

February 27, 2018

Ms. Krista Bouris
Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square,
Victoria BC
V8W 1P6

Dear Ms. Bouris:

Thank you for your flexibility in extending the deadline to the end of February, for the VWCA Land Use Committee (VWCA LUC) to provide this feedback to the City on the Vic West Neighbourhood Plan. Thank you also for the time that you and your City colleague Marc Cittone spent over January and February with the VWCA LUC in addressing questions about the latest draft Vic West Neighbourhood Plan.

Before we provide our feedback, we would like to acknowledge the extraordinary amount of time and energy that has gone into the development of the proposed Vic West Neighbourhood Plan. You and your staff along with VWCA and other community members have invested an immense amount of effort to date in coming up with the proposed plan. Our feedback is not intended in anyway to minimize those efforts. On the contrary, our intention has always been to support the Vic West Neighbourhood planning process, through encouraging and facilitating community members to understand both the process and the outcomes of the plan and to provide feedback to the City, either directly or as in this case, through the VWCA LUC.

In that regard, we think it may be useful to include in this letter a brief explanation of the process that was used to develop the following VWCA LUC feedback:

- After the first draft review process was complete in September of 2017, members of the VWCA suggested the VWCA LUC provide formal feedback to the City on the second draft.
- Once the second draft was released in January of 2018, the VWCA LUC invited its membership to participate in a review of the second draft
- Three meetings were held following the City open house on January 20th (January 23rd & 29th and February 5th) at which 20-25 people participated in each meeting.
- City staff effectively answered questions of clarity at two of these meetings.
- Proposed recommendations to improve the VWNP were drafted at the third meeting.
- Other non land use recommendations were suggested outside of the LUC meetings
- A survey of these recommendations was sent out to the VWCA membership on Feb. 09.
- The survey closed on Feb. 20 and the results are the basis for the following feedback.

The VWCA LUC facilitation process resulted in 26 recommendations for improvement to the Vic West Neighbourhood Plan. The VWCA survey of these 26 recommendations resulted in 150 surveys responses from the 495 VWCA members the survey was sent to.

A document is attached to this letter in which the survey results are categorized, ordered (from highest to lowest endorsement) and summarized (see “**SUMMARY OF RESULTS**”). The ordering is from highest percentage to lowest percentage endorsement. The “**COMPLETE SURVEY RESULTS**” are also included (in a separate document) for detailed reference.

The VWCA proposes that the City take the following actions for each category:

- **CATEGORY 1 - 80% PLUS ENDORSEMENT (12 RECOMMENDATIONS):**
These recommendations received endorsement from a high majority of participants, therefore, the VWCA **STRONGLY URGES THE CITY TO INCLUDE THESE RECOMMENDATIONS** into the Vic West Neighbourhood Plan:
- **CATEGORY 2 - 65% to 79% ENDORSEMENT (7 RECOMMENDATIONS):**
These recommendations received endorsement from a significant majority of participants, therefore, the VWCA **PROPOSES THAT THE CITY INCLUDE THESE RECOMMENDATIONS** into the Vic West Neighbourhood Plan:
- **CATEGORY 3- 48% to 64% ENDORSEMENT (7 RECOMMENDATIONS):**
These recommendations received endorsement from a slim majority* of participants, therefore, the VWCA **ENCOURAGES THE CITY TO CONSIDER THESE RECOMMENDATIONS** with other feedback they have received, for possible inclusion in the Vic West Neighbourhood Plan. (* Note 1 recommendation was 48%).

If you have any questions or concerns about this, please do not hesitate to contact me.



Sean Dance
VWCA, Land Use Committee Chair

ATTACHMENT 1: SUMMARY OF RESULTS - VWCA LAND USE COMMITTEE SURVEY:
ATTACHMENT 2: COMPLETE SURVEY RESULTS - VWCA LAND USE COMMITTEE SURVEY:

**ATTACHMENT 1: SUMMARY OF RESULTS:
VWCA LAND USE COMMITTEE SURVEY:**

The following are the high level results from the VWCA LUC Survey that has been sorted according to level of endorsement from the survey (i.e. from highest to lowest endorsement). The complete survey results can be found in a separate document included with this letter.

