From: Joan Halvorsen

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



SHARON KEEN

ANTHROPOLOGY CULTURAL ECOLOGY

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

THURSDAY, 27 JANUARY, 2022

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

- NON-STATUTORY PUBLIC HEARING, WEIGHBOURHOOD 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 DOLY DONE IN MAY JUNE 2021: "ENGAGEMENT SURVEY"
- 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 "NOOD-STATUTORY PUBLIC HEARING"

 I DO NOT KNOW. LOCKDOWN FOR 2 YEARS!!

COUNCIL IS DESTROYING THE 30-TEAR O.C.P. OF 2012 WITH IMPUNITY, AND THE MINISTER OF MUDICIPAL AFFAIRS WILL BE CONTACTED SOON.

Sharm Keen

P.S. AND LAWYERS IN VANCOUVER

*-3 inclusions : 2 MAPS (OCP 2012: 36, 174) & DOUGLAS 2017: 94



TIMES COLONIST (AF)

Opportunity for Public Comment

Meeting will be livestreamed at victoria.ca

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

Neighbourhood Boundaries Non-Statutory Public Hearing

Thursday, January 27, 2022

- NO Fairfield gon During the City Council meeting which begins at 6:30 p.m.

Date: Time:

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.



Neighbourhood Boundaries

- Current Boundary Proposed Boundary Area Changes

-DPA-19 - DPA-9 - Fairfreldon

The Council agenda with this application will be published on the City of Victoria's website victoria.ca the Friday prior to the meeting. Out

How to Participate

Provide your input one of the following ways:

Submit Written Comments to Council

Email: 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. 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 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 fol@victoria.ca



ABSOLUTE DISASTE S THEN TOWERS EVERY WHERE : BY-LAW 2018:72. RESCIND THIS BYLAW'S HEIGHTS IN DOWNTOWN CORE BUSINESS GIVE NO MORE TOWER PERMITS IN OCP 2012 COMMUNITIES.

"Hentage Advisory ammittee's" decades of work rullified: OCP's totally ripped up!

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

Huge increases downtown "core business to detriment of existing heritage conservation areas": - Rock Bay - Cathedral Hill

- Fairfield: Southgat -15 blocks now = core business.

*Height regulations as in 2018 Zone No. 72 could apply core business: See 0.C.P. 2012

- Downtown Eastern cogs would
include more of
Quadra, plud.
Van conver, and
Cour St = Towers

City seeks feedback on proposed changes to neighbourhood boundaries 21 stony towers

11 May 2021 ROXANNE EGAN-ELLIOTT Times Colonist A3

The City of Victoria is asking for the public's input on pro-posed 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

The northern boundary of downtown would be extended to Bay Street from Chatham Street, while the <u>northwestern</u> 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

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 sugthing Guerrero has been sug-There has been informal dis-

cussion about boundary adjust-ments 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.



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 "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.

say," Helps said.
Proposed changes would
shrink the Fernwood neighbour hood, with residents in the northeast joining North Park and in the north joining Oaklands. Kristin Atwood, co-chair

of the Fernwood Community association's land-use commit-tee, 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

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,'

this into our series of our serves, she said.

The engagement survey is open until June 7. Results relevant to specific neighbourhoods will be shared with the neighbourhood associations and on blines the suil be and on public. 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.

If approved, the revised borders will be formally amended in 2022.

regan-elliott@timescolonist.com

The "secret" deal with City, YWCA part of "Cathedral Hill Precinct that City now wants

First Street Properties" to "protect" hentage at Broughton & Blanch Bladsherd & Fort — all for raught now. And Fort Street Hentage comdon "Sold out" by spot upzowing!

Not transparent at all. Backroom developer deals: Concert, Telus Trumline Aryze, Chard,
Skylight.
"Towers" only &
Investment monies
from the world.

Council is suppose to abide by the Hentage Advisary Committee.

Not have informal talks of not consult neighbour wood associations. And, "lockdown" = tyranny two. How convenient.

