

[REDACTED]

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**From:** Joan Halvorsen [REDACTED]  
**Sent:** Thursday, January 27, 2022 1:56 PM  
**To:** Public Hearings  
**Subject:** Neighbourhood Boundaries: NO re Fairfield joining Downtown

Mayor and Council,

Please do NOT vote to add a portion of the Fairfield neighbourhood to the Downtown neighbourhood.

Our City needs as much of a buffer as possible between downtown and Beacon Hill Park!

I have lived in the Fairfield neighbourhood for 31 years.

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

(1/4)



SHARON KEEN

ANTHROPOLOGY  
CULTURAL ECOLOGY

#105-975 FAIRFIELD ROAD  
VICTORIA, B.C.  
V8V 3A3

THURSDAY, 27 JANUARY, 2022

VICTORIA CITY COUNCIL  
#1 CENTENNIAL SQUARE  
VICTORIA, BC  
V8W-1P6

- NON-STATUTORY PUBLIC HEARING,  
NEIGHBOURHOOD BOUNDARY CHANGES  
NORTHWEST FAIRFIELD, INNER HARBOUR & CATHEDRAL HILL
- \*- DOMICIDE & ECOCIDE BY COUNCIL, ESPECIALLY SINCE  
2017, IS THE "NAIL IN THE COFFIN" WITH "PROPOSED  
BOUNDARY CHANGES" IN SURVEY ON-LINE ONLY  
DONE IN MAY/JUNE 2021: "ENGAGEMENT SURVEY"
- ~ \* SEE ATTACHED JUNE 25, 2021 SUBMITTED BY ME  
TO IAN SUTHERLAND AS PART OF "STARLIGHT"  
PROPOSAL.
- (?) IF CITY DID A REPORT IN SEPTEMBER 2021  
ON THE "ENGAGEMENT SURVEY" WHICH HAS NOW  
LEAD TO THE "NON-STATUTORY PUBLIC HEARING"  
I DO NOT KNOW. LOCKDOWN FOR 2 YEARS!!
- COUNCIL IS DESTROYING THE 30-YEAR O.C.P. OF  
2012 WITH IMPUNITY, AND THE MINISTER OF  
MUNICIPAL AFFAIRS WILL BE CONTACTED SOON.

Sharon Keen

P.S. AND LAWYERS IN VANCOUVER

\*- 3 inclusions: 2 MAPS (OCP 2012: 36, 174) & DOUGLAS <sup>JUN/JUL</sup> 2017: 44



TIMES COLONIST (A4)  
22 JAN 2022

## Opportunity for Public Comment

Meeting will be livestreamed  
at [victoria.ca](http://victoria.ca)

This hearing will be conducted by electronic means.  
See below for ways to participate.

### Neighbourhood Boundaries Non-Statutory Public Hearing

Date: Thursday, January 27, 2022

Time: During the City Council meeting which begins at 6:30 p.m.

*Cathedral Hill gone  
Inner Hbr gone  
NW Fairfield gone*

Victoria City Council is providing an opportunity for residents to provide input on:

- ☐ Joining a portion of the Jubilee neighbourhood to the Oaklands neighbourhood.
- ☒ Joining a portion of the Fairfield neighbourhood to the Downtown neighbourhood.



### How to Participate

Provide your input one of the following ways:

#### Submit Written Comments to Council

Email: [publichearings@victoria.ca](mailto:publichearings@victoria.ca)

Mail: Legislative Services

Victoria City Hall

1 Centennial Square

Victoria, BC V8W 1P6

The deadline is by 2 p.m. the date of the meeting.

#### Submit a Pre-recorded Video

Pre-recorded video submissions up to a maximum 5 minutes in length can be submitted and will be played at the Hearing.

For further instructions phone

250.361.0571 or email [publichearings@victoria.ca](mailto:publichearings@victoria.ca). Please submit videos by 2 p.m. the Tuesday before the meeting.

#### Pre-register to Speak Live via Telephone

To pre-register to speak live via phone for up to 5 minutes email [publichearings@victoria.ca](mailto:publichearings@victoria.ca) or call 250.361.0571.

