[redacted]

From: Victoria Mayor and Council
Sent: Tuesday, August 30, 2022 9:57 AM
To: Public Hearings
Subject: FW: missing middle

-----Original Message-----
From: deanne loubardeas <[redacted]>
Sent: August 26, 2022 8:08 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: deanne loubardeas <[redacted]>; Pat McGuire <[redacted]>
Subject: missing middle

Good morning to all,

I would like to add some thoughts and comments on the missing middle initiative that city staff and council have been working on.

I have lived in Victoria for close to 30 years now, having moved here way back when Victoria was not a destination “cool” place to come to.
I chose this city because of the relative calmness, after living in Vancouver for some time. And that was back then!

I have attended the open house for the missing middle housing and have also given some feedback on the city’s website dedicated to this initiative but would like to voice an opinion/ option that I feel has not been forwarded enough in relation to this issue of housing.
That option relates to the "empowered homeowner”.

I am a homeowner in James Bay who redeveloped my property about 13 years ago. I had already owned the house for about 7 years at that time. Because of timing, in terms of real estate purchase and then development construction costs, I was able to build a new home, with insulation!, and in the process provide a rental suite which now turns out to be well below market rates.
I was able to increase density on a single family lot, upgrade our living standard, decrease our environmental footprint and create housing and community for another person or two.
While rebuilding a house is not an easy process for people not involved in the construction industry, it worked out to be very beneficial to us.

This bit of background information is important. Here’s why.
Equity.
Simply by owning the property, even for a short period of time, gave us enough financial room to engage in this process and proceed with the redevelopment. There are so many homeowners out there in the same position who may have many reasons to want to do the same.
Some of those reasons are;
Aging in place and staying in one’s community, Building inter-generational equity (grown children living at home and paying in) Reasonable increase in human scale density, Strong retainment of green space (specifically the ever important large trees), The building of non traditional familial spaces (think co-ed housing) A responsible use of the existing built environment (stop dumping houses into the landfill)

I was keen and excited to do this project and I would do it again in a heartbeat, even though I am older now.
What I would like the city and staff to do is to reach out to those homeowners who, like myself, already own land.
Affordability for ALL levels of income is the issue, and it cannot be addressed if land is having to be purchased in the first.
Not only land affordability but, also too, the costs of demolition which are not only monetary, but environmental, re: the dumping of existing houses into our landfill. The degree of waste the the missing middle initiative would generate is unconscionable in my view and should be avoided at all costs.

In-fill housing, garage conversions, laneway houses, house lifts with proper height basement suites and/or secondary level additions are really the only options this city has given our regional constraints, and I would very much like to see this direction pursued with more vigour.
With land values as they are, there is no way large scale developers alone can deliver the housing options that are desperately needed right now. I'm pretty sure that you know this, and so I ask you to take a step back from urgency of the situation and cast your eye over what is right in front of you. Existing homeowners who have proficient equity and who could be encouraged to increase the density on their property at human, ecological scale, rather than this disruptive and potentially damaging proposal that only addresses the housing needs of truly upper middle income earners. This is not a housing proposal for all and that is the real weakness of this initiative.

I would very much like to talk directly with any and all of you if you are interested and have the time.
I thank you for your time and interest.
Deanne Loubardeas
[redacted]

[redacted]

From: Brian & Danielle <[redacted]>
Sent: Monday, August 29, 2022 10:57 PM
To: Public Hearings
Subject: For Sep.1, 2022 Public Hearing on "Missing Middle Housing" amendments

Hello,

We write with respect to the proposed amendments that seek to increase "missing middle housing" in Victoria.

We are residents of Vic West, a neighbourhood that is not missing middle housing. Vic West is one of few relatively affordable areas to live in the City. The neighbourhood already has a high percentage of multi-family housing, including co-op, social and transition housing. The neighbourhood needs to retain a diversity of housing - including maintaining the very limited housing stock that in most cases includes a suite, carriage house or duplex.

We are concerned that the proposed changes will reduce the diversity of housing supply stock in Vic West, further pushing families to look to the west shore to find affordable housing with a bit of safe outdoor space for kids to play and grow food.

