

**2022 Civic Election**  
**CANDIDATE RESPONSES TO GNA QUESTIONS**  
**(in alphabetical order)**

We e-mailed those candidates we could locate (that had a website and e-mail address) to please answer the same set of questions. The following list responded to our request. All candidates (except for Tony Yacowar, Tom Braybrook, and Emmanuel Parenteau) responded before David Eby's housing announcement; so their replies maybe somewhat dated.

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## 1. Gary Beyer

1. Where do you live?

**Corner Fort/ Yates on Harrison, and have my business downtown.**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**In present form, I do not support MMHI. There are no protections for current renters and these are a must.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**As both a cyclist and car/truck owner, I am dismayed as to how some of the bike lanes have been designed and yes, would revisit them if council were to get this as an action item on an agenda.**

4. Do you support in general the closing or blocking of streets used by cars?

**No**

5. How will you help renters? List one idea that is achievable

**Legislation dealing with tenancy is a Provincial Jurisdiction and as such as a councillor and citizen I can only advocate on behalf of renters.**

6. How will you enhance the urban forest? List one idea that is achievable.

**Without further study, this is a subject I do not feel qualified to speak on at this time.**

7. Do you support increasing the police budget?

**Yes, however there must be full measurables in place to track the effectiveness of increased funding.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes, as long as NIMBYism plays no role in the decision-making process.**

9. Do you support amalgamation?

**Yes**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**At this point in time, I can not in good fiscal conscience commit to spending 80 plus million dollars on a pool.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Yes. There are many who need access to the park and with current configuration this isn't achievable.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**Clover point needs to be returned to its previous configuration. And yes, a walkway is a desired addition to enhance enjoyment.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Amenity contribution drive up costs thereby increasing in many situations' rents. Amenities contributions can and should be used as a tool to incentivize and not bludgeon developers to desired community outcomes on individual development basis.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**When and until full amalgamation, I would suggest the ward system be off the table. Further, the Ward system seems to discourage cooperation in decision making as representatives are there more for the neighborhood than the city.**

## Tom Braybrook

1. Where do you live?

**In Oaklands, one block from Hillside Mall**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**No, it is a flawed proposal, see my webpage here - <https://braybrook.org/house.html>**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**Certainly, bike lanes should enable folks to share the road, not inhibit one form of transport at the expense of another.**

4. Do you support in general the closing or blocking of streets used by cars?

**No**

5. How will you help renters? List one idea that is achievable

**By encouraging PBR's and co-ops through relief on development charges, pre-zone specific areas to make approvals speedier, even low-cost, long-term leases of city land for use as this type of housing.**

6. How will you enhance the urban forest? List one idea that is achievable.

**Replace failing street trees proactively and replace them with climate hardy varieties.**

7. Do you support increasing the police budget?

**Yes, but a review of the funding model where provincial funds are allotted based on service calls, geographic area and such rather than simply based on population is needed.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes, residents of a neighbourhood know it best.**

9. Do you support amalgamation?

**Absolutely – a 3 city model would be far more efficient than the current 13. Failing that, the creation of a regional service board for all shared services in the region..including Police, Fire, water, sewer, solid waste, transportation, etc.**

**Leaving dept. like planning, local roads, parks to much smaller lower tier municipals**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**It should be acted on immediately, with a few tweaks and updates that will be needed resulting from the passage of time.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Yes.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**Yes.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Vancouver has a different governance structure, but I would support greater amenity provisions in general.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**Yes – a ward system allows direct contact between residents and their representatives. At election time it can remove the considerable barrier to entry of an expensive city-wide campaign. Generally, whenever a municipality exceeds 50,000 in population, and distinct “communities of interest” can be demonstrated, a ward system should be automatic.**

### 3. Jeremy Caradonna

1. Where do you live?

**Fernwood. I own a home on Gladstone.**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**I support the concept of reducing red tape to build missing middle type buildings, yes. But I have some issues with the policy as currently defined. See my op-ed on the topic in the Capital Daily.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**I'm always open to evolving the bike lane network and fixing some of the implementation issues. In general, I support active transit. That said, I'm hesitant to rip out expensive infrastructure reactively. I'd rather evolve the built environment to sort out kinks.**

4. Do you support in general the closing or blocking of streets used by cars?

**Yes. I like the changes on Government Street and Broad Street. I want a city that prioritizes people, not cars.**

5. How will you help renters? List one idea that is achievable

**Expand the tenant assistance program and advocate for the Province to create new protections for renters, especially if upzoning happens either municipally or provincially. I'd also support some form of vacancy control.**

6. How will you enhance the urban forest? List one idea that is achievable

**See my answer on Clover Point.**

7. Do you support increasing the police budget?

**Depends on their needs. If it were to support programs such as ACT and IMCRT, then potentially. Otherwise, no. I'd prefer to support other social services, street nurses, housing, and mental health.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Not in its current form. The CALUCs are dominated by single family home owners (of which I am one) who by and large oppose development and change of all kinds, driving up costs for duplexes and triplexes that add much needed housing stock. I also think it's manifestly unfair that developers who want to knock down small SFHs to build mansions are completely exempted from the process. The whole system needs a rethink. Right now it's not working.**

9. Do you support amalgamation?

**I'm patiently awaiting the study on it. I'm not pro or con at this point because the stakes and implications haven't been made clear.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**It is likely that the borrowing for the capital costs of the pool will require a referendum. My preference is that three vetted options be presented to voters and that the people decide on the site and specifics of the pool. The only thing I feel strongly about is that there's no loss of green space.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**No. Cars are at odds with green space and there's sufficient parking at several places in the park. I enjoy cycling in the park with my kids and we feel safe when there's fewer cars around. Drivers can go around.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**My vision is to re-wild the Point with camas and Garry oaks. It would add to the urban canopy, provide shade, and create a windbreak. I don't think the site needs more parking, but I do think there's a case for turning more of the current spaces to accessible. The process was a mess at Clover Point, but I think there's a viable path ahead that most Victorians could support.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Not familiar enough to know. In general, this city could be doing much more to extract concessions from developers, including the creation of new public and community spaces.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**Maybe. As with amalgamation, I'd need to better understand what would be at stake. It certainly would make canvassing a lot more doable!**

#### 4. Chris Coleman

1. Where do you live?

**Judith and I live on Tolmie Ave (on the Victoria's side of the street!) in the Hillside-Quadra neighbourhood.**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**No. I think the intent to create more housing is a noble one, but the specific application is flawed. Academically, it might be described as "a macro-economic theory being shoehorned into a micro-geographic context"**

