

From: personal information
Sent: Friday, August 18, 2017 5:50 PM
To: Kristina Bouris <KBouris@victoria.ca>
Subject: Heritage

My wife and I live at personal information and do not want our home designated heritage.

Thank you

personal information

From: personal information
Sent: Friday, August 18, 2017 8:07 PM
To: Kristina Bouris <KBouris@victoria.ca>; Andrea Hudson <AHudson@victoria.ca>
Subject: rejection of heritage designation

Hello,

This is to inform you and city council that I do not want my personal information Cook Street to have a heritage designation. I believe those who wish this can apply for it. Do not impose it on those who do not wish to have it. I have worked all my life to pay for this property and invested in it for my retirement income, and I do not want the city to impose **any** restrictions on it whatsoever.

personal information

RECEIVED
SEP 11 2017
LEGISLATIVE SERVICES

Victoria, BC,
Sept. 11, 2017

Dear Mayor Helps and Councilors,

Please find attached a petition whose signatories (19 out of the 21 affected owners/residents) reject by a majority of 19 to 2, the proposal to include Durban Street in a Heritage Conservation Area.

Discussions of area residents have included extensive fact finding meetings with:
Home Insurance Companies
Real Estate Industry
City Heritage Planning Staff
Heritage Construction Workers and,
Owners of current heritage designated homes.

Each affected owner/resident signing this petition has concluded that it is contrary to their best interest as owner, as resident and as Victoria taxpayer on Durban Street to have their home included in a Heritage Conservation Area proposal (letter from the City dated April 10, 2017 and subsequent City sponsored meetings and workshops.)

Further to the above, we believe that as petition signatories we are sufficiently informed and are within our rights as private property owners in the province of BC to adamantly reject this proposal.

We believe that the current opportunities provided by the City are sufficient for owners to heritage designate their own homes.

We want to officially register at this point the views of the 19 owner/residents who are opposed to the proposal and have put their names to the attached petition.

Thank you for respecting our rights as private homeowners, seniors on fixed incomes and young families.

Sincerely,

[Redacted signature line]

Spokespersons for the petition signatories

[Redacted block]

[Redacted block]

DURBAN STREET PETITION

Being an owner/resident on Durban Street, I am opposed to the proposed Area Heritage designation on Durban Street.

Name

Address

Signature

[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	

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Being an owner/resident on Durban Street, I am opposed to the proposed Area Heritage designation on Durban Street.

Name

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Name

Address

Signature

[Redacted Name]	[Redacted Address]	[Redacted Signature]
[Redacted Name]	[Redacted Address]	
[Redacted Name]	[Redacted Address]	

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

DURBAN STREET PETITION

Being an owner/resident on Durban Street, I am opposed to the proposed Area Heritage designation on Durban Street.

Name

Address

Signature



_____	_____	_____
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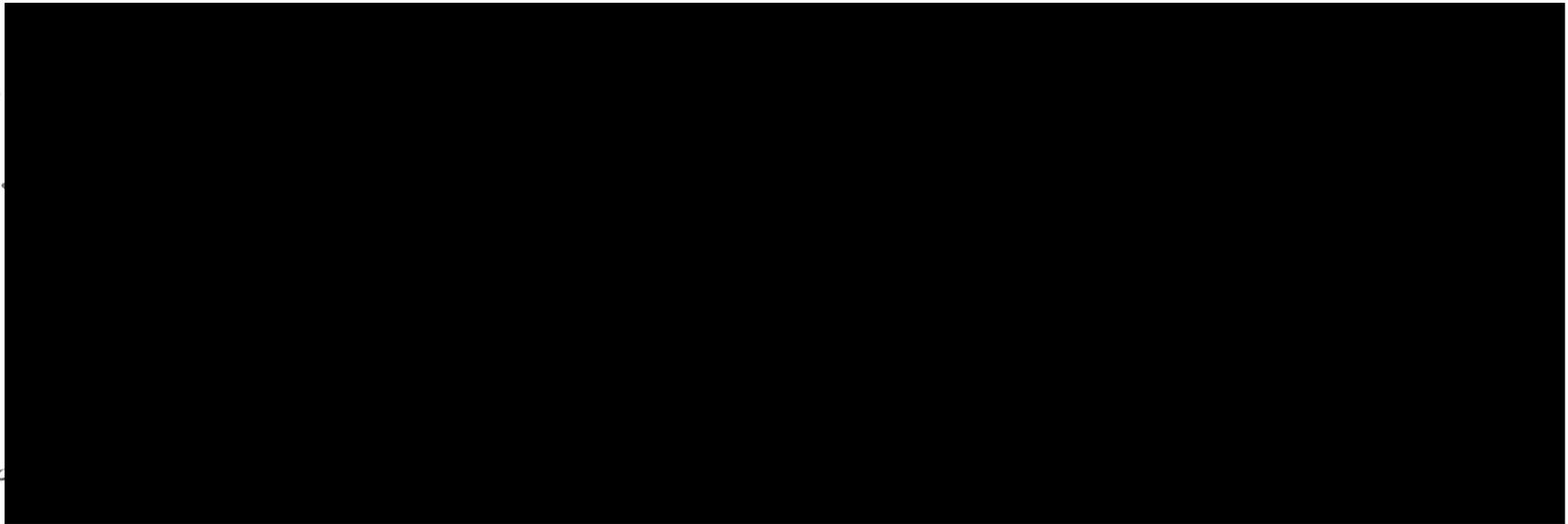
DURBAN STREET PETITION

Being an owner/resident on Durban Street, I am opposed to the proposed Area Heritage designation on Durban Street.

Name

Address

Signature



September 11, 2017

Dear Kristina and Committee,

My family, neighbours and I continue to be ADAMANTLY opposed to [REDACTED] being part of a Heritage Conservation Area. (Previous correspondence attached.) We suggest the city work on their pitch on a 1-to-1 basis to encourage property owners to choose heritage designation for their own individual homes. That respects citizens, treating us like responsible decision-making beings that we are.

Victoria City Council has publicly been respectful, empathetic and pro-active in accommodating and assisting active drug users, the homeless, the LGBTQS+ community, cyclists, First Nations, low income and affordable housing projects, and so on. In each case, City Council has used tax dollars to benefit these individuals, respecting and improving their personal well-being. In the case of [REDACTED] homeowners, I believe we have been shown incomprehensible disrespect, with no regard for our personal, financial or emotional well-being.

This notion of HCA did not originate from the residents of [REDACTED]. We were not even approached individually when the initial plan for our street was hatched. Why [REDACTED] of all the Fairfield Streets, was included is totally questionable from a heritage point of view. Government is wielding control over selected private citizens for nothing more than the fact that we purchased our homes on a certain street. I did not move to Victoria for heritage. I moved here because my friends and family live here, I found a house that suited me, and I believed I would be respected as a citizen.

Picture this happening to you.

1. Move to Victoria. Love your home that you own, take care of, enjoy your neighbours who also enjoy their homes, support the City Council who you think cares about people first. You feel confident, you have made a sound investment for your 'nest egg', you have a to-do list, look forward to the warmer weather when you can get outside and fully participate in the many activities. You pay your taxes and your utilities. You happily have dinner and go to sleep in your own home.
2. A letter from Victoria City comes in the mail. You are informed that your house/street has been selected, by you know not who, to stay the same forever so that other citizens and those visiting can come to enjoy your house and your block, now on the radar for 'Heritage Conservation Area'.
3. You are shocked. Who were these people who pre-selected your street? They had not talked to you. You thought you were a private owner. You purposely did not buy a heritage home. Is there something you are missing? Is your home on public property and others can make decisions for you about your residence? You and your neighbours do your research.

