
Please receive this email as my official participation in the Missing Middle Housing Initiative Public hearing. I am unable to attend the August 4th session in person.

<https://susansimmons.ca/2022/07/31/city-of-victoria-response-to-missing-middle-questions/>

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[REDACTED]

From: (null) (null) [REDACTED]
Sent: Tuesday, August 2, 2022 5:39 PM
To: Public Hearings
Subject: Missing Middle Initiative

Dear City Council,

I am writing this in regards to the public hearing meeting set for August 4 about the Missing Middle.

I would like to say that I am wholeheartedly against this initiative.

Being a person that lives pay check to pay check I understand the need for affordable housing. However, the prospect of churning up heritage properties makes my stomach turn.

I am lucky to have found a little heritage gem in the heart of Rockland. The house itself and property has heritage significance.

Although, I live in a small bachelor suite the property around the house provides peaceful sanctuary for me, my neighbors and the small animals that roam around.

My landlady has proposed to rip apart this beautiful property to build condo units. This initiative would be exactly what she needs to get her plans approved.

Now knowing my landlady, she would be build hastily and cut cost where she could. Leaving cheaply made housing she would likely profit from rents. The rent amounts increasing her pocket book and doing absolutely nothing for the current tenants of the building and property. Completely hindering our peace and enjoyment. I would have to move!

Our Victoria heritage properties will become urban density. Destroying what really makes Victoria unique.

I can not applaud this initiative.

Please do not consider approving this idea.

Kind Regards,

Amy Kwiatkowski, Victoria Resident

Sent from my iPhone

From:
Alicia Schlag
1050 Clare St.
Victoria, BC
V8S 4B6

To: Mayor Lisa Helps and Victoria City Council

Re: Missing Middle Housing Initiative

Dear Mayor Helps and Councillors Marianne Alto, Stephen Andrew, Sharmarke Dubow, Ben Isitt, Jeremy Loveday, Sarah Potts, Charlayne Thornton-Joe, and Geoff Young,

I'm writing to express my whole-hearted support for the Missing Middle Housing Initiative at its public hearing on August 5th.

My family and I are residents of Victoria. Our rent helps pay the property taxes on our home. We want you to hear our perspective, as members of our Gonzales community who live and work here in precarious housing. We would like to be securely housed, but do not want to leave the life we have been building here for nearly six years. But as it is now, without enough suitable housing options, we may have no other alternative.

I believe that zoning should solve problems, not create them. If zoning becomes problematic, it needs to change. And restrictive R1 zoning has become an untenable problem for this city.

Existing zoning is not the unalienable right of existing homeowners; it is not enshrined in their properties. Zoning should meet the needs of the whole community today. Right now, and for decades, Single Family Homes blanketing huge swaths of Victoria has been a policy that shuts citizens and workers out of housing. That's a problem. And it's a much, much bigger problem than the perceived threat to the character of a particular neighbourhood, or preserving older trees instead of planting new ones, or the amount of shade on your garden, or free car storage.

There is no contest here. People need homes. People should be able to live in their city. Notions of value should not be detached from the basic needs of people. The comfortably housed are asking you to prioritize their opinions and specific lifestyles above a need they have already secured for themselves. That's not fair. They're asking you to let them remain the gatekeepers, even though plenty of other people live here, people with housing needs, people like my family. We pay for housing here, shop here, perform our jobs here, go to school here. But in the eyes of some, denser housing doesn't belong here; by extension, because we can't access our own single family home, we don't belong here.

I've heard it expressed that building the Missing Middle will displace renters like us. But if you care about displacement, I urge you all the more to pass this initiative. Displacement is already

happening under current zoning, but without housing options to turn to! We were evicted when our last home was sold to a new owner in this ridiculously hot market. It was a costly miracle that we found another rental locally. More housing on the market, more units built for the rental market, too, can only help those with housing needs.

To pursue housing security under current zoning, we would need two cars and commute into Victoria from a clear-cut mountainside in Langford. Or, cut ties with the city altogether, as our neighbours have done. We're losing people. Losing workers. Losing families. Losing community. We're accelerating urban sprawl, car pollution and climate change. That's the true cost at stake here. As parents, we have to demand more from our city, now and into the future.

I ask you, of the two options before you today, which solves the bigger problem, and which outcome meets the greater, the more urgent need? Judge this by the facts. Look at the data on the correlation between housing supply and prices. Look at what a three-bedroom in a multiplex costs compared to a single family home here. You've read the CMHC report, we need to build many, many more homes. Legalizing the Missing Middle is the way to do it. As a policy, it's been well studied, well engaged with locally since 2019. The change will not be a shock, it will be incremental, and there are provisions to have it tweaked. But more homes will be good for Victoria, at bare minimum far better than the status quo, which is a crisis.

Please, can we try this here? I am appealing to your good sense. Give us a path to the housing that's missing.

With appreciation,

Alicia Schlag

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 11:44 AM
To: Public Hearings
Subject: Fw: Missing Middle Initiative

From: [REDACTED]
Sent: August 2, 2022 11:40 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorton-joe@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>
Subject: Missing Middle Initiative

Mayor and Council,

I am writing to strongly encourage Council to undertake more extensive consultation on the Missing Middle Initiative. The is a substantive initiative and yet details have only just recently been made public with no consultation having been completed with respect to this important information. I think it is a fair assessment to say that the majority of public have little or no knowledge of this matter. Polling friends and neighbours, I found that very few were aware of the initiative until just recently.

No one can dispute the existence of the housing crisis and the need to take action to address this critical problem. This does not however the negate the importance of ensuring that the citizens of the city are aware of the initiative and have the opportunity to comment if they wish.

Given the imminent conclusion of this Council's mandate, I urge Council to defer this important matter for consideration by a newly elected Council.

Thank you.

Barbara Bolli

[REDACTED]

From: Beth Cowin [REDACTED]
Sent: Tuesday, August 2, 2022 5:12 PM
To: Public Hearings
Subject: Missing Middle

Hello Victoria,

I am writing to express my support for the bylaw changes that would assist the missing middle initiative. I am a middle-income earner who dearly loves her (currently rental) backyard and little garden. I will never be able to afford to purchase a detached home in Victoria, and this initiative provides appealing alternatives to condo towers for single or mid-income households like myself. I support gentle densification of our existing housing supply as outlined by the initiative. This kind of change will allow me to one day have a little home with a little green space in the city that I love.

Sincerely,

Beth Cowin

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 8:47 AM
To: Public Hearings
Subject: FW: MMI

From: Barry Willimott [REDACTED]
Sent: August 2, 2022 2:54 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>
Subject: MMI

Mayor and Council,

I am asking that you postpone your decision until a newly elected Council can give this consideration.

I am concerned that this will negatively impact Victoria's tree canopy which cannot easily be replaced. I do not agree with the parking requirements and am amazed that there will be no air conditioning when some of these proposed units are basically just over 300 square feet. I do not feel that the plan takes into account each neighbourhood and that the new builds will be built to minimum standards and will not fit in well with the existing architecture.

Thank you,
Barry Willimott
Victoria, BC

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 8:53 AM
To: Public Hearings
Subject: FW: Support for MMHI

From: Clifford C [REDACTED]
Sent: August 2, 2022 9:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for MMHI

Dear Mayor and Council Members,

As a renter in the city I am fortunate to be comfortably housed. My partner and I live in a rental apartment building in Fairfield where our rent is expensive but, with two incomes, we can afford it. However, as I look towards starting a family in our future I am overcome with a feeling of dread. Single family homes in Victoria are averaging well over 1 million dollars and continue to rise faster than my income. Looking outside of Victoria to the Westshore I see a car-dependent future with years of painful commutes via car into the city. I believe Victorians like myself should have more choice in where we choose to live and what type of housing we choose to live in.

I love living in Victoria. I have a good job, a great support network and I live a relatively low carbon lifestyle. However, we have a zero percent chance of ever owning SFH suitable for a family in Victoria. Our options are to find a townhouse or a 3 bedroom condo in a neighbourhood suitable for a family. These types of homes are great options for us. They sell for 20-40% less than a SFH which actually makes them attainable for me! The sad part is they basically don't exist in Victoria and the ones that do exist are often on busy roads or downtown. Most of the areas that are ideal for raising a family are all reserved for multi-million dollar single family homes. The status quo means only the wealthy will have the choice to live in family suitable neighborhoods.

I am very fortunate that I do not depend on a car for any of my essentials. I ride my bike to work, I walk to get groceries and have my choice of hundreds of pubs and restaurants to socialize at. I only drive for out of town trips. My partner and I are comfortably able to get by with one car. My current lifestyle is a dream but it will not last in this housing environment. I cannot afford a family suitable home in ANY of Victoria's family neighbourhoods. If MM does pass I will be forced into the suburbs. My partner and I will both need to commute via car to our Jobs and unless I am very lucky we will have to commute by car for almost everything. Our car lite lifestyle will be gone. We will be a 2 car commuter family living in a freshly clear-cut suburb. This is not a choice I want to make.

Furthermore, more housing options means more affordability. If MMHI were to pass and more townhouses and house-plexes were built I would happily start looking for MM homes to start a family in. If I were lucky enough to find one my current apartment would become available to another young couple. And, that young couple would move out of their place freeing it up for a recent grad. And, that recent grad's basement suite would then become available to another low income renter who could be at risk of homelessness. MM will not be built in a Vacuum. It will have benefits for everyone in the housing and rental market. More people will have more choice on where they live.

MMHI is about providing future and current residents with a choice. We have spent the last 70 years ensuring that only SFH get built on 70% of the residential lots in this city. The current housing crisis is a direct result of choices previous councils have made to enact and enforce SFH zoning. Only the wealthiest residents get the choice of where they want to

live. It does not have to be this way. This council can make the next 70 years of development in this city work for more people by voting yes to MMHI.

Thank you for your time.

Regards,
Cliff Childs
Fairfield resident

[REDACTED]

From: Cord Corcese [REDACTED]
Sent: Tuesday, August 2, 2022 8:31 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Missing Middle Housing Initiative

Dear Victoria City Council,

I would like to voice my support for the Missing Middle Housing Initiative. This policy is a great step in the right direction. While it alone is not enough, it is a massive improvement over the status quo.

I am a 22 year old who has lived my entire life in Greater Victoria. The housing crisis has made finding housing nearly impossible for me. There was a rental just off Cook Street that I nearly got when looking in the fall, but despite only taking a few hours to get references back to the landlord, it was rented out underneath me. The only reason I have a place right now is because my friend had their roommate move out, and I could take the free room. This means I'm not on the lease and have less stability. I have no idea if the lease can be transferred to me when my roommate moves away at the end of the year, or if I will be thrown back into the housing battle. There are simply not enough units for the number of people looking for housing. Allowing more housing of any type will help by reducing competition for units. I'm honestly not even that keen on the neighbourhood I live in. I'd rather live closer to downtown, but the current rental market makes having a choice of where to live impossible.

A friend of mine moved to Montreal and decided to keep moving between neighbourhoods every 6 months or so to see all the city has to offer. She has been able to take a week before getting back to landlords and still get full apartments in nice buildings for less than some bedrooms cost in Victoria. What does Montreal do differently than us? They have a much higher vacancy rate, and large parts of the city are filled with missing middle housing. There is no reason Victoria can't have the housing availability that Montreal does, the only thing that's different is Quebec is not anti-housing like anglo-Canada tends to be.

The Missing Middle Housing Initiative will help move Victoria towards housing affordability. By allowing more attainable forms of housing in exclusionary neighbourhoods currently reserved for the wealthiest Victorians, we can provide more options, and reduce pressure on existing multi-family neighbourhoods. I may not directly benefit at this stage of my life, but by building more housing others will, which will have knock on effects through the well documented and evidence supported filtering effect. (ie wealthier people move to new housing, free up a unit, that other people can now live in). This is a choice between reserving large parts of the city for the rich, or allowing less expensive housing forms increasing the number of people housed overall.

This policy will enable more people to live close to downtown, within walking and biking distance of many amenities and jobs, in areas supported by relatively good bus routes. These areas are some of the best in the CRD to add housing in an environmentally and economically sustainable way. Every extra unit in the core municipalities is a household who is not forced out to the Westshore, an area that actually understands solving a housing crisis requires building more housing of all types.

Missing Middle units are great for many types of households. They are great for families, great for roommate situations, and with the proposed requirements allow for a greater number of accessible units than detached houses require.

I'd even say the Missing Middle Housing Initiative does not go far enough, and that setbacks requirements and density restrictions should be further reduced. But, I will not let perfect be the enemy of the good, the policy in its current form represents a massive improvement, especially when combined with other policies like the Rapid Deployment of Afford

Housing policy, and the proposed tenant protection policy where demovicted tenants can keep their current rents by using some of the increased property tax income.

Please pass the Missing Middle Housing Initiative. It is a great step in addressing the housing crisis that needs to happen.

Thank you,
Cord Corcese
3981 Bear St

Madison Heiser

From: Colleen Loader [REDACTED]
Sent: Tuesday, August 2, 2022 11:09 PM
To: Public Hearings
Subject: Regarding the Missing Middle Housing Initiative - Support

Dear Council members of the City of Victoria,

I am writing in support of the Missing Middle Housing Initiative being considered on August 4th. It is long overdue and I wish we could turn back the clock and pass this initiative a few decades ago. We wouldn't be in such a poor position today, if we had all been more visionary of what the future would hold. I hope this initiative is quickly passed so that our citizens in the future do not look back on us in disappointment over the choices we make today.

This initiative is needed to address low housing stock, to support good environmental decision making of increasing density within our city, and to offer more options for housing for today's smaller family sizes. It will hopefully have an effect on affordability but that will take some time.

It is good that the design guidelines are so open in their consideration for flexibility. I would like them to have stronger encouragement of offering gardening spaces for these projects. Many in Victoria love to garden and if we want to encourage people to move away from single family homes, there needs to be alternatives to condos and apartments that allow for many gardening options. That's the key change I would encourage you to consider.

But please pass the bylaw amendments as soon as possible.

Thank you,

Kind regards,

Colleen Loader (an on and off resident of Saanich and Victoria since 1981, and in Victoria again since 2017)

[REDACTED]

From: Diane Willis [REDACTED]
Sent: Tuesday, August 2, 2022 8:12 PM
To: Public Hearings
Subject: Missing Middle

Hello,

I live on North Park St. and I am writing today to voice my strong support for the missing middle housing initiative.

Having almost 70% of the land available for housing restricted to a form that is not only the worst environmentally, but also only attainable to a mere sliver of society makes absolutely no sense in a climate AND housing crisis. The market is entirely unhealthy with older homeowners unable to downsize, adult children unable to leave home and families underhoused in apartments and suites if they're lucky enough to have a roof over their head.

I'd happily support further measures as well that have enough density to target affordability for middle incomes and I hope to see further measures for the next council.

Regards,
Diane Willis

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 8:53 AM
To: Public Hearings
Subject: FW: Missing Middle Initiative (MMI)

From: Debe Kirk [REDACTED]
Sent: August 2, 2022 8:29 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle Initiative (MMI)

MMI projects - no oversight by City Council and no comment from neighbours!!! Are you out of your minds. We are being asked to accept that a hired bureaucrat will be given the power to approve MMI projects. No accountability here. The sad reality is MMI will do nothing to address the housing affordability for families or anyone else. Developers will continue to pay ridiculous prices for little family homes (some with suites), and to do land assemblies. Renters will be displaced from affordable accommodation and will not be able to afford the new 4 plexes and 6 plexes or townhouses. It is unconscionable this has been pushed to a public hearing during the summer when many citizens are probably away and will be decided by a Mayor at the end of her term, by councillors who may not be running in October and if they do run, may not even be elected depending on how they vote on this issue and some councillors (believe it was 3) do not even live in the city. Can you imagine running in any other municipality and not living there. What a hope of getting elected - only in the City. This puts you in a conflict of interest. It should not have been allowed and councillors this October need to declare their residency. The MMI as written is convoluted, it is confusing and there are far too many unanswered questions and concerns. We simply can not accept the rush to push this through at this time. It smells oh so bad!

Deborah & Gary Kirk

[REDACTED]

[REDACTED]

From: howard barker [REDACTED]
Sent: Tuesday, August 2, 2022 10:35 PM
To: [REDACTED]
Cc: Public Hearings; Geoff Young (Councillor); Ben Isitt (Councillor); david.eby.MLA@leg.bc.ca; grace.lore.MLA@leg.bc.ca; Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Marianne Alto (Councillor); Sarah Potts (Councillor); Sharmarke Dubow (Councillor); Stephen Andrew (Councillor)
Subject: Re: Missing Middle - do not pass the bylaw please

Something else you might add is the idea of "rental control". Ontario did this almost 40 yrs ago. The point is simply to avoid rental accommodation prices climbing freely. For many this can be just as important, if not more important, than owning property. In talking to several young people lately, the bigger complaint is rental prices, not that they can't get a mortgage!

Howard

On Tue, Aug 2, 2022 at 6:59 PM [REDACTED] wrote:

Hello,

Attached is a letter outlining why I think the Missing Middle should not go forward as policy/bylaw for the City of Victoria.

Please include this in the submission to the public hearing on August 4th, 2022.

Regards,

Jane Mertz

Fairfield in one of those pesky single-family homes



Dear Mayor and Council,

The University of Victoria Students' Society wrote this letter on the unceded and unsundered lands of the Lekwungen and WSÁNEĆ peoples.

I am writing today in support of the Missing Middle Housing Initiative. As Director of Campaigns and Community Relations of the UVSS, which represents 19 000 undergraduate students in the CRD, I have seen and heard the overwhelming stress students feel regarding housing. The average cost of a rental has rapidly increased in my own 5 years living in Victoria. These rates are being driven up by the low rental vacancy rate, and high turnover among the student population which allows landlords to jack up rents between tenants.

MMHI would increase the available rental stock and help keep the costs of rentals lower. There are significant and radical changes to housing policy that are needed in order solve the crisis in our market. MMHI streamlines the development process, diversifies the variety of potential builds, and would help create dense, walkable neighbourhoods that can prevent urban sprawl from further damaging our environment. While MMHI is not a fix-it-all solution to achieve affordability, it is certainly better than the status quo of restricting builds in wealthy neighbourhoods to standard single-family homes and McMansions, which has done nothing to make things affordable for students and tenants. This policy should be accompanied by tenant protections including right of first refusal and rent controls, and strong accountability for landlords in cases of reno/demoviction.

As we plan our city, we can not fear gentle density- it is the key to ensuring our community remains diverse, sustainable, and accessible. In fact, if we allowed higher builds (which MMHI does not), we could drastically improve housing affordability within the province and make the future of housing brighter for a lot of people. We can not let a fear of shadows, or a sense of entitlement to an unchanging world, prevent us from going to the lengths we need to create an inclusive, accessible, and green city.

The UVSS supports a drastic increase of housing supply, which as the Canadian Mortgage and Housing Corporation has pointed out, is necessary to achieve affordability within the next eight years. As the capital city of the province, Victoria should be a leader in diverse, walkable neighbourhoods that are made stronger by letting more people live there.

We are in a housing crisis. We need rapid action, not multi-year delays and public hearings for housing that may not even get built. It is inexcusable to claim to value housing and affordability

while gatekeeping the process to get housing built. With that, we hope you vote in favour of Missing Middle Housing Infill policy.

Yours in solidarity,
Izzy Adachi

Director of Campaigns and Community Relations

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 8:47 AM
To: Public Hearings
Subject: FW: Do not rush to missing middle decisions in James Bay (trees count in there too)

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

From: Joan Athey [REDACTED]
Sent: August 2, 2022 3:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Do not rush to missing middle decisions in James Bay (trees count in there too)

Dear Mayor and esteemed councillors:

People love to live in and visit our Victoria because of the look of our existing housing, the trees and contented residents who are so welcoming. I have lived in James Bay for 17 years.

Rushing into development means a loss of character in new proposals (so many are boring cookie cutter boxes of apartments that do not relate at all to the neighbourhood in Particular James Bay.

The Menzies proposal opposite Thrifty's and the Dallas and Lewis Street high rise proposal are shining examples of no design, no colour, no art and zero concern for adding any interesting new local character in a walkable area.

And yes trees seem to be of little concern either. The trees between Niagara and Thrifty's could easily have been protected like they do in Vancouver. And the stately gateway tree at Dallas and Lewis should not be taken down, but built around.

Let's be creative, thoughtful and not leave it up to developers to just do the cheapest, fastest thing they can think of. Future residents will thank you for it.

Sincerely,

Joan E. Athey
44 Lewis Street
[REDACTED]

Sent from my iPad

[REDACTED]

From: Janet Fox [REDACTED]
Sent: Tuesday, August 2, 2022 9:29 PM
To: Public Hearings
Subject: Missing Middle Housing Initiative Public Hearing

To City Council

Having reviewed the missing middle initiative information, I would like to express my opposition to this proposal. Increasing the density on residential lots will result in a loss of greenspace, parking, privacy and sunshine. Allowing houses to be bigger, taller, wider and closer together will be detrimental to the appearance of the neighbourhood. All housing proposals should be subject to public comment prior to approval as the people that currently reside in a neighbourhood will be impacted by added density.

The City of Victoria placed 55 points higher than the 2021 provincial average in terms of the Crime Severity Index. "Victoria has the highest urban density in the region, the largest number of liquor seats, the significant majority of multi-residential temporary housing facilities, making for a unique urban policing environment, the VicPD release said." (Vic News August 2, 2022). Reducing the crime severity in Victoria should be the main focus of city council and until the crime severity is significantly reduced changes should not be implemented to current zoning requirements.

Thank you for your consideration of this feedback.

Janet Fox
1611 Redfern Street
Victoria BC V8R 4X3

Dear Mayor and Council,

The Missing Middle was originally sold to residents of Victoria as affordable housing, now it is being spun as “somewhat affordable”. It either is or it isn’t. Just because this initiative is being tried in San Francisco, doesn’t mean that it will work here.

People moved into SFH neighbourhoods 20, 30, 40, 50 years ago for a reason. People know their neighbours in these areas and help each other out; you do not see that with density-built properties. Now the remaining people will be forced out of their home and neighbourhood.

What happened to aging in place? Having a 4-storey apartment go up next to a 2-storey SFH is just ridiculous.

Tourists come by our neighbourhood to see the different homes – by pedicab, horse and buggy, bikes, etc. People from Europe cannot believe the different styles of houses as they build theirs out of brick and concrete not wood. They value these older neighbourhoods with the housing variety and with gardens.

What happened to human scale buildings for the city of Victoria?

The mayor called all people living in SFH homes racist; this was reprehensible. The fact that none of the rest of council called her out on this just shows how this council has been led by one person.

What happened to backyard gardens are great during the pandemic for local food sustainability? Densification leads to no trees or soil to grow food.

What happened to having tree coverage to prevent heat islands during climate change? Current developments see large trees removed and replaced with trees in pots. Not nearly the same as they do not provide shade for humans and animals and are not used by birds. The new Rhodo complex on Fairfield doesn’t even have its namesake plant on site.

What happened to preventing local flooding in homes? With all the concrete etc., the runoff to the storm sewers will increase.

Why can there not be a designated area to start with to try this out. There is not enough research to suggest that this will benefit anyone in the long term, other than developers putting together land assemblies.

Council has gone off the rails many times during the past four years, focusing on social engineering rather than the nuts and bolts of running a city. Councils should be elected every 2 years, 3 years maximum. Much damage can be done by irresponsible council members, most who do not live in Victoria or own property. They are making decisions for people who live here and do not have to suffer the consequences of their decisions in their neighbourhoods.

Do not pass the Missing Middle bylaws. They cannot be easily undone by the next council.

Regards,
Jane Mertz
Fairfield

[REDACTED]

From: Julian West [REDACTED]
Sent: Tuesday, August 2, 2022 4:06 PM
To: Public Hearings
Subject: Support - Missing Middle Housing Initiative

I 100% support this. Can't come soon enough!

Julian West | [REDACTED]

[REDACTED]

From: Laura Kemp [REDACTED]
Sent: Tuesday, August 2, 2022 8:56 PM
To: Public Hearings; Victoria Mayor and Council
Subject: Missing Middle - Public Hearing

Dear Mayor, Council, and City Staff,

I am writing to voice my support for the “Missing Middle”. The City of Victoria is facing a significant housing affordability and availability challenge. Housing is by far the biggest issue facing my family. Not only that, but it is the biggest issue facing many friends and extended family members. So many people face persistent rent increases, are being forced to leave the city, or are taking on massive mortgages because our rental vacancy rate is the lowest in the country and our single detached home prices remain well over \$1 million.