**Changes would need to be many but would include:**

- 1. a description of where the community (or indeed, individual) voice would be allowed to be heard on any future application;**
- 2. it would need an "affordability lens" to ensure that a much larger swath of the housing ecosystem was included in the process;**
- 3. there would have to be a greater articulation of protection for street trees (& replacement of trees that could/would be lost in some applications)**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**I'm certainly open to adjustments to make them work better (if possible). The tragedy was that the City should have used the Seattle model, where new bike lanes are put in in a temporary fashion for 18 months & the community can "test drive" them. This would allow for a much better understanding of the principle of "diversion" (ie, as a rule, when such lanes are put in, it is usual for 30%+ of vehicles to look for alternate routes). Once the diversion impact is better understood, the temporary lanes can be adjusted, or even abandoned. The permanent establishment of the lanes you identified makes adjustments more difficult (& costly)....but not impossible.**

4. Do you support in general the closing or blocking of streets used by cars?

**I think it is always problematic. There are always going to be exceptions where it is necessary, but in general, one needs to proceed cautiously.**

**I think the closing/blocking of streets has been predicated on a belief that cars are bad because of tail-pipe emissions. The reality is that the next generation of personal vehicles are not going to be fossil-fuel burning.....but they will still need to get around the City, & park!**

5. How will you help renters? List one idea that is achievable

**I was one of the Councillors who pushed for increased opportunities for Garden Suites & Carriage Houses. While it didn't incite the interest we initially hoped for, it is fascinating to see that now, there are three or four small construction companies, doing well financially in constructing those exact housing forms.**

**I also think the City should work through UBCM to push the Provincial Government to allow Secondary suites as of right. The only interest the municipality should have is that of inspection for safety purposes.**

6. How will you enhance the urban forest? List one idea that is achievable

**I would work through the Federation of Canadian Municipalities & Tree Canada to continue planting more boulevard & Parks trees.**

7. Do you support increasing the police budget?

**I do not support the notion of decreasing the Police budget. I am open to increasing the budget if the process also includes reviewing & updating the traditional model of the "Peelian Principles of Policing". This would bring into focus examples such as "How is the Police Dept supporting Restorative Justice Victoria?", "How soon can we re-establish the Police School Liaison roles?", "Where are we going with establishing a Regional Police Force?".**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes**

9. Do you support amalgamation?

**I support the notion of it, but it always comes down to the specifics (is it one regional municipality?, is it the UDI model of 3 municipalities (the Core, the Westshore & the Peninsula)? is it a different model?)**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**Having been involved in developing the replacement model (that started 7 years ago and, that attracted \$7.5M federal dollars for the project), I am frustrated that it was allowed to flounder.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Yes**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**Yes.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Remember that Vancouver runs under a different provincial statute (the Vancouver Charter, as opposed to the Municipal Act) which does give it greater leverage powers. That said I do think Victoria's CACs should be increased, but I**

**also think CACs should not be hived off to other (noble) initiatives, but should foster amenities for the neighbours impacted by the increased density.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**I actually would like to see a model like St John's where the Mayor, the Deputy-Mayor and four Councillors are elected at large & five Councillors are elected in the five regional wards that make up the city.**

## 5. Matt Dell

1. Where do you live?

**I live at 1525 Fell Street in the South Jubilee community. My wife Rebecca and I, along with our kids Corbin and Sophie, have lived here since 2014. Previously we lived in the Oaklands community.**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**I support more housing diversity in the city. Right now, single-family homes are out of reach for many families, which means many young families are raising children in apartment buildings. I don't think apartments on busy streets are the best place for raising kids, so we need to incentivize more middle form housing (townhomes, duplexes, triplexes, rowhomes etc) in the city. Over a 50 year period, I think adding middle form housing will create more space for families in the city. All I see in South Jubilee is brand new, 4000 sq ft homes, which are completely unaffordable for families. The Victoria Housing Strategy 2019-2026 calls for 1000 new middle-form homes, and we've only build 34 so far. Any policy to accelerate construction of these units is a positive thing for me. Staff and council worked for 3 years to find a balance with the current MMHI policy. My position would be to support the existing policy, then spend the next 4 years making tweaks to ensure it works for the community, while seeking ways to ensure it adds more affordable units and creates amenity-bonuses for public parks and projects.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**Our society needs to achieve an 80% emissions reduction by 2050, and creating a low-carbon transportation system and creating a safe bike-network is an important way to achieve this. Our new bike network is great for kids, for families, for seniors, and for people who cannot afford a vehicle. I believe staff did a lot of work with community association to ensure these routes were the best possible solution for the community. I support expanding our AAA bike network so everyone can travel throughout the city safely.**

4. Do you support in general the closing or blocking of streets used by cars?

**Any changes to traffic patterns should be done in close consultation with community associations and residents. In some cases, these changes can make a positive impact in a community. A prime example is Fernwood Square, where they closed a road and created a really thriving public space. In my own community, Chestnut Street got blocked off as it had 3000+ cars per day "cutting through" - residents on that street would never go back! Recently, residents on Amphion Street (South Jubilee), including many long-time residents and seniors, advocated for a "diverter" at Amphion/Leighton, to stop cars from speeding down their street. I don't support unnecessary closures. Any road changes should be evidence-based, with significant community consultation. In my own neighbourhood, we are dealing with very bad cut-through traffic issues, and the majority of residents are supportive of traffic calming measures.**

5. How will you help renters? List one idea that is achievable

**My platform outlines a number of ways which I plan to support renters. Overall, I believe we need to build 1000s of new rental units, which we can do by pre-zoning some properties for rental buildings, especially along transit corridors, which makes it more economical for builders to construct rental units. Also, I support increasing staff resources to enforce the Standards of Maintenance Bylaw, which will ensure rental units meet minimum standards of quality, safety and livability.**

6. How will you enhance the urban forest? List one idea that is achievable

**I support the city purchasing new parks in the city, as they did with the new Kasapi Park in South Jubilee. The city should use more funding from developments to create new green spaces, especially in the urban core. I also support using the My Great Neighbourhood program to allow communities to purchase trees or great new garden spaces. Right now, South Jubilee Neighbourhood Association is using city grants to create a new natural garden space in Redfern Park.**

7. Do you support increasing the police budget?

**Yes, I support giving the police the resources required to tackle crime in the city, while also ensuring we are investing more in alternative responses for mental health and addiction. I'm excited about new programs like the PACT (Peer Assisted Care Team), which Victoria will be rolling out next year.**

8. Do you support Neighbourhood Associations' role in land use planning and being a voice for the community?

**Yes. I've served as President of South Jubilee Neighbourhood Association since 2018 and have worked to accomplish this. It is critical that Neighbourhood Association ensure they are connecting with all members of their community, including renters, students, etc, so they can truly be a diverse voice for their community.**

9. Do you support amalgamation?

**Yes**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**Rebuilding Crystal Pool is one of the key goals for getting elected. My first job was as a lifeguard at Crystal Pool. I liked many things about the original design, but felt it should have been expanded with more community space, including rooms for summer camps, community rooms, sports courts, and better pool amenities for kids and teens. If we are going to invest \$70+ million in a new building, it should be a truly world class recreation centre. I'd like to see the new Crystal Pool have a pocket library, a small cafe, and lots of public space for gathering or hosting community events.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**I support opening some roads and adding parking for people with accessibility issues, seniors or people with children. I don't support allowing cars to drive by the playground, as it is one of the only spaces in the city where parents don't have to worry about their kids being near traffic. My plan is to ask staff to conduct a full accessibility review of Beacon Hill Park to ensure it's accessible to all, and has all the recreational amenities needed by our growing city.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? If not, what is your specific vision for Clover point?