Then the other shoe drops... details emerge of the huge financial and emotional price tag for this lofty designation. And for this, YOU will bear the cost so others can enjoy. Here's what the Victoria experts in the field say.

FACT 1: Real estate values go down. Buyers do not want layers of permits or restrictions on what they can or can't do. They want freedom to repair, renovate or build with all the opportunities there are in this millennium to improve building practices, living costs and comfort... within the range of by-laws that guide ALL residential properties in Victoria and under which the owners signed their property contract.

FACT 2: The number of prospective buyers drops significantly when they find out there are heritage restrictions. They don't want the hassles.

FACT 3: Central Mortgage and Housing has refused mortgages on heritage properties because of concerns about longevity and upkeep.

FACT 4: Your home insurance rates go up significantly. When a property is 'deemed' in any way to be 'heritage', across the board insurance companies demand an immediate appraisal, causing a significant rise in your insurance premium. This is an upward sliding scale as each year it is harder to find 'heritage' materials or workers skilled in this area, therefore your coverage is very restrictive.

FACT 5: 'Heritage' on [REDACTED] is subjective descriptor. Homes have NOT been vetted for anything beyond estimated age and appearance. (Presenters at meeting 1, apparently part of a walk-by selection group, claimed the street was 'pretty' and 'nice'.) There has been no valuation of the percentage of original house still remaining intact, structural integrity, plumbing/water adequacy, energy efficiency, age of chimneys, house lifts, basements dug, outbuildings demolished, additions, renovations, projected costs to owner to keep house intact, etc., in fact, no 1-on-1 meetings with owners.

FACT 6: The on-line 'Survey' did not give any opportunity for the residents of [REDACTED] to express their disagreement with our street being part of this plan, therefore the opposition of those most directly affected by this proposal was not proportionately registered in survey results.

I would highly suggest the following:

1. Stop this waste of our emotional energy. Let us get back to being citizens supporting City Hall rather than fighting it. Walk away with the HCA plan, and start treating your taxpaying citizens with the respect they deserve. Educate them, don't regulate them.
2. Approach individual property owners and educate them as to your committee's concerns and wishes, offering them options in declaring their own homes 'Heritage'. Treat us like intelligent human beings capable of making our own decisions about our own properties.
3. Create a team that can be freely approached for advice if a current homeowner is planning to renovate, upgrade or demolish and rebuild their residences. Give education and advice, the democratic mandate over dictatorial mandating.
4. Do not assume that people living on [REDACTED] are wealthy and can accommodate 'Victoria Historical Street' preservation. Most of us on [REDACTED] are on a fixed income or are young families. We have tight budgets, long-term financial plans. We have carefully prioritized in order to be able to live in this neighbourhood. Please don't overstep your boundaries as City Administration thinking that we can afford to be so liberal with our sharing of our properties. We're all working very hard to be good citizens, and I know because I know my neighbours.

And please, stop and think... how would you like to be treated?

Sincerely,

[REDACTED]

[REDACTED]
May 1, 2017

Mayor Lisa Helps,
Victoria City Council,
Victoria, BC

Dear Mayor Helps,

RE: Enveloping [REDACTED] in a Heritage Conservation Area

I would like you to know that I am adamantly opposed to this plan and will be contacting legal counsel if necessary. The neighbours with whom I have met are opposed as well and have contributed to the research on this issue as presented below.

This concept erodes our rights as property owners and citizens, and arbitrarily puts us at a financial disadvantage to other private property owners in Victoria. We were unaware of this plan until mid-April by mail, with a subsequent meeting April 26th.

Real estate firms in Victoria have stated unequivocally that this designation has a negative affect on property values and immediately diminishes the number of prospective buyers. They have had potential buyers turned down on mortgages (CHMC) for homes that require heritage upgrading. Homeowners with Heritage Designation revealed that it is extremely costly to replicate historic elements as time goes by. My previous neighbour will attest to the added cost, frustrations, and time delays in restoring for sale her uncle's Heritage Designated home on [REDACTED] two years ago.

Recently several houses on [REDACTED] have been significantly redesigned from their original appearance. Presently, a small one-storey building on a large street frontage is being demolished and replaced by two two-storey houses. And even though the option is available, no present [REDACTED] homeowners have chosen to have their home designated as heritage. Two previous owners had this designation placed on their homes years ago.

Parking already is compromised by proximity to a school, the Moss Street Market, a daycare, and a hydrant serving the City Sewer trucks multiple times per day. We do not want increased congestion, transient traffic, or more street noise.

I value heritage. I support, within reason, tax dollars to preserve public buildings. In fact I was on the 10-person architectural team that negotiated the saving of Gastown in the 60's. I do take exception however to private homeowners being forced to give up rights and be encumbered by added permits to benefit visitors and local sight-seers.

As our young neighbours have stated, future generations should not be encumbered by limitations that make it difficult and expensive to build energy efficient, earthquake resistant homes that fit the needs of their families. It is totally unfair and wrong to place this designation on our street, and its present and future residents.

Sincerely,
[REDACTED]

[REDACTED]
[REDACTED]
May 31, 2017

Mayor Lisa Helps and Victoria City Council
cc: Kristina Bouris, Adrian Brett, Rebecca Penz, [REDACTED], Andrea Hudson
Copy shared with neighbours

Dear Mayor Helps and Council,

Following my correspondence dated May 1st, 2017, I reaffirm my strong opposition to the enveloping of [REDACTED] in a Heritage Conservation Area.

I have continued in-depth discussions with my neighbours and other Victoria homeowners, met with a lawyer, further consulted real estate agents, and have walked numerous streets in the Fairfield/Fernwood area. I attended the April 26 and May 3 meetings set by the Sustainable Planning and Development Department. Why our street has been singled out is beyond me.

If this is so important to the City, why are you not suggesting imposition of this conservation status as a blanket coverage over all of Victoria? This is very unfair as it is being proposed. I am not sure who it benefits beyond the City receiving more funds for permits and hiring more staff, and it most certainly does not benefit us. The extreme situations of ugly buildings being built adjacent to ones that 'fit the neighbourhood', as shown in the slide presentation, is not in evidence in our surrounding districts.

For a City Council that prides itself in creating a vibrant community, you have caused neighbours to pit against neighbours. You have made homeowners anxious, uncertain of their financial futures and freedom to develop their properties as they wish, within the bounds of the current by-laws. I work in the field of elder abuse. By all accounts the anxiety and stress this proposal has brought to senior property owners who view their homes as their investment, fits right into the federal government's definition of disrespecting older adults.

This intrusion into our private space is disrespectful and unkind, making me wonder why I would want to live in a city that had so little respect for private law-abiding property owners who upon purchasing their properties entered into an agreement with the City, which we are upholding. Now the City proposes to break that contract and change the rules of the contract?

I believe that the notes that were sent to us about the discussion at the meetings definitely do not reflect several important details. It is a disservice to think this discussion with us is over.

Thank you.

Sincerely, [REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:54 PM
To: [REDACTED]
Subject: Email to Mayor and Council RE: HCA and difficulty finding insurance carrier and increased costs / 30 year home owner

Categories: Planning

Dear [REDACTED]

Thank you for your email regarding Fairfield Heritage Conservation Areas. Your email has been shared with Mayor and Council.

The draft Fairfield Neighbourhood Plan will be going before Council for discussion at the Committee of the Whole meeting scheduled for Thursday, September 14, 2017 beginning at 9:30 a.m. A link to the report going before Council can be found in the [September 14 Committee of the Whole Agenda](#).

Committee and Council agendas, live webcasts of meetings, and archives of previous meetings are available through the [City of Victoria's website](#).

