

urgent

Re:motion on Thursday, June 22 that will put a temporary stop to demovictions

Dear Mayor Helps and Council- I am an apartment caretaker at the 25 unit rental building at 1255 Grant St Victoria and have been for over 17 years. The building is for sale and I've been told by the real estate agent that the deal will close mid- August. In fact vice president McGregor Wark(of Vancouver's Headwater which is buying the building) told me a few days ago not to rent any suites that become vacant. There are currently no vacancies. He has sent a building inspector and environmental assessor, I suspect looking for an excuse for 'renovictions'. I learned only through a hunch and subsequent Google search I recently did that the company has a recent history of that here(at 2626 Cook St) in Victoria and I am not interested in helping facilitate that(though I am told by my current building manager Danny Cheng -of Jenny Holdings Limited- "In my knowledge, if this deal completed, the new owner would like to keep you as a manager"). I believe renovations can be done without the need to evict anyone. I am seriously considering resigning my job soon because of this situation. I hope you can help the tenants here. Sincerely-Mark Fornataro [REDACTED], #304-1255 Grant St. (caretaker for Jenny Holdings Limited) Victoria V8T 1C1. June 21 2017

cc MF

Mark Fornataro

P.S. I would appreciate the city provides its own objective inspectors for this building. Thanks so much!
Mark Fornataro

MAYOR'S OFFICE

JUN 21 2017

VICTORIA, B.C.

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

From: Dorrie Collins

Sent: Wednesday, June 21, 2017 4:44 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Demolition Freeze

I think the proposed demolition freeze by Pam Madoff, Jeremy Loveday and Ben Isitt is prudent and should be carried by the council.

Thank you,

D.Collins

From: Barb L

Sent: Wednesday, June 21, 2017 5:26 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: yes to halt demolition

I am urging you to stop the demolition of affordable apartments. Replacing smaller apt buildings with expensive condos etc is not an efficient strategy for us when affordable housing is quickly disappearing.

You have my vote to stop this insanity.

Barbara Landell

South Jubilee

From: Zoe Dickinson
Sent: Wednesday, June 21, 2017 6:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Policies to protect renters in Victoria

Hello Ms. Helps and council members,

It has come to my attention that city council will be considering a motion tomorrow (Thursday, June 22) that seeks to provide protections for rental accessibility in Victoria. As a citizen who loves living in Victoria, I'd like to express my support for any policy that can protect affordable, accessible rental housing in this city. Victoria will only keep its character as a welcoming, diverse, vibrant city if the people who work here can afford to live here. In the last year or so, not only have rental prices risen drastically, but it has become more and more difficult to find a place to live at any price. Renters are in an extremely vulnerable position. We live in constant fear of rent increases and evictions. When looking for a place to live, we face an extremely competitive market, where landlords have their pick among scores of potential tenants. In such circumstances, even with protections in tenancy law against discrimination, in practice landlords can deny housing to anyone they please. This is not a sustainable situation, on so many levels!

The solution must be to increase the number of available rental properties in town, and protect those that do exist. With so much development happening, it's even more important to make sure that we develop responsibly. All we need do is look at Vancouver and Toronto to see that the market isn't going to take care of itself. Careful, considered policies like the Standards of Rental Housing Maintenance bylaw need to be implemented to discourage landlords from profiting at the expense of available rental housing. This housing boom may be profitable in the short run, but if it's not managed well it will be disastrous in the long run. We need to make sure we prioritize affordable housing in any new developments that are approved. And if people choose to invest in property in Victoria, we need to encourage them to either live there themselves, or rent that property, rather than leaving it empty.

I respectfully request that you all consider the motions brought forward tomorrow carefully, and do what's right for this town!

Sincerely,

Zoe Dickinson

From: Garry Antinuk
Sent: Wednesday, June 21, 2017 8:53 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: freeze rental building demolition

Dear Mayor and Council,

I wish to strongly support the motion to freeze rental building demolition if the vacancy rate is below 4%.

Using a guiding principle of justice and fairness for all rather than profit for a select few in regard to housing is an imperative. We should strive to protect the most vulnerable in our community. This motion to freeze makes sense and I hope all members deliberate fully and support it unequivocally.

Sincere regards,

Garry and Charlene Antinuk

South Jubilee Neighbourhood

From: Liz Hoar

Sent: Wednesday, June 21, 2017 11:12 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Moratorium on Demolition of Rental buildings

I'm a 30 year resident of Victoria. I cannot think of another period in my time here when construction and change have proceeded at such a fevered pace. The destruction of existing rental buildings seems to ratchet up that fevered pace another notch, It creates uncertainty amongst renters, as who knows which buildings, whose homes will be next.