The VWCA proposes that the City take the following actions for each category:

- **CATEGORY 1 - 80% PLUS ENDORSEMENT (12 RECOMMENDATIONS):**
These recommendations received endorsement from a high majority of participants, therefore, the VWCA STRONGLY URGES THE CITY TO INCLUDE THESE RECOMMENDATIONS into the proposed Vic West Neighbourhood Plan:
- **CATEGORY 2 - 65% to 79% ENDORSEMENT (7 RECOMMENDATIONS):**
These recommendations received endorsement from a significant majority of participants, therefore, the VWCA PROPOSES THAT THE CITY INCLUDE THESE RECOMMENDATIONS into the proposed Vic West Neighbourhood Plan:
- **CATEGORY 3- 48% to 64% ENDORSEMENT (6 RECOMMENDATIONS):**
These recommendations received endorsement from a slim majority of participants, therefore, the VWCA ENCOURAGES THE CITY TO CONSIDER THESE RECOMMENDATIONS with other feedback they have received.

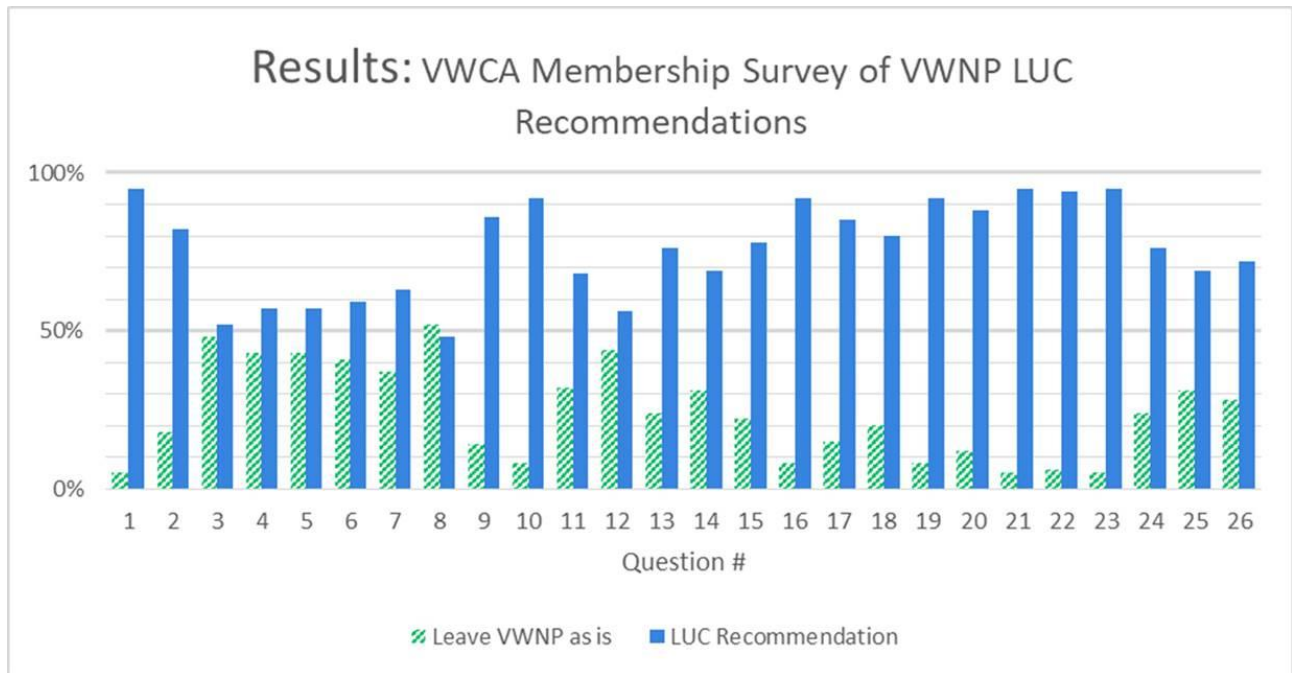
CATEGORY 1 - 80% PLUS ENDORSEMENT:	
The following recommendations received endorsement from a high majority of participants, therefore, the VWCA STRONGLY URGES THE CITY TO INCLUDE THESE RECOMMENDATIONS into the proposed Vic West Neighbourhood Plan:	
QUESTION 1. RESULTS:	%
VWNP AS IS: Without future population estimates.	5
VWCALUC RECOMMENDATION: To include population estimates in VWNP.	95
QUESTION 21. RESULTS:	%
VWNP AS IS: Water access points NOT INCLUDED in VWNP.	5
VWCALUC RECOMMENDATION: INCLUDE water access points in the VWNP.	95
QUESTION 23. RESULTS:	%
VWNP AS IS: Some parks have little or no mention.	5
VWCALUC RECOMMENDATION: That ALL PARKS are included in the VWNP including a vision and plans for each park.	95
QUESTION 22. RESULTS:	%
VWNP AS IS: The new Gorge Waterway Marine Park is NOT SHOWN on maps in VWNP.	6
VWCALUC RECOMMENDATION: SHOW the new Marine Park on maps in the VWNP plus the park's intent, vision and policies.	94