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#). Mayor Helps also holds regular [Community Drop In sessions](#) which are open to all members of the public.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: [REDACTED]
Sent: September 6, 2017 10:27 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Andrea Hudson <AHudson@victoria.ca>; Kristina Bouris <KBouris@victoria.ca>
Subject: HCA and difficulty finding insurance carrier and increased costs / 30 year home owner

GOod day!

I am a home owner for 30 years on Trutch st, next to Fairfield farm house and this home was already designated when we bought. A few years back we had a rather stressful time when our insurance carrier of many years Informed us they could not find us a policy that would protect us because fewer companies want to deal with heritage homes. WE were not even registered and already a big problem to deal with finding an insurer. OFcourse we have to be insured for mortgage purposes and obvious reasons so we were biting our nails with concern and worry! FInally we had to go with a Vancouver company but a much poorer commercial policy that

did not have the full coverage we wanted and our premium jumped maybe 40%. That seems unfair given other similar homes ryes didn't rise like ours.

The only reason I could keep my home is that I am over 65 and have had to defer my taxes and the home is in three stratas so cost sharing helped, still it is much higher than other similar homes not designated heritage. Apparently this trend is NOT going to get better because of the high risk for earthquake and the extra trouble and building expense to rebuild according to heritage HCA codes. Note bottom letter received regarding their interaction with several companies about refusing to insure us in a HCA.

We chose an older home 30 years back because of a love and appreciation for older homes. Most who do buy an older home have a similar appreciation and we try our best to maintain them. Most a labour of love and free choice.

Making decisions based on a community poll when maybe half live in newer build or apt. and have simply not been educated to the extra costs that HCA would bring and have no sense of the expense to maintain a home, is not how to make this decision. maybe a two working young professional couple will not be as impacted with extra expense but as a pensioner if my insurance goes up even higher I will have to move. This simply doesn't seem a fair burden to take on. It doesn't seem fair to be pushed out after maintaining this home and loving it and this neighborhood for 30 years!

I saw a new construct recently on the street bordering cook st village. I was amazed how much it looked just like our [REDACTED] home. It was a new build but with character features, very pleasant. IT did have new starlight Windows, not sure if vinyl or what, certainly not wood but IT kept with the look of the house very nicely. MY windows are original very drafty single pane and as electric heat rates climb it would be wise to replace as I can. OFcourse I would look for a window in keeping with the heritage style but as much as I'd like I can not afford wooden Windows like mine now nor does it seem fair to expect me to somehow magically make that happen. With the HCA I believe we may be forced to do above and beyond even though a heritage look window would give an appropriate look since not authentic we'd be fined or Unable to do them. Seems to me I would have no option but to sell since I couldn't afford the higher maintenance costs.

PLEASE step back, take more time, make time to study the whole picture before creating the HCA's. not all the facts have been understood yet.

HOW will increased insurance costs or risk of no insurer taking on our homes be handled by the city? What if homes become more derelict because owners can not take on the increased costs and red tape of permits and specialty products?

personally I believe it is about educating both the developers and home owners the value of heritage, let the motivation come from educated community members not by dictating .

THank you

Sincerely

[REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:55 PM
To: [REDACTED]
Subject: Email to Mayor and Council RE: Heritage Conservation Areas in Fairfield

Categories: Planning

Dear [REDACTED],

Thank you for your email regarding Fairfield Heritage Conservation Areas. Your email has been shared with Mayor and Council.

The draft Fairfield Neighbourhood Plan will be going before Council for discussion at the Committee of the Whole meeting scheduled for Thursday, September 14, 2017 beginning at 9:30 a.m. A link to the report going before Council can be found in the [September 14 Committee of the Whole Agenda](#).

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Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: [REDACTED]
Sent: September 6, 2017 11:04 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Kristina Bouris <KBouris@victoria.ca>; Andrea Hudson <AHudson@victoria.ca>
Subject: Heritage Conservation Areas in Fairfield

Dear Mayor and Council,

I am writing to express my concern and strong opposition to the proposed creation of Heritage Conservation Areas (HCAs) in Fairfield.

It has come to my attention that home owners are being forced to adhere to unfair rules and regulations regarding their homes. These regulations increase the cost of many repairs and make home insurance more expensive (if they can even find any at all).

I understand the desire to preserve the heritage buildings in Victoria but if home owners are being forced against their will to classify their homes as heritage (and adhere to the rules and regulations involved in that classification), then there should at least be funding in place to make the transition as smooth as possible.

Thank you,

██████████

Lucas De Amaral

From: [REDACTED]
Sent: Tuesday, September 12, 2017 10:52 PM
To: Victoria Mayor and Council
Subject: Heritage Conservation Areas

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor and Council:

My name is [REDACTED]. My wife [REDACTED] and I live at [REDACTED]. We have lived in our [REDACTED] for [REDACTED]. Our street has been named as a prospective Heritage Conservation Area. Please be aware that we are not in favour of this proposal. The process has been flawed because segregating specific streets cannot be construed as an "area". [REDACTED] is not distinct from other streets in Fairfield. How was this street chosen? The process needs to include consulting all homeowners. This has not occurred. We hope the council will revisit the entire process.

Sincerely

[REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:53 PM
To: [REDACTED]
Subject: Email to Mayor and Council RE: Heritage Conservation Areas in Fairfield

Categories: Planning

Dear Jane,

Thank you for your email regarding Fairfield Heritage Conservation Areas. Your email has been shared with Mayor and Council.

The draft Fairfield Neighbourhood Plan will be going before Council for discussion at the Committee of the Whole meeting scheduled for Thursday, September 14, 2017 beginning at 9:30 a.m. A link to the report going before Council can be found in the [September 14 Committee of the Whole Agenda](#).

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Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#). Mayor Helps also holds regular [Community Drop In sessions](#) which are open to all members of the public.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: [REDACTED]
Sent: September 6, 2017 9:43 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Andrea Hudson <AHudson@victoria.ca>; Kristina Bouris <KBouris@victoria.ca>
Subject: Heritage Conservation Areas in Fairfield

Dear Mayor and Council,

I am writing to express my concern and strong opposition to the proposed creation of Heritage Conservation Areas (HCAs) in Fairfield.

HCAs are rarely good for existing home owners and make housing less affordable.

Thank you



Lucas De Amaral

From: [REDACTED]
Sent: Monday, September 11, 2017 10:14 AM
To: Victoria Mayor and Council
Subject: Fairfield Neighbourhood Plan Heritage Conservation Areas (HCAS)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

At the Committee of the Whole meeting on Thursday, September 14th the Fairfield Neighbourhood Plan-Emerging Directions will be presented for your approval in principle. I have finished reading the report and continue to be very opposed to the four HCAs being proposed. The report does not acknowledge many concerns both raised by myself and my neighbours. Since I last emailed you (June 21st) I have read the minutes from Council and Heritage Advisory Board meetings, talked to the Victoria Heritage Foundation, talked to the province and read the Community Guide to Heritage Conservation, read all material relating to the workshops and selection of the four areas and also talked to city staff and neighbours. I am writing again to ask you not to approve these four areas in principle and to direct city staff to develop citizen led process on the selection of HCAs in Fairfield.