Deadline to pre-register is 2 p.m. the day before the meeting. Missed registering?

Speak live when the meeting is underway by calling 778.698.2440 then participation code 1551794#.

Please note that the opinions you express and any presentations you submit will be webcast live and will be recorded to form a part of the public record. For more information on the FOIPPA Act please email [foi@victoria.ca](mailto:foi@victoria.ca)

(2/4)



ABSOLUTE  
DISASTER  
AS THEN TOWERS  
EVERY WHERE:  
BY-LAW 2018:72.

RESCIND THIS  
BYLAW'S HEIGHTS  
IN DOWNTOWN  
CORE BUSINESS  
AREA NOW &  
GIVE NO MORE  
"TOWER PERMITS  
IN OCP 2012  
COMMUNITIES.



"Heritage Advisory Committee's" decades of work nullified: OCP's totally ripped up!!

**DEVELOPERS DREAMS** come true! Not conducive for community or "human scale" in NW Fairfield, Cathedral Precinct or Rock Bay!!

**Huge increases** in downtown "core business" to detriment of existing "heritage conservation areas":  
- Rock Bay  
- Cathedral Hill Precinct  
- Fairfield, Quadra & Southgate  
- 15 blocks now = core business.

\* **Height regulations** as in 2018 Zone No. 72 could apply "core business". See O.C.P. 2012 also.

- **Downtown** - Eastern edge would include more of Quadra, plus Vancouver and Cook St = Towers

## City seeks feedback on proposed changes to neighbourhood boundaries

11 May 2021  
ROXANNE EGAN-ELLIOTT  
Times Colonist A3

The City of Victoria is asking for the public's input on proposed changes to neighbourhood boundaries. = **TOWERS**

Proposed changes include expanding the downtown by merging the small Harris Green area with downtown and adding a small section of Fernwood east of Cook.

The northern boundary of downtown would be extended to Bay Street from Chatham Street, while the northwestern section of Fairfield, bordered by Southgate Street to the south and Quadra to the east, would be added to downtown.

Thomas Guerrero, who has a passion for urban planning and blogs about the city from a pedestrian perspective at Side-walking Victoria, said the current "bizarre" neighbourhood boundaries are mostly arbitrary lines that no longer make sense.

Guerrero said each neighbourhood has its own character — "whether it is the granola flavours of Fernwood or the North Face jackets of Fairfield," as he writes on his blog — but there are many areas in the city that feel like they're part of the

wrong neighbourhood, noting parts of Fairfield and Burnside-Gorge feel more like downtown. Moving the boundaries could improve residents' connection to their neighbourhoods and their sense of community, he said.

"I think that becomes really important for people having that sort of community spirit and looking out for one another."

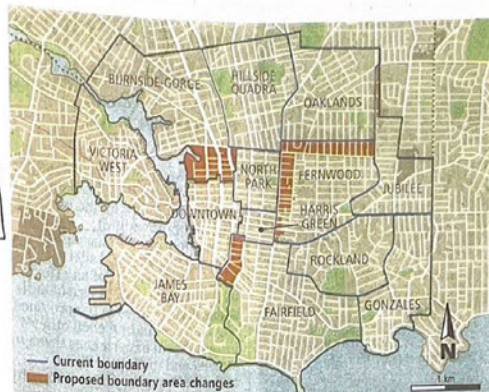
In his own Oaklands neighbourhood, the village centre is currently split between Oaklands and Fernwood, Guerrero said. The proposed changes would move the centre into the Oaklands neighbourhood, something Guerrero has been suggesting.

There has been informal discussion about boundary adjustments for years, and council included the issue in the city's strategic plan.

In addition to playing a role in forming identity, the neighbourhood borders have practical applications, said Mayor Lisa Helps.

When a building at Blanshard and Broughton — now Discovery Coffee — was up for rezoning years ago, residents in Fairfield were asked to officially comment, despite the location's downtown feel, she said.

