

[REDACTED]

From: Lia Thomson [REDACTED]
Sent: July 5, 2022 1:16 PM
To: Public Hearings
Cc: Kevin Thomson
Subject: Hillside Quadra OCP | Written Submission for July 14 Public Hearing

Importance: High

July 5, 2022

Good afternoon Council,

We are reaching out to you with regards to the OCP Amendment that will change the future land use direction for the Hillside Quadra development.

Our property is located at 3111 Glasgow Street (Lot 8 Block 5 Plan VIP1190 Section 4 Land District 57). Our lot is located three houses in from the corner of Finlayson Street. We purchased this property in 2010, have two young children and have made this property our home for over the past 12 years. The OCP being put forward today includes future land use designation for Urban Residential that will result in **bordering two sides of our property**. We are here today to ask you to strongly consider including our property in the OCP. By including our property in the OCP, this will allow for flexible options for future developers (a two-width lot to our south may prove challenging for developers). It will also provide more appealing outcomes for the neighborhood (buffer space, more green space to ensure a community feel is maintained). Additionally, this will also provide us with at least an option so that we avoid potentially losing significant value in our only real investment that we have poured our hearts and life savings into. Like many of you, our property is currently our private, safe and quiet haven for our young family. While we ideally would love to stay in our home, the thought of having condominium style buildings on **two sides of our one-story home** would be devastating.

If there is absolutely no way to include our lot in the OCP, at the very least, we would like to put forward the request for you to strongly consider a lower density Urban Residential option for the corner of Finlayson Street and Glasgow Street. The homes on our street are small in stature and our neighborhood pocket has a tight knit community feel. By scaling back the density on the corner of our street, it will ensure that the neighborhood feel is preserved and would also help protect our lot from complete loss of privacy.

We trust that our above requests will be seriously considered. As you can imagine, this is incredibly important to our family, and possibly life changing.

We will be attending the public hearing by telephone and we look forward to your response.

Thank you for your time and consideration.

Kevin & Lia Thomson
[REDACTED]

From: Morningstar Pinto [REDACTED]
Sent: July 6, 2022 1:11 PM
To: Public Hearings
Cc: Stephen Pinto
Subject: Question re: missing alleyway - Hillside-Quadra Plan

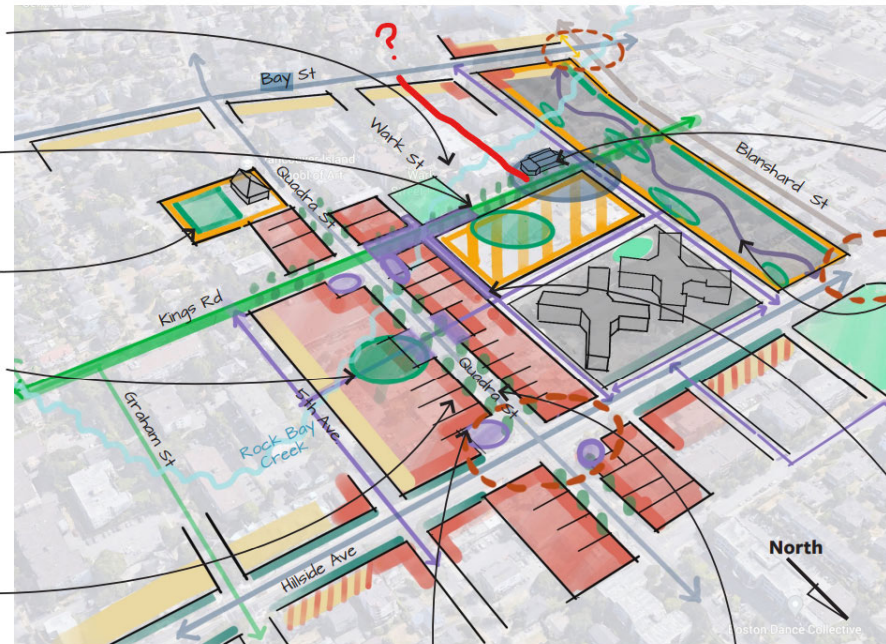
Greetings,

In reviewing the latest Hillside-Quadra Community Plan ([REDACTED])

[REDACTED] there is a small but important laneway missing on pg. 28. I've added it in red in the below snip, running between Bay and Kings road.