JUDE 25, 2021 SOK

163rd YEAR • NO. 157

SEE: CITY OF VICTORIA

JULY 2012 OFFICIAL BYLAW NO.12-013 BXT4M 5018: (261 pp) SEE (65 pp) The Colonist: Founded 1858 | The Times: Founded 1884

Dave Obee Editor and Publisher Phillip Jang Bryna Hallam News Editors

We are rushing toward a crowded future

EDWARD RELPH

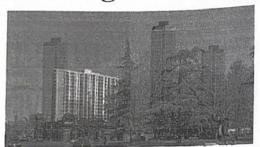
Constant construction in Victoria, and almost everywhere from Sidney to Sooke, is an indication of a looming problem for urban planning in the capital region. Plans expected to be good for 30 years are reaching their end dates about 15 years early because population growth has been twice as fast as projected.

To understand the conse 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 nat-ural 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

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

Rapid growth is expected to continue. B.C. Stats projects that in 2038 the population of the cap-ital 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 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 burn which is the control of 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

vides 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. cate growth and density.

The proposal for Harris Green Village is coincidentally 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 along heavest three of the

nity plan because three of its rtment 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 popula-tion 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.

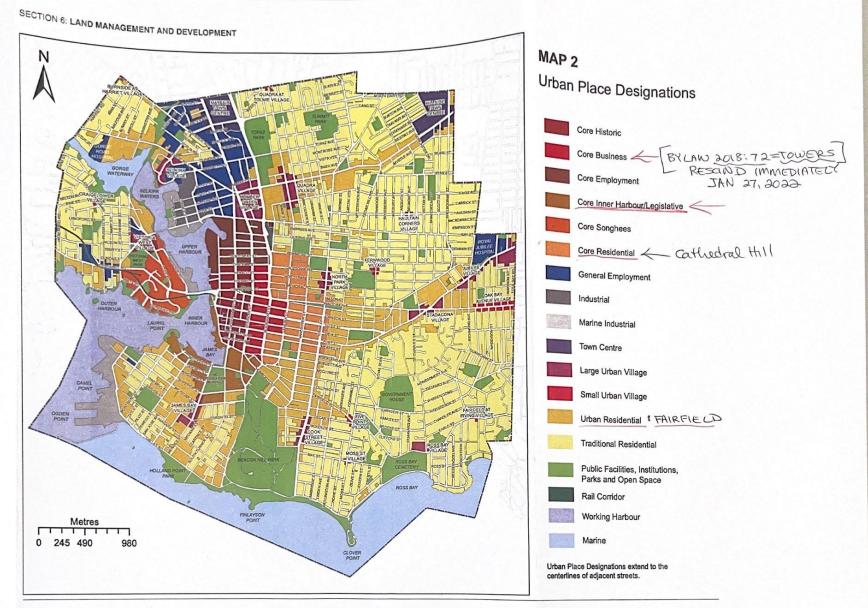
There is no end in sight for growth in the capital region, but does it have to be treated as an irresistible force to be accommodated even if resulting developments permanently change

opments permanently change somewhere's unique character and sense of place?

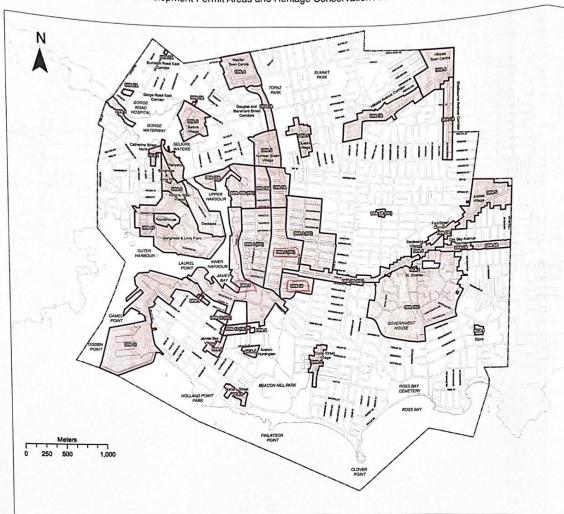
Or should sense of place be respected and the pressures of growth resisted by requiring large developments to provide affordable housing and other public benefits while conforming to strict guidelines about ing to strict guidelines about density, height and context-sen-sitive design?

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.



