

[REDACTED]

From: K Iverson [REDACTED]
Sent: Thursday, July 7, 2022 10:34 AM
To: Public Hearings; Victoria Mayor and Council
Subject: Small change requested

Please accept my concern for one area of the Hillside-Quadra neighbourhood plan. I live on Fifth street just south of Tolmie Village. It is the only area in the plan in which housing of 5 to 6 stories is directly adjacent to an area of single family homes. Buildings of this height would tower over our backyards, blocking sunlight from our gardens, eliminate the privacy of our yards, and increase noise levels.

We sincerely hope that the height limit for this one block area along Quadra could be changed to a maximum of 3 story buildings rather than 5 to 6 stories. This would allow for increased density but reduce the negative impacts upon those of us already living in the area.

Thank you for considering this small change.

Kathryn Iverson

[REDACTED]

From: Victoria Mayor and Council
Sent: July 13, 2022 1:14 PM
To: Public Hearings
Subject: Fw: Villages and Coridors

From: Clifford C [REDACTED]
Sent: July 13, 2022 1:03 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Villages and Coridors

Dear Mayor and Council Members,

I am writing to express my support for the Villages and Corridors plan.

I believe this plan in conjunction with RDAH and MMHI will be a large step towards solving many problems the city is facing. It allows for increased housing supply in areas close to transit and amenities. This will not only help affordability in the city but it will also allow new residents of these areas the option to live an environmentally friendly car free lifestyle.

Thank you for considering my opinion on this matter.

Regards,

Cliff Childs
[REDACTED]
Fairfield resident

[REDACTED]

From: harold stanley [REDACTED]
Sent: July 13, 2022 2:20 PM
To: Public Hearings
Subject: North Park LAP Public Hearing July 14

Dear Mayor and Councilors

As the Chair of the North Park Land Use Committee during the recent updating of the North Park LAP (I've recently resigned from this position as I've moved from a townhouse in North Park to an apartment in James Bay), and as a planner with over 35 years experience in the field of community planning and development in both the private and public sectors in a variety of jurisdictions, I'd like to comment on the resulting LAP and the process used in the update.

Updating the LAP during a pandemic was a challenge for the planners involved as well as the community. Zoom meetings are not a good substitute for in person meetings and open houses. It not only excluded many in the community without access to a computer but also those, especially seniors, who lacked the computer skills to participate. That said I cannot blame the assigned community planners in their efforts to engage the community as the community planning section of Victoria's Planning Dept. appears to be understaffed and overworked.

There were, however, parts of the process that could have been done better. Many of the community's concerns, for example, related to transportation and the lack of green space, both issues that involve City lands. When these issues were brought up we were told that they were either outside the scope of the Plan or were under the purview of another City Department. In other jurisdictions where I've worked it was established practice to have people from other departments, facilitated by community planners, meet with community stakeholders to discuss concerns and issues within their area of expertise and help develop policies to address them in the Plan. This was, to my knowledge, not done and no discernable explanation was given as to why the community couldn't communicate with these other Departments. It lead me to wonder about the culture within the City and if each Department had developed "silos" to protect turf and stifle communication between the departments, an all too common occurrence in other jurisdictions. This was especially frustrating in that the City is by far the largest landowner in the neighbourhood and yet the future of these City owned lands were either excluded from discussion or given cursory mention in the final plan.

North Park may be the most over planned piece of real estate on the planet. We have the North Park LAP, the Downtown Core Area Plan (which covers a large area of the community), the Villages and Corridor Plan, and an OCP. How these plans work and interact with each other was never, in my estimation, properly explained. That the DCAP and LAP were being updated at the same time as the introduction of the Villages and Corridors plans, the Missing Middle initiative, not to mention discussion of changes to neighbourhood boundaries, led to much confusion and frustration with many participants bowing out of the process.

In my view, planning in Victoria is a very top down process. At 285 pages the OCP is overly prescriptive and leaves little wiggle room for the development of distinctive locally developed polices and plans at the neighbourhood level. In other jurisdictions the OCP provides a vision for the City's future (usually 20 to 25 years) along with goals and objectives and a few broad policies on how to achieve the vision. After the adoption of the OCP the development or updating of LAPs needs to take place, with each neighbourhood adopting new policies that address local issues while at the same time conforming to the new OCP and its vision. At over 20 years old, the existing North Park LAP was long overdue for an update. By updating the LAPs on an ongoing basis through continuous communication, consultation, and active involvement with their assigned communities, community planners can stay on top of changes occurring within each community while retaining the vision laid out in the OCP. Hopefully such planning strategies will be adopted in the future.

Thank you for your consideration of my comments.