QUESTION 10. RESULTS:	%
VWNP AS IS: City makes NO COMMITMENT to consulting community/VWCA re: amenities, in the areas referenced in OCP Amendment 8 &15.	8
VWCALUC RECOMMENDATION: That the City makes A COMMITMENT to consulting community/ VWCA re: amenities, in the areas referenced in OCP Amendment 8 & 15.	92
QUESTION 16. RESULTS:	%
VWNP AS IS: NO comprehensive visualization of what Vic West will look like.	8
VWCALUC RECOMMENDATION: Include in the VWNP a comprehensive visualization of what Vic West will look like (e.g. massing model, 3-D mapping, etc.).	92
QUESTION 19. RESULTS:	%
VWNP AS IS: Little mention of the Bay Street Bridge issues and resolution.	8
VWCALUC RECOMMENDATION: That the issues of plans for the Bay Street bridge be included in the VWNP.	92
QUESTION 20. RESULTS:	%
VWNP AS IS: No reference to improving safety on Alston and Langford Streets.	12
VWCALUC RECOMMENDATION: That the landowners with property being held for future development be expected to maintain the borders of their properties to a safe standard. (at a minimum install an asphalt curb to delineate a walking path.)	88
QUESTION 9. RESULTS:	%
VWNP AS IS: WITHOUT reference to prior bonus density transfers (Westside Village/Parc).	14
VWCALUC RECOMMENDATION: WITH reference to prior bonus density transfers.	86
QUESTION 17. RESULTS:	%
VWNP AS IS: no reference to speed limit changes on major roads, at Vic West borders	15
VWCALUC RECOMMENDATION: That speed limits on major roads should not change at the Vic West border (i.e. it should be 40 kph on Craigflower, Tyee, Bay, Wilson & Esquimalt while retaining existing 30 kph zones).	85
QUESTION 2. RESULTS:	%
VWNP AS IS: With limited specific reference to sympathetic design.	18
VWCALUC RECOMMENDATION: More specific reference to sympathetic design noting transition zones of particular concern.	82
QUESTION 18. RESULTS:	%
VWNP AS IS: No plans for traffic calming	20
VWCALUC RECOMMENDATION: Include plans for traffic calming, especially on Craigflower, Hereward and Catherine.	80

