

Lacey Maxwell

From: [REDACTED]
Sent: September 18, 2017 7:43 PM
To: Victoria Mayor and Council
Subject: Heritage Conservation areas

Excuse me? 9am?

I have a job and cannot attend a meeting at such a ridiculous time.

I feel I am being omitted by design because I oppose the whole ludicrous idea of hand picked Heritage Conservation Areas that were chosen by people who do not even live in my area.

It is too late. The City of Victoria has already allowed my neighbours to score big financially by building "box" houses and selling them for millions.

Do not include our property in your one-sided, biased decision making that seems to stem from a troublesome councillor from [REDACTED] in James Bay.

Progress is happening and too bad for those that long for the past.

[REDACTED]
[REDACTED]
[REDACTED]

Victoria.

Lacey Maxwell

From: [REDACTED]
Sent: September 18, 2017 7:06 PM
To: Victoria Mayor and Council
Subject: Proposed 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 the 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:

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, however 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 has a whole. Community engagement on this issue has been lacking; few people have been engaged and unbalanced 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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████████████████

From: [REDACTED]
Sent: September 19, 2017 10:47 AM
To: Mayorandouncil@victoria.ca
Subject: Heritage Conservation Areas (HCAs) in Fairfield

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 the 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:

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Recommendation:

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Sincerely,

██████████
██

Lacey Maxwell

From: [REDACTED]
Sent: September 20, 2017 6:04 AM
To: Victoria Mayor and Council
Subject: Heritage Conservation Areas in Fairfield

Dear Mayor and Council,

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

I am a resident and homeowner on [REDACTED], one of the proposed HCAs.

I am concerned these four HCAs are being rushed through without exploring other options for preserving heritage in Fairfield and without properly informing or engaging with affected homeowners and the community.

These proposed HCAs cover only a small area of Fairfield - essentially forcing the equivalent of heritage designation on a few homeowners while the rest of Fairfield's heritage goes unprotected. **I feel it is unjust to place the burden of preserving Fairfield's heritage on a small minority of the community.**

I am concerned about the negative affects of living within an HCA, including **increased house insurance costs, loss of property value, additional time spent with permit applications, increased costs of maintenance, and the loss of freedom in decision making in regards to my property.**

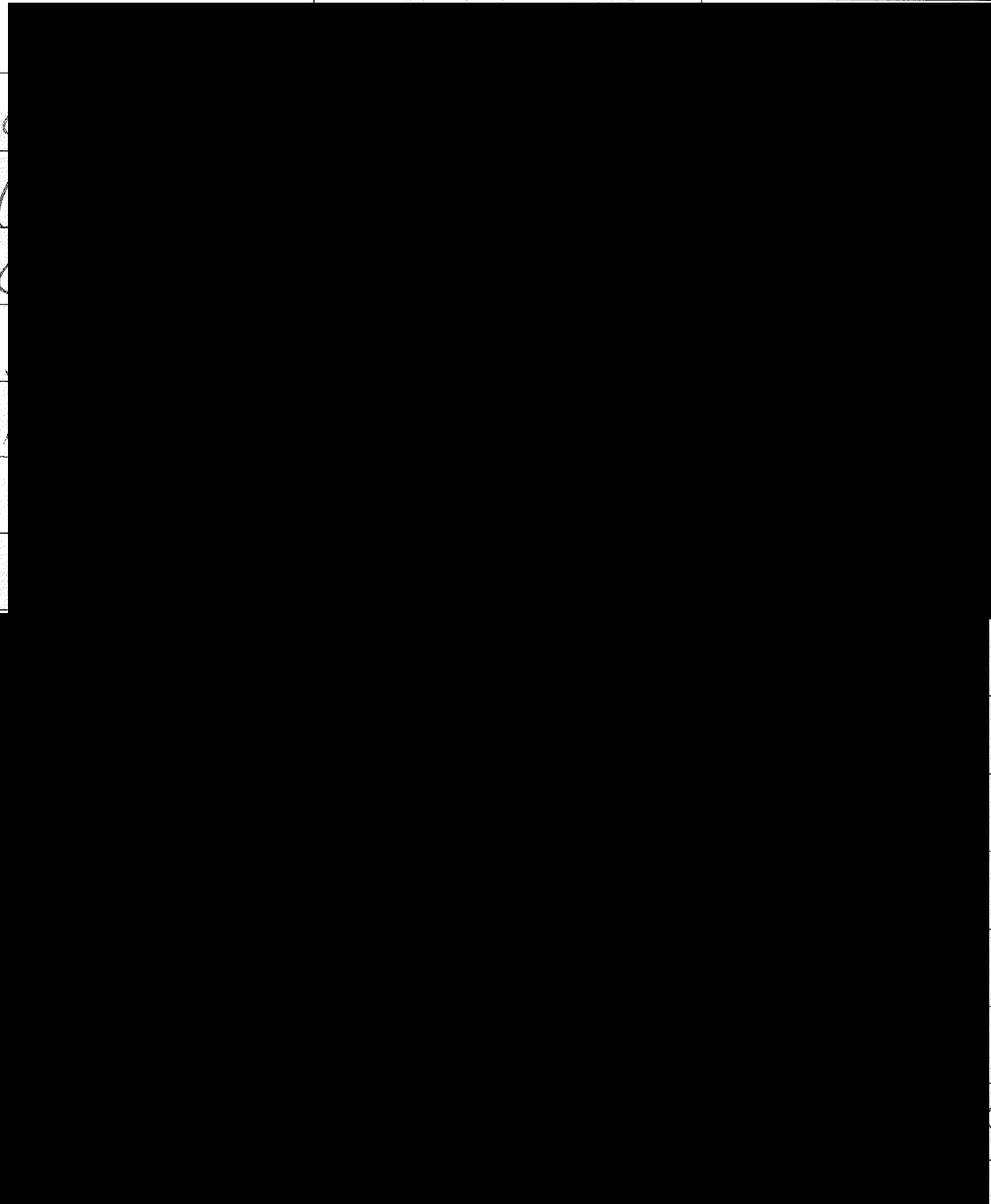
I am concerned that no compensation is being considered for homeowners living in these proposed HCAs.

