



January 18, 2019

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Re: Old Town Design Guidelines Review

Mayor and Council –

The Urban Development Institute – Capital Region wishes to thank the City of Victoria for the opportunity to be an active participant in reviewing the Old Town Design Guidelines. We have reviewed the DRAFT guidelines and find them to be a fair reflection of the discussion and input provided by the participants, and in particular the development partners in the City of Victoria.

Victoria is fortunate to have a preserved heritage precinct that can be further enhanced with preservation, creativity and ingenuity. In general, UDI supports moving the DRAFT guidelines for the review and adoption by council. It is prudent to acknowledge that policies such as this can impact project viability, and in particular with respect to housing project affordability. Rooftop additions on heritage buildings may be required to make a project financially viable, while giving a tired heritage building a new lease on life. Similarly, good design does not need to cost more. Policies and guidelines such as this, that support creativity and can be interpreted judiciously, are in the interests of our entire community. However, the challenge given the variety of designs, heights and quality of building structures in Old Town, “one size” does not necessarily fit all projects. We believe these are very good guidelines but they should be regarded as guidelines with flexibility in the interpretation by professional staff on a project and locational basis.

Again, UDI would like to thank staff for including us in their review process. UDI welcomes the opportunity of further collaboration and future engagement with staff, Mayor and Council members.

Kind Regards,

A handwritten signature in dark ink, appearing to read "Kathy Hogan".

Kathy Hogan – Executive Director  
(on behalf of the UDI Capital Region Board of Directors)

CC: Robert Batallas

**Heritage Advisory Panel Motion (December 12, 2018)**

**Motion:**

That the Heritage Advisory Panel finds the result satisfactory and that the Panel recommend that Council approve the proposed updates to the *Old Town Design Guidelines*.

**Carried Unanimously**

**Advisory Design Panel Motion (December 19, 2018)**

**Motion:**

It was moved by Justin Gammon, seconded by Sorin Birliga, that the quality of the draft Design Guidelines be acknowledged and that the Advisory Design Panel endorses the document as presented, with consideration to the comments discussed above.

**Carried Unanimously**



**P.O. Box 50013, Fairfield Plaza PO , Victoria, B.C. V8S 1G0**

Robert Batallas, MCIP,RPP  
Senior Planner,  
Sustainable Planning and Community Development  
City of Victoria,  
1 Centennial Square, Victoria BC, V8W 1P6,

January 21, 2019

Dear Robert:

The Hallmark Heritage Society, having reviewed the draft document “Old Town Design Guidelines”, wishes to endorse the document and recommend to Victoria City Council that this document be accepted and integrated into the Official Community Plan, the Downtown Development Plan, and the Old Town Plan as soon as possible.

The document reinforces the Society’s mandate to preserve historic ambience of Old Town and to ensure that future development is sympathetic with that which currently exists. The Society recognizes that there will be change in Old Town but wishes to emphasize this change can be made in a sympathetic manner: it can be change in use without destroying that which is so valued by the Citizens of Victoria and the visitors upon whom we are so dependent for economic stability.

Like all planning documents, the Old Town Design Guidelines are dependent upon Planning and Council to be given priority when debating the suitability and compatibility of new developments. The Hallmark Heritage Society shall watch with interest to see if new developments are prepared to adopt these guidelines and adapt their proposals to meet the good intentions that were expressed during their development.

We wish to thank the City Planning Department for the extensive engagement which was carried out in the development of these Guidelines. This process, while time-consuming and probably troublesome, has resulted in a document which reflects well upon the effort. A full public process is necessary to ensure the interests of all stakeholders are properly represented.

Regards,

Ken Johnson, Pres.,  
Hallmark Heritage Society



Downtown Victoria Business Association  
20 Centennial Square  
Victoria, BC  
V8W 1P7  
(250)386-2238  
[info@downtownvictoria.ca](mailto:info@downtownvictoria.ca)

January 21, 2019

Re: City of Victoria Old Town Design Guidelines

As the Downtown Victoria Business Association (DVBA), the look and feel of downtown is very significant to us, particularly the large portion of downtown which overlaps the City's designated "Old Town" area. One of the many reasons tourists visit Victoria is to enjoy the historic feel and look of this area. At the same time, downtown is crowded, and there are continual demands for further development and greater density. A balance between heritage and growth is necessary.

These new design guidelines strike that balance in a reasonable way, likely due to the extensive consultation City staff have put into creating these guidelines. The DVBA has been happy to take part in these consultations, and the resulting document is quite in line with the discussions.