Concerns

- The process of selecting the four proposed areas has not been fair to the impacted property owners or the residents of Fairfield. They were selected by city staff not the community. The only workshop on the selection of the four proposed areas had 7 people from Fairfield attending. This does not represent the community. The areas from this workshop were then changed by city staff with no further consultations or workshops. The community was only asked to comment on the four proposed areas selected by city staff.
- The survey to the community was not fair and biased. Survey went out to the broader community before impacted property owners were consulted therefore their concerns were not part of the survey. Some of the impacted property owners found out about their home being proposed in a HCAs doing this survey. Many of the photos in the survey were homes already protected. Community was not asked to comment on other areas or alternative approaches. City staff informed me the results of this survey would weigh the same as the views of impacted property owners.
- Sadly, I have discovered the public perception of the heritage program is very low at the moment. Self designation is down and deals are becoming more frequent, also 50 property owners did not want their properties added to the heritage register as registered. An approach were property owners have not been part of nor do they understand the selection process is not helpful in obtaining buy in. I was surprised to find my home and area was part the OCP since 2012 and no one from the city has approached me or my neighbours to have a conversation.

Recommendation

Recommend council does not approve in principle the four proposed areas and directed staff to develop a citizen-led process and policy for Heritage Conservation Areas one which will help address the image challenges of the heritage program and foster good relationships with property owners. Process will also be in

line with the BC Heritage Conservation: Community Guide. " A heritage conservation area is a "district" with special heritage value and through a process of planning and research, a community identifies distinctive areas.

Thank you very much for your time and consideration and would be happy to discuss this further with you.

██████████

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:56 PM
To: [REDACTED]
Subject: Email to Mayor and Council RE: COOK ST. HERITAGE DESIGNATION

Categories: Planning

Dear [REDACTED],

Thank you for your email regarding Fairfield Heritage Conservation Areas. Your email has been shared with Mayor and Council.

The draft Fairfield Neighbourhood Plan will be going before Council for discussion at the Committee of the Whole meeting scheduled for Thursday, September 14, 2017 beginning at 9:30 a.m. A link to the report going before Council can be found in the [September 14 Committee of the Whole Agenda](#).

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Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#). Mayor Helps also holds regular [Community Drop In sessions](#) which are open to all members of the public.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



-----Original Message-----

From: [REDACTED]
Sent: September 7, 2017 3:16 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: COOK ST. HERITAGE DESIGNATION

Dear Mayor and Council,

My husband and I live at [REDACTED], and we would just like to voice our opinion that we do not think our house in particular, or this street in general, should become heritage designated. Our house was built in [REDACTED], so would not qualify as a heritage home. Also, in speaking with our neighbors on [REDACTED], it seems that no one that we are aware of is in favor of our street becoming heritage.

We are unable to attend the meeting tonight, so just wanted to make sure council was aware of our feelings. Thank you for your time and consideration,

████████████████████

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:55 PM
To: [REDACTED]
Subject: Email to Mayor and Council RE: Heritage Conservation Areas (HCAs) in Fairfield

Categories: Planning

Dear [REDACTED],

Thank you for your email regarding Fairfield Heritage Conservation Areas. Your email has been shared with Mayor and Council.

The draft Fairfield Neighbourhood Plan will be going before Council for discussion at the Committee of the Whole meeting scheduled for Thursday, September 14, 2017 beginning at 9:30 a.m. A link to the report going before Council can be found in the [September 14 Committee of the Whole Agenda](#).

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Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: [REDACTED]
Sent: September 7, 2017 9:17 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Kristina Bouris <KBouris@victoria.ca>; Andrea Hudson <AHudson@victoria.ca>
Subject: Heritage Conservation Areas (HCAs) in Fairfield

Dear Mayor and Council,

I am a resident and homeowner on [REDACTED] and I am writing to express my concern and strong opposition to the proposed creation of HCAs (Heritage Conservation Areas) in Fairfield.

I am concerned that communication and engagement with affected homeowners and the community on this subject has been minimal and the information that has been provided by the city has been biased in favour of HCAs.

It is my understanding that the areas under consideration for HCAs were chosen during a workshop that took place on October 25th, 2016. This workshop consisted of 15 people, **only 7 of those from Fairfield** (the rest from Gonzales). To my knowledge this was the limit of community participation in deciding where to create these proposed HCAs.

Furthermore, I can find no mention of Trutch Street at this workshop with the community - this implies that the inclusion of Trutch Street in the proposed HCAs came only from the city, not the community.

There was only one letter sent out to affected homeowners to inform them of the proposed HCAs.

There were then two workshops for impacted property owners, one of which I attended. At this workshop we were shown a presentation that focused only on the positives of HCAs with **no discussion of any negatives**. Many of those who attended struggled to understand exactly what HCAs were and I felt that city staff were unable to answer most of our questions. I believe it is unfair that we were asked to give an opinion on something that we did not fully understand.

In the Fairfield Neighbourhood Plan and the Future of Fairfield Survey information on a variety of topics (such as townhouses and secondary suites) was presented and a list of pros and cons were given. This was not the case for the information presented in regards to HCAs. **The sections that dealt with Heritage Conservation Areas deviated from this format and only listed positive aspects** - none of the negatives of living within an HCA was presented and none of the concerns expressed by property owners was provided.

I am concerned that only the advantages of HCAs have been presented to homeowners and the community, and this has created a biased result in the survey. I would like to see the City present a more fair and balanced view on what living in an HCA would mean for homeowners.

I have spoken to neighbours and other members of the community and we share many of the same concerns:

- Concern about the affect of HCAs on our **house insurance costs** - we have spoken to various home insurance companies (including Johnson, Wawanesa, Harbord, and Westland) and the consensus is that most would not insure homes in an HCA and the few that would do so with very restricted coverage and high premiums. **This is a very big concern - this issue alone is enough to warrant a stop to the whole HCA process.**

- Concern about **loss of property value**.

- Concern that **no compensation or incentives** are being considered for impacted property owners in these HCAs. I have read about other areas in BC in which HCAs have been created or considered and there seems to be an acknowledgement that affected homeowners should receive some kind of incentive or compensation for the increased burden (for example Queens Park in New Westminster and in the First Shaughnessy District).

- Concern about increased maintenance costs and time spent with the permit application process.

- Concern about the **lack of exploration into other options for heritage preservation in Fairfield**. There have been no other options presented for heritage conservation.

- Concern that this current proposal unfairly singles out a few small areas, chosen largely by the city with minimal feedback from the community. This current proposal leaves the rest of Fairfield's heritage unprotected. The creation of these few HCAs will provide a **small over all benefit to the community while imposing a heavy burden on affected homeowners**.

- Concern about the **lack of community engagement**. There is currently an HCA proposal in Oak Bay which includes a working group composed of members of the community and city staff as well as dedicated funding to community outreach and education. **I would like to see a more community led approach like this happening in Fairfield.**

I feel this whole process has created a very negative climate around something we should be celebrating.

Instead of a city led process I believe a more fair and balanced community based approach to heritage preservation in Fairfield would create a more positive and successful outcome for **all of Fairfield.**

More promotion of the already existing heritage designation program, more education, incentives, and strategies for homeowners, contractors and developers to promote and preserve heritage values throughout Fairfield - this kind of approach could increase awareness and appreciation for heritage, **preserving and enhancing heritage values throughout all of Fairfield, not just a few small areas.**

I am concerned these four proposed HCAs are being rushed through without exploring other options for preserving heritage in Fairfield and without properly informing residents and homeowners about what HCAs mean for them.

I have lived on [REDACTED] for close to 30 years, I love and value my home and the beautiful heritage character of Fairfield, but I strongly believe the choice to designate heritage or become part of an HCA should be left up to individual homeowners and not imposed by the city through excessive regulation.

Thank you for your consideration and for taking the time to hear my concerns,

[REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:52 PM
To: [REDACTED]
Subject: Email to Mayor and Council RE: Heritage conservation areas in fairfield

Categories: Planning

Dear [REDACTED],

Thank you for your email regarding Fairfield Heritage Conservation Area. Your email has been shared with Mayor and Council.