Our current housing crisis - lack of supply and lack of affordability has many causes but allowing developers to tear down existing rental buildings without restriction does not seem to be one of the answers to this crisis. Hopefully a moratorium on rental stock demolition will give the City a breathing space to develop a rental housing policy that can address the difficult issues faced by Victorians.

--

Liz Hoar
1752 Davie St

From: Barb Rimmer

Sent: Thursday, June 22, 2017 7:18 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Rental housing

I am concerned about the low vacancy rate and the possibility of reasonable cost rental housing being torn down to be replaced by marked rate rental or condos. Please reconsider letting that happen.

Barb Rimmer

1749 Davie St

Victoria. BC

V8R4W5

From: Dorrie Pilon
Sent: Thursday, June 22, 2017 7:41 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for: Demolition freeze on rental buildings

Dear Mayor and councillors,

I am writing to voice my support for the motion to freeze building demolition when vacancy rate is below 4%.

I don't know how much influence you can have over this but something drastic has to be done in the city.

The cost of rents and the vacancy rate as it is now and the sheer numbers of people looking for housing due to renovictions is astounding.

In my line of work I hear from people every day who are desperately seeking housing and for rents that will now be taking the bulk of their incomes.

Please do what you can to get something in place and, let's hope our soon to be new Provincial government will be looking seriously at the housing issues in this Province.

With regards,

Dorrie Pilon

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

From: charles joerin

Sent: Thursday, June 22, 2017 7:46 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: affordable rental housing retention proposed policy

Applause for council trying to come to terms with the housing crisis felt by our citizens. Owners/landlords need to restore and renovate in a cost effective manner.

Idea#1: The City becomes a co-investor with owners/landlords in the renovation by financially investing in the renovations and rebuilds while housing the tenants during the work. The owners get financially secure loans at preferred rates and grants combinations along with fast tracking of city processes to get the job done. The City gets to share in the returns of the investment as it becomes a co-owner of the properties that are renovated until their investment sees it's return at which time full ownership reverts to the original owner. Returns are reinvested in similar projects. Capital to begin is through the tax base of our citizens. (do I really need another trip to France....I say a little tongue in cheek) I would like one of my legacies to be helping those who need a roof over their heads!

Idea#2: As a developer submits plans to build new rental or condo stock they know their responsibility and obligation (through by-law/policies) to provide below XX% market rental and condo units. However, know this: the selling off of council housing units in London, UK to private individuals while retaining rental accommodation in the same buildings, at council controlled rates, has bred resentment on the part of owners because the renters are not levied a fee for any maintenance or upgrades needed for the building as a whole as in simple strata buildings in this country. The City will need to be the investor in this part of the equation subsidizing or being fully responsible for the discounted rental and discounted condo units fee levy for the large periodic maintenance ticket items.

That's all I've got for the moment.

Respectfully submitted,

Charles Joerin

1033 Queens Avenue

Victoria, BC

V8T 1M7

From: Todd Litman
Sent: Wednesday, June 21, 2017 1:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Apartment Demolition Moratorium

Victoria City Council
Victoria City Hall
21 June 2017

Re: Apartment Demolition Moratorium

Dear City Councillors,

I am writing to speak for the 53 households that will be deprived of needed housing if the City prevents demolition of the Beacon Arms apartments, and the much larger number of future residents who will be harmed if the City imposes a proposed blanket moratorium on older apartment demolitions.

Demolition of the 34 unit Beacon Arms Apartment will allow construction of 83 new rental apartment units plus four rental townhouses, a net increase of 53 units. This represents a trade-off between the interests of a smaller number of existing residents (the 15-25 households that would find it very difficult to obtain equivalent housing) and a much larger number of future households, including the additional building occupants, plus many non-occupants who will benefit if increasing supply drives down rental prices city-wide.

These future beneficiaries are generally unaware of their interests, so their needs are often overlooked. It is much easier to identify the interests of existing occupants, but if you care about overall future affordability it is important to implement forward-looking policies that significantly increase housing supply, rather than policies that simply protect older housing without responding to growing demands.