The information which has been provided to the community in regards to HCAs has not properly communicated any of the disadvantages or concerns expressed by affected homeowners. I fear this has created a bias in favour of HCAs.

I believe a more fair and balanced approach to heritage preservation in Fairfield would yield a higher level of success - putting more energy into promoting the already existing heritage designation program, education and engagement with the community, as well as incentives and strategies for homeowners, contractors and developers to **preserve and enhance heritage values throughout all of Fairfield - not just in a few small areas.**

Sincerely,

[REDACTED]
[REDACTED]

Support the HCAs as currently proposed	Opposed to the HCAs as currently proposed	No opinion	Undecided as more information is needed	Name	Address	Signature	Date
✓							SEPT 17 2017
✓							SEPT 18 2017
✓							Sept 18 2017
✓							Sept 18 2017
✓							SEPT 18/17
✓							SEPT 18/17
✓							9/17/17
✓							9/18/2017
✓							09/20/2017
✓							19/SEP/17
✓							19 Sept 17
✓							19/09/17
✓							19/09/17
✓							19/09/17
✓							Sept 19/17

[illegible]

Lacey Maxwell

From: [REDACTED]
Sent: September 20, 2017 10:02 AM
To: Victoria Mayor and Council
Subject: Please read before Thursday's Committee of Whole Meeting -HCA Survery
Attachments: HCA Survey Cook and Dallas 20[09[1720092017.pdf