**I'd like to see a full, city-wide consultation on the future of Clover Point. There is so much potential in this incredible space. I'd like to hire 3-4 of the best architects in the city, including Franc D'Ambrosio, and get them to create a number of different options. Geoff Young advocated to have a covered space down there, like a pavillion with some glass windows to shelter from the wind. I'd be interested to see a great space for the wind-surfers to access the water. I think we can include lots of parking, AND better community space. I would like to see any efforts to create a new space be done in consultation with the Songhees and Esquimalt First Nations.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Yes, I think Vancouver has a better amenity contribution system than we do here. I will advocate for this.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**Yes I do.**

## 6. Marg Gardiner

1. Where do you live?

**City of Victoria (James Bay Neighbourhood)**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**I do NOT support the MMHI policy as presented; I am not in favour of blanket up-zoning. Before recommending changes, information needs to be made available to Council and the public: # units approved and being built, # units approved but not started (no application for permits), and density provided within the Official Community Plan (OCP) but not yet realised. The OCP should also guide the siting of any density increases.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**Currently there is considerable debate and resistance to bike lanes: safety and shifting of traffic to neighbouring streets has been identified. Bike lanes which have demonstrably created unintended safety or overload situations need to be revisited with the intent to resolve problems. To make informed opinions, we all need to see quantitative information.**

4. Do you support in general the closing or blocking of streets used by cars?

**Generally, no. Last year, through informed discussion at an open JBNA meeting with city staff, 2 staff recommended stoppages suggested for James Bay streets were reversed by staff - true consultation can result in real changes. We need to look at each street and understand the impact and traffic flow of any proposed car blocking of streets.**

5. How will you help renters? List one idea that is achievable

**A stronger relationship with the Provincial Government is critical to helping renters and I would work on improving this relationship. I would review how we are managing airbnb and ask the province for changes to help the city enforce by laws.**

**Additionally I would look for ways to improve the process of how to move development of rentals forward.**

6. How will you enhance the urban forest? List one idea that is achievable

**As an alternate on the Urban Forest Master Plan(2012) I became familiar with the challenges of enhancing our urban forest. The city approach of selecting more durable trees as an adaptive approach to climate change has been an important step. As housing developments are created and trees come down, further obligations must be placed on developers to ensure no net net loss of Urban Forest - and wherever possible a net increase of trees.**

7. Do you support increasing the police budget?

**Our police service needs to have the funding to enable it to carry out the municipal responsibilities of safety and protection. Given the current high crime rate and high level of officers on medical leave, higher levels of funding may be needed until further strides made to lowering Victoria's crime index indicators. Part of the funding could be sought from the Provincial Government due to the high number of demonstrations in the Legislature area.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**While the CALUC process varies considerably within the City neighbourhoods, CALUC Community Meetings are a vital means by which the community can have a voice. The opportunity for open discussion is important . . . and not provided at City Public Hearings.**

9. Do you support amalgamation?

**Yes: I was one of the founders of Amalgamation Yes in 2012**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**The questions around Crystal Pool are beyond design. The controversies, mostly within the North Park neighbourhood, have led to a broader community questioning of the project – both design and financing. This facility is to be a City facility. For the neighbourhood to want a more community focus, they must be of one voice – or at minimum not groups opposing each other. That is a greater issue than the design. I wrote a considerable review about the design for during the 2018 election.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**The more recent closing of Beacon Hill Park roadways, especially by Arbutus Way, have created significant accessibility hurdles. Beacon Hill Park, pre-pandemic, provided better access for all.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**As I spoke with residents on the doorstep over the past few weeks, I have heard of several proposals. I believe there can be solutions found to accommodate most (and hopefully all) user needs. The external walkway has been proposed and I will ask staff to provide information/detail about this proposal including costing, current/past usage (vehicles, pedestrians, cyclists), accessibility, and possible unintended consequences. Clover Point decisions must be revisited.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**I know of differing policies within the Vancouver area - but am unsure as to which policy this question refers to. Over the past many years, Council has failed to include quality of life amenities with many major developments. As each high-density housing structure rises without sufficient amenities on the property, public space elsewhere becomes more heavily used. There are shortages of both 'outdoor' and 'indoor' public amenities in parts of the city. Public realm and public resident amenities, rather than financial contributions, could be considered with future development proposals.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**I have proposed that our "councillor at large" system be replaced by a "ward" system where councillors are elected by residents within a defined geographical area. Eight wards of 11,000 to 13,000 citizens would greatly strengthen access to city councillors and lead to more direct accountability.**

## 7. Stephen Hammond

1. Where do you live?

**City of Victoria for 17 years.**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**I do not support the MMI as proposed. I am concerned with the height everywhere, no protections for renters, the fact that it might raise the price of land and the city planners have told me directly there is nothing affordable about it. On my website [votestephenhammond.ca](http://votestephenhammond.ca) I give some examples of how we can build more and make the process more efficient. I will look forward to a council that will ask city staff for proposals that are a better fit for this city. I am also a big proponent of residents getting a reasonable say in housing. I'm not in favour of me, or other councillors nit-picking on design issues. There's a balance we have to get right.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**Yes. While I cycle a lot for basic transportation, I'm not an expert in this field. However, I feel residents get a say in their neighbourhoods and don't appreciate people being dismissed or called "anti-cycling" or "anti-family" because they have legitimate issues to raise. We can improve on safety and still listen to Victorians.**

4. Do you support in general the closing or blocking of streets used by cars?

**I don't want to say emphatically I'd oppose it every time, but would rather want to hear arguments and reasoning for and against. If it doesn't make sense, then we shouldn't do it. The recent SFU study (which you can find on my website [votestephenhammond.ca](http://votestephenhammond.ca)) notes many more people feel safer JUST by putting up painted lines for cyclists. I'm not saying that will suffice everywhere, but I'm open to safer roads, common sense and listening to residents affected.**