The draft Fairfield Neighbourhood Plan will be going before Council for discussion at the Committee of the Whole meeting scheduled for Thursday, September 14, 2017 beginning at 9:30 a.m. A link to the report going before Council can be found in the [September 14 Committee of the Whole Agenda](#).

Committee and Council agendas, live webcasts of meetings, and archives of previous meetings are available through the [City of Victoria's website](#).

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#). Mayor Helps also holds regular [Community Drop In sessions](#) which are open to all members of the public.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: [REDACTED]
Sent: September 6, 2017 5:07 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Heritage conservation areas in fairfield

Dear Mayor and Council,

I am writing to express my concern and strong opposition to the proposed creation of Heritage Conservation Areas (HCAs) in Fairfield.

Thank you

[REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:44 PM
To: Councillors
Subject: Email to Mayor and Council FW: Proposed Fairfield Heritage conservation Area. HCA

Categories: Planning

Good Evening,

Please see below a staff response to an email sent to Mayor and Council regarding Fairfield HCAs.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



-----Original Message-----

From: Kristina Bouris
Sent: September 8, 2017 10:15 AM
To: [REDACTED]
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: RE: Proposed Fairfield Heritage conservation Area. HCA

Dear Mr. [REDACTED],

Thank you for your email and sharing your concerns regarding the Heritage Conservation Area being explored for [REDACTED]. I have forwarded your email with Mayor and Council for their information.

Sincerely,
Kristina Bouris

Kristina Bouris MCIP RPP
Senior Planner
Sustainable Planning and Community Development City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca

Get involved in the:
Fairfield-Gonzales Neighbourhood Plan
<http://www.victoria.ca/fairfield-gonzales>

Vic West Neighbourhood Plan
<http://www.victoria.ca/vicwest>

-----Original Message-----

From: [REDACTED]
Sent: Friday, September 08, 2017 9:16 AM
To: Kristina Bouris <KBouris@victoria.ca>
Subject: Proposed Fairfield Heritage conservation Area. HCA

Hello.

I want to make it clear that I do Not want my home or property to be part of a heritage conservation area. My address is

[REDACTED]

Lucas De Amaral

From: [REDACTED]
Sent: Monday, September 11, 2017 12:53 PM
To: Victoria Mayor and Council
Subject: Area Heritage Conservation designation-- [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Councilors

Today I submitted a petition to the Mayor's office containing the signatures of 19 of the 21 owner/residents on [REDACTED] who are adamantly opposed to the imposition of a heritage conservation area on this street.

My submission should be contained in the package of info that the Committee of the Whole is scheduled to consider on Thursday 14 Sep.

Please be aware of the dissenting views expressed by 90% of the owners and residents on [REDACTED].

Sincerely, [REDACTED].

Lucas De Amaral

From: [REDACTED]
Sent: Saturday, September 09, 2017 2:03 PM
To: Victoria Mayor and Council
Subject: opposed

Follow Up Flag: Follow up
Flag Status: Flagged

It has been brought to my attention that the Fairfield Neighbourhood Plan update is going to Council this Thursday for approval in principle and that my property at [REDACTED] may be forced into an unwanted by the local property owners Heritage Conservation Area : resulting in a real loss in potential property value and a real increase in my Home Insurance premium.

My property is NOT heritage: the meetings that I have attended have been unanimous against by all owners impacted except for the few current heritage homes: the best information from local developers, real estate agents, and builders is that this is "really bad insurance and property value wise... and fight it". Local and National insurance companies are avoiding homes in Heritage Conservation areas, and are telling us that they will not/ or do not want to insure our homes without a hefty increase in premiums.

You DO NOT have my permission to place my [REDACTED] property in the proposed Heritage Conservation Area

[REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:42 PM
To: Councillors
Subject: Email to Mayor and Council FW: Cook street village densification

Categories: Planning

Good Evening, Council!

Please see below a staff response to an email sent to Mayor and Council regarding the draft Fairfield Neighbourhood Plan.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Kristina Bouris
Sent: September 6, 2017 4:27 PM
To: [REDACTED]
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Engagement <engage@victoria.ca>
Subject: FW: Cook street village densification

Dear [REDACTED]

Thank you for your email regarding the early proposed directions for [REDACTED]. I have shared your email with Mayor and Council. Staff are currently preparing a report to present Council with some early directions for the Fairfield Plan (target: September 14th), including different options for growth and development in Fairfield.

There will be formal opportunities to provide input when the draft neighbourhood plan is released later this fall. More details will be available on the project website Victoria.ca/fairfield as they become available.

Thank you,
Kristina Bouris

Kristina Bouris MCIP RPP
Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0532 F 250.361.0557 E Kbouris@victoria.ca



Get involved in the:
Fairfield-Gonzales Neighbourhood Plan
<http://www.victoria.ca/fairfield-gonzales>

Vic West Neighbourhood Plan
<http://www.victoria.ca/vicwest>

From: [REDACTED]
Sent: Tuesday, September 5, 2017 11:58 AM
To: Engagement <engage@victoria.ca>
Subject: Cook street village densification

Hello,

My name is [REDACTED] and I'm a home owner living at [REDACTED].

I've sent a previous email about the need for a consistent plan for the area bounded by vancouver and cook streets and park Blvd and fort street.

I am concerned that certain home owners on [REDACTED] have led to the current plan allowing greater density within the above noted boundaries but not along [REDACTED]. This is inconsistent and certainly not how urban planning should unfold

Please call to discuss and confirm that my advocacy is being heard...and what I can do to ensure that [REDACTED] has equal density provisions to other comparable streets like sutlej, Pendergast etc..

Thank you,

--

[REDACTED]
[REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
Sent: Friday, September 08, 2017 4:53 PM
To: [REDACTED]
Subject: Email to Mayor and Council RE: Heritage Conservation Areas - Fairfield - Please Do Not Pass This Proposal

Categories: Planning

Dear [REDACTED],

Thank you for your email regarding Fairfield Heritage Conservation Areas. Your email has been shared with Mayor and Council.

The draft Fairfield Neighbourhood Plan will be going before Council for discussion at the Committee of the Whole meeting scheduled for Thursday, September 14, 2017 beginning at 9:30 a.m. A link to the report going before Council can be found in the [September 14 Committee of the Whole Agenda](#).

Committee and Council agendas, live webcasts of meetings, and archives of previous meetings are available through the [City of Victoria's website](#).

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's [bi-weekly newsletter](#), visit the [City of Victoria's website](#), or download the City's [ConnectVictoria App](#). Mayor Helps also holds regular [Community Drop In sessions](#) which are open to all members of the public.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: [REDACTED]
Sent: September 6, 2017 9:53 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Heritage Conservation Areas - Fairfield - Please Do Not Pass This Proposal

Dear Mayor & Council

I am a near retired home owner in [REDACTED] Victoria, in the precinct that is being considered for Heritage Conservation Area (HCA) listing.

I love my home, I love my neighborhood and I love my city. I have reviewed all arguments and researched all aspects of this HCA proposal, and most strongly oppose this short sighted, bias and unjustified imposition on my neighborhood.

Please consider

- No need or justification for this proposal, because as a neighborhood we have always acted and managed our historic responsibility exceedingly well.
- This proposal will be absolutely devastating to the value of the properties, which we have all worked so hard to purchase and upkeep —
- This proposal will result in massive increases in insurance costs, and budget heart ache for those of us aged and most vulnerable
- This proposal is a gross over reaction to a very minor suburban development issue

Stop the foreign property investors, who do not share our love for our historic landscape, and home, and you will solve the problem.

Please, please vote this proposal down!!!