The current zoning rules actively hurt most Victorians. Instead of creating middle class housing, the status quo incentivizes the creation of mansions for the very rich. Often, when an old single-family home is purchased, it is ripped down and replaced with a mansion which could easily sell for over \$2 million.

Passing the Missing Middle would help address this housing challenge, as it would allow builders to create housing options more people could afford. Moreover, the Missing Middle would work well alongside the “Rapid Deployment of Affordable Housing” and “Village and Corridor Plan” which you have recently passed. None of these measures on their own will solve our problem but all of them together stand a good chance, and this is why it is so important to pass the Missing Middle.

Thank you for your time and for reading my thoughts on this matter.

Best regards,

Laura Kemp

1216 Walnut St
Victoria, BC
V8T 1N4

[REDACTED]

From: LP [REDACTED]
Sent: Tuesday, August 2, 2022 11:06 PM
To: Lisa Helps (Mayor); Victoria Mayor and Council; Public Hearings; Ben Isitt (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor); Marianne Alto (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Stephen Andrew (Councillor)
Subject: Missing Middle Hearing - August 4th - Coriolis Questions
Attachments: Coriolis report questions.pdf

Dear Mayor and Council,

Please find attached, a list of questions and observations about the Coriolis report, which has been instrumental in getting the MMHI policy to its current status.

Although I have not studied it with a "fine-tooth comb", my observation is that there appears to be a several questions and concerns that, when viewed as a whole, make me question whether enough research has gone into this policy to allow it to pass. I urge you to take these questions and observations into account when considering how you will vote, and I hope you see fit to vote against the policy in its current form. Please see attached.

Sincerely,

Victoria Resident

1.2 Professional Disclaimer

however, there is uncertainty and risk that conditions change or unanticipated circumstances occur such that actual events turn out differently than as anticipated in this document, which is intended to be used as a reasonable indicator of potential outcomes rather than as a precise prediction of future events.

As in any report such as this, relying on it, without doing additional research (other jurisdictions experiences), is not adequate when making a major policy decision.

2.0 Key Findings of Initial Preliminary Analysis

- Allow flexibility for the amount of off-street parking. Projects that are close to existing commercial services and amenities may not need to provide as much parking as projects that are removed from commercial services and amenities.

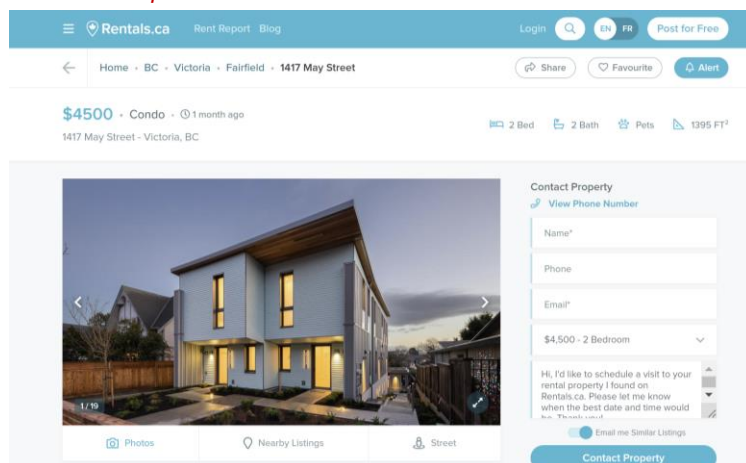
This does not appear be addressed in the policy. Will all projects be rubber-stamped whether they fit this description or not? How will it be measured?

- Because the financial viability of missing middle housing is marginal, there is little room for missing middle projects to provide amenity contributions or below market housing.

Further analysis is required to confirm this as the report clearly indicates that the focus will be mainly areas such as Gonzales, Fairfield and James Bay (or Rockland where townhouses are currently selling for \$1.7-\$1.8 million). If that is the case, then one could argue that these community contributions should vary depending on the specific area.

One of the key findings of our initial analysis is that the financial performance of missing middle housing is strongest in the neighbourhoods with higher residential values, such as James Bay, Fairfield, Gonzales and other nearby areas. If there is potential for missing middle housing to provide amenity contributions and/or below market housing, it is highest in these higher value neighborhoods.

This is concerning as it could lead to developers using this as a reason to not build in other “more affordable” neighbourhoods. Will we end up with more of this?



The picture above is a 4-plex in Fairfield, 1417 May Street. The lot is (9,900 square feet) and was originally purchased by the developer in 2019 for \$1.1 Million. There were a group of people renting the home. Granted, it was not in good shape. This is what ended up in its place – a 2 bedroom -2 bathroom for \$4,500/month.

I cannot help but question the lack of “profitability” in these projects and wonder if it should not be further investigated. Especially, given some of the assumptions in this analysis. For example, we know that this type of housing is already being built in other areas; therefore, we know there is profit in it. See example below:



This lot, with house, sold for \$668,000 September 2019 (Esquimalt). One year later, the ½ duplexes sold for a combined \$2 million – \$1,001,002 (471 Sturdee) and \$996,240 (469 Sturdee).

We know that the land acquisition costs will be higher in Gonzales, Fairfield, James Bay and Rockland; however, we also know that similar homes in those areas would sell for substantially more (likely >twice as much), but the build costs will remain the same. This example is a duplex, one would expect multiplexes to be more profitable.

Finally, it is obvious that the type of properties that will be targeted Gonzales, Fairfield James Bay and Rockland will be the least expensive (worst house on nicest street). Likely, many of these homes will be rented and/or will have rented suites in them. This is very concerning.

Page #4 of Coriolis Report

3.0 Missing Middle Housing Typologies Analyzed

Concepts for each of the different options were developed by City staff and the City's design consultant. We were provided with estimates of the gross floorspace that is likely achievable for each typology as well as assumed unit counts, unit sizes and parking. **For each concept, we were instructed to assume there would be one lock off unit (secondary suite) in a project.**

It is not understood how this would work. If this has been factored into the report assumptions, has it been factored into the proposed policy? If not, I think we are looking at approving a policy on apples based on a report on oranges. Has this been factored into profitability estimates?

Page #6 of Coriolis Report

4.0 Approach to Financial Analysis and Key Assumptions

4.1 Approach

Our analysis is intended to test the financial viability of the missing middle scenarios from the perspective of a for-profit builder or developer. A non-profit developer or existing home owner could view the economics of redevelopment differently.

This speaks volumes and makes the point that the math would look very different for people who are building “homes” rather than for those building for profit. It is now evident that the MMHI is not about “affordability.” However, that could be challenged when reading this statement, as it may be possible that a fair amount of this housing could be affordable if the policy is designed with “homebuilders” in mind instead of for-profit developers. One also must wonder if this will cause competition between non-profit builders and residents who want to build (who would view and experience the economics differently) and for-profit developers – who, we can expect, will win that competition.

The lot acquisition cost, development costs, achievable sales prices are based on market conditions in the higher value residential locations in the City that could be candidates for missing middle housing, such as Fairfield, Gonzales, James Bay and other nearby neighbourhoods. Based on our initial 2021 analysis, the profitability would likely be lower in other parts of the City as the market value of the new missing middle units would be lower.

Again, this is a problem, as we know that townhouses in these areas can sell for the same price as a single-family home in other areas.

Footnote from Page #6

our analysis focused on testing the viability of strata residential development for each topology. As part of our 2021 analysis, we also tested some market rental scenarios, but our analysis indicated that rental housing development is not financially viable at the missing middle densities.

In other words, they expect a net loss in rental housing, and creating further gentrification in those areas.

4.2 Key Assumptions

Page #7 of Coriolis Report

- Each houseplex building is required to have at least one unit that includes a lock off unit (secondary suite).

It's unclear what this means exactly. It does not seem to be part of the policy but has been included in the analysis. Is this an analysis on apples to support a policy on oranges?

- Some scenarios assume that a bonus density contribution is required. The bonus density contribution rate that is tested is equal to \$10 per square foot of increased permitted density beyond 0.5 FSR (the assumed existing density permitted).

\$10 per square foot of increased density in this scenario works out to \$5 per square foot of total density if we assume the density is doubled. That works out to approximately 0.60% of revenue.

*On page #16 of the report, it indicates that, for the purpose of this analysis, **2% of revenue has been added to developer costs for "advertising."** How can we accept this as a legitimate cost for the analysis? If the MM is in demand, why would there even be advertising costs (on top of a sizable sales commission). **The advertising costs are 4 times as much as the bonus density contribution** – something is wrong here. I suspect it has something to do with developers being "engaged in the city process, strategy, and other aspects of this analysis – see #5 under 7.3 Summary Memo from Phase 1 Analysis*

4.3 Impact of Amenity Contributions or Below Market Units on Lot Values

However, a developer cannot always pass these costs back to the existing property owner if there is an alternate use for the property that also creates value. In Victoria, missing middle housing will be built on sites that will also be zoned for single family housing, so the minimum price that a missing middle builder or developer can bid for a lot (and be the successful purchaser) is the market value supported by the existing single family use and zoning. If the builder or developer bids less, then a purchaser who is interested in retaining the existing house or building a new single family house will outbid them.

Re-worded, this appears to say, "developers will compete with homeowners to buy lots and will outbid them if it is profitable enough for them." We have already seen this happening. Therefore, if a family wishes to purchase a single-family home with a suite that could be rented, they will have to compete with a developer who will easily be able to outbid them if the profit is there. If the developer outbids the buyer who wishes to live in the property, it removes the potential for attainable ownership as well as a rentable suite.

5.1 Houseplex Analysis

Exhibit 3 summarizes the findings of our financial analysis for the houseplex typologies.

Scenario	1	2	3	4	5
	2.5 Level Submerged Houseplex on a Smaller Lot	3 Level Houseplex at Grade on a Smaller Lot	2.5 Level Submerged Houseplex on a Larger Lot	3 Level Houseplex at Grade on a Larger Lot	3.5 Level Submerged Houseplex on a Larger Lot
Concept					
Site Size (sf)	4,924	4,924	5,909	5,909	5,909
Gross Residential Floorspace (sf)	4,682	4,682	6,087	6,087	7,507
Floorspace Assumed to be Excluded From FSR (sf)	1,561	0	2,029	0	2,029
Net Saleable Floorspace (sf)	4,214	4,214	5,478	5,478	6,381
Efficiency	90%	90%	90%	90%	85%
Gross Residential Floorspace Divided by Site Size	0.95	0.95	1.03	1.03	1.27
Assumed FSR (Excludes Basement)	0.63	0.95	0.69	1.03	0.93
Number of Units (excluding lock-off unit)	4	4	5	5	5
Average Unit Size (sf)	1,054	1,054	1,096	1,096	1,276
Land Value Estimates					
Estimated Existing Value of Property	\$1,050,000	\$1,050,000	\$1,150,000	\$1,150,000	\$1,150,000
Estimated Land Value Supported by Redevelopment	\$816,000	\$816,000	\$1,106,000	\$1,106,000	\$961,000
Calculated Increase in Land Value	\$0	\$0	\$0	\$0	\$0
Profitability Analysis - Base Case					
Estimated Profit if Site Acquired at the Existing Value	1.4%	1.4%	8.7%	8.7%	5.1%
Viability	Unlikely	Unlikely	Likely	Likely	Possibly
Profitability Analysis - Impact of CAC or BMHO Unit					
Calculated CAC at \$10 PSF on Bonus FSR	\$6,588	\$22,198	\$11,033	\$31,323	\$25,233
Estimated Profit with \$10 PSF CAC on Bonus FSR	1.1%	0.5%	8.3%	7.6%	4.4%
Estimated Profit with One Below Market Ownership unit	-0.4%	-0.4%	6.9%	6.9%	3.7%

This is all questionable because the assumptions being used in this analysis are questionable.

Multifamily residential developers in Victoria typically require a minimum profit margin of about 15% on total project costs in order to obtain construction financing and proceed with a new project.

I'm not sure that the term "minimum profit margin" should be used here, as I believe the numbers they are referring to are "profit on cost" based on the rest of the report. I believe "profit on cost" and "profit margin" are different.

Also, although, I am not an expert in this area, I question the 15% profit on cost requirement for financing. It might be the case when a developer is borrowing from a commercial lender, but it could be different when being funded by private equity.

Houseplex development likely requires a lower profit margin as there are fewer units to sell (less marketing risk), development can occur on a single lot (so no assembly is required) and the construction period is shorter.

We would expect builders and developers to target a minimum profit margin on houseplex development of about 10%, assuming lots are rezoned in advance by the City to allow houseplex development.

Again, I question this term being used and the results.

4. Because the profit margins are very low, houseplex projects have little (or no) financial room to make amenity contributions or incorporate below market housing units. We tested the impact of a modest density bonus contribution or below market housing requirement on the estimated profit margins:

Again, the conclusions in this analysis must be questioned if the assumptions being used are questionable.

7.0 Attachments

7.1.1 Revenue Assumptions for Financial Analysis

The units in the scenarios that we tested range from about 725 square feet to over 2,800 square feet. Based on our market research, we would expect units in this size range to sell between about \$650,000 and \$1,750,000, or between about \$625 and \$900 per square foot. The average unit prices vary by scenario depending on the mix of unit sizes.

How do we know how this will play out? As mentioned previously, townhouses in Rockland are currently selling for \$1.7-\$1.8 million – we can hardly call that “missing middle housing.” How do we ensure that the missing middle housing we want to see get built is what gets built when the focus will be in the higher value neighbourhoods?

On the sales price per square foot (\$625-\$900), I believe these numbers would already be obsolete.

Our analysis assumes that units that are sold without a parking stall, sell at a \$50,000 discount (on average) in comparison to units that include parking.

The selling price has been reduced by this amount (further lowering “estimated” profit), but we don’t know if the developer will reduce the selling price by this much? What we seem to be seeing now is that units are being sold without parking spots and then there is a cost to buy a parking spot. Therefore, we cannot assume the sales price will be reduced by \$50,000.

7.1.2 Cost Assumptions for Financial Analysis

1. As part of the initial Phase 1 testing in early 2021, Advicas Group (Quantity Surveyors) prepared a rough order of magnitude hard construction cost estimate for various missing middle typologies being tested. We then inflated the initial construction cost estimates for 12 month of construction inflation (to early 2022), based on advice from Advicas Group.

Did they also inflate the assumed selling price for these examples? If not, sales prices are understated.

2. Sales commissions are assumed to be 3% of sales revenue.

If the demand is as high as indicated, a realtor would have to do little to no work, and, perhaps, a lower fee could be negotiated?

3. Marketing costs are assumed to total 2% of sales revenue.

Again questionable. Would advertising be necessary with demand being high. “Advertising” could possibly be accomplished by BC housing making a page available with upcoming projects.

8. Property transfer tax on site acquisition is calculated using the existing property transfer tax rates.

The province is making a great deal on property transfer taxes due to inflated property values. I simply wonder if this could not be negotiated so that if the developer provides some type of “affordability” aspect in the finished product, that the province wave this fee? Instead of charging the tax when the land is purchased and then charging again, the following year, on all sales?

7.3 Summary Memo from Phase 1 Analysis

The City of Victoria land use policies and bylaws already allow some of these forms of housing in some locations in the City. However, the pace of missing middle housing development has been slow in Victoria in comparison to other forms of housing.

Therefore, the City of Victoria has undertaken a city-wide planning process to:

- Identify suitable locations for missing middle forms of housing.
The whole city?
 - Engage with the community to help shape the framework.
More engagement with development community than residents. Many residents are completely unaware this is happening.
5. Work with staff to test the ideas and strategies that emerge from the engagement process.
Which part of the engagement was this? The part with developers?
Did we allow for-profit developers to guide this process? Residents were asked only fluffy questions such as "what kind of housing do you like?"

1. The financial performance of each typology varies depending on the market area/locations. The missing middle typologies perform better (from a financial perspective) in the higher value market areas than in the middle and lower value market areas. Therefore, in the short term, we would expect interest in the missing middle housing forms to be focused in higher value single family neighbourhoods such as Fairfield, James Bay, and Gonzales. Over time, as market conditions change, we would expect interest in missing middle typologies to increase throughout the City.

This is a big concern. If one assumes that the MM housing that will be built in the higher value neighbourhoods, it will be out of reach for most residents in; however, there will be a net loss in rentals. Where are people supposed to be living while they wait for their "MM housing to be built in other neighbourhoods" which could take many years to be built? Will they be forced to live in the purpose-built rentals downtown where a 2 bedroom is >\$3,000 month after having been renovicted from a 2 bedroom suite at \$2,000 or a whole house for \$3,000?

[REDACTED]

From: Maggie Collins [REDACTED]
Sent: Wednesday, August 3, 2022 8:49 AM
To: Public Hearings
Subject: Missing middle housing and zoning changes

To the Mayor and Council

I have written to you on this matter before and it seems that the residents opinions and concerns are not valued given the comments of the Mayor in regards to the outcome of the poll which clearly indicated an overwhelming dissatisfaction with how the city is currently being run.

This initiative of ramming through zoning changes to allow constuction of townhomes and potentially multi storied buildings in city areas that have a significant architectural and cultural heritage would destroy these neighbourhoods . There is no infrastructure to support an influx of people into quiet residential streets - no extra parking and would create a loss of trees and greenery, something we need more of not less.

Instead of embarking on these radical changes for which there is no guarantee it would "solve" the housing crisis, why doesn't the city provide incentives for residents to provide legal garden suites where possible? At the moment, I for one, am being penalized for doing so(which I rent at a very low cost) by the city claiming that my house is worth more than my neighbour's with a legal suite and therefore is taxed at a higher assessment. Little wonder no one wants to apply to the city to have a legal garden suite.

I do urge you to take into consideration residents concerns on this issue and look at alternative housing solutions rather than push through this proposal which will have a negative impact on existing traditional neighbourhoods.

Sincerely

Maggie Collins

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 8:49 AM
To: Public Hearings
Subject: FW: August 4th Vote on Housing

From: Mel G [REDACTED]
Sent: August 2, 2022 1:25 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Ben Isitt [REDACTED]; Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: August 4th Vote on Housing

Dear Mayor and Council,

I am writing as a concerned citizen in regards to the vote that will take place on August 4th that impacts the community's right to oversee development in their neighbourhoods. I am fully aware that we are in the middle of a housing crisis, and as such we are in desperate need of more housing in Victoria. That being said, the development that has been taking place has not been affordable for local residents, especially renters. To turn over community housing decisions to developers is not the answer.

Presently I live in the Cook Street Village area. I am surrounded by new development none of which is affordable for me, an educated, employed, middle class citizen. One by one members of my community are being tossed out of their rental homes/apartments in order to make way for new development that is presently more than double my existing rent. Please protect our current affordable rental market.

Thank you.

Melanie Gerritsen [REDACTED]

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 11:05 AM
To: Public Hearings
Subject: FW: The missing trees

From: Meredith Lemon [REDACTED]
Sent: August 2, 2022 8:43 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: The missing trees

Dear Mayor and Council,

Please don't forget the trees now standing when you decide about the missing middle, or you could find that what is missing is the cooling, shading, aesthetic, carbon capturing, air purifying and bird singing urban forest.

I'm a renter and hoping to buy soon, but we still need the trees.

Sincerely,
Meredith Lemon

"This life is too short to live it just for you." Nelly Furtado

Also: [REDACTED]

And finally, [REDACTED] my Dean's lecture on curricular discourse

[REDACTED]

From: Megan Rees [REDACTED] >
Sent: Tuesday, August 2, 2022 10:02 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Missing Middle Housing Initiative

Dear Victoria City Council,

I am writing to voice my support for the Missing Middle Housing initiative. I strongly believe that this initiative can open the doors for much-needed housing in the City of Victoria. The current zoning policies in place prevent more housing from being built and the lack of housing is frustrating for young people such as myself.

I am currently a student at the University of Victoria. I and many others have struggled to find housing let alone housing that is affordable. I am nearly finished with my studies and may soon seek out somewhere in the City of Victoria to live when I graduate. The lack of options makes things difficult and may force me to move up island or off of Vancouver Island entirely.

In addition to this, roughly a year ago I split up with my long-term partner whom I live with. Ideally, one of us would have moved out of our current dwelling. However, due to the lack of housing as well as us being students, we decided to live together post break up. This has caused me tremendous stress at times but moving out just is not possible until I can procure an income high enough to afford a better place to live. Thank goodness my now ex-partner is not abusive or my life would be an absolute nightmare. I consider myself extremely lucky that living with someone abusive is not the case for me. Others are not so lucky. I can only imagine the horrors that a person would go through while living with someone abusive. The inability to move out could literally kill someone. I could very easily have been someone living with a current or ex-partner who has been even more difficult to live with. That thought horrifies me and my deepest condolences to those who may be going through that here in this city.

The Missing Middle Housing initiative can lay a foundation for the deployment of more housing in the city. This is so incredibly important.

I know plenty of younger adults who fully intend on leaving Victoria once they graduate from university as a result of a lack of housing. I know people who gave up on studying at UVic because of the lack of housing as well. There are people like myself who are stuck living with difficult roommates or partners. This initiative could help pave the way for a Victoria that is more accessible to those who need it.

Thank you,

Megan V. Rees
V8N 1H5

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 8:47 AM
To: Public Hearings
Subject: FW: Missing Middle Public Hearing

From: Max Thomson [REDACTED]
Sent: August 2, 2022 5:20 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle Public Hearing

Hello Mayor and Council,

I'm writing to you today to urge you to support the Missing Middle Housing Initiative, and to express that for me and my generation to not be squeezed out of this city it needs to go so much further.

The majority of citizens in Victoria already live in multifamily housing and yet we reserve most of our land for single detached homes; the most expensive housing form we have in this city which can now only be bought and inhabited by the wealthiest citizens. I cannot see this as anything but an issue of justice. A decade ago it was far more possible for working class people to afford single family homes in Victoria's suburbs but that simply isn't the case for my generation, and by pretending it is we are just driving the displacement of poorer people out of our city, the gentrification of areas where only multi-million dollar homes can be built now, and the destruction of neighbourhood character.

That last note is one that opponents of new housing talk a lot about, neighbourhood character, but I think I have a different understanding of what it means than they do. What "destroying the neighbourhood character" means to me is that everybody I grew up with is being pushed out of the neighbourhoods we were kids in and out of the city as a whole. A lot of our families had been there for decades if not generations, with working class jobs, and strong ties to the community; but since pretty much the only thing you can build in these neighbourhoods is completely out of our reach, none of us have any hope of living there without winning the lottery, finding one of the few apartments that were built decades ago, or more darkly, having some relative die. This same process is happening in Fairfield, Fernwood, Oaklands, Jubilee, across the border in Oak Bay; everywhere that we aren't allowing more housing to be built in, what exists goes to those who can outbid locals. That is how communities get broken apart. That is gentrification.

Easily half of my friends that I graduated with from Esquimalt High have left the city, mostly for places in Canada that are cheaper, several to Montreal (a world class city if our nation has one) which bafflingly is cheaper than Victoria. My sister and brother in law left the city with my nephew after he was born because of how expensive it is here, and with the lowest fertility rate in the country it seems they're not alone in that. Maybe I'll get to go see that kid a few times as he grows up, a couple I hope. Sometimes my friends and I talk about if we want kids, those who do almost uniformly say something along the lines of "yeah, but not here". I think all that is more damaging to the characters in my neighbourhood than having some townhouses and houseplexes get built. I know the MMHI isn't some silver bullet, but we need to be doing everything we can to expand supply and allow for more housing to be built that's within reach of more people.

A city is a living, breathing, growing thing; preserving it in amber suffocates it.

Max Thomson,
Downtown resident

[REDACTED]

From: Patrick Czyz [REDACTED]
Sent: Tuesday, August 2, 2022 8:18 PM
To: Public Hearings
Subject: Opposing Missing Middle For August 4th Hearing

My name is Patrick Czyz

I am confident based on their clear track record that this Mayor and the majority of Councillors will just not consider any opposing public input which is further evident by holding this hearing in August when so many citizens are out of town for such an important decision but I will send this email for the August 4th public hearing's written record.

I am a nearly 30 year home owner on Earle Street in Victoria and ***I oppose*** the sweeping rezoning of the majority of the city's neighbourhoods to accommodate the missing middle initiative.

- It is not balanced with the past traditional look and feel that makes Victoria a comfortable place to live.
- It is extreme with no significant proven track record on Vancouver Island

I believe the end result will turn Victoria into a ultra dense city such as Richmond, Burnaby, Vancouver etc and ***that is a city I will choose not to live in.***

Why not make it an election issue for November's vote and let the Citizens decide?

or

Why not implement it in a single neighbourhood and study the results before implementing something so sweeping city wide?

