

2022

CITY OF VICTORIA | Business & Community Relations


# Proposed Neighbourhood Boundaries Adjustments



Map of Current Neighbourhood Boundaries

- Current Boundary
- Proposed Boundary
- Area Changes

Committee of the Whole | June 9, 2022




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## Purpose

- In 2019, Council introduced an action to ‘resolve anomalies in neighbourhood boundaries’ in the Strong, Liveable Neighbourhoods section of the City’s Strategic Plan. On February 11, 2021 Council held a workshop regarding the current neighbourhood boundaries and made several observations that supported the proposed changes including:
  - Reconciliation of geographic anomalies that may fit better in adjacent neighbourhood
  - Opportunities to better match boundaries with the neighbourhoods in which residents perceive themselves to be living in
  - Neighbourhood populations present challenges for neighbourhood association capacity
  - Some village centres divided between neighbourhoods

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At the September 23, 2021 Committee of the Whole meeting, staff presented the Proposed Neighbourhood Boundaries Adjustments report to Council outlining the results of the Have Your Say online survey that took place from May 10 to August 3, 2021.



Subsequently, Council directed staff to refer three resolutions for public comment at a non-statutory public hearing.

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## Public Hearing

On January 27, 2022, a Non Statutory Public Hearing was held for these three resolutions:

1. That the City recognize the 2700-block to 3000-block of the east side of Shelbourne Street as part of the Oaklands neighbourhood, with the Oaklands Community Association acting as the Community Association Land Use Committee (CALUC) for land use matters in the area.
2. That the City recognize the 800-block between Fort Street and Academy Close, and Blanshard Street and Quadra Street, as part of the Downtown neighbourhood, with the Downtown Residents Association acting as the Community Association Land Use Committee (CALUC) for land use matters in the area.
3. That the City recognizes a unified Jubilee neighbourhood for land use matters and invites the North Jubilee Neighbourhood Association and South Jubilee Neighbourhood Association to work with the city on developing terms of reference for a unified Jubilee Community Association Land Use Committee.

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## Resolution #1

1. That the City recognize the 2700-block to 3000-block of the east side of Shelbourne Street as part of the Oaklands neighbourhood, with the Oaklands Community Association acting as the Community Association Land Use Committee (CALUC) for land use matters in the area.

### **Result:**

No public comment nor objections were heard, therefore Council directed staff to prepare an amendment to the Official Community Plan and other relevant city documents to formally recognize this boundary adjustment.

These amendments are anticipated to be in the form of map and text amendments to the Official Community Plan (OCP), the Oaklands Neighbourhood Plan and the Jubilee Neighbourhood Plan.

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## Resolution #2

2. That the City recognize the 800-block between Fort Street and Academy Close, and Blanshard Street and Quadra Street, as part of the Downtown neighbourhood, with the Downtown Residents Association acting as the Community Association Land Use Committee (CALUC) for land use matters in the area.

### **Result:**

After hearing feedback from the Downtown Residents Association (DRA) to amend the motion to adhere to the Downtown Core Area Plan boundaries, Council directed staff to prepare an amendment to the Official Community Plan and other relevant city documents to recognize the Downtown Core Area Plan boundaries as the boundary between Downtown and Fairfield with the DRA acting as the Community Association Land Use Committee (CALUC) for land use matters in the area.

These amendments are anticipated to be in the form of map and text amendments to the OCP, Downtown Core Area Plan (DCAP) and the Fairfield Neighbourhood Plan.

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## Resolution #3

3. That the City recognizes a unified Jubilee neighbourhood for land use matters and invites the North Jubilee Neighbourhood Association and South Jubilee Neighbourhood Association to work with the city on developing terms of reference for a unified Jubilee Community Association Land Use Committee.

### **Result:**

Council received correspondence from North and South Jubilee neighbourhood associations stating that neither association supports a merger of their independent CALUCs. Following a Council Member Motion on January 6, 2022, Council approved that a non-statutory hearing would not be required.

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## At the September 23, 2021 COTW meeting, Council also directed staff to:

1. Offer monetary resources for an impartial mediation process to take place between representatives from both the Fairfield Gonzales Community Association and the Gonzales Neighbourhood Association in regard to formal representation of both the CALUC and the neighbourhoods.
2. Report back regarding the Burnside Gorge Community Association and the DRA meeting to review and discuss the proposed adjustment of Bay Street becoming the new boundary between Burnside Gorge and the Downtown neighbourhood.
3. Report back on what official amendments are required to be undertaken by Planning staff should Downtown and Harris Green be recognized as one neighbourhood.

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**1. Regarding land use decisions in Fairfield, Gonzales and Rockland, should Council a) recognize the Gonzales Neighbourhood Association and its land use committee as representative of the Gonzales Neighbourhood, b) have Rockland represent Gonzales on land use issues under a unified Gonzales-Rockland neighbourhood association or c) remain as is, and have the Fairfield Gonzales Community Association continue to represent Gonzales for land issues?**

**Result:**

Two mediation sessions took place with members from the FGCA and GNA present on both March 18 and 22, 2022, respectively. No agreement was reached on the key issue of formal representation, but the two groups did agree to continue to work together both collaboratively and informally for the residents of their respective neighbourhoods.

**2. Should Bay Street be the new border between Burnside Gorge and Downtown?**

**Result:**

On October 27, 2021, members from both the Downtown Residents Association (DRA) and Burnside Gorge Community Centre met to discuss the proposed boundary adjustment.

It was agreed that the current boundary will remain for the present time. It was also agreed that the issue of boundary adjustments may be revisited later for discussion between the DRA and the BGCA if circumstances so indicate. The neighbourhood associations remain of different opinions on the boundary change and do not feel it warrants further discussion unless there is an urgency to provide this input to Council.

### 3. Should Downtown and Harris Green be recognized as one neighbourhood?

#### **Result:**

Council passed a motion that the City recognize the area currently described as “Harris Green” as part of the Downtown neighbourhood, with the DRA continuing to act as the Community Association Land Use Committee (CALUC) for land use matters in the area, and that the City recognizes Harris Green as a distinct area within the Downtown neighbourhood, similar to China Town and Old Town.

This amendment is anticipated to require map and text amendments to the OCP and DCAP.

## **Recommendation:**

- Direct staff to prepare map and text amendments to the Official Community Plan, 2012 to address boundary adjustments affecting Downtown, Harris Green, Fairfield, Oaklands and Jubilee neighbourhoods.
- Consider consultation under Section 475(2)(b) of the *Local Government Act* and direct that no referrals of the Official Community Plan Amendment Bylaw are necessary to the Capital Regional District Board, Island Health, Songhees Nation, Esquimalt Nation, provincial or federal governments, Township of Esquimalt, District of Saanich and the District of Oak Bay.
- Consider consultation under Sections 475(1) and 475(2) of the *Local Government Act* and direct consultation on the proposed Official Community Plan amendments in the form of a project update on the City's *Have Your Say* webpage

## Conclusion

The feedback received provides essential insight into the opinions of neighbourhood associations and residents.

All feedback received was considered in preparing this staff report for Council's consideration on the proposed neighbourhood boundary adjustments.