Sincerely

██████████

Lucas De Amaral

From: [REDACTED]
Sent: Wednesday, September 13, 2017 2:50 PM
To: Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Lisa Helps (Mayor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Pam Madoff (Councillor)
Subject: separating the HCA from the LAP - Province of British Columbia

Consider separating the HCA from the LAP tomorrow and renew a community led process that starts with education on both sides, as motioned by previous mayor and council and the heritage committee in their minutes. The OCP and LAP, do not require HCA to be formed, but it can identify the need and request a community led approach towards heritage goals in a specific timeframe.

Heritage Conservation: A Community Guide Province of British Columbia (HERITAGE BRANCH)

page 11

The principles of heritage conservation that follow have evolved out of the collective **experience of British Columbians over the last two decades**. (20 year proven method or the current 4 month trial approach)

1. Planning Comes First

Communities should make every effort to plan for the conservation of their heritage resources. **Planning will help to avoid conflict and last minute attempts to save valuable community resources.**

Planning involves a number of steps that include:

- taking time to communicate with owners of heritage property and those who have an interest in heritage conservation,
- identifying a vision for the future of the community and its heritage resources,
- identifying and evaluating the community's heritage resources,
- setting goals and objectives for the conservation of the community's heritage resources,
- assessing the various ways the goals and objectives may be achieved, and
- setting out a strategy for how they will be achieved.

Once you have agreed on a plan, the conservation of resources is the next step.

- One and only one meeting was held to identify possible Heritage Conservation Areas in October, 2016
- There was no advertisement or any indication that identifying HCA was the topic of discussion.
- 7 people from Fairfield and 8 from Gonzales attended according to staff report
- The list of proposed HCA was not the list of proposed HCA in the public survey

A shotgun wedding; get things done at all cost approach is not very forward looking, creates hostilities and segregates parts of streets with the exact characteristics as the other and neighbouring. The Local Government Act refers to HCA as "districts". The definition of DISTRICT 1. an area of a country or city, especially one regarded as a distinct unit because of a particular characteristic. How are the parts of streets being purposed for a HCA any different than the remaining or neighbouring streets.

This attitude that city staff is the only body with the knowledge to plan for the future of our city and communities needs to stop, its archaic. City resources are diminishing not expanding.

Thank you for your consideration



Lucas De Amaral

From: [REDACTED]
Sent: Wednesday, September 13, 2017 8:57 PM
To: Victoria Mayor and Council
Subject: Heritage Conservation Area Concerns

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

I am writing to you to express my concern, and that of many of our neighbours, about the proposed Heritage Conservation Area (HCA) in small sections of Fairfield. While we do not live in the affected area, we none the less recognize that this is not fair to our neighbours that are affected. **It also sets a dangerous precedent that could be used in other areas in the future. We are firmly against the implementation of this proposed HCA and urge Mayor and Council to vote against moving forward with this.**

We are supporters of heritage values and do want to help to preserve heritage values in our community. While we support the City's intentions on this, we have significant concerns about the approach being proposed, as well as the process used to date. **We believe there is an alternative approach that will yield greater overall benefits to heritage preservation in our community while fostering increased collaboration and cooperation with the City and respecting the rights of homeowners.**

We ask that council not approve in principle the proposed HCAs and directed staff to develop a citizen-led process and policy for Heritage Conservation Areas one which will help address the image challenges of the heritage program and foster good relationships with property owners.

Here are our the details of our concerns and recommendations:

Concerns:

1. The HCA would be extremely restrictive, would reduce property value, and severely limit home owners ability to make changes to their homes. As these homes are most people's biggest asset this is a truly scary proposition.

Over the years that this has been discussed the City had given the impression that the HCA would be much less restrictive than a heritage designation and that significant alterations to a building in the area would still be allowed as long as the appropriate process was followed. Recent clarifications from staff have indicated that this is not necessarily the case, and that for many homes the HCA will have virtually the same force and effect of a full heritage designation. Normally if a City forces heritage designation on a property owner the City is required to compensate the owner. In this case, it seems the City is trying to use a loophole to avoid compensation by using an approach meant for a "district" to apply to a small number of homes.

Some homes in the community, including in the proposed HCA have been given something of value in exchange for heritage restrictions. For example, homes have been rezoned to allow small lot subdivision of a backyard, or City contribution towards the costs associated with preservation and maintenance of the home. The HCA gives impacted homeowners all of the restrictions but with none of the benefits property owners would otherwise be able to receive. It is particularly concerning as the City has previously stated that while they would encourage owners of homes with heritage value to preserve and enhance those values, they would never force restrictions on a property.

2. This approach would set a dangerous precedent. Many areas of Fairfield (and other parts of the City) have just as much heritage value as this area. If this precedent is set, we are concerned that this approach may be used to create unreasonable restrictions to other homes in Fairfield and beyond.

3. The HCA covers a tiny area; it will essentially force the equivalent of heritage designation on a few homeowners while leaving 99% of the homes in our neighbourhood with no mechanism whatsoever for preserving or enhancing heritage values. We feel this is unfair, and not a level playing field.

The City originally (years ago) stated that the intent of this initiative was to protect the heritage values in our neighbourhood more broadly. Our understanding when the OCP was being done and was what was being contemplated would apply to the Cook St Village Area and Dallas Road. The HCA is very restrictive and being proposed for a tiny subset of this area. There are only a few non-designated homes with heritage value in the proposed HCA but dozens, if not hundreds, of homes in the broader neighbourhood that are of heritage value (some are on the registry, some are not). While the restrictions will put a few homes at a tremendous disadvantage, most homes in the community will be left with no mechanism for heritage preservation and enhancement. The effect of the HCA will have minimal benefit for heritage values in the community as a whole but will have tremendous costs for a small number of people. While we are not directly impacted by these restrictions, it is unfair to impose this on a handful of our fellow Fairfield residents.

4. The process used to date has sought input from the community in a manner that has highlighted advantages of the HCA, but none of the disadvantages.

A survey was done to seek input on the HCA and numerous other issues. It outlined advantages and disadvantages of numerous issues (e.g. building height in Cook St Village). For the HCA only advantages were shown and no disadvantages were outlined (the City's April 2017 fact sheet on the HCAs also outlines benefits, but does not outline disadvantages). The results in survey results that are biased towards support of this initiative as it has been presented as all positives, with no negative consequences. In addition, this survey was responded to by many homeowners, the since the HCA was restricted to such a tiny area the vast majority of respondents are outside of the HCA and are not directly impacted. Due to the two factors referred to above it is natural to expect that many of the responses will be supportive of a policy that will be detrimental to a select few homeowners. This sets up a skewed process that may give the impression of broad support, when such support is primarily based on people that were not informed and most of whom are not impacted by the changes.

Recommendation:

There are alternative approaches that will yield better outcomes for preservation and enhancement of heritage values without the negative impacts of the new proposed restrictions, e.g. a Heritage Collaboration Area.

Rather than implementing a new strict set of rules on a few homes, the City could create a *Heritage Collaboration Area* that would cover a broader area. Some of our neighbours have been talking about this recently and we believe it is an idea with great potential and it certainly warrants further discussion. Such an approach would be collaborative, rather than a top-down approach by regulators. It would include education of homeowners and contractors on strategies for preserving and enhancing heritage values. The City, homeowners, contractors, and even non profit organizations would collaborate to help facilitate a process whereby solutions are found for renovations and construction that preserve and enhance heritage values. While not binding in the same way a designation is, it will enable a creative, community building approach. It will not result in 100% protection of a few homes, but will result in better outcomes for hundreds of homes in our community. It may lead to some homeowners choosing to designate their properties, while others will often make choices that preserve and enhance heritage preservation during renovations. It will also achieve broader awareness of heritage values and better contribute to culture change on this important issue.

