dollars tearing down heritage properties and building huge, ugly mutiplex housing, a good example being the Rhodo. This oversized architecturally hideous development has resulted in the loss of many mature trees and is completely out of character with the surrounding homes. The other people who will benefit from this initiative will be wealthy foreigners or out of province immigrants who will have no troubles paying the high costs of these townhouses. These will not help young families who cannot afford such properties.

Who will suffer from this initiative? The residents living in affected neighborhoods. They will face increased traffic, loss of mature trees, and the loss of sunlight due to the increased heights allowed by this initiative. The multiplex housing allowed by the missing middle initiative will be completely out of character from the surrounding single family dwellings.

We have lived in the same home in Fairfield for over 34 years. We have taken care of our 1940's home and have contributed to the community. We enjoy the humble ambience of Fairfield and are appalled by the council's decision to foist the missing middle initiative on the community with minimal consultation. If it was not for my neighbors, I would not have been aware of the initiative. It would appear the council has not made a serious effort to inform the public, hoping they could overthrow carefully considered documents such as the Fairfield Community Plan and slip in this damaging initiative with little opposition. This is a very undemocratic action and shows a contempt for Victorian residents. Democracy is fragile, and it is actions such as this which causes citizens to become cynical of their governments, resulting in the breakdown of civil society. It is essential that there is true consultation with the residents of Victoria at large.

I urge you to decide not to proceed with this initiative. Instead it is more appropriate to wait till after the October Civic election at which time a new mayor and council can have true consultation with the residents of Victoria regarding major changes to zoning bylaws.

Sincerely,

Ben How and Sandra Dennis
1474 Faircliff Lane
Victoria, BC

[REDACTED]

From: Brendan Haws [REDACTED]
Sent: Tuesday, August 23, 2022 8:05 PM
To: Public Hearings
Subject: Missing Middle Housing Initiative

Importance: High

Good Day Councillors,

I am contacting you regarding the Missing Middle Housing proposal currently being discussed. Let me first commend you for recognizing a very apparent and significant issue in the capital region. Too often I read about you dealing with issues outside of what municipal responsibility has been historically in our country, so I am very pleased to read about you tackling something within your scope: housing. As city governors, you have a tremendous role to play in the real estate sector. You get a large portion of your revenue from property taxes and on top of that, receive revenue from the permitting process during construction of buildings. Without houses, municipal revenue would be decimated. Building more houses will benefit the municipal treasury but more importantly, it will make life more affordable for people living in Victoria.

I am 30 years old. Married. No kids yet. I grew up in Victoria and moved back from Edmonton in 2020. While in Edmonton, we were able to purchase a great starter home: a townhouse – 1350 sq/ft, 3 beds, 2.5 baths, double car garage, and unfinished basement. All for \$340K. That's an affordable price tag for a young couple starting out in the market. In contrast, if we were to buy a property of similar size and layout in Victoria, the price would easily be double, if not 2.5 times greater than what we paid for the Edmonton property. Granted, across the board, most people would rather live in Victoria than Edmonton making it a more desirable place to live, leading to higher demand than the Edmonton market; however, I think it's reasonable to assume that if the property itself is the same, the price of land ought not be greater than the property itself or even close to it. Yet that is the case in Victoria. Both my wife and I work full time in decently paying jobs, but we cannot afford to pay 7 figures for a home. Not many people can.

There are many factors in the housing market that you cannot control: labour shortages, material shortages etc. But there are *some* aspects of the housing market that you do control and can change to make housing more affordable in Victoria. Zoning and permitting are two of those aspects. In classic economics, demand drives pricing up, and only when supply catches and surpasses demand do prices start to fall. The reality is we have a *HUGE* housing deficit here. In order to bring prices down, supply will need to be substantially increased. (I know you are aware of all these things but bear with me as I am also articulating my understanding of the issue.) Zoning determines the areas available for construction and permitting affects the timeline of construction. If you make more areas available for more types of construction than you increase the potential supply for housing. If you reduce and/or expedite permitting, then you decrease the time it takes to build housing from start to finish. Both of these aspects will affect supply and I fully endorse any initiatives that will accomplish these things!

One more thing to note, I presume that there are many concerns from long time homeowners who fear that the fundamental nature of their neighbourhood would be negatively affected with more people and larger structures. I understand this. My parents, homeowners of the same property for 30 years are feeling this sentiment as large condo buildings inch closer and closer to the tranquility they've enjoyed for so long. We rent a suite in a house that was built in 2016 on a newly developed street. Every street behind ours has been around for decades. I would feel frustrated losing the view, space, privacy, peace, vibe etc. that I had long become accustomed to and had come to expect if I was one of these long-time homeowners; however, I am grateful for having a place to live that suits are needs, especially in a market with a rental vacancy rate of 1%. That's why middle housing is a good solution: it is a good compromise between homeowners and aspiring homeowners. For homeowners, densification and height allowances will be less drastic than

condos and apartments. For aspiring homeowners, prices may not decrease as quickly as if condos were to be the sole focus of building policy but it also provides more options for those who aren't interested in condo living.

Please proceed with this initiative, with the intention of expediting permitting and zoning approval, as quickly as possible. Better yet, incentivize homeowners to become contractors who choose to increase densification themselves by subdividing their property as was done successfully in Palisades Park, New Jersey, which allows homeowners to subdivide their property into duplexes without the need for local approval.

Here are some great articles that I highly recommend for a nuanced look at the housing market in our country and region.



Thank you for your time and consideration.

Sincerely,

Brendan Haws
185 BELLAMY LINK
Victoria, BC
V9B 0R8

[REDACTED]

From: Michelle Desreux [REDACTED]
Sent: Wednesday, August 24, 2022 1:14 PM
To: Public Hearings
Subject: A brilliant perspective on city planning from Bruce Mau - world class designer

I submit these two videos by for the benefit of your missing-middle planning team. They offer far more rich content and planning value than what I could contribute at the microphone on Sep 1st.

Design and the Post-Pandemic City: A conversation with Bruce Mau

<https://www.youtube.com/watch?v=O2MHEz8Z-T0&t=865s.....and>

Bruce Mau's 24 Principles of Design for Transforming the World

<https://www.youtube.com/watch?v=jDqr7oYHIsIespect>

Respectfully submitted,

Michelle Desreux
Resident - Rockland area of Victoria. A townhouse Owner.
[REDACTED]

[REDACTED]

From: Madelynn Sherwood [REDACTED]
Sent: Thursday, August 25, 2022 9:27 AM
To: Public Hearings
Subject: Input on Missing Middle - Sept 1st public hearing

Good morning,

I would like to provide my support for the missing middle housing initiative.

I currently live in Victoria, and grew up in the Greater Victoria area. I can't imagine living anywhere else. Unfortunately, the reality of enjoying my favourite neighbourhoods as the owner of a single family home is quickly becoming unattainable. I love the established neighbourhoods with wonderful character homes and mature greenery like Fernwood, Rocklands, and Fairfield. These areas already demonstrate that taking a large historical house and renovating it into multiple units is a viable and mutually beneficial way to add density and families to a neighbourhood. I greatly support the missing middle initiative, as I can see this helping to preserve and grow the character that helps to make Victoria so special.

Thank you,
Madelynn Sherwood
845 Johnson Street, Victoria BC