5. How will you help renters? List one idea that is achievable.

**Prior to living in Victoria, I was part of group in Vancouver called Renters at Risk where we opposed unscrupulous landlords who renovicted tenants just to get more rent (slapping a coat of paint for example). From there, I was asked to join the province-wide organization Tenants Rights Action Coalition (now called a new TRAC name), and was on that board for 3 years. Since the province has most jurisdiction over renting, it's tougher for a city to do much. However, one achievable assistance for renters would be to ensure that any new housing initiative gives renters more protection, especially in purpose built rental accommodations. That's not an easy thing to do, as you don't want to get in the way of creating new rental buildings. However, if landlords build in the cost of relocating tenants, or offering enough money, then landlords would know whether it makes sense to renovate or to build...and no renovictions!**

6. How will you enhance the urban forest? List one idea that is achievable.

**Plant more trees. I would like a balanced approach that incorporates protection of the urban forest, as much as possible, into housing plans.**

7. Do you support increasing the police budget?

**If needed. Police take up 23% of the City's budget and yet our crime stats are way beyond Vancouver's and the provincial average. Something is amiss. We need a police budget that will keep residents safe.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**I believe in neighbourhoods having a reasonable say in land use planning. I read the MNP report, but will want to re-read it again to give thought to the best way to allow neighbourhood associations to be involved. It would be good to have a debate about the role of the associations. Not as nice and neat as yes or no, but we need a balance.**

9. Do you support amalgamation?

**Yes, in principle. But since we are spending \$750,000 to research amalgamation, let's wait to hear what this citizens assembly uncovers.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**I'm afraid I don't know the details of the new design. We were told 4 years ago the sky would fall if we didn't act right away on the Crystal Pool. After the mayor and council backed down, the sky did not fall. I look forward to finding out more and helping get a new pool in the right location.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**With our aging population (18% growth for 65+ age group between 2016 & 2021), I don't want to make it harder for people to enjoy our parks. Without copping out, I'd like someone to show me what's right or wrong with the new traffic pattern and better suggestions. I've heard a lot of people discuss this over the years, so being that it's the city's "treasure" I'd want to make it as accessible as possible.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**The changes made to Clover Point seem illogical to me. And the reasoning that it would save our planet is absurd. I'm open to a plan that allows people to enjoy that place by the ocean and perhaps these changes have created some ideas that can make it better than before, such as the walkway you've suggested. Let's just say that I'm very motivated to listen to common sense on Clover Point.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**In my view the amenity contributions here are too low--increased densification puts more pressure on communities, and these neighbourhoods need resources to provide/support green space, community infrastructure, etc.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**It makes sense to me...but it's not up to me or us. The province decides this. When I lived in Vancouver the City had a referendum for wards and I literally was out getting signatures in favour. It fell short of the 60% needed...a very high bar to bring about change.**

## 8. Ben Isitt

1. Where do you live? Municipality?

**City of Victoria**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**I think the Missing Middle bylaws require revisions to substantially improve affordability.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**I support the City taking action to reduce traffic volumes and traffic speeds in neighbourhoods that have been impacted by the installation of new cycling infrastructure, while retaining and expanding the network of safe cycling infrastructure in Victoria.**

4. Do you support in general the closing or blocking of streets used by cars?

**Yes, to increase safety for senior citizens, children, people with disabilities and other vulnerable road users.**

5. How will you help renters? List one idea that is achievable

**I support using the city's powers of land acquisition and zoning to support a major expansion of the supply of affordable rental housing.**

6. How will you enhance the urban forest? List one idea that is achievable

**By planting additional trees in city greenspaces, including parks and boulevards, and supporting residents in planting climate-resilient tree species on private land. I spearheaded amendments to the City's Tree Protection Bylaw in the previous term of Council that substantially increased protection for trees on private land.**

7. Do you support increasing the police budget?

**I support cost-of-living increases for all city departments, while ensuring fiscal responsibility that recognizes the finite financial resources of local taxpayers.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes, I have consistently supported the role of neighbourhood associations and land use committees in planning and development decisions in Victoria.**

9. Do you support amalgamation?

**No. I support amalgamation of police services across the region, and evaluation of transferring some services from the City of Victoria to the Capital Regional District, while retaining democratic local input in land use and community services through the existing municipal framework.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**I support refurbishing the existing Crystal Pool at its current location or building a new pool at a location that results in no net loss of greenspace in any city neighbourhood. The proposal that was previously before Council would have resulted in a substantial loss of greenspace in North Park, an inner-city neighbourhood that serves a diverse population and which has less accessible parkland than many neighbourhoods.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**No. I support enhancing Beacon Hill Park as an ecologically healthy refuge from traffic, noise and pollution in our busy city, while accommodating access for people with disabilities, as we have done.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**No, I support enhancing Clover Point Park as a welcoming, ecologically healthy waterfront greenspace, while continuing to accommodate access for people with disabilities, as the City of Victoria has done.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**The City of Victoria needs to use its regulatory power of zoning to ensure that new density includes a strong affordable component. We need to do better than the City of Vancouver, where supply of expansive housing has occurred without a corresponding expansion of affordable housing.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**No. In a mega-city, ward systems are necessary to ensure democratic input in local government decisions. A ward system would likely be necessary if a mega-city is established here in the Capital Region. Currently, in our geographically compact community of 19 square kilometres of land and 94,000 residents, I believe that representation by 8 at-large Councillors provides a higher level of responsiveness than a single ward councillor, while avoiding problems of parochialism and narrow thinking that is prevalent in some ward systems.**

## 9. Brian Klassen

1. Where do you live? Municipality?

**I am a homeowner and live at 431 Government st.**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**I do not support the missing middle idea for duplex zoning of single family home lots. I would like to see developers build higher in and around the core. Also like the idea of 6 story max along major roadways to be allowed.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**Yes. Council needs to reconsider bike lanes and traffic calming measures implemented. Cars are still the number one transport option families have in and out of the region.**

4. Do you support in general the closing or blocking of streets used by cars?

**No, I'm for optimizing traffic flow.**

5. How will you help renters? List one idea that is achievable

**I would work with higher levels of government to fund the building of rental buildings and make it easier to proceed with at city hall.**

6. How will you enhance the urban forest? List one idea that is achievable

**I support the planting and maintenance of trees in our region.**

7. Do you support increasing the police budget?

**Yes, reasonable increases to the police budget I support.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes, council needs to listen to the people most affected.**