Please consider balance, compromise and a thoughtful studied approach instead of the extreme (for a change).

Sincerely,
Patrick Czyz
1693 Earle St

[REDACTED]

From: Quinn Fletcher [REDACTED]
Sent: Tuesday, August 2, 2022 9:57 PM
To: Public Hearings
Subject: Missing middle public hearing comment

Hello,

Please accept this written submission for the public hearing:

I'm writing to express support for the Missing Middle initiative. I'm a resident of the Gonzales neighbourhood, where I'm fortunate enough to own a 'non-conforming duplex,' which means that our duplex was built while the lot is still zoned for single family housing. This means that I am technically over my maximum allowed square footage, and cannot add any living space without going through a rezoning process or seeking a development variance. This is on a lot that is extremely large.

We currently rent out one side of the duplex to a family that would love to own their own home but haven't been able to find something in their price range. While the current situation is sufficient for my own family right now, if we need more space, whether for ourselves or aging family, then the path of least resistance is to evict our fantastic tenants, tear down the duplex and build a single family home with maybe a basement suite. A duplex around the corner recently sold that resulted in two families being evicted, and I expect a large single family house to replace it.

While the most frequent argument I hear is that the Missing Middle will exclusively line the pockets of greedy developers, this seems intentionally myopic. I would argue that the Missing Middle will be a benefit to some developers, but also to plenty of people who want to build a properly multi-generational home or split the cost of a fourplex amongst friends, and critically, the benefit to those people matter more. It's not going to be all or nothing on either end of the spectrum, but will spark some necessary change.

I also think that the current provincial government has made it clear that they are contemplating sweeping changes if the municipalities can't eliminate barriers to development, and I expect it will be a field day for large developers like Anthem if the BC Liberals form another government. We risk being swept along if we cannot take bold moves ourselves. Victoria will not become a concrete jungle overnight, and we also cannot expect to live suburban lives a stone's throw from the downtown core in perpetuity. Please make this change today!!

Quinn Fletcher

From: Adella James [REDACTED]
Sent: Wednesday, August 3, 2022 10:00 AM
To: Public Hearings
Subject: Fwd: Petition for Missing Middle Initiative - August 4th Hearing.
Attachments: Additional comments.pdf; Petition Comments.pdf; Petition Signatures.pdf; Additional signatures.pdf

Categories: Madison - In Progress

Dear Mayor and Council,

Please find attached, in pdf format, a petition signed by 1,013 individuals and counting, urging Council to delay passing the Missing Middle Initiative in order to do a more thorough assessment, engagement and risk mitigation plan (there does not appear to be any).

You can see the updated count here: [https://www.change.org/p/postpone-decision-on-missing-middle-initiative-updated-may-13-2022#:~:text=The%20Missing%20Middle%20Initiative%20\(MMI,Inadequate%20engagement](https://www.change.org/p/postpone-decision-on-missing-middle-initiative-updated-may-13-2022#:~:text=The%20Missing%20Middle%20Initiative%20(MMI,Inadequate%20engagement)

The petition was circulated online, from May 12, 2022 to August 3, 2022

All signatories were required to include their postal code; for that reason, you will see the occasional signature from outside the Victoria area. Some may be outside of Victoria, others still have old addresses associated with their emails.

Comments with signatories included with their responses are also attached, and I am sure will be helpful in your deliberations.

Respectfully,

Adella James

Victoria

Name	City	Province	Postal Code	Country	Date	Comment
Syreeta Wootton	Victoria		V8S1L5	Canada	2022-07-15	"I am the missing middle and I disagree completely with councils choices on this initiative."
Glyn Fox	Victoria		V8N	Canada	2022-07-21	"Say No to Victoria council's missing middle initiative."
Willow Auswald	Kitchener		N2H 6A7	Canada	2022-07-29	"Thank~you for your HEROIC wisdom, action and integrity to protect and provide for the Fair Treatment and WELL~BEING of ALL People; NOW and in the future."
Geraldine Meade	North Vancouver		V7M 3M2	Canada	2022-08-02	"On this site it states my address is in North Vancouver, but I have recently moved back to Victoria, and am saddened to say that I find it has "slipped" considerably; from what I have read/learned this slippage is due to a certain extent by the decisions of the current mayor and City Council. Sad to see such a lovely city decline so rapidly."

Name	City	Province	Postal Cod	Country	Date	Comment
Joanna Betts	Victoria		V9B	Canada	2022-05-09	"Proper and thorough public consultation is needed. Not happy with how quickly some folks at the city are trying to push this
Nic Humphreys	Vancouver		V5W	Canada	2022-05-09	"A very significant change is being proposed for our city. We need more time to digest and discuss the implications of these proposed changes."
Gregory Waite	Victoria		V8R	Canada	2022-05-09	"I am a Victoria renter and there needs to be more provincial protection for renters from demovictions."
Diane Peterson	Victoria		V9B	Canada	2022-05-09	"This is moving way too fast and seems ill considered with no planning for how to accommodate the addition traffic on our already busy roads and side streets."
Peter Nadler	Victoria		V8S 2E1	Canada	2022-05-09	"The mayor and some councillors are pushing this initiative under the misguided impression that it will help the housing crisis when in fact it will produce the opposite, more expensive unattainable housing. This will only benefit developers and speculators who are the ones pushing the hardest under the guise of pro-housing pressure groups."
Pj Nadler				Canada	2022-05-09	"The mayor and some councillors are pushing this initiative under the misguided impression that it will help the housing crisis when in fact it will produce the opposite, more expensive unattainable housing. This will only benefit developers and speculators."
Geoff Bird	Victoria		V8s 3x4	Canada	2022-05-09	"Not enough discussion has occurred. The needs of the missing middle will not be addressed by a market-driven model."
Patrick Skillings	Victoria		V8V	Canada	2022-05-09	"Joni Mitchell's Big Yellow Taxi comes to mind: 'Don't it always seem to go You don't know what you got 'till it's gone 'The citizens have virtually no idea what MM is about. Way too
Fin MacDonald	Victoria		V8V1E3	Canada	2022-05-09	"Mayor, Council and Developers are doing a Smash And Grab to our neighbourhoods."
Cynthia Feher	Victoria		V8s2v3	Canada	2022-05-09	"Bad timing. Wait until a new mayor and council are elected in the fall. We need more thoughtful leaders."
Annie Rogers	Victoria		V8S	Canada	2022-05-10	"I'm renting an older house, and my neighbour rents downstairs. No need to make it any more appealing for my landlord to sell this house thanks. How about some kind of grant to get him to keep and fix up the place instead?"
sheila colwill	Victoria		V8P1K4	Canada	2022-05-10	"I'm signing this because no council should be allowed to block public input they are public servants and should answer to the citizens"
Michael Halleran	VICTORIA BC		V8V 2W5	Canada	2022-05-10	"I think your motion is smoke and mirrors and won't do anything to address the want of affordable housing."
Alan Thurston	Victoria		V8S	Canada	2022-05-10	"The current administration is pushing too many changes through without proper, respectful conversation. It feels like 'Whatever Lisa wants, Lisa gets '"

Martin Lovelace	Victoria	V8S 2C7	Canada	2022-05-10	""Missing Middle" is a catchy slogan, but that's all it is. This needs much more careful consideration before approving something that will only benefit developers."
Steve New	Victoria	V8V	Canada	2022-05-10	"I'm signing because this proposal doesn't improve affordability and over-builds on any lot on any traditional housing zone"
Linda Bundrant	Victoria	V9A 3C2	Canada	2022-05-10	"My building in Vic West is up for demolition - another loss of affordable housing! The city doesn't seem to care about neighbourhood plans anymore."
Debbie Briggs	Victoria	V8v 4g6	Canada	2022-05-10	"This is being pushed through without adequate engagement, and requires much more research ..typical to push things through without proper infrastructure"
Dorothy Field	Victoria	V8R 1S5	Canada	2022-05-10	"I agree that the consultation has been shallow and has not responded to the situations of numerous residents."
John Hall	Victoria	V9B	Canada	2022-05-10	"I signed up for notifications about updates but have not received one. This is too rushed and need to be discussed. The density \$10 per sf is not enough to pay for amenities, transit and too little to influence builder decisions. Economic analysis is about builders not residents or un- or under housed"
Pj Nadler			Canada	2022-05-10	"This is a terribly flawed, and rushed initiative which will not produce affordable housing, but likely the opposite. BCGEU did a great presentation on what's wrong with such an initiative and what's actually needed (which is missing from the MMI). https://www.youtube.com/watch?v=z0AdVezfbvs "
Chris Petter	Victoria B.C.	V8V2W5	Canada	2022-05-10	"Portland Ore. debated MM for 4 years and consulted with 38,000 people rather than Victoria's 800. As a result they developed consensus for a plan that regulated the affordability of new housing. "Adding density without requiring affordability leads to land price inflation and no net gain in affordability."
Eleanor Eastick	Victoria	v8s 3t8	Canada	2022-05-10	"This short cul de sac cannot support any more development."
Andrew Simmons	Victoria	V8V	Canada	2022-05-10	"Requiring only 1 parking spot for 6 homes on streets that are already overwhelmed with parking is foolish. The new 'plan' appears to be to start charging residents \$100 a month to park their cars in hopes that it will reduce on street demand. We need some adults to plan things through properly before such a massive change is enacted."
Andre Legris	Victoria	V8X1A8	Canada	2022-05-10	"Some of the changes proposed in the MMI have the potential to seriously impact residential neighbourhoods in a number of ways, and the lack of publicity or opportunity for public input means that residents will only understand the longterm impacts well after the cause of those impacts have already been implemented. In addition the current city council has shown multiple times over the past 3 years that it cannot be trusted to act in the best interests of the city when so many of their decisions have benefitted specific groups of supporters."

Annie Rogers	Victoria	V8R	Canada	2022-05-10	"I rent a house in Fairfield and my neighbour rents downstairs. Landlord doesn't keep the place up and is just waiting for an opportunity like this! So many people around here rent suites. Renters have to keep leaving because of new fancy development! How will this help us?!"
Helen Zeilstra	Victoria BC	V8R4J5	Canada	2022-05-10	"MMI includes a massive number of components that require success in order for this ideology to move forward. Any failure, of any component would result in yet another bandaid hat may include massive financial setbacks for Victorians and Victoria. Good is the enemy of the best. MMI is not even good. We can't
Andrew Simmons	Victoria	V8V	Canada	2022-05-10	"Well at least my property will increase in value!"
Susan Farling	Victoria	V8T 1L8	Canada	2022-05-10	"Affordable housing in Victoria should be a right - not left to happen chance. This is a Canadian crisis. Plans for future developments need to be well thought out, and widely discussed with outcomes transparent. I believe the overarching principal behind future development must be social justice. "The Missing Middle" misses these requirements."
Barry Willimott	Victoria	V9B	Canada	2022-05-10	"2,000 pages to review and digest is too many!"
Robert June	Victoria	V9B	Canada	2022-05-10	"The homes now proposed for mid block are now much too big. They were not discussed at this size thru the consultation."
Jim Turk	Victoria	V8V2P2	Canada	2022-05-10	"This should not be signed and approved by an outgoing city mayor and council. What's the rush now??"
Janice Williams	Victoria	British Col V8S1A1	Canada	2022-05-10	"Our city is facing an affordability crisis and rather than come up with a strategic plan that balances the needs of residents with those who would provide additional housing supply they have supplied a 2,000 page report that is a Trojan horse that will nearly guarantee not a single unit of more affordable housing comes to market (not unlike their failed strategy to increase the number of garden suites). Market speculators and investors might be satisfied with this plan, but ultimately many residents will find themselves locked out and many others will find themselves facing eviction for redevelopment. Meanwhile critical barriers to affordability, including permit delays and additional regulatory expenses that get passed on to the end consumer and will not be
Kathryn Ogg	Victoria	V8R1R9	Canada	2022-05-10	"I feel that this is not in the best interests of our community. Such a drastic change needs to go to the electorate and be made by an outgoing council."
Marc Storms	Victoria	V9B	Canada	2022-05-10	"I'm tired of the lack of consultation. We pay our taxes yet are not provided the ability to consult on decisions that have major impacts for us."
Tony McGee	Victoria	V3Z	Canada	2022-05-10	"I'm sick of the losers on council making loser decisions"
Soma Morse	Victoria, BC	V8T 1P4	Canada	2022-05-10	"The MMI proposal has taken over 2 years to complete and has far reaching implications for neighbourhoods throughout Victoria. Neighbourhood associations and residents should have more than a week to review the final report and to give

vicki forrest	victoria B.C.	v8x 4e3	Canada	2022-05-11	"My daughter has had to move twice in the last 2 years because their rental has been sold...and each time they have had to pay way more rent...i will be needing to find low cost rental as soon as i retire...if i ever can...because even though i have worked since i was 15 and raised 2 girls as a single mom none of my jobs had a pension...we need decent priced housing for the working
Diane Thompson	Victoria	V8Y 2H3	Canada	2022-05-11	"There has been such impact on the services in Victoria and Greater Victoria...this council has created such drastic changes to Victoria without realizing the need to support human needs first"
Patsy Scott	Victoria	V8R	Canada	2022-05-11	"Assure new density is affordable! Community consultation important part of the process."
Myrna Fisher	Victoria	V8V	Canada	2022-05-11	"I am being faced with having to leave James Bay because there is no housing to support a middle-classed senior."
Matthew Jackson	Brentwood Bay	V8M 1P5	Canada	2022-05-11	"Community should have a say in how their neighbourhood is developed"
Chris Petter	Victoria B.C.	V8V2W5	Canada	2022-05-11	"Funny how the politicians who are endorsing the MMI wrote to the mayor on February 23, February 24 and March 1 and yet the proposal was not made public until April 30, more than 2 months later, with only a week to respond. Do I smell a rat?"
Charles Hilton	Victoria	V8R1P8	Canada	2022-05-11	"Simple: This whole Middle Initiative - Multi 6+ Units next to single family lots are "TOO RUSHED". Build one next to Mayor Lisa Helps House for starters."
Jenny Fraser	Victoria	V8V	Canada	2022-05-11	"Although I am in favour of densification, I am not convinced that the City has fully considered the potential negative impacts of blanket upzoning. Homeowners in particular need to understand how this might affect them."
Marijane Smith	Victoria	V8R 2H8	Canada	2022-05-11	"There has not been enough thought and discussion"
David Scott	Victoria	V8R	Canada	2022-05-11	"Inadequate consultation on an important issue."
susan matthews	Victoria	v8s1k8	Canada	2022-05-11	"I am tired of all these changes without public input from us taxpayers. Lisa...go and rent somewhere else if you can't afford to live in our desirable neighborhoods."
glen thornborough	Victoria B C	v8v2v5	Canada	2022-05-11	"To little consultation with the public which is this Mayor and councils MO!"
Rowena L	Victoria	V8T	Canada	2022-05-11	"What is missing is affordability. All financial analysis was geared to developers and no analysis or model to increase affordable units such as co-op done. Coriolis Analysis states there is no capacity to deliver below market units or any amenity contribution. Nothing to address displacement of tenants
Katie McCready	Victoria	V8X 5L9	Canada	2022-05-12	"I urge the City of Victoria to follow Burnaby's amazing lead in implementing the strongest renters' protections in Canada! https://chn.g.it/4JSvPr8cYy "
Coletta Rese	Victoria	V8S 3L3	Canada	2022-05-12	"I don't believe any decisions of this magnitude should be made by Mayor and Council within months of a civic election"

DIANNE MCGILLIS	Victoria	V8V 1N4	Canada	2022-05-12	"It is increasingly difficult to maintain that Mayor Helps and her Cohorts are not deeply in the pockets of the Developers ~ as too many sketchy allowances are being given to them , without recourse to we the Public . Come election time though , adios to most of them !"
DIANNE MCGILLIS	Victoria	V8V 1N4	Canada	2022-05-12	"We have to stand up to unfair and unreasonable governance from this City Counsel and it's Mayor..."
Scott Bailey	Victoria	V9B	Canada	2022-05-12	"The public needs more time to properly review and comment on this proposal."
Michele Phillips	Victoria	V8V 2A7	Canada	2022-05-12	"This is just not right! Politically correct but the death of communities!"
Graham H.	Victoria	V8N	Canada	2022-05-12	"We need more public consultation and engagement on this issue which if approved would apparently set a precedent into the future to allow 6 units on any city residential lot. This is
William Smith	Victoria	V8S 3N3	Canada	2022-05-12	"This mayor and council are out of control, dictated by city hall personnel, affordable housing not attainable in this area."
Jennifer Ferris	Victoria	V8S	Canada	2022-05-13	"The information provided by the mayor and city employees is not a lie but entirely the truth. The process is not equitable - it will impact some areas of the city more than others, my question to city employee re tax increases was misleading."
Marion Fraser	Victoria	V8X 1G1	Canada	2022-05-13	"The proposal will not lead to adequate affordable housing. We need all levels of govt to work towards providing housing vs. depending on for-profit, open market developers."
Timothy Van Alstine	Mt Washington BC	V9J 1L0	Canada	2022-05-14	"Basically it is true the way the missing middle is currently configured a lot of current property owners stand to become wealthy. I believe it will trigger lots of demolitions of affordable market rental. The charging for street parking will just be a giant tax grab for modest income people."
Torrey Archer	Victoria	V8R 3Y9	Canada	2022-05-15	"Please provide more time for adequate engagement!"
George Anderson	Victoria	V8X	Canada	2022-05-16	"I was born in Victoria and have lived here for most of my life. I own a heritage house, in an area where there are many other heritage houses. We do not want this initiative passed because it does not protect the home owners. It only protects the developers. What is wrong with this city council..."
Coletta Rese	Victoria	V8S 3L3	Canada	2022-05-16	"This decision is much too large to be made in haste, especially with a city council up for re-election within the next 6 months."
Rowena L	Victoria	V8T	Canada	2022-05-18	"My understanding was the public hearing will be set for July and the May 26 meeting is to set the date of public hearing?"

Anna Cal	Victoria	V8V	Canada	2022-05-18	"In the financial report on the Missing Middle Initiative written by the Coriolis Consulting Corp ,well hidden within the conclusion is this line: The financial viability of the missing middle....is marginal. (page 13)Another line: Because the financial viability of missing middle housing is currently marginal, there is little (or no room) for missing middle projects to provide amenity contributions or below market housing under current market conditions. It will not provide affordable housing, nor will it deliver income to the City of Victoria in order to build affordable housing.The question is then, "Why bother even considering the approval of this plan?"Will the wholesale change in how neighbourhoods are zoned attain the noble goal of creating what we need most: truly affordable housing? No, the goal is exactly what the market is providing now - more supply of luxury units in various types. The discussion of how to create affordable
Sandy Morrison	Victoria	V8R1M5	Canada	2022-05-25	"This city council has fallen short on any practical and reliable ways to actually create "affordable" housing to date. This initiative should not be ramrodded through by those that will not be in office after the next election."
John Sherber	Victoria	V8V4H3	Canada	2022-06-06	"It has huge repercussion's to areasThe mayor will leave office and we will not have any recourse"
Lynn Phillips	Victoria	V8S	Canada	2022-07-13	This will have terribly negative consequences for both renters and those looking to buy housing at the lower end of the market. The housing that will be targeted will be the least expensive properties in the most expensive neighbourhoods (it's already happening), and those properties often have renters – either renting a suite or both up and down. Without protecting the affordable housing stock we already have, the MMI (as it is) will impact lower-income people more harshly. Missing middle housing is being built for those who want to move here and have the resources to do it. Those who already live here cannot compete financially. Building expensive rentals (small) rentals and/or giving tenants \$5,000 is completely inadequate. If someone is currently living somewhere for \$1,500 (which is reasonable), and they have to pay \$2,000 for something comparable, the \$5,000 will help for 1 year. The fact is, we are already seeing that all those who are being displaced are unable to buy into, or rent, whatever is being built in the place of their previous home – even if listed “below-market” (which is little help).

Name	City	Province	Postal Code	Country	Signed On
Adella James				Canada	2022-05-09
Joanna Betts	Victoria		V9B	Canada	2022-05-09
Thomas Lacey	Victoria		V8S	Canada	2022-05-09
Nic Humphreys	Victoria		V8S 3V6	Canada	2022-05-09
Robert Peterson	Victoria		V8S	Canada	2022-05-09
Barbara Abercrombie	Victoria		V9B	Canada	2022-05-09
Peter Nadler	Victoria		V8S	Canada	2022-05-09
Diane Peterson	Victoria		V9B	Canada	2022-05-09
Bruce Meikle	Victoria		V8V	Canada	2022-05-09
Sheri Andersen	Victoria		V8S 4C5	Canada	2022-05-09
Cherie Forbes	Victoria		V8S3K2	Canada	2022-05-09
Adaire Gibb	Victoria		V8R	Canada	2022-05-09
Wendy Shea	Victoria		V8S 1V1	Canada	2022-05-09
Pj Nadler				Canada	2022-05-09
Graham Whitehead	Victoria		V8S1N4	Canada	2022-05-09
Alison Trembath	Victoria		V8R	Canada	2022-05-09
Kathy Burch	Victoria		V8S	Canada	2022-05-09
Carol Tanton	Victoria		V8V	Canada	2022-05-09
Jayne Jonas	Victoria		V8S	Canada	2022-05-09
Kevin Warren	Victoria		V9A	Canada	2022-05-09
Jill Serfas	Victoria		V8R	Canada	2022-05-09
Shelley Trenouth	Victoria		V8S 4H8	Canada	2022-05-09
Paul Betts	Victoria		V8S3X7	Canada	2022-05-09
Geoff Bird	Victoria		V8s 3x4	Canada	2022-05-09
Shawn Robins	Victoria		V8S	Canada	2022-05-09
Courtney Stone	Victoria		V8V	Canada	2022-05-09
Patrick Skillings	Victoria		V8V	Canada	2022-05-09
David Green	Victoria		V9B	Canada	2022-05-09
Fin MacDonald	Victoria		V8V1E3	Canada	2022-05-09
Karen Ayers	Victoria		V8S	Canada	2022-05-09
Charlene Beck	Victoria		V8R	Canada	2022-05-09
Janice Stewart	Victoria		V8R 4N8	Canada	2022-05-09
Catherine McCartney	Victoria		V8V	Canada	2022-05-09
April Robins	Victoria		V8S 3X7	Canada	2022-05-09
Heather Dubas	Victoria		V9A	Canada	2022-05-09
Lynn Phillips	Victoria		V8R	Canada	2022-05-09
Susanne Rautio	Victoria		V8R	Canada	2022-05-09
Dan Parker	Victoria		V8S	Canada	2022-05-09

Cynthia Feher	Victoria		V8s2v3	Canada	2022-05-09
Vivienne Phillips	Victoria		V8R	Canada	2022-05-09
Franklyn Roy	Victoria		V8V	Canada	2022-05-10
Linda Maasch	Victoria		V8V	Canada	2022-05-10
Anna Rogers	Victoria		V8R	Canada	2022-05-10
John Abercrombie	Victoria		V8S	Canada	2022-05-10
Scot Vaillant	Victoria		V8S	Canada	2022-05-10
Bonnie Treacher	Victoria		V8S 1C8	Canada	2022-05-10
Mully Jackson	Victoria		V8S3X5	Canada	2022-05-10
Ruth Wittenberg	Victoria		V8S	Canada	2022-05-10
edward feher	Victoria		V8R	Canada	2022-05-10
Sally Murphy	Victoria		V8V	Canada	2022-05-10
Deborah Gogela	Victoria		V8S	Canada	2022-05-10
carmen zarry	Fairfield	Iowa	52556 US		2022-05-10
Drew smith	Victoria		V8S	Canada	2022-05-10
Toby Trembath	Victoria		V8S3W8	Canada	2022-05-10
Monika Ullmann	Vancouver		V6J 2C2	Canada	2022-05-10
victor dove	Victoria		V9B	Canada	2022-05-10
Elizabeth Peddie	Victoria		V8S 2V3	Canada	2022-05-10
Catherine Stone	Victoria		V8r 4n7	Canada	2022-05-10
Amelia Trembath	Victoria		V8s	Canada	2022-05-10
Katherine McLean	Victoria		V8V	Canada	2022-05-10
Shane Murray	Victoria		V8S	Canada	2022-05-10
Caroline Fuzi	Victoria		V8V	Canada	2022-05-10
Marilyn Wallace	Victoria		V8V	Canada	2022-05-10
sheila colwill	Victoria		V8P1K4	Canada	2022-05-10
Trish Aikens	Victoria		V8V	Canada	2022-05-10
Suzanne Piercey	Victoria		V8P	Canada	2022-05-10
Mary Davies	Victoria		V8S 1G4	Canada	2022-05-10
John Baanstra	Victoria		V8Z	Canada	2022-05-10
Steven Bachalo	Victoria		V8S 3W8	Canada	2022-05-10
Maureen Piercey	Victoria		V8R	Canada	2022-05-10
Michael Halleran	VICTORIA BC		V8V 2W5	Canada	2022-05-10
Ed Kajdasz	Victoria		V8V	Canada	2022-05-10
Julia Leggett	Victoria		V8v 2r7	Canada	2022-05-10
Colleen Stevenson	Victoria		V9A	Canada	2022-05-10
Richard Stewart	Victoria		V8V	Canada	2022-05-10
Brad Alexander	Victoria		V8Z	Canada	2022-05-10
James Fuller	Victoria		V8S 3M4	Canada	2022-05-10

