



THE MISSING MIDDLE HOUSING ISSUE - AN OPINION

The Missing Middle Housing issue is moving forward to the Public Hearing stage when City of Victoria Council will have to listen to the residents who will be affected by the final vote. But this initiative, if passed, will reduce the amount of public engagement available in the future.

At the recent public information sessions, City Planning staff was available to answer questions. When asked, they stated that, as Staff, they were neither in favour nor against the initiative. But, when asked about possible negative results, they could not respond only stating the frequent response about providing more "affordable" housing without being able to define what that was or if that result was a certainty.

The City retained a consultant who provided a report that indicated the redevelopment of small lots, a process that would involve a property purchase, demolition and reconstruction. was a process with minimal financial return and unlikely to occur. Even with larger lots, unless there was an assembly of properties, returns were minimal.

We must ask the question: "Are heritage neighbourhoods, heritage properties at risk?"

The answer must be yes.

Should this initiative go forward the public, the people who will see and live with the results are the resident of the neighbourhoods - People like you and me who own and rent in the City of Victoria. People who care about what is being done to our City. What may be financially prohibitive now may be viable in the future and we will have no say as to what happens.

Middle Housing Initiative.

**WE WILL NO LONGER BE ABLE TO EXPRESS OUR OPINION AS TO THE
SUITABILITY OR DESIRABILITY OF CHANGES IN OUR
NEIGHBOURHOODS! NO VOICE AS TO WHAT MAY BE BUILT NEXT
DOOR!**

IS THIS DEMOCRACY??

IS THIS PUBLIC ENGAGEMENT??



The Missing Middle Housing information meeting at Victoria City Hall, Tuesday, July 12, 2022

While attending the recent meeting at the Victoria Conference Centre, "Rethinking Heritage in the Context of Reconciliation", an interesting statement was made by one of the participants to the effect that First Nations

another is only repeating the mistakes of the past. We must be able to reconcile all aspects our human heritage.

UNDRIP "Affirming also that all peoples contribute to the diversity and richness of civilizations and cultures, which constitute the common heritage of humankind.

The Hallmark Heritage Society has , with the assistance of Young Canada Works and the National Trust for Canada, been able to hire a summer student to continue the development of the Hallmark website.

The student, Andrea Kennedy, shall be continuing to build up the "Building Database" which will allow researchers to search and sort the entries by construction date, architect, area, etc., and then link directly to a webpage.

We hope to complete this portion of the work and then go on to improving the look of each webpage.

B.C. Confederation Day

Today, July 20. 2022, is the 151st Anniversary of British Columbia joining the Canadian Confederation.

The video below, from the Point Ellice House Museum, tells us of that process.



BC Confederation .

Many may recall the destructive fire of May, 2019 when the vacated Plaza Hotel, formerly known as the Westholme Hotel and the site of Monty's Club, burned to an empty shell and was later demolished.

During the previous months, the old hotel was the subject of a redevelopment proposal that would have seen the historic façade retained and a new six-story building constructed (extra density was allowed due to the retention of the original façade). This proposal died with the fire.

We now hear that a new "significant" proposal for the site is now in a "pre-application process" within the City of Victoria Planning Department.

Will it conform to the Old Town Design Guidelines of 2019 or will this be another attempt to justify additional height on any basis it can find?

The site has a "site-specific" zoning but we cannot find what that entails.



Above are the Architect's illustrations from the 2018 proposal for the former Plaza Hotel site.



From our Capital Connections Collection - Thunderbird Park at the Royal British Columbia Museum



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