9. Do you support amalgamation?

**Yes, supporter of amalgamation.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**I currently have no knowledge of the plans to replace the Crystal Pool.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Yes, I see no reason to have roads closed in BHP.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**Yes, I prefer the drive loop around Clover Point.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**I like the idea of developers contributing to amenities.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**Absolutely, councilors should live in the neighborhood they represent.**

## 10. Steve Orcherton

1. Where do you live? Municipality?

**Life-long Victoria resident currently resident (past 42 Years) at 2653 Cedar Hill Road within the city Limits of Victoria BC**

2. Do you support the Missing Middle policy as presented and if not, what changes would you make?

**No, I do not support the Missing Middle as presented by council. If this resurfaces again for a new council I will not support it. I think a new council needs to firstly quantify current density in Victoria. We need to assess our infrastructure, work within the Official Community Plan and with community associations. In addition, I do believe that we need to improve our internal processes when it comes to permits, rezoning, and redevelopment.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**Yes**

4. Do you support in general the closing or blocking of streets used by cars?

**No**

5. How will you help renters? List one idea that is achievable

**We can follow community land use plans and OCP- and where practicable permit infilling. This has been occurring for some time – a less bureaucratic process would allow for less costs when providing rental accommodation and may lower costs for renters. City also needs to engage bylaw when rental accommodations are sub standard and unsafe for tenants. I am supportive of Coop housing and regional land assembly and lobbying the province for more rental housing.**

6. How will you enhance the urban forest? List one idea that is achievable

**Support an increase in budgetary allocations for Parks and Horticulture. We need to keep our current forest healthy, protect the trees we have and begin a long-term strategic plan to plant and tend more of our urban forest.**

7. Do you support increasing the police budget?

**Yes, and supporting the police and working with law enforcement and bylaw enforcement and prioritizing policing activities to address the immediate needs of citizen safety, crime, drug addiction and bad behaviour issues facing our city.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes**

9. Do you support amalgamation?

**I think there may be efficiencies that could be achieved, however there are a lot of pieces to this that require providing a clear definition to Victorians regarding amalgamation and what that means to Victoria itself.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**I am not familiar with the new design. I am aware that council has not moved this forward and a new pool and recreation facility for the citizens of Victoria has stalled. I am supportive of moving this project forward.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Yes**

12. Do you support camping in Beacon Hill park?

**No**

13. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? If not, what is your specific vision for Clover point?

**Yes, I am in favour of returning Clover Point to the way it was. While this walkway sounds reasonable. I need more detail regarding this before I take a position.**

14. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Developers need to pay their fair share of city infrastructure needs that arise due to increased density etc.**

15. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**I think perhaps the ward system may be seen by some as a mechanism that would see elected officials have more accountability to the community for decision making. For me I am not certain that a ward system would realize this. I think accountability is an individual responsibility and requirement for an elected official. I think municipal councils should be comprised of members who are residents of the municipality they represent. I think real accountability to our city and neighbourhoods may be better served if all councillors are accountable for all decisions taken in all communities within Victoria.**

## 11. Emmanuel Parenteau

1. Where do you live?

**south Fairfield**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**No, I do not support MMHI. I want OCP compliant development to go forward. Thousands of doors could be opened in a short period of time without invoking Missing Middle.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**Yes. In fact, I want to re-open Vancouver, Government and Richardson completely. They did not need either closure or special bike infrastructure.**

4. Do you support in general the closing or blocking of streets used by cars?

5. How will you help renters?

**a. Remove expensive procedures and red tape that bar in house suites and garden suites from being built and rented.**

**b. give property tax holidays to those who make their suites below market value.**

6. How will you enhance the urban forest? List one idea that is achievable.

**Stop unnecessary infrastructure that requires the removal of trees. Incentivize tree and foliage in dense development projects (not require, but incentivize)**

7. Do you support increasing the police budget?

**100%. I believe a 10 to 20 new full time officers boost is sorely needed.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**I do. Which is why I am OCP compliant. It took 10 years to compromise with all neighbourhood associations and it is the best document we have to guide developments.**

9. Do you support amalgamation?

**Yes, on a sensible, cost saving basis.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**I don't think the CP project makes sense. It is under-utilized as is and I do not believe a massive make over would change this. We have other projects to spend money on.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Absolutely. On day one!**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**Shove those under-utilized picnic tables onto the green space and FULLY re open Clover Point.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**I would entertain this on a case-by-case basis. Not as a blanket requirement. As I fear it will scare away developers.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**IF we have no amalgamation (and it is unlikely we could push this through quickly) moving to a ward system would be a great first step towards keeping councillors directly accountable to how they vote!**

## 12. Derek Pinto

1. Where do you live?

**Vic West**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**Generally in support with some tweaks. As it stands, I can't imagine too many homeowners/developers going with it because there are too many 'controls' on the investor. The fact is that the community has a supply problem. I know that there are many who don't want their neighbourhoods to change in any way. For those in that camp, I plead for your compassion. I plead on behalf of those who serve your meals and drinks at restaurants and cafes, who assist you in the rich and diverse retail outlets, who pick up your trash and clean up your streets...**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**The bike lanes are being used. Active transportation has exploded in our city. Again, it's adjustment; particularly for us on the older end of the spectrum. Change is needed in the fight against climate change and human health. For these reasons I support further development of active transportation commuter infrastructure.**

4. Do you support in general the closing or blocking of streets used by cars?

**I think it is important to provide spaces where cars are unable to hurt us - giving freedom to children and all to frolic and play in this beautiful city.**

5. How will you help renters? List one idea that is achievable.

**Reduce costs and redtape at city hall in order to encourage more homeowners/developers to increase supply.**

6. How will you enhance the urban forest? List one idea that is achievable:

**Supply the local neighbourhood associations with the land and support them in replanting the urban forest. I am 100% behind this! More trees for a greener future!**

7. Do you support increasing the police budget?

**Yes.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Absolutely YES!**

9. Do you support amalgamation?

**Yes**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**I support the city's funding of a new Crystal Pool Rec Centre. So many people benefit from it.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**No. For the same reasons as above Q3,4 & 6**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**I am happy to come to a compromise on this such as a walkway around the outside in order to satisfy more people.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Can't comment. Don't know enough about the Vancouver model.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**The jury is still out at this point. I am open to hearing further discussion on the pros and cons.**

### 13. William Scott

1. Where do you live? Municipality?

**Rockland (1336 Richardson St.)**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**No, Densification in Victoria will have a mitigating effect neither upon urban sprawl elsewhere nor upon the climate crisis. Blanket up-zoning with 10% below market price for token units will make housing less affordable for locals, and further threaten the city's natural flora and fauna, including thousands of mature trees.**