Siobhan Gramlich	Victoria	V8P 4Y7	Canada	2022-05-10
Kimberly Meldrum	Victoria	V8Z	Canada	2022-05-10
Alan Thurston	Victoria	V8S	Canada	2022-05-10
Bryan Kingsfield	Victoria	V8V	Canada	2022-05-10
Ami Anderson	Victoria	V8Z	Canada	2022-05-10
Ana Fuller	Victoria	V8T	Canada	2022-05-10
Shelley Brown	Victoria	V8S 3H6	Canada	2022-05-10
Judy Mitchell	Victoria	V8p 3e5	Canada	2022-05-10
Brenda Moysey	Victoria	V9B	Canada	2022-05-10
Emily Bruser	Victoria	V8S	Canada	2022-05-10
Peta Tibbetts	Victoria	VV8S 4E3	Canada	2022-05-10
Donna Heughan	Victoria	V8S3Z6	Canada	2022-05-10
Martin Lovelace	Victoria	V8S 2C7	Canada	2022-05-10
Linda pucci	Victoria	V9A0B4	Canada	2022-05-10
Linda Bundrant	Victoria	V9A	Canada	2022-05-10
Steve New	Victoria	V8V	Canada	2022-05-10
Karen Dellert	Victoria	V8V	Canada	2022-05-10
Deborah Gibson	Victoria	V8V 2 T 5	Canada	2022-05-10
Dustin Kleissen	Victoria	V8S	Canada	2022-05-10
Nikki Baker	Duncan	V9L	Canada	2022-05-10
William Gibson	Victoria	V8V	Canada	2022-05-10
Diane Carson	Victoria	V8V	Canada	2022-05-10
Carly Chiasson	Victoria	V9B	Canada	2022-05-10
Matt Hansen	Victoria	V8S3X6	Canada	2022-05-10
Debbie Briggs	Victoria	V8v 4g6	Canada	2022-05-10
Alan Dibb	Victoria	V8S	Canada	2022-05-10
Myrna Fisher	Victoria	V8V	Canada	2022-05-10
Dawn Olson	Victoria	V8V	Canada	2022-05-10
Christine Woytack	Victoria	V8R	Canada	2022-05-10
Jean Wallace	Victoria	V8V2W5	Canada	2022-05-10
C Armstrong	Victoria	V8R	Canada	2022-05-10
marnie Hare	Victoria	V8V	Canada	2022-05-10
Rob Robson	Victoria	V8X	Canada	2022-05-10
Scott Smith	Victoria	V9A	Canada	2022-05-10
Karissa Sovdi	Victoria	V8R	Canada	2022-05-10
ann jacob	Victoria	V8T 1L7	Canada	2022-05-10
M Genton	Victoria		Canada	2022-05-10
Day Deans-Buchan	Victoria	V9a1e7	Canada	2022-05-10
Lynne Holt	Victoria	V8S	Canada	2022-05-10

L. Mah	Victoria	V8Z	Canada	2022-05-10
Wynne MacAlpine	Victoria	V8R	Canada	2022-05-10
Daphne Wass	Victoria	V8R 6S4	Canada	2022-05-10
Kat Mui	Victoria	V8T	Canada	2022-05-10
David Greig	Victoria	V8S 3W2	Canada	2022-05-10
Kelly Sommer	Victoria	V8S	Canada	2022-05-10
Joanne Bolzonello	Victoria	V8V2T8	Canada	2022-05-10
Jerome Fong	Burnaby	V3N	Canada	2022-05-10
Jennifer Holm	Victoria	V9B	Canada	2022-05-10
Miriam Byrne	Victoria	V8W	Canada	2022-05-10
Vanessa Snowden	Cobble Hill	V0R1L5	Canada	2022-05-10
Chris Hallett	Victoria	V9A	Canada	2022-05-10
Virginia Errick	Victoria	V8S	Canada	2022-05-10
Amanda Bridge	Victoria	V8T	Canada	2022-05-10
Jeff Henderson	Victoria	V8S 3X7	Canada	2022-05-10
Sharon Clark	Victoria	V8Z	Canada	2022-05-10
Nadja Fink	Victoria	V8T1G5	Canada	2022-05-10
Christine Obee	Victoria	V8S	Canada	2022-05-10
Lindsey Keibel	Victoria	V8X	Canada	2022-05-10
Jeffrey Errick	Victoria	V8S	Canada	2022-05-10
Lenore Black	Markham	L3R	Canada	2022-05-10
Elizabeth Killam	Victoria	V8N	Canada	2022-05-10
Tara Forbes	Victoria	V8V	Canada	2022-05-10
Lisa Ballinger	Victoria	V8N	Canada	2022-05-10
J Genton	Victoria	V8S	Canada	2022-05-10
Stan Tomandl	Victoria	V8W 1Y5	Canada	2022-05-10
Susan Evans	Victoria	V8S 3T8	Canada	2022-05-10
Naomi Macey	Victoria	V8S 5E8	Canada	2022-05-10
Patricia LaRue Mackay	Victoria	V9A2W2	Canada	2022-05-10
Dorothy Field	Victoria	V8R 1S5	Canada	2022-05-10
John Hall	Victoria	V9B	Canada	2022-05-10
Alan Loomer	Victoria	V8S2C3	Canada	2022-05-10
Craig Rosario	Victoria	V8S	Canada	2022-05-10
Amy Kwiatkowski	Victoria	V8s 3p4	Canada	2022-05-10
Brigitte Sutherland	Victoria	V8T 3G5	Canada	2022-05-10
Mel Jackman	Victoria	V8X	Canada	2022-05-10
chris Koide	Victoria	V8R	Canada	2022-05-10
Jim Williams	Victoria	V8Z	Canada	2022-05-10
Tony Kwakkenbos	Victoria	V8S	Canada	2022-05-10

angela bell	Victoria	v8v 2w7	Canada	2022-05-10
Martha Riley	Victoria	V8S1T8	Canada	2022-05-10
Sandra Johnstone	Victoria	V8	Canada	2022-05-10
Charis Burke	Victoria	V8S	Canada	2022-05-10
JOHN LONGHURST	Victoria	V8T 1C6	Canada	2022-05-10
Victor Wells	Victoria	V8S 3T8	Canada	2022-05-10
John Comuzzi	Sidney	V8L	Canada	2022-05-10
Melissa Murray	Victoria	V8P	Canada	2022-05-10
Gary Ranson	Victoria	V8T 3M1	Canada	2022-05-10
Eleanor Eastick	Victoria	v8s 3t8	Canada	2022-05-10
Andrew Simmons	Victoria	V8W	Canada	2022-05-10
David McWalter	Victoria	V8s5k3	Canada	2022-05-10
Lara Hurrell	Victoria	V8V	Canada	2022-05-10
Joe Archer	Victoria	V8R	Canada	2022-05-10
Kris Meyers	Victoria BC	V8V 1R9	Canada	2022-05-10
Cynthia Archer	Victoria	V8R	Canada	2022-05-10
Sue Orlesky	Victoria	V8Z	Canada	2022-05-10
Andre Legris	Victoria	V8X1A8	Canada	2022-05-10
Linda Roberts	Victoria	V8V 2W5	Canada	2022-05-10
Annie Rogers	Victoria	V8R	Canada	2022-05-10
Monica Cotton	Victoria	V8S	Canada	2022-05-10
Sarah Capes	Victoria	V8V	Canada	2022-05-10
Andrew Gorrie	Victoria	V8R1B3	Canada	2022-05-10
Shawn Dirksen	Victoria	V8Z	Canada	2022-05-10
Sylvia Dickinson	Victoria	V9V 1N2	Canada	2022-05-10
Richard Boxell	Victoria	V8S 3T7	Canada	2022-05-10
J Jones	Victoria	V8V	Canada	2022-05-10
Susan Christoffersen	Victoria	V8V 2R1	Canada	2022-05-10
Helen Zeilstra	Victoria BC	V8R4J5	Canada	2022-05-10
Madeleine Abbott	Victoria	V8S 3V6	Canada	2022-05-10
Lee Bartlett	Courtenay	V9N	Canada	2022-05-10
Zulette Gordon	Victoria	V8S	Canada	2022-05-10
Cynthia Brown	Victoria	V8S 2B1	Canada	2022-05-10
Daryl Brown	Vancouver	V5Z	Canada	2022-05-10
Alex Burke	Victoria	V8S	Canada	2022-05-10
janine wolfe	victoria	v8s 4h1	Canada	2022-05-10
DIANNE MCGILLIS	Victoria	V8V 1N4	Canada	2022-05-10
Michele Worth	Vancouver	V5T	Canada	2022-05-10
Douglas Abbott	Victoria	V8V	Canada	2022-05-10

Adrian French	Victoria	V8s	Canada	2022-05-10
Richard Weavers	Victoria	V8R 5S1	Canada	2022-05-10
John Briggs	Victoria	V8V 4G6	Canada	2022-05-10
Triana Avis-Davies	Victoria	V8N	Canada	2022-05-10
Rowena L	Victoria	V8T	Canada	2022-05-10
Susan Farling	Victoria	V8T 1L8	Canada	2022-05-10
Carolyn Tees	Victoria	V8R	Canada	2022-05-10
Doug Broadfoot	Sidney	V8L	Canada	2022-05-10
Patricia Christie	Victoria	V8s3x1	Canada	2022-05-10
Joan Dennison	Victoria	V8S	Canada	2022-05-10
Jennifer Kolot	Victoria	V8R	Canada	2022-05-10
Corinne Mah	Victoria	V9B	Canada	2022-05-10
Karin Barlow	Victoria	V8S3L7	Canada	2022-05-10
Karen Hurley	Victoria	V8N	Canada	2022-05-10
Spencer Navarrete	Vancouver	V5R	Canada	2022-05-10
Kenneth Verwey	Victoria	V8V	Canada	2022-05-10
Byron Smith	Victoria	V8T	Canada	2022-05-10
Debra Verwey	Victoria	V8S1P2	Canada	2022-05-10
Joshua Worth	Victoria	V8S	Canada	2022-05-10
Meadow Bachalo	Victoria	V9B	Canada	2022-05-10
Janet Parker	Victoria	V8V 2W6	Canada	2022-05-10
Joanne Gemmill	Victoria	V8S	Canada	2022-05-10
Jacoba Corrigan	Victoria	V8X	Canada	2022-05-10
Barry Willimott	Victoria	V9B	Canada	2022-05-10
Maggie Thompson	Victoria	V9A	Canada	2022-05-10
Mike Quirke	Toronto	M4G	Canada	2022-05-10
Lissa Knott	Victoria	V8S 3N7	Canada	2022-05-10
David Turner	Victoria	V8T 3W7	Canada	2022-05-10
Kim Hanen	Victoria	V8V	Canada	2022-05-10
Malcolm Johnstone	Victoria	V8V	Canada	2022-05-10
Norm Fiege	Victoria	V3W	Canada	2022-05-10
Justine Murdy	Victoria	V8P	Canada	2022-05-10
Doug Kolot	Victoria	V8S 2A9	Canada	2022-05-10
Justine Semmens	Victoria	V9A 4C4	Canada	2022-05-10
Linda Daum	Victoria	V9A 3J1	Canada	2022-05-10
Sanem Le Gresley	Victoria	v8v4z2	Canada	2022-05-10
Chantal Meagher	Victoria	V8s2a6	Canada	2022-05-10
Steve Orcherton	Victoria	V8t	Canada	2022-05-10
Don Bartlett	Victoria	V9a7p1	Canada	2022-05-10

Anita Bromnick	Victoria	V8C	Canada	2022-05-10
PK Pathak	Victoria	V8V	Canada	2022-05-10
Don Cal	Victoria	V8V	Canada	2022-05-10
Barb Clausen	Victoria	V8T	Canada	2022-05-10
Jim Martell	Victoria	V8X	Canada	2022-05-10
Ana María Gracia	Victoria	V8S	Canada	2022-05-10
Alyson Day	Victoria	V8Z	Canada	2022-05-10
Michael Vlessides	Victoria	V8S1M6	Canada	2022-05-10
Janice Williams	Victoria	V8S	Canada	2022-05-10
Siri Bertelsen	Victoria	V8S5H7	Canada	2022-05-10
Christopher Curran	Victoria	V8V2S4	Canada	2022-05-10
Rob Little	Victoria	V8T2J8	Canada	2022-05-10
Robert June	Victoria	V9B	Canada	2022-05-10
Louise Wallace	Victoria	V8V	Canada	2022-05-10
Kelsey Burns	Pleasantville	000-000	Canada	2022-05-10
anna cal	Victoria	V8V	Canada	2022-05-10
Jim Turk	Victoria	V8V2P2	Canada	2022-05-10
Wendy Bowkett	Victoria	V8W	Canada	2022-05-10
Kathryn Ogg	Victoria	V8R1R9	Canada	2022-05-10
Grace Golightly	Victoria	V9A 3A9	Canada	2022-05-10
Phyllis Linklater	Victoria	V8R	Canada	2022-05-10
Lisa Moore	Victoria	V8X	Canada	2022-05-10
Dianne Tubman	Kingston	K7K	Canada	2022-05-10
Marc Storms	Victoria	V9B	Canada	2022-05-10
Maureen Jones	Victoria	V8V	Canada	2022-05-10
Nancy Gow	Victoria	V8V	Canada	2022-05-10
Jeffrey Waite	Victoria	V8V3W7	Canada	2022-05-10
Joni Hockert	Victoria	V8V	Canada	2022-05-10
Guy Whitman	Victoria	V8R	Canada	2022-05-10
Tony McGee	Victoria	V3Z	Canada	2022-05-10
Jackie Blewett	Victoria	V8P	Canada	2022-05-10
anne spencer	Victoria	V8S 1N4	Canada	2022-05-10
C Wells	Victoria	V8S 3N1	Canada	2022-05-10
Curtis Barbara Joan	Victoria	V8V	Canada	2022-05-10
Heather Keenan	Victoria	V8S	Canada	2022-05-10
Terry Gillan	Victoria	V8V	Canada	2022-05-10
Wade Keeler	Victoria	V8V	Canada	2022-05-10
Soma Morse	Victoria, BC	V8T 1P4	Canada	2022-05-10
Bertram Cowan	Victoria	V8V	Canada	2022-05-10

Flora Chin	Victoria	V9B	Canada	2022-05-10
Bronwen Sharpe	Victoria	V8T	Canada	2022-05-10
Kieran Hall Locklin	Victoria	V8T 3Y2	Canada	2022-05-10
Heather Hess	Victoria	V8V	Canada	2022-05-10
Juanita Wynd	Victoria	V7t	Canada	2022-05-10
Mark Quarless	Victoria	V9a1l1	Canada	2022-05-10
Jim Masterton	Victoria	V8V	Canada	2022-05-11
Karolyn Jones	Victoria	V8l	Canada	2022-05-11
Tracey Poirier	Victoria	V8V	Canada	2022-05-11
Marie Bolton	Victoria	V8s 3l2	Canada	2022-05-11
vicki forrest	victoria B.C.	v8x 4e3	Canada	2022-05-11
Jane Mertz	Victoria	V8V 4K2	Canada	2022-05-11
Sebastian Berry	Victoria	V8T	Canada	2022-05-11
Diane Thompson	Victoria	V8Y 2H3	Canada	2022-05-11
Simon Avis-Davies	Victoria	V8N	Canada	2022-05-11
Deborah Turk			Canada	2022-05-11
P.F. Renner	Victoria	V8T	Canada	2022-05-11
David Mathers	Victoria	V8V	Canada	2022-05-11
Beat Mertz	Victoria	V9B	Canada	2022-05-11
Ken Roueche	Victoria	V8V 4K2	Canada	2022-05-11
Jen Ben	Victoria	V8V	Canada	2022-05-11
Karen field	Victoria	V8Z	Canada	2022-05-11
Patsy Scott	Victoria	V8R	Canada	2022-05-11
Howard Barker	Victoria	v8v4k2	Canada	2022-05-11
femke woud	Victoria	V8S 1C7	Canada	2022-05-11
Judy Lightwater	Victoria	V8V 2S1	Canada	2022-05-11
Eden Sandhals	Victoria	V8V	Canada	2022-05-11
Gayle Nelson	Victoria	V8V	Canada	2022-05-11
Ronald Bell	Victoria	V8S 4J5	Canada	2022-05-11
Alison Heldman	Victoria	V8V 4J5	Canada	2022-05-11
Matthew Jackson	Brentwood Bay	V8M 1P5	Canada	2022-05-11
Doran Schiller	Victoria	V8s3x1	Canada	2022-05-11
Sandra Brooke	Victoria	V8S	Canada	2022-05-11
Kate Cairns	Victoria	V8V 4M2	Canada	2022-05-11
Moriya Eri	Victoria	V9A	Canada	2022-05-11
Elfrida Schragen	Victoria	V8Z	Canada	2022-05-11
Jill Walshaw	Victoria	V8V 4K3	Canada	2022-05-11
MAERY CALLAGHAN	Victoria	V8S 3Y1	Canada	2022-05-11
Michelle Bonner	Victoria	V9B	Canada	2022-05-11

Mike N	Victoria	V8T	Canada	2022-05-11
Isabel Hansen	Victoria	V8V	Canada	2022-05-11
Roger Watkiss	Sidney	V8V	Canada	2022-05-11
Charles Hilton	Victoria	V8R1P8	Canada	2022-05-11
Jane McCannell	Victoria	V8S 4H9	Canada	2022-05-11
Deborah Yaffe	Victoria	V8R 3C6	Canada	2022-05-11
Lorraine Skinner	Victoria	V9B	Canada	2022-05-11
Jenny Farkas	Victoria	V8V	Canada	2022-05-11
N A	Victoria		Canada	2022-05-11
Jenny Fraser	Victoria	V8V	Canada	2022-05-11
Marlaina Blanche	Victoria	V8V 2Y5	Canada	2022-05-11
Marie-Rose Hagen	Victoria	V8V	Canada	2022-05-11
Miranda Brooke	Victoria	V8V	Canada	2022-05-11
Benicio Nash	Victoria	V8T	Canada	2022-05-11
Randy Wong	Victoria	V8Z	Canada	2022-05-11
Mike Bourne	Victoria	V8V	Canada	2022-05-11
Peter Willis	Victoria	V9A1P3	Canada	2022-05-11
Lisa Wong	Victoria	V8R3T6	Canada	2022-05-11
Heike Lettrari	Victoria	V8V	Canada	2022-05-11
Alex Brondi	Victoria	V8V	Canada	2022-05-11
janet brooks	Victoria	V8V	Canada	2022-05-11
Ruth McAllister	Victoria	V8Z	Canada	2022-05-11
Marijane Smith	Victoria	V8R 2H8	Canada	2022-05-11
Derek Fuller	Victoria	V8V 4K2	Canada	2022-05-11
Susan Walisser	Victoria	V8V	Canada	2022-05-11
Philip Calvert	Victoria	V8S 2A6	Canada	2022-05-11
Emily Shaw	Victoria	V8T	Canada	2022-05-11
Marne St claire	Victoria	V8v4k2	Canada	2022-05-11
Liz Robbins	Victoria	V8S	Canada	2022-05-11
Yuriy Zubarev	Victoria	V8V	Canada	2022-05-11
David Wolf	Victoria	V8V	Canada	2022-05-11
Sheri Sherman	Victoria	V8V	Canada	2022-05-11
Karen Naylor	Victoria		Canada	2022-05-11
Steve Parry	Victoria	V8V	Canada	2022-05-11
Robert Anderson	Victoria	V8V	Canada	2022-05-11
Louise Jullion	Victoria	V8R	Canada	2022-05-11
Janet Mulhall	Sidney	V8L	Canada	2022-05-11
David Scott	Victoria	V8R	Canada	2022-05-11
Caroline Piggott	Victoria	V9B	Canada	2022-05-11

Candice Lanes	Victoria	V8V2z8	Canada	2022-05-11
Jay Zarysky	Victoria	V8V	Canada	2022-05-11
Lynne Rippon	Victoria	V8V	Canada	2022-05-11
James Morrell	Victoria	V8V	Canada	2022-05-11
Edward Pechter	Victoria	V8V	Canada	2022-05-11
Carey Barnard	Victoria	V8V 4Z2	Canada	2022-05-11
Cameron Stevens	Victoria	V8W 3Z8	Canada	2022-05-11
Arya Alaie	edmonton	t5x 5n5	Canada	2022-05-11
Janet Simpson	Victoria	V8S 1P7	Canada	2022-05-11
Marie Robinson	Victoria	V8V	Canada	2022-05-11
Al Clark	Victoria	V8S 1M3	Canada	2022-05-11
Pamela Madoff	Victoria, B.C.	V8V 1E5	Canada	2022-05-11
Judith Branion	Victoria	V8V 1A9	Canada	2022-05-11
Pamela Huntley	Victoria	V8V	Canada	2022-05-11
Tom Sinkelman	Victoria	v9a 2I9	Canada	2022-05-11
PJ Perdue	Victoria	V8V	Canada	2022-05-11
wendy faulkner	Victoria	V8V2p4	Canada	2022-05-11
William Scott	Victoria	V8S1P7	Canada	2022-05-11
Linda Lomas	Victoria	V8V	Canada	2022-05-11
Sam St Claire	Victoria	V9A 3E6	Canada	2022-05-11
Ian ten Cate	Victoria	V8X	Canada	2022-05-11
Gale Penhall	Victoria	V9B	Canada	2022-05-11
Susan Reid	Victoria	V8V	Canada	2022-05-11
Carolyn Pratt	Victoria	V9A7J9	Canada	2022-05-11
Anita Price	Victoria	V8V 2A5	Canada	2022-05-11
Denis Gaudet	Victoria	V8v 4m9	Canada	2022-05-11
Carolina Ashe	Victoria	V8S	Canada	2022-05-11
Elly Webster	Lethbridge	T1K	Canada	2022-05-11
Nancy Sherwood	Victoria, BC	V8W 0A8	Canada	2022-05-11
Merle Markes	Victoria	V8V	Canada	2022-05-11
Jean Siemens	Victoria	V8V 4C8	Canada	2022-05-11
Diane Durand	Victoria	V8T	Canada	2022-05-11
Pat Javorski	Victoria	V8S	Canada	2022-05-11
Peter Dickhoff	Victoria	V8V	Canada	2022-05-11
Nancy Montgomery	Victoria	V8V	Canada	2022-05-11
Robert T	Victoria	V8y1a7	Canada	2022-05-11
Julio Navarro	Victoria	V8V	Canada	2022-05-11
Gloria Wagner	Victoria	V8V	Canada	2022-05-11
Julia Ford	Victoria	V8T 1H9	Canada	2022-05-11