- **HEIGHT LIMITS!!**



Victoria is asking for the public's feedback on proposed changes to neighbourhood boundaries that would expand downtown and shift other borders to align with residents' sense of place. VIA CITY OF VICTORIA

\* "It's about transparency in public engagement, and making sure that the people who are most affected by a proposed land-use change are the ones that are providing official commentary rather than, you know, what the lines on an old map say," Helps said.

Proposed changes would shrink the Fernwood neighbourhood, with residents in the north-east joining North Park and in the north joining Oaklands.

Kristin Atwood, co-chair of the Fernwood Community association's land-use committee, said the northern boundary change appears to be supported by many, but there's "a little bit more emotion" around the western boundary, which would move from Cook to Chambers Street.

Atwood said some neighbours are organizing themselves and

petitioning to remain part of Fernwood.

"It just goes to show you how important your community is to your identity, right? It's not something that we think about kind of really explicitly, but we obviously kind of incorporate this into our sense of ourselves," she said.

The engagement survey is open until June 7. Results relevant to specific neighbourhoods will be shared with the neighbourhood associations and full results will be made public in September.

To see maps of the proposed boundary adjustments, and to provide feedback, go to: [engage.victoria.ca](https://engage.victoria.ca).

If approved, the revised borders will be formally amended in 2022. [regan-elliott@timescolonist.com](mailto:regan-elliott@timescolonist.com)

The "secret" deal with City, WCA & Concert is part of Cathedral Hill Precinct that City now wants to add to downtown

"Fort Street Properties" tried to "protect" heritage at Broughton & Blanshard & Fort — all for naught now. And "Fort Street Heritage corridor" sold out by 30% upzoning!

- Not transparent at all. Backroom developer deals: Concert, Telus Townline, Fryze, Chard, Skylight.

- Towers only & investment monies from the world.

Council is supposed to abide by the advice of the Heritage Advisory Committee.

Not have informal talks & not consult neighbourhood associations. And, "lockdown" = tyranny too. How convenient.

[JUNE 25, 2021] 50K



# COMMENT

(4/4)

- SEE: CITY OF VICTORIA  
JULY 2012 OFFICIAL  
COMMUNITY PLAN  
BYLAW NO. 12-013 (261 pp)  
- SEE BYLAW 2018:  
NO. 18-72 (65 pp)

Dave Obee  
Editor and Publisher  
Phillip Jang  
Bryna Hallam  
News Editors

163RD YEAR • NO. 157 The Colonist: Founded 1858 | The Times: Founded 1884

## We are rushing toward a crowded future

EDWARD RELPH

Constant construction in Victoria, and almost everywhere from Sidney to Sooke, is an indication of a looming problem for urban planning in the capital region. Plans expected to be good for 30 years are reaching their end dates about 15 years early because population growth has been twice as fast as projected.

To understand the consequences, you need to know that official community plans in the region must conform with the provincially mandated regional growth strategy of the Capital Regional District.

The key policy of the regional growth strategy is to protect natural areas and agricultural lands by keeping new development within an "urban containment boundary," in effect confining growth to existing urban areas.

To estimate how much growth has to be contained, the regional growth strategy uses data from 2011 as a basis for projecting the population of each municipality at the end of the planning period in 2038.

It turns out that 2011 was at the end of several decades of slow growth. The remarkable speed of growth since then is revealed by annual estimates of municipal populations provided



A modified image superimposes the towers of Harris Green Village, taken from the development application, onto a photo taken from Quadra Street at Pioneer Square. The 19-storey View Towers are in the middle ground. EDWARD RELPH

by B.C. Stats, the provincial agency that monitors demographic change.

In 2016, before the regional growth strategy was approved, Sidney, Oak Bay and Esquimalt had reached their projected 2038 numbers. At recent rates of growth, Langford, Victoria and Saanich will reach their projected populations no later than 2024. The capital region as a whole will follow two years later.

Rapid growth is expected to continue. B.C. Stats projects that in 2038 the population of the capital region will be about 475,000, or 50,000 more than expected.

At current levels of ownership and household sizes, this means there will be about 35,000 more vehicles on the roads and a need for 23,000 dwellings that plans have not anticipated.