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

[with towers. Bylaw 2018:72] DPA 2 (HC): Core Business

DPA 3 (HC): Core Mixed-Use Residential

DPA 4: Town Centres

DPA 5: Large Urban Villages

DPA 6A: Small Urban Villages

DPA 68 (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

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

DPA 15B: Intensive Residential Panhandle 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 & Cempany

WORKPLACE DESIGNS THAT WORK

TROLL PATROL DEALING WITH NEGATIVITY ON SOCIAL MEDIA

ONE MAN'S HOPE FOR THE CITY'S FUTURE

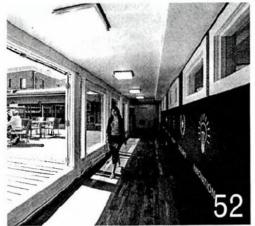
PM41295544

JUN/JUL 2017

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As these business experts show, real growth is only possible beyond the comfort zone. BY KERRY SLAVENS

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Vic West is eager to embrace its bright future but mindful of its working-harbour roots. BY JODY PATERSON

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Good leadership takes heart BY MAGGIE KERR-SOUTHIN

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Busting the myth of work-life balance BY CLEMENS RETTICH

WHAT'S GOING UP,

With its housing inventory at 35 per cent of last year's active listings and its rental market in a deep squeeze, Victoria's real estate has become as big a topic as the weather. With an energetic economy and high demand for housing, it's little wonder one of the most common skyline views in Victoria's urban core these days is the construction crane. Douglas takes a look at who is developing what in the core city

BUILDING BY THE NUMBERS

\$520,000

\$805,000

Average house price in

Canada, March 2017.

Average House Price

in Victoria, April 2017

working in in metro Victoria in the fourth quarter of 2016. an 11.9% increase over the third quarter.



680 +

Condo units under construction in the City of Victoria.

1.000 +

Number of rental units under construction in the City of Victoria.



Victoria rental vacancy

in the

HOME FOR SALE

\$1.05B

Victoria Real Estate Board Multiple Listing Service* at the end of April 2017, 34.8% fewer than the same time last year.

885 Total properties sold in Greater Victoria Real Estate Board region in April 2017, 31.2% fewer than the 1,286 properties sold in April of last year.



Value of residential

permits issued in

the CRD in fourth

the same period.

quarter of 2016, a 33%

Non-residential permits

increased 44% during

ncrease over 2015.



25% Canadians who plan to buy a home in the next two years, down from almost 30% in 2016.



Victoria's Current Tallest Building BOSA PROPERTIES' THE

- PROMONTORY AT BAYVIEW
- · 21 storeys
- · 66 metres

Tall Building Rivals

At press time, we're awaiting news of which development is set to be Victoria's new tallest building.

▶ BAYVIEW'S UNNAMED NEW TOWER

· Estimated 25 to 26 storeys · Approvals have been

as 77 metres.

PLACE ONE

- · Approvals have been
- granted by the City for as high as 75 metres. Townline is proposing a height increase

SOURCES, CANADIAN REAL ESTATE ASSOCIATION, 2017, CANADIAN MORTGAGE 8, HOUSING ASSOCIATION, 2017, RBC HOUSING POLL CANADA, 2017, VANCOUVER ISLAND CONSTRUCTION ASSOCIATION, 2016, VICTORIA REAL ESTATE BOARD, 2017.

granted by the City for as high

TOWNLINE'S HUDSON

· Estimated 25 to 30 storeys

In planning 125 units/15 storeys ALSTON PROPERTIES for greater density.

Unnamed 727-729 Johnson St. Approved 30 units/5 storeys

Condos/townhomes

ALPHA PROJECT

DEVELOPMENTS

88 units/17 storeys

O Legato 960 Yates St.

(1) tinnamed

1400 Quadra St

ABSTRACT DEVELOPMENTS AMADON GROUP The Wade 1105 Pandora Ave.

Black and White 1033 Cook St. Pre-sales Under construction 75 units/6 storeys 102 units/4 storeys

DOWNTOWN PROPERTIES

VICT

WEST

This affordable housing

levelopment, from

townhomes, is part of Dockside's vision of an

1000

JAMES

/ BAY

O Unnamed 1201 Fort St. & BUILESKY PROPERTIES BlueSky Victoria 1050 Pentrelew PI 008 Pandora Ave. Proposed 2 condo buildings with Approved 207 units/6 storeys

CATALYST COMMUNITY DEVELOPMENTS Madrona at

Dockside Green 49 units/two 3-store buildings Rentals, incl. townhome:

CHARD DEVELOPMENTS The Yates on Yates

Approved 2 buildings plus connecting podium from Yates to Johnson Yates: 111 units Johnson: 113 units

Platinum office buildings, a library, Re Barn Market, condos and rental units.