Ian MacDonell	Victoria	V8V2C1	Canada	2022-05-11
don wein	Victoria	V8s2Y4	Canada	2022-05-11
sandra nickel	Victoria	V8T 5H8	Canada	2022-05-11
Janet Willemina	Courtenay	V9N	Canada	2022-05-11
Cathy Bannink	Victoria	V8V 2L5	Canada	2022-05-11
Roy Fletcher	Victoria	V9V 3C6	Canada	2022-05-11
Jim Rawling	Victoria	V8W	Canada	2022-05-11
Stephen Ellington	Victoria BC	V8P3Y8	Canada	2022-05-11
Kristin Atwood	Victoria	V8V	Canada	2022-05-11
maggie Collins	Victoria	V8t 3Y4	Canada	2022-05-11
Kate Costin	Victoria	V8V 3A1	Canada	2022-05-11
Paul Hillier	Victoria	V9B	Canada	2022-05-11
Kowatch Sandra	Nipawin	S0E	Canada	2022-05-11
Cheryl Matli	Victoria	V8V-4K3	Canada	2022-05-11
Susan Paula Smith	Victoria	V8V	Canada	2022-05-11
Sandra Severs	Victoria	V8T	Canada	2022-05-11
Tony Giaccio	Victoria	v8s1e6	Canada	2022-05-11
Marie Matthews	Victoria	V9A	Canada	2022-05-11
brenda sopow	victoria bc	v9a-1k5	Canada	2022-05-11
susan matthews	Victoria	v8s1k8	Canada	2022-05-11
Arthur Soles	Victoria	V8V 2W5	Canada	2022-05-11
Sandra Jackman	Victoria	V8V	Canada	2022-05-11
Colleen O'Dowd	Victoria	V8W	Canada	2022-05-11
P. Bryant	Victoria	v8s 1b4	Canada	2022-05-11
Sandy Ibrahim	Victoria	V8V	Canada	2022-05-11
Marion Harper	Victoria	V8S	Canada	2022-05-11
David Wignall	Victoria	V8T	Canada	2022-05-11
Robert Fraser	Victoria	V8V	Canada	2022-05-11
Charlene Simon	Victoria	V8R	Canada	2022-05-11
Keith Davis	Victoria	V8T 4G7	Canada	2022-05-11
McKenna Jennings	Victoria	v8v 1m8	Canada	2022-05-11
IRWIN HENDERSON	Victoria	V8V	Canada	2022-05-11
Kathy Eichenberger	Victoria	V8S4G3	Canada	2022-05-11
Tim Kovacs			UK	2022-05-11
sharlene sommer	victoria	v8v2E6	Canada	2022-05-11
Guy Vincent	Victoria	V8V	Canada	2022-05-11
Paul Cunnington	Victoria	V8V	Canada	2022-05-11
Gihan Neangoda	Victoria	V8W	Canada	2022-05-11
JD Munn	Victoria	V8T	Canada	2022-05-11

Ricki Goltzman	Victoria	V8S 3V8	Canada	2022-05-11
Alex Simonok	Victoria	V8T	Canada	2022-05-11
Pooja Gurralla	Victoria	V8S	Canada	2022-05-11
Judith Hunter	Victoria	V8V	Canada	2022-05-11
dimitri de morea	Victoria	V8V	Canada	2022-05-11
Patricia Kemshead	Victoria	V9B	Canada	2022-05-11
Andrew Barrett	Victoria	V8S 4B1	Canada	2022-05-11
Carol Sokoloff	Victoria	V8S	Canada	2022-05-11
Glen Thornborough	Victoria	V8V	Canada	2022-05-11
BRENDAJEAN Kilgore	Victoria	V8R3T3	Canada	2022-05-11
Donna Lloyd	Victoria	V8V3P5	Canada	2022-05-11
Natanya Padachey	Victoria	V8R	Canada	2022-05-11
Bev Morrison	Victoria	V9A5C2	Canada	2022-05-11
Sami Fletcher	Victoria	V8V 3N8	Canada	2022-05-11
C Kohut	Victoria	V8s 2c2	Canada	2022-05-11
Victoria Etchells	Victoria	V8V	Canada	2022-05-11
Helen Bennett	Victoria	V8V4M1	Canada	2022-05-11
Tommy Winchester	Maple Ridge	V2X	Canada	2022-05-11
Pamella Herndl	Victoria	V8T 1B4	Canada	2022-05-11
S Kaur	Edmonton	T6T 0L2	Canada	2022-05-11
Donna Ruppel	Victoria	V8S 3X1	Canada	2022-05-11
Allysa McClure	Victoria	V8R	Canada	2022-05-11
Alejandro Tactay	Victoria		Canada	2022-05-11
Terry Hamilton	Victoria	V8V 3N8	Canada	2022-05-11
Ocean Inglin	Victoria	V8V	Canada	2022-05-11
David Thomas	Victoria	V8S 4G8	Canada	2022-05-11
Marlie Manning	Victoria	V8N 3Z9	Canada	2022-05-11
Mark Walmsley	Victoria	V8V	Canada	2022-05-11
Bruce Dayman	Victoria	V8Z	Canada	2022-05-11
Brandi Roth	Victoria	V8V	Canada	2022-05-11
jan firstbrook	Victoria	V8R	Canada	2022-05-11
Angelika Prael	Victoria	V8X	Canada	2022-05-11
Laurie McAmmond	Victoria	V8Z	Canada	2022-05-11
Наталія Андрієнко	Toronto	M6S	Canada	2022-05-11
Susan Jones	Victoria	V8N	Canada	2022-05-11
Imogen Glover	Victoria	V8V	Canada	2022-05-11
Mary Margaret Barrett		V8T	Canada	2022-05-11
Andrea Jensen	Victoria	V8R	Canada	2022-05-11
Frances Litman	Victoria	V9A 6P4	Canada	2022-05-11

Vajira Rohanatilaka		V8T	Canada	2022-05-12
Laurence Coogan	Victoria	V8T3Y5	Canada	2022-05-12
Lawrence Horwitz	Victoria	V8s1c3	Canada	2022-05-12
John Goucher	Victoria	V8R 1L2	Canada	2022-05-12
Bonnie Hardy	Victoria	V8V	Canada	2022-05-12
gordon watt	Victoria	V9A	Canada	2022-05-12
Cate Tucker	Victoria	V8T	Canada	2022-05-12
S. Mura	Victoria	V8S 1A2	Canada	2022-05-12
Val Tallboy	Victoria	V8V	Canada	2022-05-12
Dorothy Jones	Victoria	V8S 4E1	Canada	2022-05-12
Rosamund Harcourt	Victoria	V8V	Canada	2022-05-12
Patricia Ebbels	Victoria	V8T	Canada	2022-05-12
Hood nurse Jatt	Victoria	V5T	Canada	2022-05-12
Lisa Leighton	Victoria	V8R	Canada	2022-05-12
Judy Smith	Victoria	V8Z	Canada	2022-05-12
Susan Edmonds	Victoria	V8V 3V3	Canada	2022-05-12
Seymour Berg	Victoria	V8V	Canada	2022-05-12
Janis Schultz	Victoria	V8S	Canada	2022-05-12
Katherine McCready	Victoria	V8V	Canada	2022-05-12
Michelle Wergeland	Victoria	V8Z	Canada	2022-05-12
Coletta Rese	Victoria	V8S 3L3	Canada	2022-05-12
Alexander Schmid	Victoria	V8S4E5	Canada	2022-05-12
S Brown	Victoria	V8x	Canada	2022-05-12
MAX Flynn	Victoria	V9B	Canada	2022-05-12
Jo Ann Cook	Victoria	V8X	Canada	2022-05-12
Andrea Unger		V8T	Canada	2022-05-12
Elizabeth McLean	Victoria	V8V	Canada	2022-05-12
Réal Dion	Sherbrooke	J1L	Canada	2022-05-12
Phil Leith	Victoria	V8S 3W3	Canada	2022-05-12
Carmie Verdone	Victoria	V8S 1M3	Canada	2022-05-12
Jane Lush	Victoria	V8T	Canada	2022-05-12
Norman Louie	Victoria	V8V 2V2	Canada	2022-05-12
Ghassan Yared	Victoria	V8R	Canada	2022-05-12
Danica Gleave	Victoria	V8V	Canada	2022-05-12
Nadia Lytosh	Toronto	M9C 3K5	Canada	2022-05-12
Maureen Atherton	Victoria	V8S	Canada	2022-05-12
Marija Stonhouse	Victoria	V9B	Canada	2022-05-12
Susan Price	Victoria	V8S 1K2	Canada	2022-05-12
Rod Erickson	Western Shore	B0J	Canada	2022-05-12

Roland Clift	Victoria	V8V 4T9	Canada	2022-05-12
Dahlia Christie	Scarborough	M1E	Canada	2022-05-12
Margaret Osika	Victoria	V8V1G9	Canada	2022-05-12
Richard Davis	Victoria	V8V2A7	Canada	2022-05-12
Scott Bailey	Victoria	V9B	Canada	2022-05-12
Arla Swift	Victoria	V8V	Canada	2022-05-12
Alistair Murray	Victoria	V8v1a3	Canada	2022-05-12
Duncan Kerkham	Victoria	V9B	Canada	2022-05-12
Linda Morgan	Victoria	V8R	Canada	2022-05-12
Don Mayer	Victoria	V8V	Canada	2022-05-12
Zuby Saloojee	Victoria	V8R	Canada	2022-05-12
Ayaan Ahmed	Mississauga	L5V2A4	Canada	2022-05-12
Jessica Champion	Victoria		Canada	2022-05-12
Geoff Mason	Victoria	V8V4Y4	Canada	2022-05-12
Deborah Hartwick	Victoria	V8S 2A7	Canada	2022-05-12
Sim Gill	Victoria	V8V	Canada	2022-05-12
Michele Phillips	Victoria	V8V 2A7	Canada	2022-05-12
susan simpson	Victoria	V8S 2A2	Canada	2022-05-12
Joel Anthony	Victoria	V8P2E6	Canada	2022-05-12
walter Riemann	Victoria	V8S	Canada	2022-05-12
Judith Quail	Victoria	V8S 1C3	Canada	2022-05-12
Doreen O'Neill	Victoria	V8P	Canada	2022-05-12
Catherine Kuipers	Victoria	v8x	Canada	2022-05-12
jacinthe tremblay	Victoria	V8V2V1	Canada	2022-05-12
Derek Peach	Victoria	V8V	Canada	2022-05-12
Brenda McCarthy	Esquimalt BC	V9A5C6	Canada	2022-05-12
Celso Cambiazo	Victoria	V8R 4V9	Canada	2022-05-12
M J	Victoria	V8V	Canada	2022-05-12
Terrance Dunlop	Victoria	V8P	Canada	2022-05-12
Diana Lokken	Victoria	V8S 3N7	Canada	2022-05-12
Amanat Toor	Victoria	V8V	Canada	2022-05-12
Cameron Baerg	Victoria	V8S	Canada	2022-05-12
Jennifer Pritchard	Victoria BC	V8V 4G2	Canada	2022-05-12
Janice Linton	Victoria	V8S3X7	Canada	2022-05-12
Cameron Stewart	Victoria	V8V2X6	Canada	2022-05-12
Gilles Clement	Victoria	V8V4M8	Canada	2022-05-12
Jill Cook	Victoria	V8V	Canada	2022-05-12
Bevan Thistlethwaite	Victoria	V8R4N6	Canada	2022-05-12
Tannis McMinn	Victoria	V9A 1R5	Canada	2022-05-12

Rebecca Pearson	Victoria	v8t3w8	Canada	2022-05-12
Jayne Moneypenny	Victoria	V8V	Canada	2022-05-12
R Laycraft	Victoria	V8P	Canada	2022-05-12
Khalid Khan	Victoria	V8V	Canada	2022-05-12
Alexandra Stewart	Victoria	V8V	Canada	2022-05-12
Glen Adams	Victoria	V5Y	Canada	2022-05-12
Cynthia Pacheco	Victoria	V8T	Canada	2022-05-12
Lois Atherley	Victoria	V8S 1E6	Canada	2022-05-12
Hans Timmermans	Victoria	V8V	Canada	2022-05-12
Valerie Lamarre	Victoria	V8V	Canada	2022-05-12
Neela Paige	Victoria, BC	V8P 2P2	Canada	2022-05-12
John Waddell	Victoria	V8V	Canada	2022-05-12
William Lake	Victoria	V8V 3K3	Canada	2022-05-12
Graham H.	Victoria	V8N	Canada	2022-05-12
William Smith	Victoria	V8S 3N3	Canada	2022-05-12
Paul Crozier Smith	Victoria	V8T1B1	Canada	2022-05-12
Sylvia Bews-Wright	Victoria	V8N 5X2	Canada	2022-05-12
Elizabeth Borek	Victoria	V8N 1M1	Canada	2022-05-13
Sandra Julian	Victoria	V8N 0B8	Canada	2022-05-13
Linda Park	Victoria	V8S	Canada	2022-05-13
Lonsday Rimmer	Victoria	V8V	Canada	2022-05-13
Jennifer Ferris	Victoria	V8S	Canada	2022-05-13
. Patrick Jamieson	Victoria	V8S	Canada	2022-05-13
Sharon Collins	winnipeg	r3x 1y2	Canada	2022-05-13
Carolyn Burrows	Victoria	V9B	Canada	2022-05-13
Ruth Marshall	Victoria	V8R	Canada	2022-05-13
Kevin Duecj	Victoria	V8S	Canada	2022-05-13
Leni Hoover	Victoria, BC	V8X 1L8	Canada	2022-05-13
Inna Maksymiv	Victoria	V8V	Canada	2022-05-13
Bill Chin	Victoria	V8V	Canada	2022-05-13
Saleem Tahir	Calgary	T3J	Canada	2022-05-13
Syreeta Wootton	Victoria	V8S	Canada	2022-05-13
Sandra Feltham	Victoria	V8S	Canada	2022-05-13
Stephen Zmetana	Vancouver	V5N1E1	Canada	2022-05-13
Halyna Starost	Victoria	V8S	Canada	2022-05-13
D RC	Nanaimo	V9T 3X6	Canada	2022-05-13
Kim Lawson	Victoria	V8V	Canada	2022-05-13
Joni Dick	Victoria	V8S	Canada	2022-05-13
Terry Colyer			Canada	2022-05-13

emily mathew	Victoria	V8S	Canada	2022-05-13
Peter Noyes	Victoria	V8V	Canada	2022-05-13
Mike Bikech	Victoria	V8V	Canada	2022-05-13
Karen Reynolds	Victoria	V9B	Canada	2022-05-13
sandra piggford	Victoria	V8R	Canada	2022-05-13
cheryl crabbe	Victoria	V8R 1H9	Canada	2022-05-13
ED Myers	Victoria	V8S	Canada	2022-05-13
Lorne Brownsey	Victoria	V8V	Canada	2022-05-13
Marion Fraser	Victoria	V8X 1G1	Canada	2022-05-13
Barbara Dagenais	Victoria	V8S	Canada	2022-05-13
David Hutchcroft	Victoria	V8S	Canada	2022-05-13
David Stolman	Victoria	V8S	Canada	2022-05-13
Rubina Roqueyya	Toronto	M4C	Canada	2022-05-13
Ruoqing Wang	Victoria	V8S	Canada	2022-05-13
Brittany Neadow	Victoria	V8S	Canada	2022-05-13
Francine Carole	Victoria	V8V	Canada	2022-05-13
Ahmed Shekh	Victoria	V8S	Canada	2022-05-13
ROBIN JONES	Victoria	V8S	Canada	2022-05-13
Charles Croft	Victoria	V9A	Canada	2022-05-13
Anahed Derbogossian	Victoria	V8T	Canada	2022-05-13
Gordon Mueller	Victoria	V8V	Canada	2022-05-13
drake esquire	vancouver	V3E	Canada	2022-05-13
Peter Kikic	Victoria	V8T	Canada	2022-05-13
Martin McHale	Victoria	V8V 4H5	Canada	2022-05-14
norisa rumbaoa	Victoria	V8T	Canada	2022-05-14
Madison Rumbaoa			Canada	2022-05-14
Ana Page			US	2022-05-14
Alain Arseneau	Victoria	V8W	Canada	2022-05-14
Fernando Velazquez	Victoria	V8T	Canada	2022-05-14
Ryan Agliam	Victoria	V8W	Canada	2022-05-14
Timothy Van Alstine	Victoria	V8W	Canada	2022-05-14
Leslie Robinson	Victoria	V8V	Canada	2022-05-14
Pamela Richardson	Victoria	V8P	Canada	2022-05-14
Aiyana Petronis	Victoria	V9A	Canada	2022-05-14
Sze Arnold	Victoria	V8W	Canada	2022-05-14
Isaac Kingshott	Victoria	V8W	Canada	2022-05-14
Scotte Price	Victoria	V8W	Canada	2022-05-14
Michelle Deere	Victoria	V8W	Canada	2022-05-14
Chris Moreau	Victoria	V9B	Canada	2022-05-14

Melanie Langdon-Wilkins	Victoria	V9A	Canada	2022-05-14
darryl engerdahl	Victoria	V8W	Canada	2022-05-14
Danick Zamy	Victoria	V8W	Canada	2022-05-14
Aleh Andreyeu	Victoria	V8W	Canada	2022-05-14
Kasia Stanaszek	Victoria	V8Z	Canada	2022-05-14
Don Hamilton	Victoria	V8V	Canada	2022-05-14
Alan Morrisette	Victoria	V8W	Canada	2022-05-14
Rose Joseph	Victoria	V8W	Canada	2022-05-14
Erica J. Seenie	Victoria	V8W	Canada	2022-05-14
Lori Trevisan	Victoria	V8V	Canada	2022-05-14
Tim Elkin	Victoria	V8S	Canada	2022-05-14
tina brant	Victoria	V9y2g7	Canada	2022-05-14
Peter Wiebe	Innisfail	T4G0H3	Canada	2022-05-14
Moon_x	Victoria	V8W	Canada	2022-05-14
Rosa Cabrerizo	L'Hospitalet de Llobregat	8906	Canada	2022-05-14
Grace Fanstone	Victoria	V8W	Canada	2022-05-14
Gordy Schaap	Victoria	V8R	Canada	2022-05-14
Susan Sheehy	Victoria	V8T	Canada	2022-05-14
Riley Webb	Victoria	V9A1L1	Canada	2022-05-14
Nick Matthews	Calgary, AB, Canada	T3K	Canada	2022-05-14
Dawn Clouthier	Victoria	V8X	Canada	2022-05-15
Julian Fikus	Victoria	V8V	Canada	2022-05-15
Manik Gupta	Victoria	V8R	Canada	2022-05-15
Ronald Stillwell	Victoria	V8T	Canada	2022-05-15
Tony Roza-Pereira	Victoria	V9S	Canada	2022-05-15
Carson Loveless	Victoria	V8V	Canada	2022-05-15
Corina Bala	Victoria	V8V	Canada	2022-05-15
Manpreet Kaur	Victoria	V8S	Canada	2022-05-15
Prabh Nagra	Vancouver	V2S	Canada	2022-05-15
Alison Evans	Victoria	V8S	Canada	2022-05-15
Lynn Held	Victoria	V8V	Canada	2022-05-15
Virginia Archer	Victoria	V8S	Canada	2022-05-15
Bernita Reinhart	Victoria	V8S	Canada	2022-05-15
roger moore	Victoria	V8V	Canada	2022-05-15
Torrey Archer	Victoria	V8R 3Y9	Canada	2022-05-15
Ravneet Kaur	Victoria	V8V	Canada	2022-05-15
Alex Morneau	Victoria	V8V	Canada	2022-05-15
frank but	Victoria	V8S	Canada	2022-05-15
Stacey Goddiing	Victoria	V8T	Canada	2022-05-15

Brenda Eadie	Victoria	V8S	Canada	2022-05-15
Tameer Aldean	Victoria	V8X	Canada	2022-05-15
Keegan Nieminen	Victoria	V8V	Canada	2022-05-15
Nick Clough	Victoria	V8V	Canada	2022-05-15
Alexis Pearce	Victoria	V8V	Canada	2022-05-15
Dave Winaut	Victoria	V8S	Canada	2022-05-15
Renyi Gong	Victoria	V8S	Canada	2022-05-15
Parmjeet Parmjeet	Victoria	V8S	Canada	2022-05-15
Molly Perrin	Victoria	V8V	Canada	2022-05-16
Maria Galvez	Hamilton	L9C	Canada	2022-05-16
layla novin	Victoria	V8S	Canada	2022-05-16
Sekhar MATTUPALLI	Victoria	V8S	Canada	2022-05-16
George Anderson	Victoria	V8X	Canada	2022-05-16
Conita Chan	Victoria	V8V	Canada	2022-05-16
Rachelle Beers	Victoria	V8T	Canada	2022-05-16
zhiqiong Luo	Victoria	V8V	Canada	2022-05-16
Nadia Chahrour	Victoria	V8V	Canada	2022-05-16
Marina NW	Victoria	V8T	Canada	2022-05-16
ashley spence	Victoria	V8T	Canada	2022-05-16
Greg Patrick	Victoria	V8V	Canada	2022-05-16
Dale Reynolds	Victoria	V8T	Canada	2022-05-16
Ayana Darlington	Victoria	V8V	Canada	2022-05-16
Rohan Battu	Victoria	V8V	Canada	2022-05-16
Cheri Sutherland	Victoria		Canada	2022-05-16
Anna Randall	Sidney	V8L 2N5	Canada	2022-05-16
Surinder Hayre	Victoria	V8S	Canada	2022-05-16
Mallory Gillis	Victoria	V8S	Canada	2022-05-16
Kunjal Patel	Victoria	V8V	Canada	2022-05-16
Andrey Pachshenko	Victoria	V8V	Canada	2022-05-16
Hargobind Kang	Victoria	V8S	Canada	2022-05-16
Michel Leloup	Victoria	V8S	Canada	2022-05-16
Inez Okeefe	Carbonear	A1Y1A3	Canada	2022-05-16
Moe Zoubi	Victoria	V8V	Canada	2022-05-16
Sasha Jakovljevic	Victoria	V8S	Canada	2022-05-16
Sujan Soosaitas	Victoria	V8S	Canada	2022-05-16
Jose Hernandez Zelaya	Victoria	V8V	Canada	2022-05-16
Shannon Soroka	Victoria	V8V	Canada	2022-05-16
Bashir Khokhar	Victoria	V8S	Canada	2022-05-17
brian fraser	Victoria	v8v2p2	Canada	2022-05-17

Kristen Eirikson	Victoria	V8S	Canada	2022-05-17
Jennifer Da Ponte	Victoria	V8S	Canada	2022-05-17
Qiang Hao	Victoria	V8V	Canada	2022-05-17
Vince Bush	Victoria	V8V	Canada	2022-05-17
Maggie Berrymoore	Victoria	V8S	Canada	2022-05-17
Grace De sousa	Victoria	V8S	Canada	2022-05-17
danica godden	Victoria	V8V	Canada	2022-05-17
Cameron Foss	Victoria	V8V	Canada	2022-05-17
kait par	Victoria	V8V	Canada	2022-05-17
Randy Gilpin	Victoria	V8S	Canada	2022-05-17
Ljiljana Selic	Victoria	V8S	Canada	2022-05-17
Sherry Carrigan	Victoria	V8V	Canada	2022-05-17
Vic Trifoli	Victoria	V8V	Canada	2022-05-17
Shilpi rai	Victoria	V8S	Canada	2022-05-17
Melody Purchase	Victoria	V8V	Canada	2022-05-17
David Pennington	Victoria	V8V	Canada	2022-05-17
Myriam Prévost	Victoria	V8V	Canada	2022-05-17
roxanne najafi	Victoria	V8S	Canada	2022-05-17
Amy Reese	Victoria	V8V	Canada	2022-05-17
Candace Tisdale	Victoria	V8S	Canada	2022-05-17
Barbara Brezer	Vancouver	V5X	Canada	2022-05-17
Helen Kim	Victoria	V8S	Canada	2022-05-17
Margaret Mathura	Victoria	V8V	Canada	2022-05-17
Kaydence Ryder	Victoria	V8V	Canada	2022-05-17
Prakash Patel	Victoria	V8S	Canada	2022-05-17
Gail Traynor	Victoria	V8T	Canada	2022-05-17
Kayley Porter	Victoria	V8S	Canada	2022-05-17
Alyssa Singh	Victoria	V8S	Canada	2022-05-17
Ruby Baines	Victoria	V8V	Canada	2022-05-17
Shaun Kalley	Victoria	V8V	Canada	2022-05-17
Alyssa Bausman	Victoria	V8V	Canada	2022-05-17
Anika Gulenchin	Victoria	V8S	Canada	2022-05-17
Reza Fallahian			Canada	2022-05-17
Cathy Lamanna	Victoria	V8V	Canada	2022-05-17
Yvonne Blanchard	Victoria	V8V	Canada	2022-05-17
Joelle Rempel	Victoria	V8T	Canada	2022-05-17
Durst Bushie	Victoria	V8S	Canada	2022-05-17
Tammy Topping	Victoria	V8S	Canada	2022-05-17
Coree Knowles	Victoria	V8S	Canada	2022-05-17