When we walk through Vic West there are already many examples of missing middle housing types found on most streets (heritage infill, duplex/triplex/fourplex..., townhomes, small apartment buildings). It is not clear from the materials posted how the changes in zoning will benefit Vic West, the current and future residents, and the City as a whole.

Vic West is currently one of the most complete neighbourhoods in Victoria - with mixed housing types, industrial, and commercial lands. It is notable that the Songhees condos and the more recent, adjacent to Songhees, Bayview condos do not incorporate commercial space or other important community features. These portion of Vic West is not reflective of the broader diversity found throughout the community.

Regards,

Brian & Danielle

[redacted]

From: Anthony Theocharis [redacted]
Sent: Tuesday, August 30, 2022 11:12 PM
To: Public Hearings
Subject: Support for Missing Middle Housing Initiative

Hi council,

I'm just writing to voice my support for the Missing Middle Housing Initiative. I know sessions like the one you're hosting on Thursday are often full of complaints and people who wish they could freeze time in the past, so I hope you're hearing from a few forward looking folks, too!

As a James Bay resident, homeowner, father who would like to see his daughter afford to stay in Victoria as she grows up, and son who would like to see his parents and extended family age gracefully in the city they love, I agree wholeheartedly with the objectives of this initiative.

I know you've already made a number of concessions to assuage concerns about too much change. I would personally advocate to go a step further toward creating more liveable neighbourhoods by making it easier to mix small scale commercial spaces in primarily residential areas and by further relaxing the setback requirements for missing middle developments. But let's not let the perfect be the enemy of the good - the MMHI is a step in the right direction.

Thanks for the work you do.

Regards,
Anthony Theocharis

2-508 Pendray Street
Victoria, BC
V8V 0A9

[redacted]

From: Daphne Wass <[redacted]>
Sent: Wednesday, August 31, 2022 7:20 AM
To: Public Hearings
Subject: missing middle

I have been reviewing successful "missing middle" projects in other cities and it appears that successful programs have been brought in slowly and thoughtfully and did not include a "blanket rezoning" of all single family residential areas.

There needs to be incentives and support for house owners to engage in this process, such as rebates, for providing "in fill housing". This will encourage investment and engagement from house owners.

Blanket zoning opens this up to developers in all areas of the city, and they are the only ones who can "afford" to buy up homes and tear down to make new complexes.

House owners value their homes, their neighbourhoods and the landscape around their homes and may like to remain leaving there. They are "vested" in these projects, developers are not.

It is important to try to salvage and use as much of the structure of the existing buildings when considering modifying homes. The landfill at Hartland does not need more waste from thoughtless tearing down of old houses.

I support "infill housing" and have considered modifying our old home into 3-4 suites, but the "process" and "expenses" are not reasonable.
Lane way houses in our neighbourhood look great, provide additional housing and for the most part have not been very "disruptive" to the landscape of the neighbourhood. I would not consider these lane houses "affordable", as the owners are having to charge close to or above $2000/month for a 400-600 square foot place.

Provide incentives and rebates to owners of the property to provide in fill housing. support maintaining current structure and character of the homes which are in place. Incentives were provided to maintain "heritage homes", why not provide incentives to missing middle/infill accommodation?

I recently reviewed the Oak Bay survey regarding "in fill housing". They are at least calling it what is it..." in fill housing". Stop confusing the issue, call it what it is, it is about housing, it is about affordable housing, and it is "infill housing". Yes, let's increase density within the city core, let's use existing structures and provide incentives for home owners to engage in this process. Do not rezone the whole city to multiplexes and leave this wide open for developers.