Dear Mayor and Council,

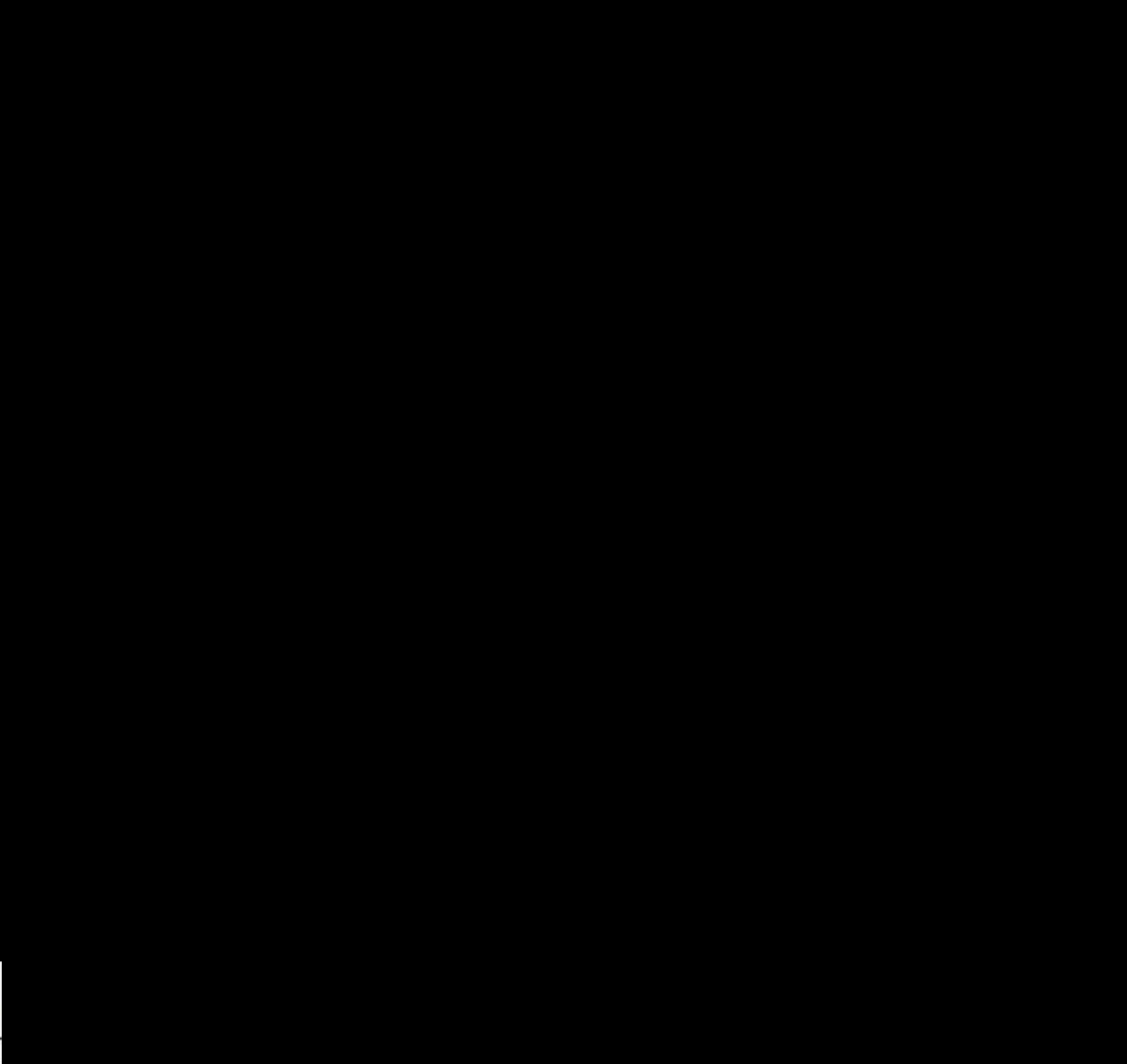
Over the last few days I talked to my neighbours about their views and asked them to sign a survey on the proposed HCA is our area [REDACTED]. There are 24 buildings in the proposed area. I did not canvas four buildings. One being the Dash wood Manor Bed and Breakfast (designated), two are rental apartment buildings (35 Cook and 59 Cook which is designated), and 159 strata condo Hampton Court(designated). Out of the remaining 20 buildings I was able to connect with 16. **All 16 I talked to are opposed to the HCA as proposed.** This includes the 3 "R"s and three designated homes in the area. I have attached the survey.

The people who signed the survey were well informed on Heritage Conservations Areas and many understand their properties might be exempted from some restrictions. This did not change how they signed the survey.

Please consider the strong opposition for the HCAs as proposed when you consider your decision.

Thank you and I would be happy to answer any questions.

[REDACTED]

Support the HCAs as currently proposed	Opposed to the HCAs as currently proposed	No opinion	Undecided as more information is needed	Name	Address	Signature	Date
			✓				8/18
	✓						9/18
	✓						9/18
	✓						9/18
			✓				9/18
✓							9/19
	✓						9/19
			✓				9/19
✓							9/19
	✓		✓				9/19

Lacey Maxwell

From: [REDACTED]
Sent: September 20, 2017 8:40 AM
To: Victoria Mayor and Council
Cc: Kristina Bouris
Subject: Fairfield Neighbourhood Plan - [REDACTED]
Attachments: [REDACTED] Survey.pdf

Dear Mayor and Council,

I realise this email is late in reaching you for the Committee of the Whole meeting when the Fairfield/Gonzales Neighbourhood Plan will be discussed but hope you will have the time to give this consideration.