The broad aims of the regional growth strategy — protecting green space, tackling affordability, promoting active transportation — apply regardless of the rate of growth, but it is clear that revisions are needed to the parts of plans that deal with how much growth is expected, and where and how it can be accommodated.

This is especially pressing in Victoria, which is fully built out

to its borders and already has a population of about 95,000. If the city maintains its 25 per cent share of the region's population, when its official community plan ends in 2041 it could be home to about 120,000 people, which is 20,000 more than the plan provides for.

There's urgency in attending to this because the city will surpass its projected 2041 population in 2023. This means that any decisions about proposed developments will be made in the context of an official community plan that no longer applies in terms of where and how to allocate growth and density.

The proposal for Harris Green Village is coincidentally caught up in this. It will be the largest and tallest development in the city, covering one and a half blocks along Yates Street, with five towers housing about 2,250 people in 1,500 apartments.

It requires major amendments to the official community plan because three of its apartment towers are about 30 storeys, dwarfing nearby apartments, and 10 storeys taller than maximum heights indicated the plan for this part of the downtown core area.

Victoria is a small city, but has one of the highest population densities in Canada and a relatively fine-grained, mid-rise

downtown that current plans protect by encouraging context-sensitive development.

Harris Green Village, if approved in the absence of up-to-date planning policies, will set a precedent for handling growth the official community plan does not anticipate. It will begin the ad hoc transformation of Victoria into Yaletown West.

There is no end in sight for growth in the capital region, but does it have to be treated as an irresistible force to be accommodated even if resulting developments permanently change somewhere's unique character and sense of place?

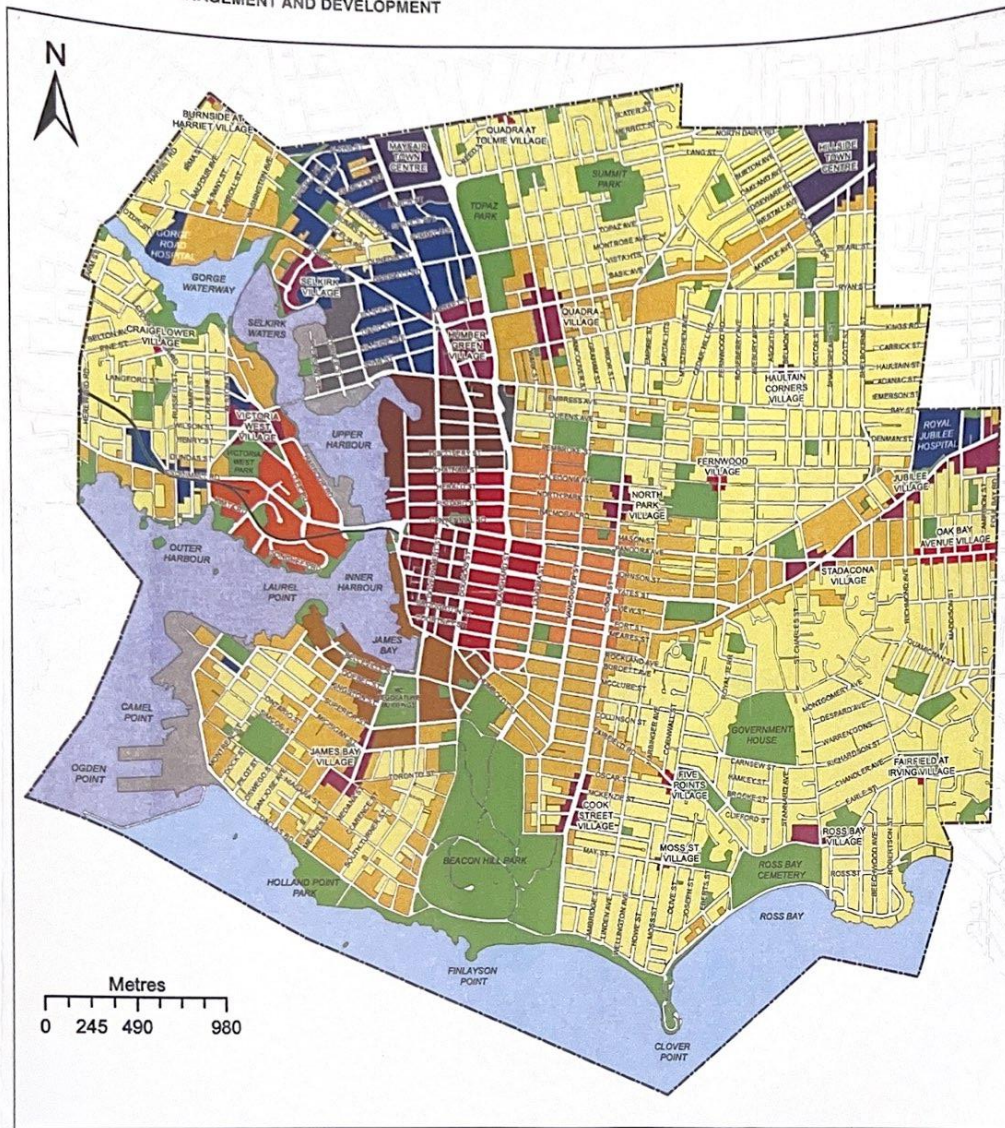
Or should sense of place be respected and the pressures of growth resisted by requiring large developments to provide affordable housing and other public benefits while conforming to strict guidelines about density, height and context-sensitive design?