Thank you

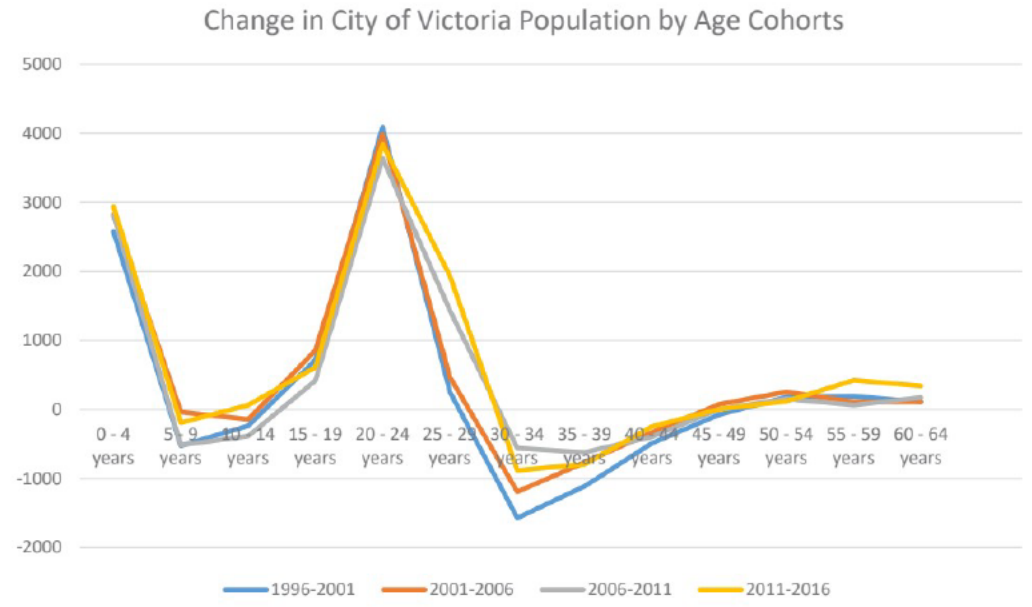
Daphne Wass

954 Bank Street

[redacted]

From: Janusz Krawczynski [redacted] >
Sent: Tuesday, August 30, 2022 12:31 PM
To: Public Hearings
Subject: Missing Middle Housing Initiative

Hello,
Dear Council of Victoria,
We have a population crisis in Victoria which you have to repair immediately.
This is an alarming situation, not the one you can sit on.
We need to bring these young people between 30 and 45 years old back to the City.
We do not need more studies, consultations, meetings.Time is running out to have a functional City.



This graph illustrates that in recent decades residents in their family-forming years continue to move away from Victoria.

Thanks,
Janusz

[redacted]

From: Jeannie Squarebriggs <[redacted]>
Sent: Tuesday, August 30, 2022 3:45 PM
To: Public Hearings
Subject: OPPOSED to Missing Middle Initiative proposed amendments

Hello Mayor and Council,

• I am opposed to the proposed bylaw amendments regarding the Missing Middle Initiative (MMI), primarily the idea that residents/the community would have no input on Development Permit applications. In my view this is anti-democratic and elitist.

• I do not think MMI will assist many people. I would not doubt that REIT companies are anxiously waiting in the wings for such a great opportunity.

• The proposed designs are too dense.

• I think this is unfortunately a very short-sighted collection of proposed amendments.

• I agree with all of Steve Orcherton's points that he made in person before Mayor and Council on August 4, 2022.

Thank you for adding my voice to those opposed.

J. Squarebriggs
Brighton Crescent
Victoria V8S 2G4

[redacted]

From: M/J Drew [redacted]
Sent: Tuesday, August 30, 2022 2:12 PM
To: Public Hearings
Cc: Murray Drew
Subject: missing middle housing in Victoria

Hello,

I am definitely against making a blanket decision on the type of housing you are proposing.

It is completely unfair to all of a sudden allow monster houses that will dwarf their neighbours after years of forbidding the same, and there is NO guarantee that this housing will be affordable as apparent with the two small lot developments at each end of the 1700 block of Haultain St. None of the 5 houses were affordable, they all sold for full market price compared to other houses of similar size in the general area at the time.

Developers are in the building trade to make as much money as the market will allow. And, it is expensive to build with today's building codes and the cost of supplies. These dwellings will not be cheap!

While I agree that corner lots and buildings on main thoroughfares should be allowed some discretion with the single lot allowances, I do not agree that middle of the block houses should be afforded the same.

There needs to be a way for unattractive and much too large buildings to be discussed with council and neighbours before a being built, otherwise this blanket decision will end up being a giant mistake.