Rizwan Ali	Victoria	V8V	Canada	2022-05-17
Jocelyn R	Victoria	V8V	Canada	2022-05-17
martin careen	Victoria	V8V	Canada	2022-05-18
Sheryl Flank	Victoria	V8S	Canada	2022-05-18
Adolfo DeFrancesco	Vaughan	L6A	Canada	2022-05-18
Aidan Sheridan	Victoria	V8S	Canada	2022-05-18
Wayne Jackson	Victoria	V8V	Canada	2022-05-18
Madison Allen	Victoria	V8V	Canada	2022-05-18
Laura Caron	Victoria	V8S	Canada	2022-05-18
Joaquin Jervis	Victoria	V8S	Canada	2022-05-18
Ozgur Guney	Victoria	V8V	Canada	2022-05-18
Teresa Needham	Victoria	V8V	Canada	2022-05-18
Robyn Mcmeeken	Victoria	V8V	Canada	2022-05-18
Norah Jones	Campbell River	V9W	Canada	2022-05-18
George Ivany	Victoria	V8S	Canada	2022-05-18
Bailey Fudge	Victoria	V8V	Canada	2022-05-18
Samah Elnosairy	Victoria	V8V	Canada	2022-05-18
Emma M	Toronto	184vkskgks	Canada	2022-05-18
Waqar Alfalah	Victoria	V8N	Canada	2022-05-18
Karl Skala	Victoria	V8V	Canada	2022-05-18
Savion Saville	Victoria	V8V	Canada	2022-05-18
Elilan Somarajendram	Victoria	V8V	Canada	2022-05-18
dani giesbrecht	Victoria	V8S	Canada	2022-05-18
Fawahida Farooque	Victoria	V8T	Canada	2022-05-19
Mike Bourne	Victoria	V8V	Canada	2022-05-19
Donna Macey	Victoria	V8R	Canada	2022-05-19
Jan Beintema	Victoria	V8V 3N8	Canada	2022-05-19
Jerry Rosianna	Victoria	V8V	Canada	2022-05-19
Shannon Parker	Victoria	V8W	Canada	2022-05-19
diane fisher	Victoria	V8V	Canada	2022-05-19
Carol Wrenshall	Victoria BC	V8T	Canada	2022-05-19
William Heflin	Victoria	V8V 2Y2	Canada	2022-05-20
sarikah komosky	Victoria	V8V	Canada	2022-05-20
Deborah Lowry	Victoria	V8S 1L5	Canada	2022-05-20
ken lang	Victoria	V8S	Canada	2022-05-20
Sandra Greenbank	Victoria	V8S 1V8	Canada	2022-05-20
kryssa parasynchuk	Victoria	V8V	Canada	2022-05-20
Ivan Zherganov			Canada	2022-05-21
Jennifer Conway	Victoria	V8V1Y5	Canada	2022-05-21

Calliegh Cote	Victoria	V8T	Canada	2022-05-21
Jennifer Majore	Victoria	V8V	Canada	2022-05-21
Jean Marc Bruneau	Victoria	V8V	Canada	2022-05-21
Ovechka White	Victoria	V8S	Canada	2022-05-22
A P	Victoria	V8S	Canada	2022-05-22
Cale Ralston	Victoria	V9A	Canada	2022-05-22
Mandy Kelly			Canada	2022-05-23
Alison Trembath	Victoria	V8V	Canada	2022-05-23
Michael Su	Victoria	V8V	Canada	2022-05-24
Geraldine Glattstein	Victoria	V8S	Canada	2022-05-24
Luka Nicholson	Victoria	V8V	Canada	2022-05-24
Sandy Morrison	Victoria	V8R1M5	Canada	2022-05-25
Laura Baddeley	Sidney	V8L 2W5	Canada	2022-05-25
Diane Francis	Victoria	V8Z 2P8	Canada	2022-05-25
dob jemobje	Victoria	V8Z	Canada	2022-05-26
Joseph Vowels	Victoria	V8V	Canada	2022-05-26
Katie Mosher-Nicholls	Victoria	V8V	Canada	2022-05-26
Frank Gregory	Victoria	V8T	Canada	2022-05-26
Stuart Montgomery	Victoria	V8S	Canada	2022-05-26
Joanne Macdonald	Victoria	V8s 3z4	Canada	2022-05-27
Lori Ann Locken	Victoria	V9BY8	Canada	2022-05-27
Corey Kowal	Victoria	V8R 3X3	Canada	2022-05-27
Francis Thorogood	Victoria	V8V 1B3	Canada	2022-05-28
Anthony Fraser	Victoria	V8V	Canada	2022-05-29
Riza Catabui	Victoria	V8V	Canada	2022-05-29
Peter Bonyun	Victoria	V8W 1B1	Canada	2022-05-30
Ryan Gardner	Victoria	V8V	Canada	2022-05-30
Ed Brown	Victoria	V9A	Canada	2022-05-31
David Cook	Victoria	V9A1L8	Canada	2022-05-31
R G Persson	Victoria	V8V2N6	Canada	2022-05-31
Connie Lebeau	Victoria	V8V3A2	Canada	2022-06-01
Sandra Jones	Vancouver	V6J3R3	Canada	2022-06-01
Dylan Butch	Victoria	V8V	Canada	2022-06-01
Arlene Day	Victoria	V8R 2M2	Canada	2022-06-02
Jenny Rosenthal	Victoria	V8T	Canada	2022-06-02
Alan Morton	Victoria	V8s3r5	Canada	2022-06-02
annette barrington	Victoria	V8T	Canada	2022-06-02
Sandra McMullen	Victoria	V9B 1N1	Canada	2022-06-02
Elizabeth Cronin	Victoria	V8R	Canada	2022-06-02

Kerry Robertson	Victoria	V8R	Canada	2022-06-03
Filomena Filice	Victoria	V8T	Canada	2022-06-03
Derrick Brown	Victoria	V8S	Canada	2022-06-03
Brenda Way	Victoria	V8T	Canada	2022-06-03
Peter Žitko			Canada	2022-06-03
Sarah Bolton	Victoria	V9A	Canada	2022-06-04
Daijung Lee	Victoria	V8P	Canada	2022-06-04
Mark Feltoe	Victoria	V8V	Canada	2022-06-05
Hello Kori	Victoria	V8V	Canada	2022-06-05
Meadow Bachalo	Victoria	V8V	Canada	2022-06-05
Brian Dublin	Victoria	V8S	Canada	2022-06-05
Lee Andrews	Victoria	V8S	Canada	2022-06-06
Charles Barriner	Toronto	M5P	Canada	2022-06-06
John Sherber	Victoria	V8V4H3	Canada	2022-06-06
Goku Balls			Canada	2022-06-06
Sabrina Harris	Victoria	Winnipeg	Canada	2022-06-07
Kathryn Mutzeneek	Victoria	V8V	Canada	2022-06-07
Paul Frankum	Victoria	V8V	Canada	2022-06-08
Richard Grammer	Victoria	V8V	Canada	2022-06-08
Mikey Nolk	Victoria	V8T	Canada	2022-06-09
RUBY WATTS	Victoria	V8V	Canada	2022-06-10
Rebecca Buckler	Victoria	V8V	Canada	2022-06-10
Micheall Campbell	Victoria	V8S	Canada	2022-06-10
Mim Brown	Victoria	V9B	Canada	2022-06-11
Hanna Siegel	Victoria	V8S	Canada	2022-06-12
Michael Wall	Bolton	L7E 3N7	Canada	2022-06-14
Kassandra Therrien	Victoria	V8V	Canada	2022-06-14
Cirilo Gregg Aguilar	Victoria	V8T	Canada	2022-06-14
abd khanfar	Victoria	V8S	Canada	2022-06-14
Shawna Perry	Victoria	V8V	Canada	2022-06-14
Nicole Bisschop	Victoria	V8V	Canada	2022-06-14
Hamid Nayfe	Victoria	V8T	Canada	2022-06-14
Alicia Carpenter	Victoria	V8S	Canada	2022-06-14
Robyn bay	Victoria	V8S	Canada	2022-06-15
Muse Adan	Victoria	V8V	Canada	2022-06-15
a a	e	r	Canada	2022-06-15
Doug Wichman	Victoria	V8V	Canada	2022-06-15
Hasic Pinacie	Victoria	V8V	Canada	2022-06-17
Rosie Monette	Victoria	V8V	Canada	2022-06-18

Maria Da Silva	Victoria	V8V 2Y3	Canada	2022-06-18
George Mclac	Victoria	V8T	Canada	2022-06-18
Robert Boucher	Victoria	V8T	Canada	2022-06-19
Kimberly Warner	Victoria	V8S	Canada	2022-06-20
Cheyenne Weston			Canada	2022-06-20
Shamsuddin Shoukat	Victoria	V8V	Canada	2022-06-20
Frances Finn-Latteier	Victoria	V8V	Canada	2022-06-21
Asher hartley	Victoria	V8V	Canada	2022-06-21
Bill Clinton	Victoria	V8T	Canada	2022-06-21
Mohammadreza Masoud	Thornhill	L3T	Canada	2022-06-22
Rose Carbone	Victoria	V8S	Canada	2022-06-24
Quinn Dean	Victoria	V8S	Canada	2022-06-24
tzvi raskin	Victoria	V8V	Canada	2022-06-24
Mallory Monague	Victoria	V8T	Canada	2022-06-24
Diana Morton			Canada	2022-06-24
Asad Abdullah	Victoria	V8S	Canada	2022-06-25
Zara Khan	Victoria	V8S	Canada	2022-06-25
Lynda Larsen-Baldry	Kanata	K2L 2Y4	Canada	2022-06-25
Abbagail Seabrook	Victoria	V8S	Canada	2022-06-25
jules mon	Victoria	V8V	Canada	2022-06-25
Adrianna Burge	Victoria	V8V	Canada	2022-06-25
Jessica Brisson	Victoria	V8S	Canada	2022-06-26
Seemi Naz	Victoria	V8S	Canada	2022-06-26
Elizabeth Wilcox	Victoria	V8Z	Canada	2022-06-26
Patricia C Kidd	Victoria	V8S	Canada	2022-06-26
Sajjad Hussain	Victoria	V8V	Canada	2022-06-27
David Arthur Johnston	Victoria	v9e2e7	Canada	2022-06-27
Michelle Crompton	Victoria	V8V	Canada	2022-06-27
Mary Kearsey	Victoria	V8V	Canada	2022-06-28
Regina Kearsey	Victoria	V8V	Canada	2022-06-28
Emma Conrad	Victoria	V8V	Canada	2022-06-28
Courtenay Miller	Victoria	V8P	Canada	2022-06-28
Nevaeh Morgen	Victoria	V8T	Canada	2022-06-28
Ange Unger	Victoria	V8S	Canada	2022-06-28
Erica Sanchez	Victoria	V8V	Canada	2022-06-28
Yasamin Maghsoudlou	Victoria	V8V	Canada	2022-06-29
Odelle Agustin	Scarborough	M1M 0B1	Canada	2022-06-29
Kayla Morrison			Canada	2022-06-29
Danuta Guzylak	Toronto	M6H 3M3	Canada	2022-06-30

Mohamed Alshab	Victoria	V8S	Canada	2022-07-01
Ter Bear	Victoria	V8V	Canada	2022-07-01
Domenic Demarco	Victoria	V8V	Canada	2022-07-01
Julian V.	Victoria	V8V	Canada	2022-07-01
Jayden Lawrence	Victoria	V8T	Canada	2022-07-02
Emie Garneau	Victoria	V8S	Canada	2022-07-02
Wassim Homsy	Victoria	V8T	Canada	2022-07-02
Maddie Werner	Victoria	V8T	Canada	2022-07-02
Amanda Scott	Victoria	V8V	Canada	2022-07-03
Saanvi Thammy	Victoria	V8V	Canada	2022-07-03
Taylor Loft	Victoria	V8S	Canada	2022-07-04
Daria Zatorska	Victoria	V8S	Canada	2022-07-04
Seblewongle Tesfaye kebede	Calgary	T3M 2z1	Canada	2022-07-05
Miriam Batthish	Victoria	V8V	Canada	2022-07-05
Josee Butler	Victoria	V8V	Canada	2022-07-05
Heather Grampp	Victoria	V8V	Canada	2022-07-05
Vía Xavier	Victoria	V8S	Canada	2022-07-05
Brian Dobbin	Victoria	V8S	Canada	2022-07-06
lyndsey nelson	Victoria	V8V	Canada	2022-07-06
Deez Nutz	Victoria	V8V	Canada	2022-07-07
Liliana Kolodyazhna	Victoria	V8V	Canada	2022-07-07
Patricia McDonald	Victoria	V8T	Canada	2022-07-08
John Lukes	Victoria	V8T	Canada	2022-07-09
Daniel Orr	Shawnigan Lake	V0R 2W0	Canada	2022-07-09
Nikki H	Victoria	V8S	Canada	2022-07-10
DEBORAH W	Victoria	V8V	Canada	2022-07-10
Adam Wilgosh	Victoria	V8V	Canada	2022-07-11
Yiling Xiong	Victoria	V8V	Canada	2022-07-11
Anraj Soni	Victoria	V8S	Canada	2022-07-11
Clare Lowe	Gabriola	V0R 1X7	Canada	2022-07-11
Joshua Shelley	Victoria	V8S	Canada	2022-07-12
Isadora DalBello	Victoria	V8V	Canada	2022-07-12
Iana heart	Victoria	V8V	Canada	2022-07-12
Michelle Durocher	Victoria	V8V	Canada	2022-07-12
Phyllis Webster	Victoria	V8V2Y9	Canada	2022-07-12
Marc Waterman	Victoria	V8V	Canada	2022-07-12
Rhiannon Hamdi	Victoria	V8V	Canada	2022-07-12
carey Heppner	Victoria	V8V	Canada	2022-07-12
Patrick Farnum	Victoria	V8V	Canada	2022-07-13

Name	City	Province	Postal Code	Country	Signed On
Anna Blatz	Victoria		V8V	Canada	2022-07-13
Roderick Purdy	Windsor		N9B	Canada	2022-07-13
Cari Vanston	Vancouver		V6H	Canada	2022-07-13
Karan Saharan	Victoria		V8S	Canada	2022-07-14
Glyn Fox	Victoria		V8N	Canada	2022-07-14
Sadia Mulla	Victoria		V8V	Canada	2022-07-14
A s A s	Victoria		V8T	Canada	2022-07-15
Syreeta Wootton	Victoria		V8S1L5	Canada	2022-07-15
Simran Natt	Dartmouth		B2X	Canada	2022-07-15
Sonia Gomez	Victoria		V8T	Canada	2022-07-16
Jacob Marr	Victoria		V8S	Canada	2022-07-16
Chantelle Montour	Victoria		V8T	Canada	2022-07-16
Delilah K	Victoria		V8T	Canada	2022-07-17
patrick ironside	Prince George			Canada	2022-07-19
Deb Hull	Victoria		V8V	Canada	2022-07-21
Kathleen Hadley	Victoria		V9A	Canada	2022-07-23
Bruce Letvak	Victoria		V8T	Canada	2022-07-26
Christopher Barnes	Victoria		V8W 2Y2	Canada	2022-07-27
Suzanne Hamilton	Victoria		V8T	Canada	2022-07-27
Barbara Bolli	Victoria		V8T	Canada	2022-07-27
Jeannie Montag	Victoria		V8V	Canada	2022-07-28
Elizabeth Goldsworthy	Victoria		V8S	Canada	2022-07-28
Janette Nation	Victoria		V8S1T3	Canada	2022-07-28
HEDLEY GOLDSWORTHY	Victoria		V8S	Canada	2022-07-28
Vicky Ng	Victoria		V8S	Canada	2022-07-28
Judy Bruce	Victoria		V8T	Canada	2022-07-28
James Christopher Lovelace	Victoria		V9A	Canada	2022-07-28
Brad Jones	Edmonton		T6W 1E7	Canada	2022-07-29
Willow Auswald	Victoria		V8V	Canada	2022-07-29
Lynda Hoogendoorn	Victoria		V8V	Canada	2022-07-29
mervin miller	Montreal		H3B	Canada	2022-07-29
Sukhraj Singh	Nepean		K2J	Canada	2022-07-29
Kerry Mewhort	Victoria		V8S	Canada	2022-07-29
Brittany Calder	Victoria		V8R	Canada	2022-07-29
Bradley Stricker	Victoria		V8V	Canada	2022-07-29
Charles Howard	Victoria		V8V	Canada	2022-07-29
Janelle Muench	Victoria		V8V	Canada	2022-07-29
Rosa Venditti	Victoria		V8V	Canada	2022-07-29
Ruthy Boehm	Sechelt		V0N-1Y1	Canada	2022-07-29
Abhi Chodha	Victoria		V8T	Canada	2022-07-30
Aliza Ehrkamp	Victoria		V8R	Canada	2022-07-30
Daniel Wu	Vancouver		V5T 2W5	Canada	2022-07-30
Artemis Wyldehaart	Burnaby		V5A	Canada	2022-07-30
Charles Harley	Victoria		V8V 4N9	Canada	2022-07-30
Benjamin Selmi	Windsor		N9G	Canada	2022-07-30
Kathleen Gosh	Victoria		V8V	Canada	2022-07-30
Luigi Pirillo	Victoria		V8V	Canada	2022-07-31
S Rautio	Victoria		V8S	Canada	2022-07-31
Margaret Eckenfelder	Victoria		V8R	Canada	2022-07-31
Jacqueline Marie Bolton	Victoria		V8V	Canada	2022-07-31
Ann Harley	Victoria		V8V4N9	Canada	2022-07-31
june bullied	Victoria		V8T	Canada	2022-08-01
Lorna Ketler	Victoria		V8R	Canada	2022-08-01

Linda Barry	Victoria	V8T5K3	Canada	2022-08-01
Lorraine Hamilton	Sidney	V8L	Canada	2022-08-01
Matin Mohammadi	Toronto	M2h1w9	Canada	2022-08-01
Brenda Scott	Victoria	V8V	Canada	2022-08-01
James Scott	Victoria	V8S3N8	Canada	2022-08-01
sylvia sb	Montreal	h2m	Canada	2022-08-02
Ann McRuvie	Caledon	L7e 1h9	Canada	2022-08-02
Kim Carlton	Victoria	V8T	Canada	2022-08-02
Judy Carlton	Victoria	V8S 5K3	Canada	2022-08-02
Geraldine Meade	North Vancouver	V7M 3M2	Canada	2022-08-02
Josh D.	Victoria	V8T	Canada	2022-08-02
Ron Simmons	Victoria	V8S	Canada	2022-08-02
Fred Gertz	Virden, MB	R0M 2C0	Canada	2022-08-02
Edward Curran	Victoria	V8S 1T1	Canada	2022-08-02
Surinder Curran	Victoria	V8V	Canada	2022-08-02
sally hamilton	Victoria	V8V	Canada	2022-08-02
Doyle Prier	Victoria	V8V	Canada	2022-08-02
Matthew Willie	Victoria	V8T	Canada	2022-08-02
Christopher Flett	Winnipeg	R3E	Canada	2022-08-02
Carson Nickel	Victoria	V8V	Canada	2022-08-02
Christopher Allen	Victoria	V8V	Canada	2022-08-03

[REDACTED]

From: Andrew Murray [REDACTED]
Sent: Wednesday, August 3, 2022 10:44 AM
To: Public Hearings
Subject: Missing Middle Comments

Good morning,

I am writing to express my objection to the idea that any lot in Victoria should be free to see the development of triplexes, townhouses, etc. without any special building permit request needed. I don't disagree with the need for more housing, though it seems an astounding amount is being built in Greater Victoria already. Have you been to Langford recently? Evidently, it's not enough.

I live on a small street that in recent years has seen two small houses torn down and replaced with massive news houses accompanied by laneway houses. Before the two houses were torn down, five people lived in them. Now that the houses have been replaced, six people are living in four houses. The only difference is that the original small houses sold in the \$650 000 range and their replacements will sell/have sold for upwards of two million, so super affordable!

More upsetting is that these jobs have both required the removal of many mature trees from our street. Efforts to "save habitat" are risible. The current orange-fenced area outside one is filled with plastic pipes and other detritus. One Garry oak remains on each lot—gone are cedars, cypress, fruit trees, many shrubs. In their place are roofs and driveways. We have lots of new pavement, goodbye carbon reduction.

I believe a logical compromise would be to have the permit apply to roads wherein, say, 500 cars a day pass. Many opportunities exist on such roads, and some are being developed on roads like Fairfield and Fort near this neighbourhood. That makes sense.

To argue by analogy, recent changes close to us—closure of Richardson to cars—have had consequences the current council clearly did not anticipate. That is, the cars don't go away, they just go down nearby smaller roads. Quamichan and Rockland are far busier than before as are small streets like Warren Gardens and even tiny Oak Shade, which has become mildly dangerous to walk on as it's now used as a short cut by many drivers and is narrow, steep and without obvious sidewalks in places.

I fear a similar consequence if developers are given carte blanche to build multiple dwellings on every lot. Developers exist to make money—they will do whatever makes them the most money. Six units for \$600 000 is even better than a house and a laneway house for 2.2 million.

Victoria is blessed to be a reasonably green city, but it is becoming less so by the minute. Policies like this will lead to the removal of hundreds of trees and greater vulnerability to climate events. Please move with moderation and try to retain some of what makes Victoria such a livable place. Compromise is a logical solution. For me that compromise would be something like "build anything you like" on streets with a qualifying amount of traffic. Try to be reasonable on small, treed streets and streets that are cul de sacs, etc. I think this proposed policy will work to destroy many of the things that actually make Victoria such an appealing place to live and thereby will become self-defeating.

[REDACTED]

From: Amy robertson [REDACTED]
Sent: Wednesday, August 3, 2022 9:38 AM
To: Public Hearings
Subject: missing middle housing

Dear Mayor and Council. Please do not pass this proposed new legislation. Buildings up to 42 feet on residential streets? 6 units on what was one? Where will the septic and water be for this huge increase on a grid intended for much less? Higher taxes for sure to accommodate a lesser quality of life.

How about legislation to encourage people in single family dwellings to put in suites, giving two families accommodation and leaving some green space?

One wonders how affordable this other plan would be, with a massive loss of residential quality of life and huge loss of green spaces, which we can ill afford at this point on the planet.

Please do not do this.

Sincerely, Amy Robertson, 1769 Carrick St.

Sent from my iPad

[REDACTED]

From: Barbara Clausen [REDACTED]
Sent: August 3, 2022 1:37 PM
To: Public Hearings
Cc: Victoria Mayor and Council
Subject: Missing Middle

To Mayor and Council:

The current proposal to address the “missing middle” housing situation in Victoria is a disaster in the making. It will cause widespread disruptions of residential neighbourhoods as developers offer huge profits to current homeowners so they can demolish and increase housing density. While more housing will be created, the obvious downsides are that the new units will not be affordable, neighbourhoods will disappear, land values will skyrocket and the developers will reap the profits.

In our past life in Vancouver we watched as the rejigging of density rules for arterials such as Cambie, Oak, Fraser, King Edward etc, caused a sudden rush of construction activity that made these streets impassable and disrupted adjoining residential neighbourhoods, for years.

What is being proposed for Victoria is the rezoning of not just arterials, but all residential streets. We currently live in a residential neighbourhood on a block with 20 main units, mostly owner occupied, plus 10-12 rented suites, or about 30 units in all. Under the current proposal, this could go to 120 units in our one city block. In the immediate neighbourhood there are 20 such blocks, so we could see up to 400 demolitions and new constructions, essentially destroying a neighbourhood now graced by gardens, a nearby park that would be adversely affected by dust and noise and giant Garry Oaks.

We urge you to reject this proposal.

Sincerely,

Barb and Bruce Clausen
2940 Graham Street
Victoria V8T 3Z6



[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 12:15 PM
To: Public Hearings
Subject: FW: Missing Middle

From: Brenda Sopow [REDACTED]
Sent: August 3, 2022 11:56 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle

Dear Mayor and council,

I am seriously concerned about the loss of mature trees in the Greater Victoria area.

Our urban canopy is needed now more than ever, and it is shrinking rapidly with every development. These trees are already doing an important job and planting new trees is great, but it will take them at least 15 years to begin to do the work of the ones already standing.

The Missing Middle proposal will take urban deforestation to a whole new level.

Will Council show the residents and taxpayers of Victoria and surrounding area that they are actually concerned about climate change? Will they actually listen to the concerns of citizens re the enormous implications of this proposal?