Some people claim that since new housing is generally more costly than what currently exists, it does not increase affordability, but housing economists point out that new housing that increases total housing supply tends to free up units, which drives down prices for all housing, a process called "filtering", as discussed in this recent column, "[Urban Myth Busting: New Rental Housing and Median-Income Households](#)." Here is a recent *Seattle Times* article concerning how increasing supply is reducing rental housing prices, '[Turning Point' for Seattle Rent Hikes? Some Hot Areas See Rents Drop](#), and evidence from other cities, [In Some Cities, the Housing Construction Boom is Starting to Pay Off](#). The year-to-year effects may seem small, but they should continue as long as a community increases supply relative to demand.

Since for decades Victoria built too little housing to serve growing demands we have a shortage of thousands of moderate priced units. Fortunately, current high prices motivate developers to fill this gap, including many in the moderate price range (e.g. \$300,000-500,000 condominiums), but most are downtown highrises so we still have a major shortage of moderate-priced mid-rise (3-6 story) units in neighborhoods. Current high housing prices are therefore good for long-run affordability if the city allows developers to build the thousands of infill units needed.

Because higher priced units are generally most profitable, restrictions on development density, and minimum parking requirements, cause developers to build fewer affordable units. Reducing such

restrictions and regulations is essential to increasing both market and subsidized affordable housing supply.

For these reasons, Cities for Everyone recommends that the City implement policies that allow more infill, in which older housing is replaced by newer, denser housing, with support for displaced households, rather than simply prohibiting demolitions.

Sincerely,

A handwritten signature in black ink that reads "Todd Litman". The signature is written in a cursive, flowing style.

Todd Litman
Cities for Everyone

From: Renata Shaw

Sent: Sunday, June 18, 2017 6:26 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Retaining Affordable Rental Housing in Victoria

Dear Mayor Helps and Councillors,

I am writing to express my support of the motion being brought forward on June 22nd by Councillors Madoff, Loveday, and Isitt, which addresses the need to retain Affordable Rental Housing in Victoria BC.

We need to take action quickly to protect renters in this city. Although I am employed full time, most suitable rental suites are becoming increasingly outside my budget. I can only imagine what it must be like for those who aren't as fortunate as I am to have full time employment.

thank you for your consideration of this important matter,
Renata Shaw

From: Miranda de Groot
Sent: Tuesday, June 20, 2017 9:17 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: June 22nd, 2017

To the Mayor and City Council,

My name is Miranda de Groot. I am emailing you in support of motions brought forward in support of maintaining affordable rental housing and critically examining the issues tenants face around rent-victions. I am a 24 year old post-secondary student who has just moved to Victoria to start my degree. I currently am lucky to be staying with someone, but am quite worried that when my partner of nine years comes here for his own schooling come the fall, that there will be nowhere we can afford - even working full time while balancing part-time classes. It will be difficult to balance rent, food, and schooling - and I would put more of my money into the community if I could afford it. I know that many others in this city are in worse conditions than I am, with less income and more bills, or are living in large communal situations to be able to get by (as I have done in the past, in Vancouver). Many of these people are students, like myself. I truly hope that you will deeply consider supporting affordable rental housing. This city is beautiful with much to offer. I want to try to find a way to stay here for the long term, but I worry that it will be hard to pursue a future here if there is nowhere affordable to live.

Thank you for your time and consideration,

Miranda

From: Michelle Riddle

Sent: Monday, June 19, 2017 7:38 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Destruction of Affordable Rental Housing

Hello,

I'm writing in regard to the proposal for a moratorium on the destruction of affordable rental housing in Victoria. I'm a resident of Beacon Arms Apartments - the building scheduled for demolition early next year. The potential loss of my housing means that I will experience at least a 33% increase in housing costs on top of the unexpected costs of moving. That is, if I can find a place to relocate to.

I, among others in my building and those living in affordable rental units, would appreciate your support for this moratorium.

Thank you,

-Michelle

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

From: Maria Montgomery

Sent: Tuesday, June 20, 2017 11:59 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Affordable Housing

Hello Mayor and city council,

Recently, I have heard of a proposal to demolition beacon arms residents.

As a single parent who has struggled to find affordable housing in Victoria, I support efforts to build newer denser housing; however, please also move forward with efforts to provide housing for the most vulnerable and also proceed with proposed bylaws to create standards for rental housing.

The City of Victoria must recognize the need to ensure adequate housing for all residents including those who work to provide valuable services and those who contribute to our community in other ways. City development that does not provide for this need is not developing according to the community's needs.

Thank you,

Maria Montgomery
Rothwell street.