Janet and Murray Drew
1740 Haultain St.
Victoria BC

[redacted]

From: Victoria Mayor and Council
Sent: Wednesday, August 31, 2022 10:07 AM
To: Public Hearings
Subject: Fw: Middle Missing Housing

From: Marguerite Rowe <[redacted]t>
Sent: August 30, 2022 1:37 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; landuse@victoriawest.ca <landuse@victoriawest.ca>; Michael Angrove <mangrove@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>; Development Services email inquiries <DevelopmentServices@victoria.ca>
Subject: Middle Missing Housing

We are writing to express our opposition to continued Council discussions and **decision making** on the Middle Missing Housing initiative prior to the election of a new Mayor and Council. Let the citizens vote and then the new Council hold the public hearings and determine a course of action. That is the **democratic**, not **autocratic**, way. The rush to achieve the goals of some members of the current Council during a time when citizens are on vacation and preparing for a long weekend is reprehensible. The citizens of Victoria need time to thoughtfully consider the advantages and disadvantages of the Middle Missing Housing Initiative and be able to debate the options with the **mayor and councillors they elect in October**. Please put a stop to this. Sincerely, Marguerite and Donald Rowe, 100 Saghalie Road, Victoria, BC [redacted]

[redacted]

From: Melissa Stark [redacted]
Sent: Tuesday, August 30, 2022 10:53 AM
To: Public Hearings
Subject: I am in support of the Missing Middle Housing Initiative

Home-owning people in Canada have doomed the next generations - which includes their own kids and grandkids - to a life of destitution by supporting the housing policy status-quo. Is it fair to teach our children that they will thrive if they work hard and contribute to society, only to stand in their way by hoarding property and wealth?

Why do owners who qualify for a mortgage have more say than the renters who are actually paying that mortgage, sometimes in full?

The current system punishes young people who literally could not have entered the job and housing markets any earlier than now. Imagine coming into adulthood this year, disadvantaged simply because you didn't buy into the market a decade ago when you were 10 years old? Passing the blame to those who haven't "worked hard enough" is simply scapegoating the crisis at hand.

Affordability of housing is a Canada-wide issue but that doesn't mean local governments can't enact solutions. Abolish short-term vacation rentals in residential units. Streamline community- and family-oriented higher-density housing development. Create spaces for those who work in their local communities to station and service their tiny homes. It's time to stop gatekeeping what once was decades ago and update housing models to tackle today's inevitable regional population growth and aging.

Melissa Stark

[redacted]

From: Michael Ryan Hube <[redacted]>
Sent: Tuesday, August 30, 2022 1:19 PM
To: Public Hearings
Subject: September 1st - Special Counsel Meeting - Missing Middle Initiative

To the Honourable Mayor Lisa Helps and Victoria City Counsel,

Please accept this email as my ***adamant support for the Missing Middle Initiative*** that is being considered at public hearing on September 1st.

I live on Whittier Ave in Saanich, and while I don't call the City of Victoria home it is my hope that the City continue to serve as a leader in the CRD and that other municipalities in the area have the courage to follow suit with similar initiatives.

I am fortunate enough to live in a townhome with my wife and two young children. I have worked in private real-estate development and currently work in affordable/social housing. And in my experience, initiatives like this one stand to make a positive difference for affordability and availability as well as beautify the city for call. Families need options that aren't condos or single family homes. This initiative stands to remove barriers in the creation of those options. Please move this initiative forward and help bring much needed housing to the CRD.

Thank you for considering this input and good luck with the difficult task ahead.

Kindly,
Ryan Hube

[redacted]

From: Wendy Bowkett [redacted] >
Sent: Tuesday, August 30, 2022 12:04 PM
To: Public Hearings
Subject: Missing Middle Housing Initiative: Zoning Regulation Bylaw and Official Community Plan Bylaw Amendments and Policy Updates

To Mayor and Council,

I've been following municipal politics in Victoria for many years and I have to say, I love how many people have been showing up to share such a diversity of views on the MMH Initiative.

It's great to see democracy in action.