Respectfully

Harold Stanley

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Harold Stanley

M. Env. Design

Community Planning Consultant

RE: Letter of Support for the Hillside-Quadra Local Area Plan at Public Hearing on July 14, 2022

Dear Mayor & Council,

The Khalsa Diwan Society (KDS) is a registered not-for-profit organization that provides a variety of services including affordable housing, community programming and meals for seniors, immigrants, and families in the Hillside-Quadra neighbourhood for over 100 years. The Society operates the Sikh Gurdwara located at 1210 Topaz Avenue, which was first built in 1912 and is the second oldest in Canada. The Gurdwara serves as an important social and community centre providing space and services for South Asian and other immigrant and vulnerable communities. Over the past several decades the Society has acquired several additional properties adjacent to the Gurdwara to offer below market rate rental housing for families, seniors, and immigrants.

The Society envisions creating a diverse, inclusive, and multigenerational community hub in the area to create a neighbourhood hub providing secured rental housing as well as additional community gathering space for elders and students, as well as newcomers, immigrants, and the broader Hillside-Quadra community. Elders and newcomers are some of the most vulnerable community members, with these populations being identified as being in the some of the greatest core housing need.

Visible minorities comprise a greater percentage of residents in the Hillside-Quadra neighbourhood compared to the City overall (26% vs. 15%). There is a greater need for affordable rental housing in the area since 59% of current households are renters and there has not been a lot of new housing development in the area until 2018.

The Society has participated in a variety of public engagement activities throughout the Hillside-Quadra Local Area Plan process over the past two years. In summary:

- We have felt heard and supported by City staff who have been open and supportive to our needs and ideas.
- We strongly support the Plan and associated policy directions related to housing which will increase the diversity of housing opportunities in the area.
- This amenity rich neighbourhood has access to several parks and green spaces, schools, public transit, and active transportation corridors all of which would benefit families and renters through the provision of additional housing units.
- The small villages and community corners and 15-minute neighbourhood concept will support increased access to services with commercial businesses serving the needs of the growing households.
- This revised LAP provides significant opportunities for organizations such as KDS to deliver more efficiently and effectively our and the City's mandate in regard to community housing and social service supports.

While the Covid-19 pandemic has led to challenges in conducting public engagement, and there are areas of the plan that could be improved, overall, we believe that there are significant key elements that would improve housing conditions, transportation, and amenities in the neighbourhood in the current Plan. After two years of engagement and planning we believe it is time for the City to act by implementing and delivering policies and tools that would enable and support not-for-profit community-based organizations including ourselves to help meet the needs of vulnerable, marginalized and equity-deserving groups.

Regards,

Hardip Sahota

President, Khalsa Diwan Society

Khalsa Diwan Society
1210 Topaz Ave
Victoria BC V8T 2N1

July 13, 2022

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Regards,

A handwritten signature in black ink, appearing to read "Hardip S. Sahota". The signature is fluid and cursive, with the first name being the most prominent.

Hardip Sahota

President, Khalsa Diwan Society

[REDACTED]

From: Braden Hutchins [REDACTED]
Sent: Thursday, July 14, 2022 12:40 PM
To: Public Hearings; Victoria Mayor and Council
Cc: Heather Hachigian
Subject: Feedback on the Hillside-Quadra Neighbourhood Plan - Critical Services Needed

Good afternoon,

As residents of the Hillside-Quadra neighbourhood, we are writing to provide feedback on the Hillside-Quadra Neighbourhood Plan:

- The plan does not address critical services (e.g. daycare, healthcare, etc.) that families need to survive, despite the clear intent to provide additional housing and create 15-minute walkable communities.
- As an example, the plan does not recognize that a significant number of daycare spaces are needed in this area, and, in fact, has identified that the largest current licensed daycare in the area should be designated as mixed use (on the corner of Jackson and Tolmie), without ensuring that these current daycare spaces are protected and expanded.
- Using our personal situation as an example, our youngest child will be attending daycare in the West Shore, our doctor (we are fortunate enough to have one) is located in View Royal and we are unsure about what we will do for before and after-school care when our two children go to Quadra Elementary.
- While improving public spaces and mobility will no doubt improve the neighbourhood, *these are ancillary concerns* to the real needs that all families are struggling with and these will not bring these critical services to within a 15-minute walk of residents!
- Therefore, we would suggest that the plan must incentivize development that prioritizes the creation of these critical services, in addition to providing a range housing options.
- We also wish to acknowledge that we support the creation of "Highview Corners", but question the value of retaining the building at 1302 Finlayson if a better development that had housing, critical services and locally owned shops could take its place.

Thank you for the opportunity to provide this feedback.

Sincerely,
Braden Hutchins and Heather Hachigian
3136 Highview Street

[REDACTED]

From: Jakelene Plan [REDACTED]
Sent: Thursday, July 14, 2022 10:33 AM
To: Public Hearings
Subject: Comment - Fernwood Community Plan

Good morning! Thank you for hosting a public hearing regarding updates to the neighbourhood plans for Fernwood.

I have lived in this community for 5 years, and I am happy to call this neighbourhood home.

I am excited about the goals and plans outlined in the Fernwood Plan Summary, in particular around the mini village near Bay and Shakespeare Street, which is the closest intersection to my house. I would love to have more opportunities to shop, meet with friends, and enjoy my community in this area that is so close to my home.