This approach will avoid what will otherwise become an adversarial process, pitting neighbours against one another and the City. Rather than our community spending their time investigating lawyers, and taxpayer liability, we'll spend it finding ways to work together to preserve and enhance heritage values in our community. **By Council taking a leadership role to pilot such an innovative approach our community can help set the standard for heritage preservation** beyond one neighbourhood, and even beyond the City as a whole. Community engagement on this issue has been lacking; few people have been engaged and un-balanced information has been provided, which biases the results. We encourage the City to explore this opportunity and seek a creative and collaborative approach that will realize great benefits while avoiding the significant negative impacts on homeowners.

Thank you,

████████████████████
██
██
████████████████████

Lucas De Amaral

From: [REDACTED]
Sent: Wednesday, September 13, 2017 11:33 PM
To: Victoria Mayor and Council
Subject: Re: HCA concerns

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor and Council,

I am writing to you to express my concern, and that of many of our neighbours, about the proposed Heritage Conservation Area (HCA) in small sections of Fairfield. While we do not live in the affected area, we none the less recognize that this is not fair to our neighbours that are affected. **It also sets a dangerous precedent that could be used in other areas in the future. We are firmly against the implementation of this proposed HCA and urge Mayor and Council to vote against moving forward with this.**

We are supporters of heritage values and do want to help to preserve heritage values in our community. While we support the City's intentions on this, we have significant concerns about the approach being proposed, as well as the process used to date. **We believe there is an alternative approach that will yield greater overall benefits to heritage preservation in our community while fostering increased collaboration and cooperation with the City and respecting the rights of homeowners.**

We ask that council not approve in principle the proposed HCAs and direct staff to develop a citizen-led process and policy for Heritage Conservation Areas, one which will help address the image challenges of the heritage program and foster good relationships with property owners.

Here are our the details of our concerns and recommendations:

Concerns:

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Some homes in the community, including in the proposed HCA have been given something of value in exchange for heritage restrictions. For example, homes have been rezoned to allow small lot subdivision of a backyard, or City contribution towards the costs associated with preservation and maintenance of the home. The HCA gives impacted homeowners all of the restrictions but with none of the benefits property owners would otherwise be able to receive. It is particularly concerning as the City has previously stated that while they would encourage owners of homes with heritage value to preserve and enhance those values, they would never force restrictions on a property.

2. This approach would set a dangerous precedent. Many areas of Fairfield (and other parts of the City) have just as much heritage value as this area. If this precedent is set, we are concerned that this approach may be used to create unreasonable restrictions to other homes in Fairfield and beyond.

3. The HCA covers a tiny area; it will essentially force the equivalent of heritage designation on a few homeowners while leaving 99% of the homes in our neighbourhood with no mechanism whatsoever for preserving or enhancing heritage values. We feel this is unfair, and not a level playing field.

The City originally (years ago) stated that the intent of this initiative was to protect the heritage values in our neighbourhood more broadly. Our understanding when the OCP was being done and was what was being contemplated would apply to the Cook St Village Area and Dallas Road. The HCA is very restrictive and being proposed for a tiny subset of this area. There are only a few non-designated homes with heritage value in the proposed HCA but dozens, if not hundreds, of homes in the broader neighbourhood that are of heritage value (some are on the registry, some are not). While the restrictions will put a few homes at a tremendous disadvantage, most homes in the community will be left with no mechanism for heritage preservation and enhancement. The effect of the HCA will have minimal benefit for heritage values in the community as a whole but will have tremendous costs for a small number of people. While we are not directly impacted by these restrictions, it is unfair to impose this on a handful of our fellow Fairfield residents.

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Recommendation:

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Sincerely,

██████████

Lucas De Amaral

From: [REDACTED]
Sent: Thursday, September 14, 2017 7:10 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Fairfield Gonzales - Cook St Village

Follow Up Flag: Follow up
Flag Status: Flagged

As active community members who live in Cook St Village ([REDACTED]), we wish to express our perspective that the plan to limit development building height to 4 stories is limiting and does not address the real issues that we hear from community members. Consistently we and others express a strong desire to maintain light, street level dynamism, Neighbourhood character, and the green canopy. These are design issues that can be addressed in more effective ways. We trust that Council and planning staff will consider flexible, and progressive design guidelines...height not being the way to address concerns.

There is a very vocal, organized group who appear to oppose change and densification, who do not represent the majority. Let's be bold, future-oriented and make sure this opportunity for change is progressive.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
To: [REDACTED]
Subject: RE: concern about Heritage Conservation Area

From: [REDACTED]
Sent: Wednesday, September 13, 2017 11:27 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: concern about Heritage Conservation Area

Dear Mayor and Council,

I am writing to you to express my concern, and that of many of our neighbours, about the proposed Heritage Conservation Area (HCA) in small sections of Fairfield. While we do not live in the affected area, we none the less recognize that this is not fair to our neighbours that are affected. **It also sets a dangerous precedent that could be used in other areas in the future. We are firmly against the implementation of this proposed HCA and urge Mayor and Council to vote against moving forward with this.**

We are supporters of heritage values and do want to help to preserve heritage values in our community. While we support the City's intentions on this, we have significant concerns about the approach being proposed, as well as the process used to date. **We believe there is an alternative approach that will yield greater overall benefits to heritage preservation in our community while fostering increased collaboration and cooperation with the City** and respecting the rights of homeowners.

We ask that council not approve in principle the proposed HCAs and directed staff to develop a citizen-led process and policy for Heritage Conservation Areas one which will help address the image challenges of the heritage program and foster good relationships with property owners.

Here are our the details of our concerns and recommendations:

Concerns:

1. The HCA would be extremely restrictive, would reduce property value, and severely limit home owners ability to make changes to their homes.

Over the years that this has been discussed the City had given the impression that the HCA would be much less restrictive than a heritage designation and that significant alterations to a building in the area would still be allowed as long as the appropriate process was followed. Recent clarifications from staff have indicated that this is not necessarily the case, and that for many homes the HCA will have virtually the same force and effect of a full heritage designation. Normally if a City forces heritage designation on a property owner the City is required to compensate the owner. In this case, it seems the City is trying to use a loophole to avoid compensation by using an approach meant for a "district" to apply to a small number of homes.

Some homes in the community, including in the proposed HCA have been given something of value in exchange for heritage restrictions. For example, homes have been rezoned to allow small lot subdivision of a backyard, or City contribution towards the costs associated with preservation and maintenance of the home. The HCA gives impacted homeowners all of the restrictions but with none of the benefits property owners would otherwise be able to receive. It is particularly concerning as the City has previously stated that while they would

encourage owners of homes with heritage value to preserve and enhance those values, they would never force restrictions on a property.

2. *This approach would set a dangerous precedent.* Many areas of Fairfield (and other parts of the City) have just as much heritage value as this area. If this precedent is set, we are concerned that this approach may be used to create unreasonable restrictions to other homes in Fairfield and beyond.

3. *The HCA covers a tiny area; it will essentially force the equivalent of heritage designation on a few homeowners while leaving 99% of the homes in our neighbourhood with no mechanism whatsoever for preserving or enhancing heritage values. We feel this is unfair, and not a level playing field.*

The City originally (years ago) stated that the intent of this initiative was to protect the heritage values in our neighbourhood more broadly. Our understanding when the OCP was being done and was what was being contemplated would apply to the Cook St Village Area and Dallas Road. The HCA is very restrictive and being proposed for a tiny subset of this area. There are only a few non-designated homes with heritage value in the proposed HCA but dozens, if not hundreds, of homes in the broader neighbourhood that are of heritage value (some are on the registry, some are not). While the restrictions will put a few homes at a tremendous disadvantage, most homes in the community will be left with no mechanism for heritage preservation and enhancement. The effect of the HCA will have minimal benefit for heritage values in the community as a whole but will have tremendous costs for a small number of people. While we are not directly impacted by these restrictions, it is unfair to impose this on a handful of our fellow Fairfield residents.