Brenda Sopow

[REDACTED]

From: Dasmo Alderon [REDACTED]
Sent: Wednesday, August 3, 2022 10:09 AM
To: Public Hearings
Subject: Public hearing Thursday, August 4, 2022 - Zoning Regulation Amendment Bylaw No. 22-045

Dear Mayor Lisa Helps, Councillor Marianne Alto, Councillor Stephen Andrew, Councillor Sharmarke Dubow, Councillor Ben Isitt, Councillor Jeremy Loveday, Councillor Sarah Potts, Councillor Charlayne Thornton-Joe, Councillor Geoff Young,

I am opposed to the Zoning Amendment Bylaw No. 22-045

I have been a resident of Victoria for most of my life. I have lived in Fairfield, Vic West, and the Fernwood neighborhoods. I have appreciated living in those neighborhoods distinctly because they were walkable and had tremendous character and connection to what makes Victoria such a great urban center which is its walkability. In Fairfield I lived in an illegal suite in a single family house and I also lived in a single family house in Fernwood that was converted to 3 suites. I lived in Fairfield again later in life as an owner and can say by observation single families do not seem to dominate these neighbourhoods already.

I appreciate the intention to add more housing inventory and to make housing more affordable. This is a huge problem in this area. I also think the forms proposed by the missing middle are elegant and an excellent foundation to urban planning. We are seeing some of this already happen in VicWest and in fact these forms already exist throughout the area.

What is missing is the transparency in this process and the true consideration for the outcome.

From a transparency perspective I find it disingenuous that this is being presented as a grass roots initiative based on public need and engagement. How can that be when a simple search of "missing middle" reveals that this exact same plan is being rolled out in most urban centers in Canada and America around the same time? All with the same rhetoric and images with only slight tweaks to make it appear local in nature. The origins of this plan come from "The Congress for the New Urbanism" a private organization without democratic leadership or transparent funding. This is where the "missing middle" and all the associated marketing materials come from. It doesn't appear to only be an inspiration point since the forms of rowhouses and multiplexes is nothing new even here in Victoria. What is new is the idea of amending zoning laws to essentially blanket up-zone existing communities and neighbourhoods without up-zoning them. One quote from their website "resources" section is mostly about how to market this idea to the public. For example: "Brilliant communicators of the New Urbanism know how to get beyond rational arguments to the emotions that motivate people" There has actually been very poor public engagement. This also seems to be part of the marketing plan proposed by the CNU. "We all know about successful processes, as measured by the how-many count, that flunked out when it came to producing real, measurable results. So long as you view engagement essentially as an end goal, you're missing out on its true value as a tool for moving communities forward. We unsettle people when we tell them, no, your goal shouldn't be engagement. It should be disengagement. Reaching a point where trust has been built, people are satisfied and they retreat, confident that their interests are not being undermined."

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] with these sorts of instructions it's hard not to think the lack of engagement is by design.

These tools given to misdirect away from rational debate of course makes it difficult to talk rationally about this amendment since the rebuttals will be well prepared to redirect the conversation back to the emotional appeals. The rational arguments against are this recrafting of all single family to include multifamily complexes would seem to be more likely to do the opposite of creating affordability. With each property now being a development opportunity the land value will rise. It is rational to expect taxes will increase as a result. Oregon is a bit earlier in their implementation and they are already talking about taking the next step to now encourage actual building out of the missing middle by changing their tax code to put more emphasis on land value since land values have lifted as a result. As Victoria's own report states this will not spur a flood of new development in the short term so it is reasonable to expect that the next step would be to

"encourage" through more interventions. These neighborhoods are already full of suites so there is potential that this will simply displace affordable units with much more expensive units. But these are rational objections that are expected and have the CNU has prepared a methodology to dismiss them.

What I find it disturbing is the meddling into the fabric of our local established communities based on theories created in foreign thinktank. It might be offering the local governments an opportunity to appear like they are "doing something" to solve the affordable housing problem. But a great PR opportunity is not necessarily a real solution. "Doing something" shouldn't be rushed. Doing the right thing should have more weight especially when there is no evidence that this will actually address the issue it is proposing to solve. Will this bylaw revision create more affordable housing in reality? What is the clear definition of affordable housing? What is the true impact of this action on our established communities in regards to affordability, transportation impacts, doctor access, general lifestyle? Why is it not transparent that this is not a home grown locally focused solution? Why isn't it being tested first in one area? Why are we not first observing the many other places implementing for a few years as test subjects? Why isn't it an election issue? There are simply too many unanswered questions to support rushing this amendment through.

Best, Dasmo Alderon

August 3, 2022

Dear Mayor and Council,

Re: Comments on Missing Middle Housing Initiative

My name is Daryl Brown, and I live at 1742 Green Oaks Terrace in Victoria and have done so for 39 years.

The missing middle policy goals are laudable, but the public has been given very little information on how effective the bylaw changes would be in achieving the goals. In particular, where are the estimates of how much new missing middle housing stock would be created over, say, the next 20 years?

The only information on this question that I can find is the two Coriolis Consulting reports which conclude that **"the financial viability of the missing middle typologies we tested is marginal...we would expect the pace of missing middle development to be modest for the foreseeable future..."**.

This leads me to ask, if the proposed bylaw changes are not expected to produce any appreciable increase in missing middle housing types, why go ahead with this initiative?

I suspect the answer to this question is that Council is reaching for the only lever it has within its grasp. Council has very little or no control over the main reasons for Victoria's (and elsewhere) housing crisis, which are things like interest rates, land values and construction costs. So, Council, in its well-meaning but misguided efforts to try address the problem, has resorted to a perceived solution that it has within its control – i.e., local land use planning and bylaw establishment.

I would like to see the Coriolis findings about the anticipated ineffectiveness of the proposed missing middle bylaw amendments (and any other such analyses that may be available) explicitly recognized and debated publicly by Council.

I don't object at all to the policy goals of the missing middle initiative, but I think we need to look at the array of possible solutions to the housing crisis and place the missing middle initiative in the proper context. In itself, it will be a very minor contributor to Victoria's housing problem.

I think a more publicly acceptable approach would be to establish a trial, where the missing middle bylaw amendments are implemented in one or two geographic areas (neighbourhoods) in Victoria (and possibly another municipality(s) in the region), and monitored over time. The findings would inform the future development of local government policy initiatives to assist in addressing the housing problem.

Sincerely,



Daryl Brown

[REDACTED]

From: David Grypma [REDACTED]
Sent: Wednesday, August 3, 2022 10:54 AM
To: Victoria Mayor and Council; Public Hearings
Subject: Missing Middle Initiative Public Hearing Comments

I'm David, and I live on the edge of downtown and harris green. I strongly support the missing middle initiative because it aligns our zoning with the OCP and increases the supply of homes that are so desperately needed.

I'm trained as an economist, and we know from the empirical research that increasing market-rate supply does in fact decrease prices compared to not increasing supply. For example (Asquith et al., 2019) finds that 'in low income neighborhoods, rents for existing rental units within 250 meters of new developments fall by 5 to 7% compared to rental units further away. If there is a luxury effect, it appears to be overwhelmed by the supply effect'

We also know from the empirical research that increasing market-rate supply decreases evictions. (Pennington, 2021) finds that 'market-rate housing production reduces the risk of displacement by 17.1%, and eviction notices decline by 31% in rentals'

Further

(Mast, 2019) finds that 'building 100 new market-rate units leads to between 60 and 90 people moving out of below-median- and bottom-quintile-income tracts, respectively, creating slack in the lower-end housing market.'

This has been substantiated again by (Bratu et al., 2021) that finds empirically from total population register data that "The supply of new market rate units triggers moving chains that quickly reach middle and low income neighborhoods and individuals. Thus, new market rate construction loosens the housing market in middle and low income areas even in the short run"

There are concerns in the community about institutional investors - but the changes that the missing middle makes is a significant risk to their profits - It is well documented in letters to shareholders and in earnings reports by Real Estate Investment Trusts and Institutional Real Estate Investors that their biggest risk is from increased supply. For example Blackstone in an SEC filing writes "we could also be adversely affected by overbuilding or high vacancy rates of homes in our markets, which could result in an excess supply of homes and reduce rental rates. Continuing development of apartment buildings and condominium units in many of our markets will increase the supply of housing and [decrease] competition [among renters for housing]" So if we're concerned about the adverse incentives that actors such as institutional investors engage in, then maybe we should increase supply to combat them.

This is why I strongly support the missing middle initiative – evidence-based policy research is telling us we need to increase supply in order to alleviate the pressures that housing shortages cause. Let's make housing abundant for current residents, our children, and future residents. We have the ability to tackle this housing crisis, and the missing middle initiative is a critical piece of the puzzle.

David Grypma

August 3 2022

Re: The Missing Middle Initiative

This proposed 1,000-page by-law is totally outrageous, by every measure. It will change forever the nature of our “traditional residential” neighbourhoods. It will allow developers (the only people who appear to support it) to tear down single-family homes and duplexes and replace them with three-storey multi-plexes without even allowing nearby homeowners the democratic right to voice their feelings on the matter. It will mean residential streets choked with parked cars, as proposed parking requirements are laughably inadequate, and the gradual destruction of our cherished residential neighbourhoods.

Not one of you Councillors campaigned on a platform of radical change to the rules of how we manage and maintain the very essence of our city’s residential character. Many of you don’t even live in our city, let alone own property here. The city is not a toy you can act out your ideologies on, and your unseemly rush to push this treacherous legislation through just weeks before an election, smacks of vindictiveness – a final snub of the taxpayers that pay your salaries – before you face the deserved wrath of the electorate.

You seem to think that our small city has an obligation to solve the world-wide problem of housing shortages and homelessness at the expense of our present city character. It does not. We cannot solve the world’s problems by fiddling with the very foundation of our city liveability and character - that is, the democratic right to a public hearing where adjacent home-owners can voice their opposition to a developer’s proposal to tear down a nearby single family or duplex house and replace it with a multi-residence building with not enough parking for its presumed bicycle-riding tenants.

It has been clear for some years that the majority of current Councillors don’t care if the tax-paying residents of this city disagree with their decisions (often made in secret) that affect the character and liveability of our city – Clover Point and the surreptitious removal of Sir John A. Macdonald’s statue spring to mind, though there are many other examples. The point is, you have no mandate to impose this drastic change of how we – the actual tax-paying residents in this city – manage growth in our neighbourhoods. You should not be pushing this drastic legislation down our throats only a few short months before an election. If you, as individual Councillors feel so strongly about this, then run for re-election on that same platform. Otherwise, to quote an apt phrase, “If it ain’t broke, don’t fix it”

Sincerely

Graydon Gibson
1027 Chamberlain Street.

Submission to Public Hearing — August 4, 2022 — Missing Middle

Irwin Henderson — 158 Medana Street

I would like to focus on 3 brief points, followed by a 5-point Action Plan.

1. MM is market-driven and market-priced, and will not provide realistic housing options for our necessary health, fire, and other workers as desired.

Fairfield, Rockland, and James Bay are the target neighbourhoods.

But take a look at the market in action right now:

- rental unit in a 2018 4-plex in Fairfield — \$4500 month
- brand-new townhouse, Rockland —sold for \$2 million
- a tear-down on a large Fairfield lot, replaced within existing zoning with one of the most expensive houses in the city.

I ask you: how many nurses (at \$38 per hour base-rate) will be attracted to the city by these prices? Or the fire-fighters we want to recruit?

Bottom Line. Affordability needs to be built in to any future MM to be successful.

2. Who just said this? “. . . investors buying up low-end-of-market buildings should be setting off alarm bells. . . . that’s a very quick and easy way to erode naturally occurring affordability,” Any guesses? Step forward, Mayor Helps!

I live in James Bay, on a street of 18 houses. All would be eligible for MM. Nine of them have rental suites; 4 are multi-generational family-occupied.

You can easily imagine the impact of replacing these houses with new-built “plexes” — forcing existing tenants into one of the most expensive rental markets in the country.

***Bottom Line:* Include suites in existing houses as a key part of the Housing Strategy — they should be recognised and fostered for what they do — bringing Density, Affordability and Diversity without Destruction.**

3. Missing Middle Initiative has been overtaken by events:

The big social divide now is between people who already own a home and the rest who don't. Housing became a target for investors, who see their role as “getting the maximum value from land.”

Starting with the rise in interest rates and the cooling of the market, we are in the process of rapidly changing our thinking from “the market will provide,” to protecting more people from the market and to providing non-market solutions for many more people than before.

You on council have been active in recognising this shift, especially with the Housing Report just in:

- Cllrs Dubow and Isitt propose to meet with Murray Rankin
- Cll Isitt proposes reducing the incentive for McMansions by adjusting the residential zoning entitlement
- Cllr Loveday wants to explore the regulatory possibilities to control REITS (who will be behind MM townhouses)
- Mayor Helps strongly endorsed Min Eby's push to develop the Douglas Corridor for more housing
- Cllr Loveday urges pushing senior governments to help municipalities protect existing rental stock.

My recommended 5-point Action Plan:

1. Recognise that the housing climate has changed dramatically.
2. Learn from all the input at today's public hearings.
3. Rationalise and integrate MM with the variety of other housing objectives, programs and actions to update the Housing Strategy. Include suites in existing houses.
4. Set up a Housing Dash-board of key indicators so that you (and the public) can follow all the moving parts month-by-month.

5. *Bottom Line:* If you want to take immediate action, DON'T approve the Missing Middle Initiative in its present form.

Thank you very much for your consideration of these points.

[REDACTED]

From: Ian Thomson [REDACTED]
Sent: Wednesday, August 3, 2022 1:23 PM
To: Public Hearings
Subject: Fwd: In Favour of Missing Middle Initiative

Hello Mayor, Council, and Engagement Team,

I am writing to you in favor of the proposed "Missing Middle Housing Initiative" (MMHI) and the related bylaw changes. I am a 25 year old life-long resident of this city, as is my father, and as was his father before him. Over the last fifty years we have seen a continued erosion of affordability of housing, rental costs, decreases in housing and rental inventories, and a myriad of other snowballing changes that over time have brought us to this point. These issues have been particularly compounded in the last five years, where we have seen astronomical growth in housing prices and rental costs, along with scarce rental vacancy rates across the region.

While I do not know your personal stories and how this history of cascading policy failures has affected you, your families, or your friends, I urge you to listen to the stories shared and voices speaking out about the devastating impacts this has had and continues to have on residents of the region, particularly young people. My sister left the city, and the province as a whole, years ago for affordability reasons. My parents, multi-decade residents of the region, are considering uprooting and leaving for more affordable housing after careers spent in public and private sectors alike. Myself and my partner have conversations weekly regarding how we will ever afford to stay in the region once something inevitably happens to the unit we reside in now, let alone afford to purchase something in the area. Almost all of my friends, many of whom also have lived here their whole lives, do not see a reasonable path forward towards affordable costs of housing and living in the region. Many are leaving, or have already left. These are skilled workers, tradespeople, service and retail workers, kitchen staff, healthcare workers. These are people who see a growing dichotomy between being able to raise a family and afford to live in the city that helped raise them, and stay close to their friends and families. These are people that keep businesses open, that keep your tax base large enough to afford the expenses of the City's budget, grow the population of the region, and have a deep rooted pride for the City of Victoria, the southern Vancouver Island region, and British Columbia as a whole. These are the people that are leaving - forced out by long standing policy decisions that have added cost, complexity, time and red-tape to housing densification, intended to keep housing scarce at the benefit of existing land owners.

While certain members of this Council have set out to delay, obfuscate, and obstruct the necessary changes to the bylaws to help alleviate the pressure on housing, the public continues to pay a steep price for inaction. In May of this year, a classmate and friend of mine took his own life, in the middle of a mental health crisis that was caused in good part due to an impending housing crisis he was experiencing. He was losing his rental unit, and could neither afford the current rental rates set out by this market (the median 1 bedroom rental cost in Victoria is now \$2,125, up 25% YoY [per Zumper](#), or \$1,870/mth / 13.4% YoY per Rentals.ca and Bullpen Research) or find a suitable unit in the regions ~1% vacancy rate. What a difference it might have made if there were affordable and available housing for a resident of this City like him when he needed it.

I strongly urge this Council, the Mayor, and at their direction, the staff of the City to act immediately and allow MMHI to pass. Inaction is no longer acceptable, and has very real costs - a decision that may affect someone's asset valuation (that has already seen skyrocketing and unsustainable price growth) is potentially a life or death change for someone else.

I can only hope that this Council and Mayor can see which price is costlier, and act accordingly.

Thank you for your time & consideration.

lan

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 12:15 PM
To: Public Hearings
Subject: FW: Missing middle decision timing irresponsible

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

From: John Balogh [REDACTED]
Sent: August 3, 2022 12:00 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Geoff Young (Councillor) <gyoung@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>
Subject: Missing middle decision timing irresponsible

I understand you may choose to make a decision on a piece of public policy that has the potential to fundamentally change the fabric of our city.

I am neither for or against this policy in large part because I don't feel adequately informed. That despite the fact I read the times colonist every day and listen to local radio.

Good public policy is built on a mandate from an informed public. My partner and I feel totally blindsided by this proposed policy and, frankly, information on the city's website does not answer basic questions for us such as what evidence do we have that this change will lead to grater accessibility to affordable housing rather than simply wealthier developers.

To consider and vote on this policy in the middle of summer is simply irresponsible.

We are asking for Council to postpone voting on this on August 4th and instead undertake further public discussion and consultation. This is the scale of issue that local politicians should seek a mandate from the public on as part of the election process. It is not a policy decision to be voted on in the middle of summer on the eve of an election.

Sincerely

John Balogh and Nell Hodges
1012 chamberlain st.

Sent from my iPhone

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 8:51 AM
To: Public Hearings
Subject: FW: Missing Middle

From: John Binsted [REDACTED]
Sent: August 3, 2022 8:40 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle

Consider the number of people that participated in the public engagements. Now consider the number of people that responded to the survey concerning your governance of this city. Mayor Helps poo-pooed the latter and its result and I do the former.

The consultation process re Missing Middle has been wholly inadequate, undemocratic even. This is a massively consequential proposal that is being rammed through without adequate public discussion and understanding.

Give it the time that is required – let's have a referendum – let it be the election issue it deserves to be.

Sincerely,
John Binsted

[REDACTED]

From: J Green [REDACTED]
Sent: Wednesday, August 3, 2022 1:01 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Regarding Missing Middle

Dear Mayor and Council,

I'm writing to express my strong support for the Missing Middle Housing Initiative, and to ask for your approval on this plan tonight.

You've heard many eloquent, passionate, and data-driven appeals, so I will keep this simple

- Victoria has a serious housing crisis that continues to get worse
- The city has spent years working on this initiative, and there has been extensive public consultation to arrive at the plan as it stands today
- Anything that doesn't fit within guidelines in the Official Community Plans will still require review and approval
- Building Missing Middle housing on a property that is being rented to tenants could result in displacement. Building Single Family Housing on a property that is being rented to tenants would also result in displacement.
- Building Missing Middle housing types will result in more units than building Single Family Housing, providing more housing supply
- Concerns about ideal shading, setbacks, parking, and character are important, but are not of equal or higher importance than people not having a place to live
- Victoria needs a range of housing options and solutions to allow a range of people to live here
- Passing this initiative to make it slightly easier to build Missing Middle housing can contribute to slow and steady improvement over time

Overall, this would not result in any dramatic change, and would simply remove the time and cost barriers (for the city as well as property owners) that applications to build single family homes do not face. I'm surprised that this modest proposal has resulted in such controversy, and respectfully ask that you consider the core needs of our community. The crux of the matter is that Victoria needs more housing of all types, and this initiative is a small step in that direction.

Please pass Missing Middle tonight.

Sincerely,

Jasmine Green
V8T 3G9

[REDACTED]

From: Joan Halvorsen [REDACTED]
Sent: August 3, 2022 1:40 PM
To: Public Hearings
Subject: NO to Official Community Plan, 2012 (No. 12-013) and Zoning Regulation Bylaw (No. 80-159)

Council,
I am strongly opposed to the so called "Missing Middle Housing".

This includes my opposition to the Official Community Plan, 2012 (No. 12-013) and the Zoning Regulation Bylaw (No. 80-159).

Please vote No.

Thank you.
Joan Halvorsen
305-964 Heywood Ave
Victoria BC V8V 2Y5

Sent from my iPhone

[REDACTED]

From: Janusz Krawczynski [REDACTED]
Sent: Wednesday, August 3, 2022 11:05 AM
To: Public Hearings
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: Janette Nation [REDACTED]
Sent: Wednesday, August 3, 2022 11:56 AM
To: Public Hearings
Subject: Missing Middle - Public Hearing - 4 August 2022

Hello Councillors,

1. I believe your "missing middle" initiative is being pushed through with very few people being fully aware of its implications and far-reaching effects. One reason touted for this initiative is the provision of reasonably priced housing. I don't believe that this will eventuate. Has a cost effectiveness report been commissioned and where can I find that?
2. Is there another jurisdiction somewhere in a democratic country that has this same scheme without the concept of "town planning".?
3. If developers believe the process for approval is too long and cumbersome, then why not just streamline the process, not remove the process altogether so that the city just becomes denser and denser with minimum oversight.
4. There is an enormous number of condo buildings going up in downtown Victoria and development applications on the Development tracker. Downtown, fine, it can become a Yaletown but should that happen in the suburbs. We can choose to avoid the downtown area where there is nowhere to park and the parkades are full.
5. What will happen to Neighbourhood Plans and will Heritage Designations be open to variances?
6. Why is this being pushed through just prior to council elections? Would it not be more prudent to have the details as part of election platforms and make it an election issue with a bit of a debate? PEOPLE DO NOT YET KNOW ENOUGH ABOUT THIS INITIATIVE TO PARTICIPATE IN THE PUBLIC HEARING IN THE MIDDLE OF SUMMER. The argument that it has been around a long time is not sound as the Council has not made the implications clear enough and publicized the details effectively.
7. Whilst some may say it has been considered for a while, nobody I know other than those in the Rockland Neighbourhood Association has heard of it, and equally as disturbing, I heard at the online info meeting, talk of allowing six-plexes to be developed. Was this part of the initiative from the beginning?! We need more public awareness as the goal posts have changed!
8. Victoria is already so congested in the suburbs with all the basement suites and commuters parking. It is very difficult to find a park either during the day or in the evenings when visiting people in Fairfield or James Bay. Multiply that with greater density and visitors, without at least one parking space for each unit, and where are people expected to park? Most people who cycle also have a car!
9. Anybody wishing to buy an SFD, which statistically is the most in demand type of property in Victoria, would be outbid by developers who can remove a modest house and build a six-plex or a row of townhouses on a corner lot. All new condos are expensive. There is no such thing as a cheap, new condo and most are smaller than the ones built a decade ago.
10. How are the increased demands on services going to cope? Drainage, sewer, medical services, public transport, education? Is there infrastructure planned for that and where can I find the information?

11. People have chosen to live in certain suburbs because of the trees, the quiet, the low density. How can Councillors, many of whom do not even live in the City of Victoria, decide on a blanket eradication of zoning applications and development approvals?
 12. Greater density will not result in more affordable housing, particularly in the more desirable areas, just greater density with removal of the amenity and characteristics of a neighbourhood. The cost of construction and labour requires developers to price so that they have a return on investment. The argument by Aryze that more developments mean greater price competition between developers is unlikely to be true and is self-serving. What percentage of condos purchased in Victoria are bought by out of town investors.
 13. Why not just introduce the "missing middle" in already busy, corridors that do not affect quiet, residential neighbourhoods, and see how that goes.
Why make this a blanket proposal throughout all of the City of Victoria with residential zoning with permanent change of the streetscape.
 14. How many applications have been received for laneway houses/garden suites? Aryze claims many people are asking about being able to make money from their properties, as an argument to support the proposal. To say that individual homeowners are asking Aryze how they can develop their properties is unlikely but in any event, where are the figures on the laneway houses/garden suites?
 15. What is wrong with a development and rezoning process? Perhaps the City should spend their efforts trying to streamline the process to give developers more certainty within a time frame or hire more staff.
 16. Is there going to be a time limit on the operation of the Missing Middle to allow for review?
 17. Will variations be allowed to enable even greater density?
 18. Are our property taxes and drainage fees going to be reduced with the greater density? The value of homes will certainly be reduced if the amenity of the street is negatively affected by more noise, more traffic, more cars parked on the street and fewer trees and gardens.
 19. What about character homes in historic neighbourhoods? Will they eventually just disappear because a developer beats a family on the price and every street in Fairfield, James Bay and Rockland will become just rows of multiple family dwellings with insufficient parking?
 20. What about green space?
 21. Can another council repeal the "Missing Middle"?
 22. Why not make it a platform issue at the next council elections, not just slip it through beforehand. Nobody I know, other than those involved with the Rockland Neighbourhood Association, is aware of the Missing Middle or may have only vaguely heard of the Missing Middle but don't know any details. When they learn, they find it alarming.
- I trust you will take into consideration the opinions of those who managed to learn about and digest the Missing Middle proposal, and not try to expedite it. There are principles of natural justice and procedural fairness.