However, I've become increasingly concerned about the lack of good governance practices at City Hall; in particular the political interventions in our municipal service. The fact that we are at a public hearing for this Initiative, at this juncture, stands as a prime example. This initiative was rushed to Public Hearing to suit political deadlines rather than allow the process dictate the timeline. Many people have raised many concerning aspects of the Missing Middle Initiative, so I will focus on only a few key areas.

With respect to good governance, Council just received MNP's Governance Review and I'm disappointed that this council wouldn't take the time to address the recommendations raised in that report to help bolster public trust and confidence before taking on any more "bold" changes, prior to the fast approaching election. In fact, it feels like council is doubling down by proposing a new body of regulations that actually erodes our democracy by proposing to eliminate the public from the MM process. And you've asked for public input on an August evening after a long weekend when many people are on holidays and on a second date scheduled for the Thursday of the last long weekend of the summer.

It's also highly problematic that the MM proposal was first brought to the community as an "affordable housing" initiative. We now know that this representation was factually incorrect and this Initiative does not mandate affordability but instead introduces wholesale gentrification throughout our residential neighbourhoods. I suggest that existing single family housing can be better adapted and suites added without the financial & environmental costs of tearing everything down & rebuilding. The suggestion that adding supply will create affordability is unconvincing. We've added over 3000 units in Downtown Harris Green over five years and there are more than 5400 units in the pipeline and yet we have not seen the price of condos or rent decrease. Instead they continue to climb.

Significantly, the impacts on our Urban Forest will be potentially catastrophic across the city as our existing tree protection bylaws would be usurped by the tree removals allowed under the MM. It's shocking to me that with all the consideration and focus on the climate crisis and urban island heat effect, our council would support any proposal that would move us backwards in terms of good environmental stewardship.

Finally, the contradictory statements made by the public in council chambers and in the hundreds of emails to the City demonstrate that the city has not fulfilled its obligation under its Engagement Strategy to fully, comprehensively, communicate with and inform residents what the Missing Middle Initiative proposes. It's understandable that people are confused about what the impacts will be and have a multitude of questions, since we were still seeing changes proposed to the regulations as recently as week before the Public Hearing started. This relates back to my first point about the requirement for better governance practices.

Our city and our community deserve better and we need our civic leaders to do better.

Please send the MMHI back to staff to refine what's currently proposed, to mitigate identified risks, establish that this Initiative is complementary with the other housing policies this council has approved to ensure they function effectively as a body of work and will not compete with or contradict other successful policies. Ask staff to develop Key Performance Indicators (metrics) for this Initiative and all of the new housing policies (Rapid Deployment of Affordable Housing, Inclusionary Housing, etc) that have been approved by this council to ensure that the goals of the Housing Strategy are being met.

"If you can't measure it, you can't manage it."

Wendy Bowkett

Chinatown, Victoria

[redacted]

From: Deborah Maunder [redacted]
Sent: Wednesday, August 31, 2022 1:45 PM
To: Public Hearings
Subject: Fwd: Missing Middle Hearing September 1, 2022

To: Public Hearing for Missing Middle Plan
>
> My concerns regarding the Missing Middle plan and upcoming hearing:
>
> Timing:
> - A hearing held during the last week of summer is not suited to obtaining a representative response from the community which it effects.
> - Furthermore, there has been very little broadcasting of the plan which has a considerable impact on the city. The average Victoria citizen is not privy to the details.
> - Putting this plan to a hearing with the purpose of having it accepted one month before an election is not appropriate and appears that proponents are taking advantage of a community in flux.
>
> So called “Affordable Housing”:
> - The only people gaining from this plan will be the developers and speculators, who are likely going to buy up every corner property they can if this plan goes through. In contrast, a lovely character home located on the corner of Gonzales and Rockland streets changed owners during the last couple of years and it contains multiple rental units. If the Missing Middle plan was approved a lovely heritage home like this would not be maintained, rather it would have been purchased by a developer to be torn down as it is not located well for development. In addition, the renters in this home would never be able to afford the rents that a new multi-plex would require.
> - Density does not translate to affordable, and in actual fact most homes in Victoria have already got a suite or other secondary living area on their property already. Or, they have the potential. And the students, new families, and/or seniors who are living there are able to live in their preferred neighbourhood. And the homeowners are able to afford their property with the help of these tenants. The Missing Middle plan does nothing to recognize the existing rental population (much cheaper and intrusive than new buildings).
>
> No more public planning process:
> - The Missing Middle plan disempowers neighourhoods and their so called “community plans”, which appear to have been a complete waste of time.
> - The approval process for Missing Middle plans appears to be devoid of community input, but rather makes it very easy for a developer to go ahead with maximum use of a property including height allowances that are not in keeping with existing rooflines.
>
> Lack of Style and Greenspace:
> - As new builds in this city have demonstrated, developers build to the maximum, so flat roofs and minimum greenspace is going to be the outcome of this plan. The heritage homes and gardens of this city have been a draw for tourists and homeowners for many years. This plan does not demonstrate a commitment to the heritage of this city, nor the greenspace that includes the last semblance of a unique ecosystem.
>
> Thank you for considering the above concerns,