Growth can't be stopped, but perhaps it can be slowed. For Victoria and other communities inside the urban containment boundary, there is no benefit in rushing towards an increasingly crowded future.

Edward Relph lives in Victoria and is an emeritus professor of geography and planning at the University of Toronto.



SECTION 6: LAND MANAGEMENT AND DEVELOPMENT



MAP 2

Urban Place Designations

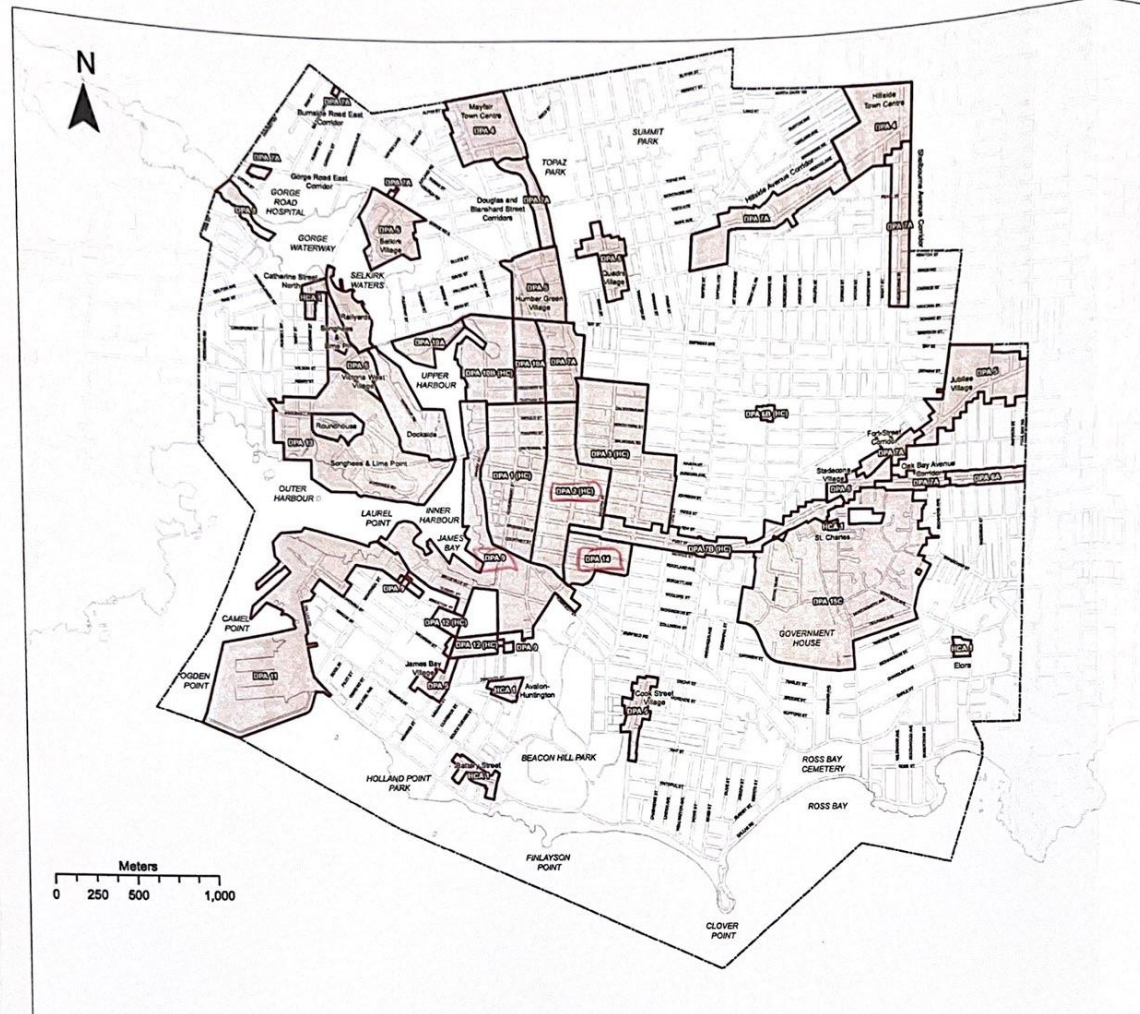
- Core Historic
- Core Business ← BYLAW 2018: 72=TOWERS  
RESIGNED IMMEDIATELY  
JAN 27, 2022
- Core Employment
- Core Inner Harbour/Legislative ←
- Core Songhees
- Core Residential ← Cathedral Hill
- General Employment
- Industrial
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential ← FAIRFIELD
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine

Urban Place Designations extend to the centerlines of adjacent streets.



# APPENDIX A: DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

Map 32: Composite Map of Development Permit Areas and Heritage Conservation Areas



## MAP 32

### COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

- DPA 1 (HC): Core Historic
- DPA 2 (HC): Core Business ← [with towers. Bylaw 2018: 72]
- DPA 3 (HC): Core Mixed-Use Residential
- DPA 4: Town Centres
- DPA 5: Large Urban Villages
- DPA 6A: Small Urban Villages
- DPA 6B (HC): Small Urban Villages Heritage
- DPA 7A: Corridors
- DPA 7B (HC): Corridors Heritage
- DPA 8: Victoria Arm Gorge Waterway
- DPA 9 (HC): Inner Harbour
- DPA 10A: Rock Bay
- DPA 10B (HC): Rock Bay Heritage
- DPA 11: James Bay and Outer Harbour
- DPA 12 (HC): Legislative Precinct
- DPA 13: Core Songhees
- DPA 14: Cathedral Hill Precinct
- HCA 1: Traditional Residential
- DPA 15C: Intensive Residential Rockland

The following designations apply to all areas within the City of Victoria and are not shown on this map:

- DPA 15A: Intensive Residential Small Lot
- DPA 15B: Intensive Residential Parhandle Lot
- DPA 15D: Intensive Residential Duplex
- DPA 15E: Intensive Residential Garden Suites
- DPA 16: General Form and Character

This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.



DEVELOPMENT AND CONSTRUCTION ISSUE

# DOUGLAS

JUN/JUL 2017

**WHAT'S GOING UP  
DOWNTOWN?**

**GROWTH BEGINS  
BEYOND THE  
COMFORT ZONE**

**THE NEW VIBRANCY  
OF VIC WEST**

Chris Le Fevre,  
Le Fevre & Company

# LONE WOLF

**ONE MAN'S HOPE FOR THE CITY'S FUTURE**

**WORKPLACE  
DESIGNS  
THAT WORK**

**TROLL PATROL  
DEALING WITH  
NEGATIVITY ON  
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JUN/JUL 2017

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