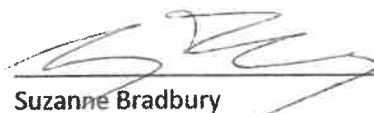
We were particularly pleased to see the way the guidelines take into account the various districts of downtown, for example maintaining the unique look and feel of Chinatown in contrast to the waterfront and other parts of Old Town. This distinction will keep the developing history of our downtown visible to the casual observer. As the guidelines have also been formally endorsed by the City's Heritage Advisory Panel, it seems safe to say that the guidelines will help carry us forward into the future without sabotaging the past.

We're happy to offer our organization's support for these new Old Town Design Guidelines.


Sincerely,



Jeff Bray  
DVBA Executive Director



Suzanne Bradbury  
DVBA Past-President



Jonathan Michaels  
DVBA Board of Directors





*Victoria*  
CIVIC  
HERITAGE  
TRUST

Sustainable Planning & Community Development  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

23 January 2019

Attention: Mr Robert Batallas, MCIP, RPP, Senior Planner

**Letter of Support  
Old Town Design Guidelines**

Dear Mr Batallas:

Thank you very much for making a presentation to our Board of Directors about the Old Town Design Guidelines (OTDG) on 21 January 2019.

Our Board is very pleased to offer its strong support for the engagement process and the outcomes as represented in the final draft of the **Old Town Design Guidelines: New Buildings and Additions to Existing Buildings (2019)**.

Two of our Directors, Greg Baynton and Connie Quaedvlieg, represented the VCHT in the Working Group review process for the OTDG from May 2018-January 2019. I also served as an alternate and attended two meetings.

We found the Working Group review and engagement process to be focused as well as very professionally organized and capably led by City planning staff. In only four meetings staff were able to facilitate and consolidate a wide range of views at the table, meanwhile translating a considerable amount of information into a clear and concise public document.

The OTDG is an important and timely document that addresses with visual and written clarity some difficult design issues that impact the urban fabric and authenticity of Old Town.

Design topics relevant to Victoria's maturing historic core are tackled directly in the OTDG, including the context of Old Town character areas and existing heritage buildings, new buildings and additions, and guidelines for rooftop additions on heritage buildings.

On behalf of the Board, thank you for the opportunity to participate in the OTDG Working Group to provide input on design issues that affect our work to administer heritage incentives on behalf of the City of Victoria. Congratulations on a job well done.

Yours sincerely,

Greg Ovstaas  
President

*copy: Ms Merinda Conley, Senior Heritage Planner, City of Victoria*



1715 Government Street  
Victoria, BC, V8W 1Z4

Mayor and Council  
City of Victoria  
No.1 Centennial Square  
Victoria, BC, V8W 1P6

January 26, 2019

**Re: Updated Old Town Design Guidelines**

Dear Mayor Helps and Council,

The Downtown Residents Association (DRA) values the updated architectural and development guidelines that intend to combine the urban landscape and our unique civic history within a culturally rich city precinct, namely Old Town. We believe that sensitive and high-quality architectural design and careful workmanship can be an agent of social memory which can be an important element in fostering engaged citizenship, civic pride, enhanced visitation and the healthy lifestyle generated through urban walkability.

An interest in the craft-based traditions of building with traditional and sustainable materials can and should lead building restoration, including the renovation of historic buildings. One cannot build contemporary architecture in a heritage precinct, without having assimilated the material and cultural lessons of the past. Nevertheless, infill can employ quality new materials if they are selected for suitability and durability within Old Town.

A sculptural understanding of massing, rhythm and texture should guide our approach to any urban infill in this nationally significant and internationally recognized district. Based on each different location, we can create infill architecture whose expression reveals an architectural pattern language guided by the larger vision of our heritage, which is well outlined in the updated Old Town Guidelines. The implementation of these Old Town Guidelines will depend on a civic commitment to these ideas, and an understanding of the importance of cultural continuity. Every new project in Old Town should try to reinforce the inherent characteristics of the neighbourhood's environment – its rhythm, its material texture, its scale and identity. Victoria is historically unique and fortunate through building retention to have the Old Town district's red bricks, carved stones, alleys, detailed cornices and patterned fenestration with a rhythm, texture, materiality and energy that attracts visitors from all over the world. It is our duty and responsibility as the stewards of this generation to preserve our heritage while maintaining an open mind to adaptive reuse. The DRA celebrates the hard work, and the

attention paid, to both civic input and to design detail, that has been included in the updated OLD TOWN GUIDELINES and we encourage our planners, staff and politicians to recognize and implement these concepts for the long-term benefit of Victoria.

Sincerely,

JC Scott

On Behalf of the Land Use Committee - Downtown Residents Association

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland

On Behalf of the Board of Directors - Downtown Residents Association

JCS/jcs