The reason this laneway is important, is we own the house on Bay St. right on the alleyway 838 Bay (the only house on that side) and we are trying to figure out how we fit into the community planning.

Quadra Village and Quadra West Directions



Consider a "community hub" with more community services complementing the current community centre.

Consider future renewal of Evergreen Terrace that add affordable and mixed-incorr housing in a mix of building types, green spaces and amenities, and sustainable transportation options.

Support the evolution of th lane into a pedestrian-frien "Quadra Mews".

Re-imagine Hillside Ave. as a more comfortable space for pedestrians, drawing people east and north from the village.

With new development, create a public plaza at Hillside and Quadra for pedestrians, patrons and bus riders.

In any new development, create human-scaled buildings with wider sidewalks, healthy street trees, small storefronts, and patio seating. Step upper floors back.

Thank you in advance for any information you can provide.

Sincerely,

--

Morningstar Pinto

[REDACTED]

From: Ruth Robinson [REDACTED]
Sent: July 6, 2022 7:23 PM
To: Public Hearings
Subject: Quadra Village residential area

I own a small property at 2574 Vancouver Street. Privacy for the west side of my house was extinguished when Aryze built a 5-storey glass tower on Fifth Street opposite my property. Before that tower, there were two small bungalows and a small 2-storey house in that area. The tower only allows on-site parking for, I understand, 12 vehicles, despite the probability that at least 128 adults live there. Predictably, traffic and bumper-to-bumper parking have increased exponentially on that block of Fifth Street.

Despite the existence of a fire hydrant opposite my rear driveway, people often park there illegally, making it very tricky for me to safely exit my car onto Fifth Street.

Worse, however, is yet to come:

1. On the north side of the Aryze tower, the same builder is to demolish the existing apartment block (its

address is on Kings Street) and replace it with another dense tower with virtually no on-site parking.

2. Opposite that proposed new build are a couple of old houses (fronting on Vancouver St.) apparently owned by a different builder, who plans to build 8 townhouses on that site. Fortunately, in that case, I understand each townhouse will have an on-site parking stall. However, exiting the townhouse parking is intended to be onto Fifth Street rather than Vancouver Street.

3. The result of those builds is that an even denser plethora of cars will be parked on the 2500-block of Fifth Street, which on the north end allows only a one-directional exit: cars have no choice but to turn east along Kings. Those who want to get to Blanshard or Quadra northbound from there have to make illegal u-turns or else drive several blocks out of their way to get to the intersection of Quadra and Hillside. No doubt the relevant blocks of Kings Street will be thick with parked vehicles also.

4. To make matters worse, the 2500-block of Fifth Street is rife with dangerous protrusions and potholes

and basically looks like a poorly-maintained back alley. My several messages left with relevant engineers over the last four months to ask about timing of making that block into a proper city street have been ignored. The same goes for Aryze, who I thought would be likely to know the answer since they have a vested interest in a significant section of that street.

5. In the past 12-18 months, Fifth and Vancouver Streets often indicate service and commercial vehicles having a great deal of difficulty navigating the relevant blocks north- and south-bound. Many times access on those streets is down to a single lane, requiring waiting vehicles to pump exhaust into the environment unnecessarily until they have room to continue on their way.

Victoria City Council obviously has their heads in the sand about parking issues in the Quadra Village area. Pretending that cars will be outlawed and replaced by bicycles, roller skates, running shoes, etc. in near future, much less in the lifetimes of today's children is to live in la-la land.

I must say I feel like I'm "whistling into the wind" for all the difference my opinion makes in the face of rampant single-minded bureaucracy. The quality of life in the Quadra Village area is deteriorating rapidly and severely due to lack of common sense of the planners relative to parking and general use of motor vehicles.

Ruth Robinson
2574 Vancouver St.
Victoria, B.C. V8T 4A7

[REDACTED]

From: ERIN PETERSON [REDACTED]
Sent: July 6, 2022 7:32 PM
To: Public Hearings
Subject: Neighbourhood Planning Meeting July 14 - Feedback

Hi there:

I would like to express my support for the neighbourhood plan for Quadra Hillside.