Furthermore, I'm excited about the opportunities that the proposed public spaces offer, in particular renewal of the Fernwood Community Centre and Fernwood Square, a water and spray park, as well as a long-term plan for Royal Athletic Park.

I also am very supportive of building up density and more housing options, particularly along the Bay Street thoroughfare. Bay Street has both the 10 and 22 bus that travel along key sections of the road, and I think there are ample opportunities for more people to use public and active transportation to go about their daily activities. Building up density and encouraging "car-lite" housing is a great way to do this.

I hope that in future, the Bay Street bike lanes could be lengthened and expanded to better protect cyclists like myself so that we can safely connect with the Vancouver Street corridor.

I would also like to see improvements and restoration of sidewalks along the major thoroughfares in Fernwood - in particular, Bay Street's sidewalks are deeply inaccessible and difficult to use for anyone who may need a wheelchair, scooter or stroller. Improving this key amenity is essential to continuing to develop Fernwood as a walkable "15-minute community."

Thank you!

Jakelene Plan

[REDACTED]

From: Kathryn Gillis [REDACTED]
Sent: Wednesday, July 13, 2022 6:17 PM
To: Public Hearings
Subject: Hillside-Quadra LAP

Dear Mayor and Council,

I am a resident of Hillside-Quadra and am writing to comment on the Local Area Plans in general and my neighbourhood LAP specifically. My message is this: ***please respect our communities by delaying the passing of the LAPs to allow for adequate face-to-face dialogue to fine tune the LAPs and gain acceptance by the communities.***

LAPs:

- I acknowledge the efforts of planning department staff in the development of the LAPs, during a pandemic and at a time when the city had multiple other major initiatives in progress, some of which intersected with the LAPs.
- That said, our community leaders and every resident I know strongly believe more time is needed to fully understand the details and consequences of the proposed plans, and to contribute our ideas of how to make the plans stronger.
- As an engaged resident I struggled throughout the process to understand what was being considered and what was not. I participated in a few Zoom meetings, but these did not promote discussion.
- The Citizen's Assembly to discuss the potential for Saanich-Victoria amalgamation was delayed because face-to-face meeting were considered essential. Surely the LAPs, which impact communities for decades, deserve the same consideration!
- Holding a summer public hearing when most residents are having their first "summer" since the pandemic is, again, inhibiting public input to this process. It suggests our opinions are valued less than the desire of staff and Council to "finish" the LAPs before the next election cycle.

Hillside-Quadra LAP:

- Significant new "red text" was added to the LAP after the last round of consultation, many of these are "big" issues and raise significant concerns. These must be discussed and potentially revised in consultation with the community.
- The future of key locations, such 950 King, is ambiguous. While future consultation is proposed, it is not explained adequately to assure residents that their voice will be adequately heard.

In closing, I am asking you to demonstrate you care about our communities and the democratic process by delaying the passing of the LAPs. While you may believe there's been adequate consultation and just want to get on with your agenda for the City, I ask that that you show some humility by following the request of residents and community leaders to slow down the LAP process. Surely the buy-in that a few more months of dialogue would potentially generate would be a win for Victoria, and better achieve the City's goals of having strong, livable neighbourhoods.

Respectfully,
Kathy Gillis

[REDACTED]

From: Robert Adam [REDACTED]
Sent: Wednesday, July 13, 2022 9:00 PM
To: Public Hearings
Cc: Celia Francis
Subject: City plan for Fernwood

Robert Adam
1276 Walnut St.

I am writing to comment on the city's plans for Fernwood because I live there.

I support the city plan to add businesses to the Belfry area. For instance, I would like to see a new bakery there. I would also support other small businesses that fit community needs.

I am worried about the idea of a "village" development running from Bay along Fernwood past Walnut. I am worried it will reduce the quality of life in my neighbourhood.

Since car lanes have been reduced on Bay street there is congestion. This is partly because more people now live in the Railyards and use Bay to get to town or to that other vital point: Royal Jubilee hospital.

Any densification in the proposed Fernwood/Bay village will only add to congestion. True, new residents may ride bicycles and walk, but they will also drive cars. Those cars will add to congestion. Customers coming to the area will want to drive. Lacking business parking they will park on residential streets creating conflict.

If we permit building a new "small urban village", can we really expect residents won't use cars? The scale of the city's proposal can only lead to congestion and parking pressure. The proposals also appear to lead to the wholesale replacement of many if not most character homes, one of the features Fernwood residents love.

I do understand that city's concerns go beyond Fernwood, but we do not need to build more housing for buyers from outside of Victoria. People from around the world who can spend \$900,000 and up for condos or houses in Victoria do not need help from the city.

We need to help our citizens who are seeking housing; particularly our disabled citizens. A measured, smaller development on Fernwood could serve our disabled citizens who find housing so hard to find while maintaining the quality of daily life in this area.

These would be developments in keeping with the diversity of Fernwood as it is today: diverse, peaceful, tolerant and uncrowded.

The current proposal will detract severely from the current neighbourhood and should be rejected.