

[REDACTED]

From: Victoria Mayor and Council
Sent: June 2, 2022 1:51 PM
To: Public Hearings
Subject: Fw: Please support the proposed Fernwood Neighbourhood Plan

Categories: [REDACTED]

From: Eric Swanson [REDACTED]
Sent: June 1, 2022 10:32 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Please support the proposed Fernwood Neighbourhood Plan

Hi Mayor and Council,

My name is Eric Swanson and I live at 1274 Centre Rd., near Fernwood Village. My wife and I have lived in the neighbourhood since 2014, we have a young daughter who goes to daycare at the Fernwood Community Centre, and we're currently trying to figure out how to bring my mom to the neighbourhood, too (though finding housing has, of course, been hard).

I'm also someone who has been involved in the housing affordability issue, generally, first with a non-profit called Generation Squeeze (2014-2021) and recently as part of a policy and planning consultancy I run with my wife.

In this email, I'd like to first express my strong support for the proposed Fernwood Neighbourhood Plan and then close with some comments re: concerns about land value escalation and non-market housing.

Fernwood Neighbourhood Plan

- I think I've been engaged in the process since the beginning (initial online surveys, then workshops, then walkshops and more surveys, etc.). Through the process I've seen the material evolve and personally, I feel like a lot of my own feedback and what I heard from others during the various events is well reflected in the final plan. I.e. It seems to me that staff did a really good job listening and carefully integrating what they heard.
- If I could change anything, it would be expanding the "Housing Opportunity" areas (which imagine 5-6 stories **AND THUS**, "opportunity" for more affordable units and amenities) beyond the major roads. Why? Equity. I don't think it's fair that we concentrate the most affordable units/densest buildings along major roadways with the greatest levels of noise and air pollution. That said, it's not a hill I'd die on and I understand there are plans to rehabilitate e.g. Bay Street to make it a more comfortable road to live on/next to.
- Throughout the process, I really appreciated how staff made the trade-offs clear (we can't have it all e.g. lots of parking AND lots of green space).
- **Overall, SO GOOD. Very excited. Please please move it forward to a public hearing!**

Thanks for your work!

Eric