Janette Nation
Rockland resident

[REDACTED]

From: Jill Walshaw [REDACTED]
Sent: Wednesday, August 3, 2022 12:36 AM
To: Public Hearings; Geoff Young (Councillor); Ben Isitt (Councillor); david.eby.MLA@leg.bc.ca; grace.lore.MLA@leg.bc.ca; Stephen Andrew (Councillor)
Cc: Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Marianne Alto (Councillor); Sarah Potts (Councillor); Sharmarke Dubow (Councillor)
Subject: Missing Middle: Please do not pass the bylaw

Hello,

The following letter explains why I feel strongly that the "Missing Middle" proposal should not go forward at this time. Please include this in the submission to the public hearing on August 4th, 2022, which I plan to attend.

City Council, please do not pass the Missing Middle Bylaws. This should be an election issue, an issue for a newly elected council and for an informed electorate that has had time to weigh such a momentous change to the fabric of the city, not for the last dying gasps of a council or of a mayor who was not elected on the basis of her recently voiced personal agenda of social engineering.

The Missing Middle initiative may possess some interesting and worthwhile concepts, but the idea that it would be applied universally and quickly is short-sighted and dangerous to the future of our city. Developers would be given a green light to pursue profits over city and residents' needs, and oversight is not built into the plan.

Victoria's oldest neighbourhoods are home to 100+ year old houses that are part of the historic fabric of this place. Neighbourhoods that have been created over a century will be modified without recourse on the basis of expediency and whim. They are an integral part of the city and its flavour. Tourists come to see them and share their loveliness when they return home. Victorians find them appealing and these areas resonate with our sense of the city. Why destroy them? With no master plan for how buildings should look, we will end up with quick, ugly, irreversible construction that will destroy a century of creation in a few years.

The mayor's comments about single family home zoning being the seedbed of systematic racism are insulting and, as the author she quoted has publicly stated in response to her assertions, uninformed. Lisa Helps, I am surprised that you graduated with an MA in History from the University of Victoria. I would have thought a graduate of the History program would know better than to blatantly misquote a source in the effort to prove a pre-determined conclusion.

Also, it must be asked, are \$900,000 townhomes inclusive? Who can afford \$900,000 with strata fees on top? To say that's not exclusionary is absurd, and it does little if anything to help the "Missing Middle."

This plan, in line with Mayor Helps' blogging that suggests an ideologically motivated attempt to modify the fabric of a city, along with numerous flaws that I've not enumerated such as little planning for potential absence of parking, the destruction of our green canopy, and the unpreparedness for incoming density growth, is a disaster in the making.

Do not wreck iconic Victoria neighbourhoods that bring tourism and renown to our beautiful city. You are about to ruin something that cannot be recreated. This plan should be re-evaluated, proper studies done and discussions held, and then, when we are ready, citizens can vote on the plan. Do not push this upon the city: that is not the mandate you were given and it is disrespectful to those of us who voted for this Council.

Sincerely,
Jill Walshaw

[REDACTED]

From: Karen [REDACTED]
Sent: Wednesday, August 3, 2022 12:59 PM
To: Public Hearings; Victoria Mayor and Council
Subject: Missing Middle Public Hearing Aug 4th

Hello,

I am unable to attend the public meeting on Aug. 4th on the Missing Middle Initiative. Please ensure council is aware of my thoughts.

I am requesting council does NOT approve the Missing Middle Initiative or at the very least delay approval until after the election for the following reasons:

- Missing Middle does not provide affordable housing. There are claims it might pave the way or trickle down economics might help. For addressing our critical housing issue can we rely on these unknowns?
- Where are the options? I am hearing about cities like London Ontario implementing rules to limit the use of airbnbs to homes where people live and are there at the time rented. I think this will produce more housing stock much faster than the missing middle initiative. Affordable suites in my neighbourhood are being used as airbnbs.
- Where is the risk mitigation plan? for example Where is the speculation mitigation strategy?
- Where is the integration with broader municipal and provincial policies for key infrastructure issues?
- No clear strategy for renters. The recent rental protection idea is in the study phase with too many unknowns.
- Holding a public meeting on Aug 4th after a summer long weekend. Does council really care about the public input?

Given the cooling of the market, inflation, higher interest rates, labour shortages and supply chains issues why would you approve now when there are many more unknowns? More thought and work is needed this initiative is incomplete.

Thank you for taking the time to read.

Karen Dellert
15 Cook St (not a single family house, a multi family house with long term rental)

[REDACTED]

From: Katherine Howell [REDACTED]
Sent: Wednesday, August 3, 2022 11:39 AM
To: Public Hearings; Victoria Mayor and Council
Subject: Support for Missing Middle

Dear Mayor, Council, and City Staff,

Philip MacKellar, one of the organizers of the Missing Middle Housing Initiative, is one of my good friends. This letter is in support of the Missing Middle initiative.

My husband and I recently bought our first home in the Oaklands neighborhood (1651 Oakland Avenue). We bought our first home at 34 years old. We struggled to save as we paid over \$2000/month for rent for the last 6 years. We just squeaked into the market with a small character home (fixer-upper) for \$770k.

It has been a financial stretch to pay our mortgage, and we worry about rising interest rates. That being said, we see the rising rental costs and understand it would be risky either way (to continue paying high rental rates without home security, or to take on a large mortgage). These are the risky choices many millennials face. Meanwhile, inflation continues, wages have stagnated, and housing prices continue to climb. I see many people -- especially younger generations and young families -- continue to be at risk for finding decent, affordable housing. Our city will lose its heart and soul, and working middle class, if nothing is done.

I believe the Missing Middle would help solve this problem. I hope council will unanimously approve this policy, for current and future residents.

Thank you for your time,

Katherine Howell
1651 Oakland Avenue
[REDACTED]

[REDACTED]

From: Liz Hansen [REDACTED]
Sent: Wednesday, August 3, 2022 10:31 AM
To: Victoria Mayor and Council
Cc: Public Hearings
Subject: Missing Middle public hearing Thursday, August 6

Dear Mayor and Council;

I am speaking for the trees. The missing middle housing proposal is a good idea, but not at the expense of trees. Make sure trees are protected. Designs can be modified. With rising temperatures we all appreciate the cooling healing effects of trees, especially the older ones with a large canopy.

Thanks
L Hansen

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 9:58 AM
To: Public Hearings
Subject: FW: Re MMI Plan

From: Mary Doody Jones [REDACTED]
Sent: August 3, 2022 9:34 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; [REDACTED] Marianne Alto (Councillor) <MALto@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Re MMI Plan

Mayor and Council
A few points re MMI

1. This plan impacts all the residential areas, Council oversight and citizens' voices. Yet this hearing is on August 4, when the large numbers of citizens will be engaged in summer and trips, so cut off.

1A In contrast, a staff answer goes against this maximum exclusion to emphasize the significance of this last opportunity:

"There will be no public input required on each application that follows the regulations Therefore we have undertaken multiple rounds of community engagement on these draft regulations and a public hearing is required before these regulations could be adopted by Council."
So the only chance for any citizen to be heard is now in this hearing.

1B This present Council action reveals the truth and reason behind **the recently received survey results that 80% of a focus group were dissatisfied (60% very much) with the governance.**

Please note that the topic of non-leash regulation for a park near me (Brooke's Field) was important enough "to be sent for the next Council."
Why not the larger proposal?

2. Staff wrote on the essential topic of tenant displacement:

- A purpose built rental is more secure than apartments in houses.
(This ignores the fact that house apartments are less expensive than anything new and renovations occur in larger rental buildings.)
- Accessory suites can be built on house plexes.
- The city is advocating for legislative changes re displacement of tenants.

In short, there is no real help for the great mass of tenants about to be involved.

Therefore "affordability" here clearly means that the present set of tenants will be swept away by wealthier new ones.

I request that, if Council really wants this plan, they take it back to work on affordability and tenant care in the present situation.

Mary E. Doody Jones

[REDACTED]

From: Mike Siska [REDACTED]
Sent: Wednesday, August 3, 2022 8:55 AM
To: Public Hearings
Subject: Missing Middle Housing Public Hearing

Mayor and Council

I live at 1076 Davie St., among a mixed housing neighbourhood of duplexes, triplexes and fourplexes. I strongly support the initiative of Missing Middle Housing and the proposed changes to the Official Community Plan and Zoning Regulation Bylaw amendments as proposed.

***Mike Siska,
1076 Davie St.
Victoria,
V8S4E3***

[REDACTED]

From: P [REDACTED]
Sent: Wednesday, August 3, 2022 12:14 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Missing Middle Public Hearing

Honourable Mayor and Councillors:

I am hoping you will reject the Missing Middle Housing Initiative (MMHI) at the public Hearing on August 4th.

Here's why:

1. The results from the poll taken on Councillor Andrew's web site show:

46% believe it will add stock AND (mistakenly that) it will make housing more affordable. A combined total of 66 % reject MMHI or need more information.

https://www.stephenandrew.ca/mmi_survey_results

2. MMHI is admittedly **not a solution to affordability**, which is the key housing issue in Victoria today.

BCGEU addresses this in their own critique of MMHI and will **not** support it.

<https://www.youtube.com/watch?v=z0AdVezfbvs>

3. Based on the above-mentioned results from the web-survey and that this council is in its twilight days this should be a matter for a new council.

4. The **Coriolis Financial Analysis** of the MMHI commissioned by the City of April 28, 2022 found:

i. Page 1.: "Because the financial viability of missing middle housing is marginal, there is little room for missing middle projects to provide amenity contributions or below market housing,

One of the key findings of our initial analysis is that the financial performance of missing middle housing is strongest in the neighbourhoods with higher residential values, such as James Bay, Fairfield, Gonzales and other nearby areas.

If there is potential for missing middle housing to provide amenity contributions and/or below market housing, it is highest in these higher value neighbourhoods."

(Note: Land acquisition costs will be higher in Gonzales, Fairfield, James Bay and Rockland; similar homes in those areas would sell for substantially more, but the build costs will remain the same.

Finally, it is obvious that the type of properties that will be targeted Gonzales, Fairfield James Bay and Rockland will be the least expensive (worst house on nicest street).

Likely, many of these homes will be rented and/or will have rented suites in them. This is very concerning as people living in affordable housing will be more likely to be displaced.

ii. "Our analysis focused on testing the viability of strata residential development for each typology. As part of our 2021 analysis, we also tested some market rental scenarios, **but our analysis indicated that rental housing development is not financially viable at the missing middle densities.**"

iii. "The **financial viability of the missing middle typologies we tested is marginal**. If permitted:

- We would expect the pace of missing middle development to be modest for the foreseeable future and **likely focused in the higher value residential neighbourhoods of the City.**
- We would not expect missing middle housing to create significant upward pressure on the market value of existing single family properties"

(Note: **except in higher value residential neighbourhoods based on above focus such as Fairfield, Gonzales and Rockland further acerbating the affordability problem).**

iv. Page #6 – first paragraph: "**our analysis is intended to test the financial viability of the missing middle scenarios from the perspective of a for-profit builder or developer.**

A non-profit developer or existing homeowner could view the economics of redevelopment differently."

(Note: This makes it very clear that missing middle housing taken out of the hands of developers and put in the hands of non-profit groups or collaborating citizen groups could be more likely to produce affordable housing.)

In conclusion:

Although most reasonable citizens of Victoria would agree that greater density is needed, the MMHI is a flawed approach which needs many significant adjustments and a more comprehensive engagement before such a plan can be initiated.

Thank you for your consideration and governance to date.

P. J.

Victoria

[REDACTED]

From: Quinlan Jager [REDACTED]
Sent: August 3, 2022 1:43 PM
To: Public Hearings
Subject: Support for Missing Middle Housing Initiative

Victoria City Council,

I am writing in support of the Missing Middle Housing Initiative.

In 2017, my wife and I moved to Victoria and started our careers. We purchased a condo near Quadra village soon after. Now, we are considering selling our unit to buy something with more room. Our endeavour into real estate has revealed a sad truth: Victoria's inventory is abysmal.

The market offers us: decrepit condos from the '70s, high-rise micro units, and overpriced single-family homes requiring massive renovations. None of which are suitable for a family. We want to stay in Victoria but with options like these, who would?

I support the Missing Middle Housing Initiative because it will give more choices for young families like mine who are disappointed by Victoria's housing options.

Regards,
Quinlan Jager

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 8:51 AM
To: Public Hearings
Subject: FW: Missing Middle Housing Comment

From: Robert Hawkes [REDACTED]
Sent: August 3, 2022 7:19 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Missing Middle Housing Comment

Aug 2, 2022

Mayor and Council, City of Victoria

This will probably be one of the few you will receive on the Missing Middle Housing Initiative that is not completely in favour or against.

I have no issue with allowing a variety of types of housing, provided they meet safety standards. I live in part of Victoria that has a high density and rich diversity of types of housing. Within a short walk, I pass all of the types proposed in MM, as well as mid-size and high-rise apartment and condo buildings, and single family homes.

I agree that our existing system of approving developments is too slow and inefficient. Something needs be done.

The city has almost no property not already developed, so allowing higher density, and multiple homes on existing properties, seems one of the few ways to increase supply. I support the idea in principle. However...

Increasing numbers of economists and planners are now pointing out that simple introductory ideas of supply and demand don't hold well for housing. We only need look to Vancouver to see this, where they have increased supply at a faster per person rate than almost any other North American city, yet have had among the highest rate in price increases.

So what are my hesitations regarding this policy as currently proposed?

1. **It will result in price increases for existing properties**, worsening the affordability crisis. This makes logical sense, properties can now be used in more ways, making them more valuable for redevelopment. It also is supported by studies that have looked carefully at the impact of upzoning initiatives.
2. As worded, **it makes no effort to produce affordable housing**. There are no meaningful restrictions or checks and balances in this initiative to require or even encourage production of affordable housing. I would be more supportive of a phased MM in which during the early stages automatic approval was restricted to those who could propose units that would rent or sell below median market prices. This would include co-operatives and nonprofit funded housing, but also developers proposing new approaches to significantly reduce costs, or partnerships.
3. I am less sure on this, but it seems to me logical that **introducing more new market rate units will tend to lead to overall higher prices**. The role of comparators in setting housing prices means that increasing supply through units priced above median prices may pull higher prices of existing units.
4. One of my most serious concerns I have is that **too frequent property redevelopment has both negative environmental impacts and increases overall prices**. As the simulations in document indicate, a profit model of order of 18% is required for traditional funding sources. Adding in some other costs related to selling new properties, and each redevelopment easily starts at 25% higher prices even if exactly the same building was rebuilt. This developer-friendly MMHI proposal will encourage redevelopment of properties that are not near the end of their expected life.

5. I totally agree that the current process, often lasting three years, to go through all the city staff checks, public input, CALUC, etc. makes no sense. **But it seems to me to go all the way to a process where no input whatsoever is allowed and the decision, apparently, to be made by a single person, is too extreme.** Why not a system where within a short (30 day?) time frame written comments from those directly impacted (immediate neighbouring homes, immediate across street site line homes) were allowed? I support removing decisions on individual projects from politicians to professional staff, that would improve consistency and efficiency. I would prefer a 3-member panel to a single employee, however.
6. **This is a unique opportunity to not just do MM, but do it right.** I personally would have preferred this to be an election issue and handled by the new council. Hearing many voices usually makes policy better. Many of the proponents on social media of the policy expect it to do far more than the current policy would deliver. I worry this misunderstanding will lead to frustration when reality hits.

I wish you well in your difficult decision. Thank you for all the time you put into your decisions. Thank you to city staff for quality of presentation materials at the public information sessions, and in answering questions afterward.

Sincerely,

Robert Hawkes
James Bay, Victoria BC

As way of disclosure, I have never owned a SFH in Victoria, and live in a mid-sized building. I have no associations with any of the developer or activist groups lobbying on this proposal. I researched the literature and MM initiatives in Kelowna, Edmonton, Vancouver, a number of US cities and three states.

[REDACTED]

From: Riley Nicholson [REDACTED]
Sent: Wednesday, August 3, 2022 1:06 PM
To: Public Hearings
Subject: Missing Middle Housing Initiative

Hello all;

I support this initiative, but it seems unlikely to be very effective because it is entirely unambitious.

We are in a HOUSING CRISIS as a nation and province, but particularly in our local region. Piecemeal programs like this are too little, too late. I know City of Victoria has been one of the few municipalities in the region taking steps to meet housing demand, but it is not enough. We can and should do more to combat this crisis.

Housing affordability and climate change should be the top priorities for Victoria for the foreseeable future. We can make significant improvements on both fronts by: densifying our housing by allowing middle density housing by right everywhere, scrapping low density single use residential zoning entirely in favour of mixed density and mixed use development, completely removing parking minimums and charging market rates for public parking using the additional revenue to improve transit and active transportation, and creating a community plan intended to exceed latent and expected housing demand in the coming years.

Pass this initiative immediately, please. Stop wasting our time and get started on the next and significantly more ambitious initiative to actually open up our city to provide adequate housing for its residents and workers.

How your voting history on housing and climate change will determine if you have a chance at my vote in the coming election.

Kind regards;
Riley Nicholson
909-707 Fisgard St
Victoria, BC V8W0E1

[REDACTED]

From: stan bartlett [REDACTED]
Sent: Wednesday, August 3, 2022 6:56 AM
To: Public Hearings
Cc: Victoria Mayor and Council
Subject: FWD, LETTER TO THE EDITOR - Promising housing initiative must undergo evaluation

LETTER TO THE EDITOR

Promising housing initiative must undergo evaluation

Residents will weigh-in **Thursday evening** on the city's missing middle housing initiative, arguably the most important pieces of legislation of this outgoing council.

It comes for decision in the middle of summer during the dying days of what many consider a deeply troubled administration.

It's up for debate just days after the Governance Report Review is tabled, a high-level analysis by a reputable third-party, the business consultants MNP. The damning document offers up 30 recommendations on how the city can govern itself better.

It also comes after learning that during the last 16 years the City of Victoria has never received a peer award from the Union of British Columbia Municipalities. The Community Excellence Awards recognize excellence in governance, service delivery, asset management and sustainability.

That said - despite these reservations and concerns about process, divisions on council, and public opposition - the housing crisis for ordinary families has long reached a critical stage and must be addressed.

If the bylaws are approved by council, a motion should follow that this promising middle income housing initiative be evaluated at the one-year point to mitigate any serious issues that may arise.

This is one step, but there is much more to be done.

If progress is to be achieved, it will be left to the next council to also streamline administrative procedures and regulations that currently make Victoria one of the most expensive municipalities in BC to create affordable housing.

Stan Bartlett, Vice Chair
[Grumpy Taxpayer\\$ of Greater Victoria](#)

[REDACTED]

['Almost' the best place on earth.](#)

[REDACTED]

From: Stephanie Eisler [REDACTED]
Sent: Wednesday, August 3, 2022 11:42 AM
To: Public Hearings
Subject: Missing Middle

To whom it may concern,

I am writing to support the Missing Middle Housing Initiative. I currently rent a one bedroom in Victoria and work from home. This initiative is important to me because I would like to have a child some day and currently that is not possible with the available housing in Victoria.

Thank you,
Stephanie Eisler
1557 B Oak Bay Ave
Victoria, BC

[REDACTED]

From: Samantha Hulme [REDACTED]
Sent: Wednesday, August 3, 2022 12:31 PM
To: Stephen Andrew (Councillor); Victoria Mayor and Council; Ben Isitt (Councillor); Marianne Alto (Councillor); Public Hearings
Subject: Missing Middle Public Hearing August 4th

First off, we support attempts at increasing both affordable housing for low income people as well as the "missing middle" population. We have written to Council and the city managers about the proposed development at Kipling street multiple times over the last number of years (see most recent email below). We are not opposed to multiple units on traditional single family home lots - but development must be pursued with respect to existing neighbourhoods and taxpayers perspectives. We in fact live in 1 of 3 homes that were built 23 years ago on a long lot with one 100 year old rancher style home. The development of our homes included and respected community input and were built in character with the neighbourhood.

That said, holding an important public hearing in the middle of summer and during the BC holiday short week when many, many people will not be in town is grossly unfair and would seem like an attempt to tick the public consultation box without really wanting the tax paying public's input.

The issue of the missing middle and future developments is an Election Issue and should be discussed during the campaign and a public consultation held after the election.

With the greatest of respect, this council does not have a mandate at this time to make any decisions about this issue, according to your own commissioned study as to your approval rating - you have lost the trust and confidence of most of the Victoria population who do not feel you are representing the will of residents.

We were very disappointed that this Council deferred a decision on our community Brooke Park dog hours pilot project request until after the election. Again, with respect, if Council felt ill equipped to decide something as simple and uncontroversial as a pilot project for off leash hours at a neighbourhood park where such had been the practice for decades, how is it possible that they feel they can adjudicate over the largest land use decision in a decade - 2 months before an election, with a 25% approval rating.

Please defer any decisions on new affordable housing and the missing middle proposals until after Victoria residents have chosen a new Council and new consultations can begin when residents are back in town from summer holidays and related activities.

Thank you,

Samantha Hulme
1404 Brooke St

Townhouse development at 349/351 Kipling/1400 Fairfield

Inbox



Samantha Hulme [REDACTED]

[REDACTED] planandzone



Re: Townhouse development on 349/351 Kipling/1400 Fairfield

Joanna Fox, Chair David Molinski, Vice-Chair Land Use Committee

I am writing again to oppose the development proposal for 1400 FAIRFIELD RD, 349 KIPLING ST, and 351 KIPLING ST, which would significantly impact the properties significantly impacted by its development.

We have participated in previous community consultations about these properties, when originally proposed as a large townhouse complex.

While it appears now that the new proposal is an altered design more in keeping with the neighbourhood character and neighbourhood. Again, the design is much too tall and not in keeping with the neighbourhood character of the area.

We still hold concerns related to increased traffic (already now an increased problem on Kipling/Fairfield/Durham St playground, dwarfing the neighbouring properties and eliminating their sunlight for much of the day/evening.

6 townhomes at a consistent height with the neighbourhood, including appropriate greenspace and frontage with the street.

Samantha Hulme
1404 Brooke Street



ReplyForward

[REDACTED]

From: Greg McKelvie [REDACTED]
Sent: Wednesday, August 3, 2022 12:56 PM
To: Public Hearings
Subject: Missing Middle Public Hearing

Dear Mayor and Council:

My wife and I are opposed to the proposed missing middle plan because it involves too many potential properties in the City of Victoria. Once this passes it likely won't be easily reversed due to possible litigation by developers. We think that small targeted missing middle regions are more appropriate where there is much better than average public transit and park/recreation space for residents in more population dense housing locations.

A substantial portion of of this new expensive market priced housing may well be bought by international institutional investors (REITs) making home ownership even more difficult for average families. This subject was recently discussed in an article on the CBC website and this is likely to happen here in Victoria.

Any councillor who votes for this will not receive our vote in the October election.

Greg and Susan McKelvie
Fairfield / Gonzales neighbourhood residents

[REDACTED]

From: William Hochstettler [REDACTED]
Sent: Wednesday, August 3, 2022 9:11 AM
To: Public Hearings
Subject: MMHI

Hello Council,

I am writing to express my support for the MMHI. There needs to be more options for housing throughout the City of Victoria (and beyond) rather than just single-family homes. My family lives in a six-plex in Fernwood. It took years of permitting to get this property built and it now provides space for six households to live. Most of the people living here do not have to drive regularly, as we are close enough to most places (work, groceries, schools, etc.) to get around on foot or by bike. We would not have been able to afford a single-family home, so our lifestyle (which we love for its community orientation) would just not be possible in most parts of the city.

One thing I see repeated on social media is that people don't want their single-family homes to be dwarfed by residential towers. I can understand that, but that is not what this proposes. Our entire building is roughly the same height as most of the single-family homes that surround us. Allowing multi-plexes by right will allow more families to live car-light lifestyles close to amenities while still allowing for people to live on their multi-million-dollar lots they bought years ago when prices were less out of alignment with incomes.

We are a family of five, and we hope to be able to stay here for a long time, and I know of many other families in a similar situation. If you want to keep Victoria a vibrant town, please legalize this plan for gently increased density.

--

William Glas-Hochstettler

侯诗林; ۆللىم ھوستەتلەر

MA, Asia Pacific Policy Studies | University of British Columbia, 2014

BA, History and Asian Studies | Rice University, 2009