Sent from my iPhone

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

From: Dorothy Field

Sent: Tuesday, June 20, 2017 5:07 PM

To: Councillors <Councillors@victoria.ca>

Subject:

Dear Mayor and Council,

I am strongly in support of the Affordable Rental Housing Retention Policy.

Housing is becoming a crucial issue in Victoria. Most of the housing currently being built is anything but affordable for those most in need.

I am also concerned about the increase in temporary holiday rentals (Air B&B, etc) since it takes desperately needed housing off the market.

We need federal and provincial funding for affordable and, in some cases, supported housing as soon as possible.

I urge councillors to do your part in attending to the escalating housing crisis.

Yours,

Dorothy Field
1560 Gladstone Avenue
Victoria

From: Hannah Rabinovitch

Sent: Tuesday, June 20, 2017 4:24 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>

Subject: Support for Motion: Affordable Rental Housing Retention Policy

Dear Mayor Helps,

Hi, this is Hannah Rabinovitch, a local Victoria resident and renter. I'm emailing you today to encourage you to vote in favour of the Affordable Rental Housing Retention Policy motion going to council on Thursday.

This motion is urgently needed before more affordable rental buildings are demolished, without adequate inclusionary zoning, rental replacement or standards of maintenance policies and bylaws in place. Victoria's rental vacancy rate has been below 1% for a couple of years now, and is even lower for below market affordable units in older buildings. Renters forced out of their homes because of new developments have few options. I was on the market recently looking for a 1 bedroom. It was hard for me out there, and I have a well paying union job. How are young workers, new residents and those facing eviction expected to find housing?

While new developments promise additional supply of rental housing (through direct rental or condos that be rented), the reality is the additional supply over the past 10 plus years has not resulted in lower rent prices or higher vacancy rates. New buildings are always rented at higher prices than existing buildings, unless the city successfully negotiates concessions with the developer. And often these concessions are time-limited and only apply to a small number of units.

Please support this motion. It will catalyse the city to develop the policies needed to maximize community benefit out of new developments.

Thank you,

Hannah

From: Carleen Schermann
Sent: Tuesday, June 20, 2017 12:09 PM
To: Lisa Helps (Mayor) <mayor@victoria.ca>
Subject: Beacon Arms

Good afternoon,

I am writing to urge you as my representative to please vote to **freeze affordable rental building demolitions**, in particular **Beacon Arms** at the corner of Quadra and Southgate.

I work hard every day, have never been late on my rent and take care of my apartment. Right now, my building is scheduled for demolition. If I'm demovicted I'm not sure where I'll go or what I'll do. As you know, my choices are limited or non-existent. Even if they just hold off for a couple of years until there are more affordable units available.

We desperately need your help and your vote can make a difference in my life and the lives of everyone in my building!!

Thank you

Carleen Schermann

From: Michelle Riddle

Sent: Monday, June 19, 2017 7:37 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>

Subject: Destruction of Affordable Rental Housing

Hello Lisa,

I'm writing in regard to the proposal for a moratorium on the destruction of affordable rental housing in Victoria. I'm a resident of Beacon Arms Apartments - the building scheduled for demolition early next year. The potential loss of my housing means that I will experience at least a 33% increase in housing costs on top of the unexpected costs of moving. That is, if I can find a place to relocate to.

I, among others in my building and those living in affordable rental units, would appreciate your support for this moratorium.

Thank you,

-Michelle

From: Nancy Issenman
Sent: Wednesday, June 14, 2017 5:36 PM
To: Lisa Helps (Mayor) <mayor@victoria.ca>
Subject: housing

Dear Mayor Helps,

I am writing as a concerned citizen to bring attention to what is certainly a housing crisis. There has been no significant expansion of affordable rental housing since the 1970s while the number of luxury units has hit the ceiling. The affordability crisis is now moving through the middle class. Will the City be motivated to address this issue now?

Housing strategy must start with retaining all affordable rental units. This means stopping the demolition to existing buildings that may require upgrading but are still viable places for people to live. It also means that the renovictions must stop since the resulting renovations are producing units that are unaffordable.

Victoria cannot afford, neither financially nor psychologically, to put more people out of their homes and onto the street. This will happen if a rental market that is inaccessible due to high prices continues and if the number of units, already so limited, disappears from the market due to renovictions and demolitions.

I urge you to consider this very strongly on June 22 when Council debates the motion of a moratorium on demolitions and renovictions.

I trust that you will do what's best for all Victorians.

Thank-you,

Nancy Issenman