E

1

Tello on Yates 819 Yates St. 209 units/15 stores

CIELO PROPERTIES 1 595 Pandora 53 units/5 storeys

CONCERT PROPERTIES Tapestry
701 Belleville St. Approved 173 units/15 storeys

commercial CONCERT PROPERTIES & JAWL PROPERTIES

(1) Capital Park Phase I 525 Superior St. Under construction 5 storeys Office/commercial

(2) 355 Menzies St. Under construction 53 units/4 storeys Rentals/retail, including library and Red Barn Market

EMPRESA PROPERTIES 1120-1128 Burdett Ave

DOWNTOWN

1

10

Capital Park Phase II
545 Superior St. 6 storeys Office/retail (Capital Park Phase IIB 530 500 & 560 Menzies St 53 units/4 storeys

Rentals/retail COX DEVELOPMENTS 5 & 17 storeys 989 989 Johnson St. **FOCUS EQUITIES**

Approved 206 units/15- and 17-storey @ Bayview-Unnamed buildings plus 6-storey podium Condos/commercial approved geodetic height 200 condos/groundfloor (1) Unnamed mixed retail

1075 Pandora Ave. Bayview Future Under construction 134 units/13 storeys Development 2 5-storey seniors residences Rentals + 4 condo buildings

Unnamed 1088 Johnson St. In planning 37 units/10 storeys Rentals

JAWL PROPERTIES

36 units/4 storms HILW SALLASANDE STURY WITH FOCUS EQUITIES

 Bayview-Encore
Under construction
2 buildings: 134 units/ In planning 16 units/4 storeys Rentals/commercial

CONSTRUCTION The Row 1154 Johnson St. In planning 48 units/6 storeys

LE FEVRE & COMPANY (2) Horizon I 767 Ivee Rd Pre-sales, limited rem. 2 sections: 35 units/4

storeys, & 6/3-storey

INFORMATION AVAILABLE AT PRESS TIME, SUBJECT TO CHANGE

Skyllouse units

HOMEWOOD CONSTRUCTORS Cityzen Residences 613 Herald St. 32 units/6 storeys

1515 Douglas and 750 Pandora Under construction 6 storeys (Douglas) and

FAIRFIELD

rks, complete with steel

THE BUILDING

adding, honours Old Town's industria

13 storeys (Pandora) Ironworks 515 Chatham St. IN DEVELOPMENT GROUP Unity Commons 1303 Fairfield Rd. In planning 170 units/4 storeys

1 Lee Cheong & Lum Sam 534 Pandora Ave 25 units/2 storeys

METHOD BUILT HOMES Unnamed 953 Balmoral Rd. 17 units/6 storeys

767 Tyee Rd. Presales summer 2017 2 sections: 36 units/4 storeys

& 4/3-storey Skytlouse units

MOSAIC PROPERTIES D Jukehox Victoria 1029 View St. Under construction 215 units/9 storeys

D Johnson St. Gateway/ Northern lunk

1314-1324 Wharf St.

Sawyer Building

60-64 units/6 storeys

PACIFIC ARBOUR SIX

RETIREMENT LIVING

(D) Fort and Parc

In planning 280 units/10 storeys

RentaVcommercia

CORPORATION

Azzurro

829-891 Fort St.

RESIDENCES AND PARC

Altering existing

840 Fort St

1950 Blanshard St. Construction complete

RELIANCE PROPERTIES

65 units/7 storeys

Rentals/commercial

BLACK & WHITE

Described as gravity defying, Black and White's

or application Department of Unnamed 71-75 Montreal St. 120 units (est.): 5-7 storeys Condos/commercial

IAN LAING PROPERTIES LTD. TOWNLINE Hudson Place One 777 Herald St

Hudson Place Two 1700 Blanshard St.

120 units/16-18 storeys

TRI-FAGLE AND JAWL RESIDENTIAL 986 Heywood Ave. REALHOMES DEVELOPMENT

to planning 21 units/4 storeys

URBAN CORE VENTURES (1) Unnamed 212-220 Cook St. Pre-construction 17 units/5 storeys