> Homeowners, Deborah Maunder and John Doughty

> 1009 Chamberlain Street, Victoria
>
>

[redacted]

From: Janet Arnston <[redacted]
Sent: Wednesday, August 31, 2022 8:13 AM
To: Public Hearings
Subject: Please address

Victoria Council,
In regards to the Missing Middle discussion. I do not believe that the current should be making this very important decision. The majority are not running and some do not live in Victoria. This project should be put on hold!

In the last three years our Victoria home insurance has almost doubled. We have never made a claim. I have asked our insurance agent why and their response is that the infrastructure is old and underground services are breaking down. How is adding more houses on this old infrastructure going to help?
Can council please discuss how aging infrastructure is going to be dealt with, if this passes.

Janet
Sent from my iPad

[redacted]

From: Victoria Mayor and Council
Sent: Wednesday, August 31, 2022 12:01 PM
To: Public Hearings
Subject: FW: Lame Ducks should not destroy years of work on Community Plans!

From: John Kell [redacted]
Sent: August 31, 2022 8:08 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Lame Ducks should not destroy years of work on Community Plans!

Dear Leaders,

Please leave the decision on the missing middle to the council that will be elected this fall.
A decision of this magnitude should not be left to those who have chosen not to face the voters again (most of you, I believe).
If you need examples to remind you how not to leave office gracefully, look no further than Boris Johnson and Donald Trump.

John Kell
204 Memorial Crescent
Victoria, BC
V8S 3J2

[redacted]

From: Mary Doody Jones <[redacted]>
Sent: Wednesday, August 31, 2022 11:09 AM
To: Public Hearings
Subject: Summary of factors at first hearings

Having heard accounts of the first hearing which described it as older vs young, owners vs renters, **I wanted to summarize what was in the presentations**. Because I was at a distance,
I did not witness the actions in the room, but was able to focus on what was presented. I noticed patterns around this "omnibus bill" with its many points of concern,
a clear difference between younger and older speakers.

Youth desperate for housing (student, wanting to start a family and already with family) often began with their story and pleaded.
Some youth
- thought that these new buildings would free someone else to leave a less expensive place to be taken by the next level (Drip Down Theory-not possible here).
- realized these buildings are not affordable but would be housing;
- simply wanted "something done. "'
A few family people , already in housing, thought they might be able to buy new.
-**Question**: One quiet voice asked: " **Since Council "is going the length" (i.e. denying residents any rights), could Council request affordability here?**
The desperation made me remember being a single parent, while my activism years made clear the great harm in the plan for people of all ages who are not rich.

Several older people stated they had suffered in the past (not helpful). Other elders, concerned for the younger, looked to help generally and to inform how
the system works. This group also referred to the Cordialis Report and I noted that it backed out of responsibility totally (pgs 2, 6).
Elders gave points on various aspects:
-The idea of "sharing the load" with other municipalities was often repeated.
-Patrick Skillings, a realtor with 30 years experience passionately explained how these new buildings could only be unaffordable;
-Ken Johnson of Hallmark Heritage Society gave a history of consultation in democracy and feared we will lose even more.
A middle aged woman in James Bay spoke of "heritage" not just designated but character houses. She told of a suitable site
for MMI where Council is looking at a 10 storey tower;
-Another non-senior focused on the loss of trees and used statistics
-My description for the cloud of continuous anxiety created by this plan, for all Victoria renters not in a large rental buildings, is
"cruelty"- hard on mental health.