Over the past 2 evenings I went home to home to try to get a better idea of how much support or opposition there is to the proposed Heritage Conservation Areas (HCAs) for [REDACTED]. I endeavored to present the issue as objective as possible and did not attempt to sway any opinions; however, if questioned on my position I did express I supported some sort of heritage protection but not in the limited small areas as proposed. I tell you that in the interest of full disclosure as my efforts are to get a better understanding on what the position is of my neighbours, not to push them to one side or the other. The attached form signed by homeowners represents their opinions as objectively as possible.

Of the 19 homes along [REDACTED] that are highlighted on the City provided diagrams of the proposed HCAs, at 6 of the homes I received no answer, 2 didn't want to sign as they felt too uninformed, 3 are in support, 5 are in opposition and 3 are undecided as they would like more information.

What the above indicates is that among homeowners there is pretty strong opposition to the HCAs as proposed (over 40% of those who responded) and only mediocre support (25% of those who responded). Of the 3 who expressed support, 2 reside in Heritage Registered properties and only stand to benefit having some level of heritage values leveed on the entire neighbourhood. One of those expressed concern that the HCAs would do little to protect heritage in Victoria as the areas considered are too small. This issue of the extent and size of the proposed HCAs came up many times in my discussions with my neighbours. Please consider carefully how little support there is for the HCAs as proposed among those who will be affected the most.

Sincerely,

[REDACTED]
[REDACTED]

Lacey Maxwell

From: [REDACTED]
Sent: September 20, 2017 9:04 AM
To: Victoria Mayor and Council
Subject: Heritage Conservation Areas (HCAs) in Fairfield

Dear Mayor and Council,

I have previously written to express my **concerns and opposition** to the proposed creation of **Heritage Conservation Areas (HCAs)** in Fairfield but felt compelled to write again as it is my understanding you will be reviewing this issue soon.

I am a resident and homeowner on [REDACTED], one of the proposed HCAs.

I want to restate my concern that under this current proposal the vast majority of Fairfield will be left with no heritage protection, while a small minority of residents living within these HCAs will be forced to shoulder the heavy burden of **increased house insurance costs, loss of property value, additional time spent with permit applications, increased costs of maintenance to homes, and the loss of freedom to make decisions about their properties.**

Additionally, an HCA still allows for homes to be torn down and redeveloped (as long as the new buildings conform to a heritage aesthetic), so HCAs do not protect our heritage homes but rather serve to create the illusion of heritage. I would much rather see energy going into promoting the already existing heritage designation program (which actually protects heritage buildings) more education, incentives, and strategies for homeowners, contractors and developers to promote and preserve heritage values throughout Fairfield - this kind of collaborative, community based approach could increase awareness and appreciation for heritage, **preserving and enhancing heritage values throughout all of Fairfield, not just a few small areas.**

If there is indeed such a strong demand for heritage preservation in Fairfield why not allow all of Fairfield the opportunity to participate?

There are many streets in Fairfield with beautiful heritage homes and it feels arbitrary and unjust to impose an HCA on only a few select blocks while leaving the rest of the neighbourhood's heritage unprotected.

I question the methodology used in selecting the location of these four HCAs. It is my understanding that the areas under consideration for HCAs were chosen, in part, at a workshop that took place on October 25th, 2016. This workshop consisted of 15 people from the community, **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, the inclusion of [REDACTED] in these proposed HCAs seems to be a city lead decision made in part because [REDACTED] is home to the residence of the first Lieutenant Governor of BC, **Sir Joseph William Trutch**. I agree that this particular home has heritage value, but it is already designated heritage and thus already protected. **It concerns me that the presence of Sir Joseph William Trutch's resident has contributed to the selection of [REDACTED] for an HCA.** The beliefs and practices of Mr. Trutch are not something we should be celebrating or giving any additional tribute too. I hope you will take this into consideration.

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

I have lived on [REDACTED] for close to [REDACTED], 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 through excessive regulation.**

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

[REDACTED]
[REDACTED]