**AirBnb's should be put back into the rental market ((possible options to consider could be capping numbers, banning them outright, restricting them to owner occupiers, mandating that they act as emergency relief (be it a low rental situation or earthquake event) and lose the AirBnb status if the property changes hands.))**

**Tenancy protection and Vacancy control to limit the rent increases between tenants, coupled with specific renovation grants applicable only to the landlords providing truly affordable rental stock, should be enacted.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**My position would be that we have to problem solve issues before proceeding, and then after implementation of the bike paths. As a teacher, I cycled and or walked to work for 20 years, and both my wife and I were knocked off our bikes by cars. My wife was doored by a car driver opening their door, and I was knocked down at an intersection.. The AAA cycling network is crucial to the connection of neighbourhoods with the wider community and region and expansion means cyclists are more. The bike paths are being well-used by cyclist of all ages. Most commuters are single-driver occupied vehicles and this is a problem. There will always be push back from motorists who want things to stay the same.**

**Problems with traffic flow need to be resolved before reconsidering expansion or removal. For example Quamichan was identified as a possible cut-through route during the walk of proposed bike routes. This has not been done and is a problem. There are solutions to most problems.**

4. Do you support in general the closing or blocking of streets used by cars?

**No, but for bike routes I do. That is how you make them safe. For example, a solution to the Quamichan street may involve a blockage, so Google maps will show vehicles to go by arterial roads not by side streets.**

5. How will you help renters? List one idea that is achievable

**Don't incentivize the demolition of existing rentals and stop the MMI blanket rezone. Placing limits on market-based densification and focus on affordable housing instead. Gentrification in Victoria will have a mitigating effect neither upon urban sprawl elsewhere nor upon the climate crisis. We can get more rentals out of the existing housing stock through incentivizing house conversions, and through enacting Residential Rental Tenure zones. Airbnb's should be put back into the rental market. here are various approaches to doing this some gentle and some more harsh. Vacancy control limiting the rent increases between tenants, coupled with specific renovation grants applicable only to the landlords providing truly affordable rental stock, should be enacted. The Victoria Housing Strategy identifies the need for "two and three bedroom units close to schools for families earning moderate or lower incomes," so Co-op housing and multi-unit building based on median income should be our first priority.**

6. How will you enhance the urban forest? List one idea that is achievable

- **The Missing Middle initiative as proposed revealed how little the natural ecosystem is considered by city planners. It is essential that the urban forestry director, the urban forest master plan and the parks department become a more vital part of any development proposal, such that they have the same weight as engineering.**
- **But systems must incorporate suitable habitat and regeneration of natural systems in new or compromised green spaces**
- **There have been studies that show crime is lower in neighbourhoods with significant urban trees and green space (wealth factor aside).**
- **The Songhees and Esquimalt peoples, as with all First Nations, have a wider concept of home than does the City's Development Services. Home is conceived as "the relationships which connect a person to all that surrounds them," including people, plants, animals, insects and the land as a "place to connect with family, community, ancestors and all of creation." Ecological restoration as part of city planning is a form of respect and reconciliation.**
- **Community gardens, pollinator pathways along city streets, and back yard biodiversity are vital to the health and well being of all the city's inhabitants.**
- **Furthermore, there are opportunities which should be taken to incorporate vertical gardens and roof top gardens on existing buildings and in new developments, including bee keeping (as Harbour Air has demonstrated). If developers with big acreages are permitted to build dense-condo-tower developments significant public green space/parkland should play a major part in the approval process.**

7. Do you support increasing the police budget?

**One thing I want to investigate thoroughly is the city's budget. We have the Crystal Pool, a new library, bylaws, the fire department and many other programs to fund. Police in our community need more support and funding if possible. There will be a lag time in establishing a full-spectrum-of-care response for mental health, addiction and housing of people on the street, as this will involve other levels of government. In the meantime, we need to remove the criminal element by using their crimes as leverage to getting them voluntarily or involuntarily committed to treatment.**

**Recently one individual was sent to a forensic clinic in Coquitlam, sending all of them there may result in provincial action for more local facilities. In the meantime, we need to enforce bylaws and deal with the recidivist criminal element firmly, ensuring safety for all. A location with onsite services and security/police presence could be an essential first step. Deadly accidents happen in relatively benign yet unpredictable situations when police are the default responders.**

**Getting back to the police funding, I support the PACT pilot project (Peer-Assisted Crisis Teams) now in place and active, parallel and in partnership with police. This will free up more police time to focus on their duties to protect the public and deal with the crime. It may prove to be a cost saving program, but it can't solve the main problem. We need a CRD forensic treatment centre and specialized clinics for short-term and long-term treatment for mental health, addiction and trauma therapy and this will reduce the need for recidivist's toll on their time..**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes. Neighbourhood associations play a vital role in encouraging the engagement and participation of residents. We need to ensure that it is the City's residents who decide on issues vital to the city.**

9. Do you support amalgamation?

**Generally, no, as local autonomy is reduced if not lost. My understanding is there are pros and cons of doing so, and this is something I'd have to research further. For police, data based reviews have "found no significant differences in cost-effectiveness and efficiency of service delivery among those police services that had undergone amalgamation and those continuing to operate independently."**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**I have looked at the City's website and some of the specific reports, but design is not my forte and my ability to judge how good it is is too weak...I swim in the ocean and lakes. I would listen to citizens and experts with expertise. Like many of the schools it could probably limp along for**

more years at a high cost. There are seismic concerns, accessibility failings. It makes sense if the new building goes ahead to build it on a different site, preserving the trees and converting the existing building to more greenspace.

11. Would you open up Beacon Hill park to vehicle traffic again?

**I believe that handicapped people should be able to reach the bandstand area more easily, and it would be good for families to be able to drop off picnic supplies and family members, but otherwise a quieter park setting is good for mental health of the populace. Most parks do not allow people to drive through the middle from Francis King to Thetis to the Riefel Bird Sanctuary, so I'd need to be convinced that cars should have drive-through rights in Beacon Hill.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**I do not approve of a cement walkway or that kind of development on the point, but that is only my opinion. I would argue for ecological restoration with very low-lying native plants and grasses, so that it looks more natural and accessibility for handicapped parking or drop off, but vehicle-free besides. I also don't think the large numbers of picnic tables are a good idea for the point can be quite chilly and windy most of the year. There has to be a thorough public discussion to get some list off options and a democratic decision made. I like the idea of video-recorded town halls for single issues with the ability to add zoom participation and other to view at their leisure before any decision is made.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Yes, but I prefer in-kind CAC's dedicated to providing significant park/greenspace as part of any agreement. We are very short of greenspace in the downtown area, Rockland and other neighbourhoods. Urban trees need more opportunities to grow vs, space for perhaps one tree in the 6.5% allocated in the MMI proposal. I think I addressed this in my answer in question 4. My approach would be to not approve density for the sake of density. Luxury condos drive gentrification and reduce affordable accommodations. We have too much of these developments as it is. There are large REITS and developers that specialize in rental housing, so if we allow 10 story or higher buildings massed housing they need to provide significant public parkland and public amenities with the development vs. relatively small amenity contributions. If they don't come we wait until they do.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**Not yet, I'd have to be convinced that it has merit and would want it clearly defied of it . My understanding in Toronto is that it provides more say in your own neighbourhood but less to the overall city planning. I'm concerned that the governance suggestions will be implemented in their entirety. I do support the majority of the recommendations in the Governance Review report bar the following:**