One irritant kept bobbing up for all ages: The high number of small houses being replaced by large, million-dollar houses.
Question: **Since Council is" going the length," is banning the large rebuilding of houses allowed?**
Request: Please do the last so that tearing down a house would mean the owner must build a duplex. at the least. Hey, start with that and all ages would agree.

[redacted]

From: Victoria Mayor and Council
Sent: Wednesday, August 31, 2022 12:00 PM
To: Public Hearings
Subject: FW: Missing Middle Deliberations

From: MARGARET GIBSON PHIL SAURETTE <[redacted]>
Sent: August 31, 2022 10:23 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle Deliberations

Mayor and Council Members:

With reference to your current deliberations regarding the proposed "Missing Middle" modifications to current policies and practices, I wish to register my very serious concern regarding one feature of the proposal - that of the demise of the **Neighbourhood Land Use Committee** found in each area of the city.

Either this feature is deliberately designed to end this kind of public and democratic input into proposed community land development use, or it is an unforeseen casualty of hasty city planning. Either way, it is in my opinion, a serious erosion of democratic involvement of the rate-paying public.

I urge all members of Council to seriously consider this issue while deliberating whether this proposal should move ahead in the current form or that it be best referred to the new Council following the election in the Fall.

Philip Saurette
1734B Haultain St
Victoria V8R 2L2
[redacted]

[redacted]

From: Victoria Mayor and Council
Sent: Wednesday, August 31, 2022 12:03 PM
To: Public Hearings
Subject: FW: Missing Middle Initiative

-----Original Message-----
From: Rita Isaac <r[redacted]>
Sent: August 30, 2022 2:14 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle Initiative

Dear Mayor and Council,

I have to make my opinion known to you that it is absolutely unconscionable that you would even consider bringing in the controversial Missing Middle Housing Initiative at the very end of your mandate.

Not only will you be allowing irreparable damage to the beautiful, different neighbourhoods of Victoria, many of you will no longer be in office to deal with the backlash. And moreover, this initiative does NOT provide affordable housing, which is what Victoria desperately needs!

Leave such a major decision to the next mayor and council.

Rita Isaac
Victoria, B.C.

[redacted]

From: Tamara Krawchenko [redacted]
Sent: Wednesday, August 31, 2022 10:04 AM
To: Public Hearings
Subject: MMHI - support

Dear City of Victoria,
I thank you for holding this public engagement opportunity for an issue that is so critical to the wellbeing of our city and region today.
We are in the midst of a housing crisis and, given projected continued population growth in our region, this crisis will increase over time.
I fully support the MMHI initiative as one of the most impactful and important solutions that we can adopt to address the housing crisis alongside investments in low income housing.
I am a homeowner in Fairfield and live behind (panhandle lot) a lovely Missing Middle type of home – a houseplex with three renters. There is huge housing demand in our neighbourhood. Everyday our community Facebook group have pleas from families looking for just this type of housing. And yet, it cannot be built. This is unacceptable. In my neighbourhood, smaller single family homes are being replaced by massive single family homes and yet, the very type of home that sits next to me which provides a home for three families is difficult to achieve. We need to drop these restrictive practices.
As homeowner, the type of density that MMHI would bring would be beneficial to my community and strengthen local business. I also support MMHI because amenity-rich and transit-connected neighbourhoods like mine should be seeing an increase in population as opposed to the expansive, costly and environmentally damaging sprawl that is occurring on greater Victoria's boundaries.
I thank you for the opportunity to comment on this important initiative.
Sincerely,
Tamara

Tamara Krawchenko | PhD Assistant Professor and Undergraduate Academic Advisor (she/her)
School of Public Administration, University of Victoria
Member of UVic's Institute for Integrated Energy Systems
[redacted] | HSD326 | [redacted]
Academia.edu | LinkedIn | Twitter

We acknowledge and respect the lək̓ʷəŋən peoples on whose traditional territory the university stands and the Songhees, Esquimalt and WSÁNEĆ peoples whose historical relationships with the land continue to this day.