4. *The process used to date has sought input from the community in a manner that has highlighted advantages of the HCA, but none of the disadvantages.*

A survey was done to seek input on the HCA and numerous other issues. It outlined advantages and disadvantages of numerous issues (e.g. building height in Cook St Village). For the HCA only advantages were shown and no disadvantages were outlined (the City's April 2017 fact sheet on the HCAs also outlines benefits, but does not outline disadvantages). The results in survey results that are biased towards support of this initiative as it has been presented as all positives, with no negative consequences. In addition, this survey was responded to by many homeowners, the since the HCA was restricted to such a tiny area the vast majority of respondents are outside of the HCA and are not directly impacted. Due to the two factors referred to above it is natural to expect that many of the responses will be supportive of a policy that will be detrimental to a select few homeowners. This sets up a skewed process that may give the impression of broad support, when such support is primarily based on people that were not informed and most of whom are not impacted by the changes.

Recommendation:

There are alternative approaches that will yield better outcomes for preservation and enhancement of heritage values without the negative impacts of the new proposed restrictions, e.g. a Heritage Collaboration Area.

Rather than implementing a new strict set of rules on a few homes, the City could create a *Heritage Collaboration Area* that would cover a broader area. Some of our neighbours have been talking about this recently and we believe it is an idea with great potential and it certainly warrants further discussion. Such an approach would be collaborative, rather than a top-down approach by regulators. It would include education of homeowners and contractors on strategies for preserving and enhancing heritage values. The City, homeowners, contractors, and even non profit organizations would collaborate to help facilitate a process whereby solutions are found for renovations and construction that preserve and enhance heritage values. While not binding in the same way a designation is, it will enable a creative, community building approach. It will not result in 100% protection of a few homes, but will result in better outcomes for hundreds of homes in our community. It may lead to some homeowners choosing to designate their properties, while others will often make choices that preserve and enhance heritage preservation during renovations. It will also achieve broader awareness of heritage values and better contribute to culture change on this important issue.

This approach will avoid what will otherwise become an adversarial process, pitting neighbours against one another and the City. Rather than our community spending their time investigating lawyers, and taxpayer liability, we'll spend it finding ways to work together to preserve and enhance heritage values in our community. **By Council taking a leadership role to pilot such an innovative approach our community can help set the standard for heritage preservation** beyond one neighbourhood, and even beyond the City as a whole. Community engagement on this issue has been lacking; few people have been engaged and un-balanced information has been provided, which biases the results. We encourage the City to explore this opportunity and seek a creative and collaborative approach that will realize great benefits while avoiding the significant negative impacts on homeowners.

Sincerely,

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Lucas De Amaral

From: [REDACTED]
Sent: Wednesday, September 13, 2017 7:05 PM
To: Victoria Mayor and Council
Subject: HCA designation for lower Cook Street

Follow Up Flag: Follow up
Flag Status: Flagged

Madam mayor and council: as property owner of [REDACTED] - I go on record as opposed to this designation - (1) not consulted prior to proposal being brought forward (2) unfair to property owners resulting from increased cost saddled with designation eg insurance costs and building alterations (3) restrictions will limit property development - my house is smallest on bloc and definitely not heritage - the property is suited for development and any restrictions placed will limit resale and reduce options. Why should these areas be affected and majority of Fairfield be exempt, and in canvassing all neighbouring property owners - no one is in favour. Please listen to my concerns and those of my fellow property owners who oppose this unwanted HCA designation.

[REDACTED]

Lucas De Amaral

From: Victoria Mayor and Council
To: [REDACTED]
Subject: RE: HERITAGE CONSERVATION AREA - Feedback

From: [REDACTED]
Sent: Wednesday, September 13, 2017 9:27 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: HERITAGE CONSERVATION AREA - Feedback

Dear Mayor and Council,

I am writing to you to express my concern, and that of many of our neighbours, about the proposed Heritage Conservation Area (HCA) in small sections of Fairfield. While we do not live in the affected area, we none the less recognize that this is not fair to our neighbours that are affected. **It also sets a dangerous precedent that could be used in other areas in the future. We are firmly against the implementation of this proposed HCA and urge Mayor and Council to vote against moving forward with this.**

We are supporters of heritage values and do want to help to preserve heritage values in our community. While we support the City's intentions on this, we have significant concerns about the approach being proposed, as well as the process used to date. **We believe there is an alternative approach that will yield greater overall benefits to heritage preservation in our community while fostering increased collaboration and cooperation with the City and respecting the rights of homeowners.**

We ask that council not approve in principle the proposed HCAs and directed staff to develop a citizen-led process and policy for Heritage Conservation Areas one which will help address the image challenges of the heritage program and foster good relationships with property owners.

Here are our the details of our concerns and recommendations:

Concerns:

1. The HCA would be extremely restrictive, would reduce property value, and severely limit home owners ability to make changes to their homes. As these homes are most people's biggest asset this is a truly scary proposition.

Over the years that this has been discussed the City had given the impression that the HCA would be much less restrictive than a heritage designation and that significant alterations to a building in the area would still be allowed as long as the appropriate process was followed. Recent clarifications from staff have indicated that this is not necessarily the case, and that for many homes the HCA will have virtually the same force and effect of a full heritage designation. Normally if a City forces heritage designation on a property owner the City is required to compensate the owner.

In this case, it seems the City is trying to use a loophole to avoid compensation by using an approach meant for a “district” to apply to a small number of homes.

Some homes in the community, including in the proposed HCA have been given something of value in exchange for heritage restrictions. For example, homes have been rezoned to allow small lot subdivision of a backyard, or City contribution towards the costs associated with preservation and maintenance of the home. The HCA gives impacted homeowners all of the restrictions but with none of the benefits property owners would otherwise be able to receive. It is particularly concerning as the City has previously stated that while they would encourage owners of homes with heritage value to preserve and enhance those values, they would never force restrictions on a property.

2. *This approach would set a dangerous precedent.* Many areas of Fairfield (and other parts of the City) have just as much heritage value as this area. If this precedent is set, we are concerned that this approach may be used to create unreasonable restrictions to other homes in Fairfield and beyond.

3. *The HCA covers a tiny area; it will essentially force the equivalent of heritage designation on a few homeowners while leaving 99% of the homes in our neighbourhood with no mechanism whatsoever for preserving or enhancing heritage values. We feel this is unfair, and not a level playing field.*

The City originally (years ago) stated that the intent of this initiative was to protect the heritage values in our neighbourhood more broadly. Our understanding when the OCP was being done and was what was being contemplated would apply to the Cook St Village Area and Dallas Road. The HCA is very restrictive and being proposed for a tiny subset of this area. There are only a few non-designated homes with heritage value in the proposed HCA but dozens, if not hundreds, of homes in the broader neighbourhood that are of heritage value (some are on the registry, some are not). While the restrictions will put a few homes at a tremendous disadvantage, most homes in the community will be left with no mechanism for heritage preservation and enhancement. The effect of the HCA will have minimal benefit for heritage values in the community as a whole but will have tremendous costs for a small number of people. While we are not directly impacted by these restrictions, it is unfair to impose this on a handful of our fellow Fairfield residents.

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homeowners. This sets up a skewed process that may give the impression of broad support, when such support is primarily based on people that were not informed and most of whom are not impacted by the changes.

Recommendation:

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