I have found the engagement by the City of Victoria to be thorough and transparent, including clearly visible signage at schools and grocery stores inviting feedback, and multiple opportunities to engage in person at public events and through email and online surveys.

I have heard pushback on the plan from some of our neighbours. The key issue I hear is, essentially, that people want things to stay the same. But they simply can't. Our city will change. It *is* changing. And it has to continue to change if it wants to remain a place where people can afford to live. A city where people cannot afford to live becomes a wasteland. No arts, no culture, no lively businesses and public events. People bring vitality and energy to an area. And we desperately need more housing to keep Victoria a thriving, vibrant, and *livable* city.

I think the plan is well thought out and offers a good trade off between wants and needs, proposing density with consideration and care. Building close to major transit lines makes sense and the mix of housing offered is encouraging.

People can't say in the same breath, "there is no where to live" and also, "but don't build that there." We need to move forward with these plans. I encourage the city to continue the thoughtful and important work they have been doing with the Community Plans. It can't come soon enough.

With thanks,

Erin Peterson

[REDACTED]

From: Kristen I [REDACTED]
Sent: July 6, 2022 9:02 PM
To: Victoria Mayor and Council; Public Hearings
Subject: Hillside-Quadra neighbourhood plan

I would like to express my concerns about the Hillside-Quadra neighbourhood plan. In the proposed Tolmie Village plan there is a large area of "housing opportunity" planned directly adjacent to traditional residential housing. Housing of 5-6 stories would tower over the properties behind or next to them and block invaluable sunlight. Buildings of that scale directly adjacent to residential housing would significantly impact the people living there in a negative way by impacting privacy, noise levels, and ability to maintain food security through gardening.

I would like to request that the plans be changed to limit housing in this area to 3 storeys, which would still allow for higher density housing with possible commercial areas in the street level. This would benefit the future of the neighbourhood in a way that would not negatively impact the people already living in the area. Is this change possible?

Sincerely,
Kristen Iverson



[REDACTED]

From: SHARON HAROLD [REDACTED]
Sent: July 7, 2022 3:50 PM
To: Public Hearings
Subject: Fwd: Rezoning 2700 blocks Graham St and Fifth Street

This is a resend with corrections

----- Forwarded Message -----

From: SHARON HAROLD [REDACTED]
To: Publichearings@victoria.ca
Sent: Thu, 07 Jul 2022 10:08:16 -0600 (MDT)
Subject: Rezoning 2700 blocks Graham St and Fifth Street

I oppose having the block my my single family homes rezoned for to 4 level high development as well as behind my yard on 2700 Fifth St.

Sharon Harold
2738 Graham Street
Victoria, BC V8T 3Z 2
[REDACTED]

Sent from my iPad

[REDACTED]

From: S Iverson [REDACTED]
Sent: July 7, 2022 2:20 PM
To: Victoria Mayor and Council
Cc: Public Hearings
Subject: Quadra-Hillside Neighbourhood Plan

I will appreciate your consideration of the following issues concerning the Quadra-Hillside Neighbourhood Plan.

1) The Missing Middle Housing Initiative involves duplexes, triplexes, fourplexes and town houses, not the 5 to 6 floor apartment buildings the Quadra Plan has slatted for the area between Tolmie and Finlayson Streets. Two and three level buildings are considered “human scaled “ and therefore create a neighbourhood rather than a commercial/apartment downtown area of 5 story buildings less attractive to families. The current plan seems inconsistent with the stated ‘equitable, diverse, inclusive community’ objective unless you lump all lower income families into an assumption that they have to accept undesirable alternatives which is also inconsistent with the plan’s goal of fostering more sustainable, attractive, joyful villages.

2) There exist many best practice alternatives that can replace the high-rise non-neighbourhood apartment type plan proposed for the Finlayson to Tolmie Street block. If the plan truly desires its stated ambiance, attractive, active, open spaces, it should be considering two-story Victorian row houses with underground garages or semi-detached two-story town houses with narrow walkways between each set of two. Ambiance does not include 5 and 6 story apartment buildings built with low budgets, cheap building materials and lacking architectural features.