**Recommendation #6 I am opposed to the removal of amending the terms of reference for Councillor Neighbourhood Liaison to neighbourhood associations.**

**. we must not treat neighbourhoods as if they are special interest lobby groups such as the Urban Development Institute lobby, which has ready access to planners, Council, municipalities around the province, and provincial MLAs without ANY local transparency in the informal conversations they have with Council members or Development Plannings' staff. UDI gives important info to planners that is necessary, but their lobbying has no transparency AND they donate to candidates, which is not transparent until the election is done and over.**

**. Often CALUC reps from neighbourhood associations are the only lone voice for neighbourhoods, especially in less affluent neighbourhoods. This can become problematic at times, which is why I strongly agree with 5.5 #5 in that residents of a neighbourhood need to know what is being presented on their behalf and this recommendation ensures true representation, accountability, transparency and inclusion for residents of neighbourhood.**

**. Giving UDI and developers non-transparent access to city council and planners at formal and informal dinners etc. while simultaneously restricting or eliminating direct access by neighbourhood and community representatives distorts the democratic process.**

**Lastly, I would like to have a thorough perusal of the budget before signing on for a new City position dedicated to oversight of governance in the city. It might be more productive to have this type of position shared at the CRD level.**

## **14. Susan Simmons**

1. Where do you live?

**Victoria**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**No. I am not in favour of blanket up-zoning. I feel residents need a say in the development of their community.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**I would like to hear more as to the impact the lanes have on local residents and those travelling through. Are the lanes working as they were designed to work? Is the impact positive or negative?**

4. Do you support in general the closing or blocking of streets used by cars?

**No. We need to look at each street and what the impact of blocking it would be.**

5. How will you help renters? List one idea that is achievable

**I would like to work on stronger relationships with the Provincial government. The legislation sits with them.**

**I would also like to encourage the development of more rentals. I would like to meet with developers to find out what they need to move large rentals forward.**

6. How will you enhance the urban forest? List one idea that is achievable

**I have been exploring green rooftops. They are part of our urban forest.**

7. Do you support increasing the police budget?

**If needed, yes. I would also like to work with the Provincial government to encourage increasing the services they provide. Many of our challenges will not be solved by police alone.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**I support the voice of the people. If the Neighbourhood Associations are providing this then yes, if no we need to look for a way for people to be involved in their immediate communities.**

9. Do you support amalgamation?

**No. As cities get bigger they become more difficult to manage. Montreal amalgamate and then a few years later went back to what they were prior to amalgamation. I would like to see us use our resources what works.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**In general yes, although I think we can lower the cost by simplifying the design.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**I would like Beacon Hill to be accessible to all. If this means opening Arbutus way to vehicles then yes.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**Clover point is one of the greatest points of divide in Victoria. I see it as an opportunity to bring our city together. I would like to see very specific engagement with all parties where they share their ideas. I would like people to be heard. A walkway around the outside is a possibility.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**In general, yes, but I would like to learn more about this and understand the impact on the developers, residents and city.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**As a starting place I would like to see councillors live in Victoria.**

## 15. Janice Williams

1. Where do you live?

**Fairfield**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**No. At the very least need improved tenant protections and community consultation with neighbours abutting the property to be developed, also need assurance that the development will be used as primary residences and not as short term vacation rentals or investments.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**Yes. Richardson needs to be reconsidered. Further we need consultation and review by first responders to identify problems with the existing bike lanes and work to remediate those issues. Vancouver and Richardson could likely have both bike lanes and through traffic accommodated.**

4. Do you support in general the closing or blocking of streets used by cars?

**No. I support reducing traffic speeds in residential areas to 30km (not arterials or secondary collector roads), I also support increased enforcement of school zones and think that in some areas a Woonerf (pedestrian priority, but not closed to cars) concept can work well.**

5. How will you help renters? List one idea that is achievable

**Improved tenant engagement and protection - a tenant should be notified first before a property is to be redeveloped and should be given a first right of refusal if a property is to be sold on the market. In the case of redevelopment, a tenant should be given a first right of refusal to purchase a unit in the redeveloped property. I'd also like to see a review of Victoria's short term vacation rental policy, more rigorous enforcement of the short term vacation rental policy. I'd also like to see support for housing providers who supply the affordable long term residential rental market - perhaps in the form of property tax relief. I'd like to see a tenant relocation and assistance plan be in place whenever a property is to be redeveloped (regardless if the existing property is SFH or Multifamily) - in part to ensure that projects without displacement impacts are seen as being advantageous.**

6. How will you enhance the urban forest? List one idea that is achievable

**Earmark proceeds from the tree protection bylaw to tree maintenance and park creation in the city.**

7. Do you support increasing the police budget?

**I support working with VicPD, bylaw & other first responders to develop a public safety strategy and funding that strategy accordingly.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes.**

9. Do you support amalgamation?

**I support core amalgamation (Saanich, Esquimalt, Victoria, and Oak Bay), however, see a need for the restoration of good governance in Victoria before any amalgamation would be possible. I further believe it is an issue that should be the result of the wishes of the majority of the public, and as such should be decided by way of a referendum of residents of those municipalities. I cannot see such a referendum passing before Victoria has its house in order.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**Crystal pool is overdue for replacement. I believe the new design should be reviewed to ensure it meets needs and that the process to replace it should be expedited.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Yes. Arbutus way and the parking lot near the children's playground needs to be accessible again - I'd support the removal of parking along Arbutus way in favour of an active transportation lane and would support the pickleball court being relocated.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**Yes - I think it's important to respect public engagement and that vision would respect the engagement that was undertaken. I'd also support the addition of a top of loop gate to facilitate the closure of the point to traffic so special events, such as the Kite Festival. I'd like to see the picnic tables moved to a variety of grassy areas in Clover Point Park.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**I think respecting the Official Community Plan and zoning is important and that the community needs to be in the drivers' seat with respect to development. Further, amenity contributions are often passed along to the end purchaser of the unit - as such, imposing these kinds of fees can result in undermining the creation of affordable housing while providing an incentive to violate the OCP and zoning. However, with increased development, it should be expected that our community's capacity for public**