CATEGORY 2 - 65% to 79% ENDORSEMENT:	
The following recommendations received endorsement from a significant majority of participants, therefore, the VWCA PROPOSES THAT THE CITY INCLUDE THESE RECOMMENDATIONS into the proposed Vic West Neighbourhood Plan:	
QUESTION 15. RESULTS:	%
VWNP AS IS: ALLOW 5 storey buildings in various “Industrial Employment-Residential” areas as noted in OCP Amendment 14.	22
VWCALUC RECOMMENDATION: ALLOW 4 storey buildings in various “Employment Residential” areas as noted in OCP Amendment 14.	78
QUESTION 13. RESULTS:	%
VWNP AS IS: ALLOW 4-5 storey buildings in various “Employment Residential” areas as noted in OCP Amendment 12.	24
VWCALUC RECOMMENDATION: ALLOW 4 storey buildings in various “Employment Residential” areas as noted in OCP Amendment 12.	76
QUESTION 24. RESULTS:	%
VWNP AS IS: Less than two pages in the VWNP related to Neighbourhood Food System.	24
VWCALUC RECOMMENDATION: Engage the Vic West Food Security Collective in strengthening Section 12 of the VWNP (Neighbourhood Food System).	76
QUESTION 26. RESULTS:	%
VWNP AS IS: No mention of requiring developers to include food growing amenities.	28
VWCALUC RECOMMENDATION: Require all developments to include food growing amenities in their developments.	72
QUESTION 14. RESULTS:	%
VWNP AS IS: ALLOW 4 storey buildings in various “Industrial Employment” areas as noted in OCP Amendment 13 (see above).	31
VWCALUC RECOMMENDATION: ALLOW 3 storey buildings in various “Industrial Employment” areas as noted in OCP Amendment 13 (see above).	69
QUESTION 25. RESULTS:	%
VWNP AS IS: Threatening food growing potential through development Traditional Residential areas.	31
VWCALUC RECOMMENDATION: Limit high density development to areas outside of Traditional Residential Areas.	69
QUESTION 11. RESULTS:	%
VWNP AS IS: Allow 4 storey buildings and change to a “Urban Residential” designation for Mary Street (south of Esquimalt Road)	32
VWCALUC RECOMMENDATION: Allow 2.5 storey buildings and keep “Traditional	68

Residential" designation.	
CATEGORY 3- 48% to 64% ENDORSEMENT: The following recommendations received endorsement from a slim majority of participants, therefore, the VWCA ENCOURAGES THE CITY TO CONSIDER THESE RECOMMENDATIONS with other feedback they have received.	
QUESTION 7. RESULTS:	%
VWNP, AS IS: ALLOW 4 storey buildings at the corner of Russell and Skinner Streets with commercial uses at ground floor.	37
VWCALUC RECOMMENDATION: ALLOW 2.5 storey buildings at the corner of Russell and Skinner Streets allowing commercial uses at ground floor as above.	63
QUESTION 6. RESULTS:	%
VWNP AS IS: Allowing 3 storey , multi-unit residential buildings on Robert, Mary, Russell Streets, as noted above.	41
VWCALUC RECOMMENDATION: Allowing 2.5 storey , multi-unit residential buildings on Robert, Mary, Russell Streets as noted above.	59
QUESTION 4. RESULTS:	%
VWNP AS IS: ALLOWING commercial or service uses in the Pioneer Coop	43
VWCALUC RECOMMENDATION: NOT ALLOWING commercial or service uses in the Pioneer Coop.	57
QUESTION 5. RESULTS:	%
VWNP AS IS: Allowing 3 storey multi-unit residential buildings, as noted above.	43
VWCALUC RECOMMENDATION: Allowing 2.5 storey multi-unit residential buildings, as noted - above.	57
QUESTION 12. RESULTS:	%
VWNP AS IS: ALLOW 3 storey buildings on Craigflower (south of the existing commercial centre).	44
VWCALUC RECOMMENDATION: ALLOW 2.5 storey buildings on Craigflower (south of the existing commercial centre).	56
QUESTION 3. RESULTS:	%
VWNP AS IS: Allow 3 storey buildings in Pioneer Coop	48
VWCALUC RECOMMENDATION: Allow 2.5 storey buildings in Pioneer Coop - 54%	52
QUESTION 8. RESULTS:	%
VWNP AS IS: Allowing 3 storey mixed use, residential or live work buildings.	52
VWCALUC RECOMMENDATION: Allowing 2.5 storey mixed use, residential or live work bldg.	48

ATTACHMENT 2: COMPLETE SURVEY RESULTS - VWCA LAND USE COMMITTEE SURVEY:



NOTE: COMPLETE SURVEY RESULTS ARE INCLUDED AS A SEPARATE DOCUMENT!