3) To create a village atmosphere, it helps to bookend both sides. The plan proposes “places to gather around Kings Road” but fails to include anything for the top end at Tolmie through Finlayson. Underground parking (Whistler style) can eliminate on street parking and allow for wider sidewalks, integrated green spaces, outside seating, community gardens (inspiring social connections) and separated bicycle lanes. These amenities would define the scenario of the Quadra Village.

4) Quadra Elementary School is on Finlayson which will have a greatly increased demand from the increased population. Space for it to expand is important as well as safe walking lanes for the children going to and departing from the school. Again, wider sidewalks will dictate underground parking and will also benefit by reducing Quadra to a single lane road. Traffic circles replacing traffic signals at the intersections of Finlayson and Tolmie would greatly slow traffic through the area to protect children, the neighbourhood residents and bicyclists.

5) The plan discusses the concern of climate change but fails to offer alternatives that can contribute to easing our carbon footprint. If the plan brings up important issues, it is irresponsibly deceptive not to provide a full set of alternatives to address them. At the very least, bicycle lanes and traffic circles should be considered for their environmental benefits to the neighbourhood and elementary school. They both eliminate exhaust from idling engines (for the plan’s objective for reducing of greenhouse gas emissions) noise from acceleration and risk of collisions.

6) The plan states that “we have a chance to rethink the way we live in and move around the city”. That is ambitious and I applaud your goal. I will greatly appreciate the committee of the Quadra plan to apply that goal to the block between Finlayson and Tolmie. Rather than destroying the atmosphere of houses on the adjacent Fifth Street during construction and occupation, a plan that actually connects the alternatives to the fashionable objectives could improve the quality of life for both.

Hopefully you will reconsider.

Cheers,
Scott Iverson
UVic Professor Emeritus

From: Victoria Mayor and Council
Sent: Thursday, July 7, 2022 8:54 AM
To: Public Hearings
Subject: Fw: Village vs. Corridor Opportunity to provide input

From: Donna Blyth [REDACTED]
Sent: July 6, 2022 4:25 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Village vs. Corridor Opportunity to provide input

Regarding the mail you sent to residents of Victoria and the opportunity to provide input I found your website for the survey confusing so sending an email.

I live in the 1600 block of Oak Bay Avenue and find that I am a corridor and a village on your little information sheet.

I would just like to be a village so I to can have roundabouts along the avenue as far as Foul Bay Road. This would make it much easier for me to make a left hand turn out of my driveway and the vehicles speeding downhill from the light at the junction would slow down considerably.

We could use another crosswalk between Rockland and the junction with flashing lights, oh and maybe flashing lights at the Rockland crosswalk and all the crosswalks on Oak Bay Avenue could be raised as to cause a further slow down,

I walk to the other villages in my area such as: Stadacona, Jubilee, Haultain or is that one of ours, not sure where the boundary is for Saanich. But I also drive and lately I feel more and more unwelcome in these areas because, I guess, I'm an outsider now - never felt like that in my city before. You want cars to take the corridors but even going thru the villages at a slow speed I can get to where I'm going quicker and using less gas and causing less pollution because I'm not crawling along with all the other traffic. But I guess this makes me a bad person because I clearly don't live in any of these villages and shouldn't be driving in them.

The city is strongly promoting inclusivity but this kind of talk promotes divisiveness in the surest way and I suspect those of us who live in "corridors" and not "villages" will just have to get over it because I don't see anything happening in a positive way to make us just feel like the Victorians I thought we ALL were.

Donna Blyth
Victoria

[Redacted]

From: Mathew Ward [Redacted]
Sent: Thursday, July 7, 2022 1:32 PM
To: Public Hearings; Victoria Mayor and Council
Subject: Hillside-Quadra Neighbourhood Plan

Dear Mayor and council members,

I have concerns with the recent Hillside-Quadra neighbourhood plans that I would like to share with you. My concerns relate to the housing opportunity near Tolmie Village where five to six storey buildings are being proposed next to existing traditional residential housing. If this new development is allowed to proceed, the neighbouring houses will forever be left in the shadows. This would significantly impact everybody living there by taking away their privacy, increasing noise level, and affecting people's ability to maintain food security through gardening. Not to mention that the property value will be greatly reduced.

I ask you to please reconsider the proposed new Tolmie Village plans and limit the new buildings to two to three stories tall.

Kind regards,
Mathew Ward