**amenities (better and more public parks, a revitalized public library and better transportation) should improve. I do worry about funds earmarked for amenities being misallocated to general revenues - and creating a dependency on developers for the creation of high quality public amenities.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**Yes. I believe a ward system may be an improvement over the at-large system that currently exists.**

## 16. Jordan Quitzau

1. Where do you live?

**Burnside Gorge (the Victoria half)**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**I do not support MMHI as presented. Council, not staff, needs to be the accountable body that approves development permits. Also, more needs to be added to the policy to protect and assist potentially renoevicted renters to find new, affordable rental units within the city.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**I will reconsider some of the bike lanes. I want to ensure that the city is both safe for cyclists as well as drivable for motorists. My concern is that the bike lanes mentioned led to more traffic congestion and car idling time (increasing our CO2 emissions). On top of that, I do not think much foresight was put into how closing off these streets was going to impact neighboring streets and their residents. We need a council that uses foresight and does not pick favourites when it comes to project decisions. A council that serves all residents because a middle ground between motorists and cyclists is achievable.**

4. Do you support in general the closing or blocking of streets used by Cars?

**No. Victoria has a population that is consistently growing which means more cars on the streets. We need to maximize the use of all available street space. Not to mention the potential impact street closures have on nearby businesses.**

5. How will you help renters? List one idea that is achievable

**I will help renters by creating more available rental units. The fastest way to do so is to incentivize more folks to become landlords. This can be done by removing the red tape to fast-track more secondary and garden suites as well as reducing the property tax for landlords in proportion to keeping rent affordable.**

6. How will you enhance the urban forest? List one idea that is Achievable

**If elected, I would request that each new development contribute a sufficient amount of green space such as rooftop gardens, verticle forests, or natural vegetation that lines streets. I do not want to live in a concrete jungle.**

7. Do you support increasing the police budget?

**Absolutely. Our officers do the work of multiple municipalities. They need a council that both respects and is willing to fund them so that we can make Victoria a safer community.**

8. Do you support Neighbourhood Associations role in land use planning and being a voice for the community?

**Yes. The more public consultation the better.**

9. Do you support amalgamation?

**Yes. The other municipalities will not be on board. If we want amalgamation then we need to do the heavy lifting by collecting the data to present to the provincial government. If done correctly we can prove to the province that amalgamation is the smarter, safer, and more cost-effective approach.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**I think the current design is a bit over-the-top. I am concerned about the number of trees that would be cut down if the current Crystal Pool design were to be implemented. Also, I think the basketball courts are fantastic and should be left as is.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Yes. Accessibility is important to me.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? if not, what is your specific vision for Clover point?

**I would like to see Clover Point returned to the way it used to be.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Yes. More developments mean more people moving into Victoria and we need to ensure that our amenities such as parks, daycare facilities, and storefronts can keep up with the growing population.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**If we amalgamate then yes. If we remain as is then I would need to review the electoral plan to implement a ward system before taking a position. I am fairly indifferent, but my main concern would be that different neighbourhoods have different population sizes so the question would be how do we make sure each neighbourhood is proportionately and fairly represented at city hall.**

## 17. Tony Yacowar

1. Where do you live?

**Fernwood**

2. Do you support the Missing Middle policy as presented and if not what changes would you make?

**I do support the Missing Middle policy, but given the proposed provincial housing policy changes, we need to work closely with the province to make sure that city policy is aligned with provincial policy. But in general, I strongly support gentle densification of Victoria's residential neighbourhoods. We are facing an urgent housing crisis, and we have an immediate deficit of between 4,500 and 6,300 homes. We need to build more homes in order for the next generation of healthcare workers, young professionals and small business owners to have a place to live.**

3. Will you reconsider some of the bike lanes like Richardson, Haultain or Vancouver?

**No. Bike and roll lanes help folks get around the city safely without relying on cars. This is an important part of gentle densification as our city grows and adapts to the climate crisis.**

4. Do you support in general the closing or blocking of streets used by cars?

**Streets don't get blocked just for the sake of blocking a street. Streets get converted to pedestrian spaces to create a more vibrant, livable city; streets get converted to bike and roll streets in order to help folks get around the city safely without relying on cars.**

5. How will you help renters? List one idea that is achievable

**We need to be building thousands of purpose-built rental units in high-density developments. I would propose pre-zoning parts of Midtown for this purpose.**

6. How will you enhance the urban forest? List one idea that is achievable

**Urban canopy needs to be considered with every development project. It takes a long time for a sapling to grow into a canopy tree, but we need to be planting these trees with the future in mind, and we need to be planting more trees on public land in areas currently with less canopy, such as Midtown/Burnside-Gorge.**

7. Do you support increasing the police budget?

**We need a regional police force, so it's hard to say if that would be an increase or decrease at this point. We need to work with all municipalities in the region to come up with a police force that works for everyone.**

8. Do you support Neighbourhood Associations' role in land use planning and being a voice for the community?

**Yes, but not giving the Neighbourhood Associations a veto over the growth that the city needs.**

9. Do you support amalgamation?

**Yes, we need to have a cohesive vision for our city for the future, and we can't do it if Esquimalt, Oak Bay and Saanich are each doing their own thing.**

10. Do you support the new design for Crystal Pool that was created in the last 4 years? if not, what would you change about it?

**The city is planning on taking this issue back up next year. We need the project team to come back with a preferred site recommendation and go from there.**

11. Would you open up Beacon Hill park to vehicle traffic again?

**Beacon Hill Park is open to vehicle traffic, it's just one entrance that was converted to a bike, wheelchair and pedestrian path. I am open to arguments on both sides of this issue.**

12. Clover point could be returned to the way it was with a walkway added around the outside for pedestrians. Do you support this idea? If not, what is your specific vision for Clover point?

**Ideally we would convert Clover Point into a really spectacular park by re-landscaping with native plant species including Garry Oak trees. There is still accessible parking and we don't need additional parking.**

13. Do you support the kind of amenity contributions that developers pay in Vancouver to be applied here?

**Yes. Amenity contributions are the key to making sure that the city as a whole benefits from the development projects that are necessary for the city's future.**

14. Do you support a ward system whereby councillors will live in the neighbourhood that they represent?

**I would support a ward system, especially if we are to amalgamate with the neighbouring municipalities.**