

Dear Victoria residents and visitors – this is what is coming to our city’s beautiful, unique, world-renowned waterfront unless Focus Equities’ current AMENDED proposal to rezone the Bayview Place property is stopped. Take a good look. Have you seen this?

**The deadline to oppose the rezoning application is August 4th.
The time to act is NOW.**

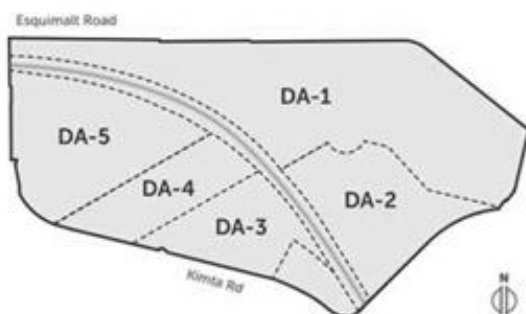


Original drawing shown at p 164 of the COTW meeting of City Council on May 4, 2023 included in the Final Submission of the applicant for rezoning

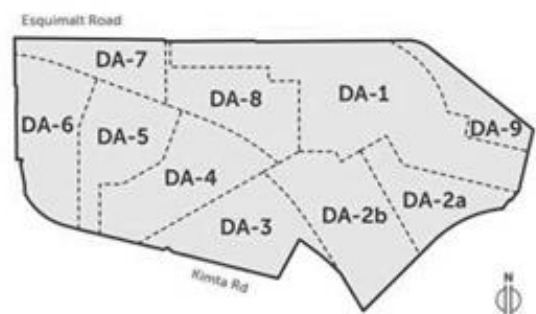
The diagram on the left below was submitted and approved by the City in 2008. The diagram on the right below is the AMENDED proposal now before the City. Not only has the number of buildings being proposed almost doubled (from 5 buildings to 9 buildings, including up to 3 hotels!), but the heights of the buildings have also increased dramatically with the density of the property almost double what the neighbourhood plan allows (from 2.5 to 4.1).

2.2.1 Rezoning Application

CD-12 Land Use Zone (Current)



Proposed Land Use Zone



There are countless reasons for opposing this amended proposal. Here are some of them:

- It more than doubles the current zoning density for the area
- The current proposal is 9 buildings with up to 3 hotels now instead of the prior approved 5 buildings!
- It contradicts the first amended rezoning from 15+ years ago drastically, which Focus Equities sought and had approved by the City in exchange for agreeing to refurbish the Roundhouse and heritage properties *which has yet to happen*
- It offends the Victoria West Neighbourhood Plan. The Songhees pathway, roads and parks will be overrun with people, pets & vehicles if the current number of buildings & hotels are approved
- The views from tourists and people arriving via the harbour will look like any overly-developed large city waterfront; this is not what people come to Victoria to see or experience
- It will totally overshadow and diminish the Roundhouse and heritage properties
- Artist illustrations show that the spectacular views and seasonal daylight currently enjoyed by residents to the west, north and east of the rezoned development, including those who invested in the existing Bayview buildings, would be ruined by the structures and shadows cast year round
- Voting, tax-paying residents of Victoria have been expressing significant concerns and opposition to this project for the last couple of years
- There is a lack of information about how retail fits into the development
- The City of Victoria has not carried out a due diligence exercise with respect to the developer itself or with respect to impacts on traffic, waste disposal, wind effects, access to schools, day care availability, parking, or the demands on medical services, etc.

If you share our concerns about this project, please consider taking the following actions:

- ✓ **SIGN A PAPER PETITION** placed in the lobby of your building
- ✓ **SIGN THE ONLINE PETITION already created and found at <https://www.change.org/p/stop-victoria-city-council-from-approving-rezoning-on-the-bayview-project>**
- ✓ Write your own email to Mike Angrove, Senior Planner - Development Agreements (ph. 250-361-0285) at developmentservices@victoria.ca the **deadline is August 4**
- ✓ Visit the Discussion Group on Facebook called **StopBayviewRezoning**
- ✓ Host a meeting at your building to coordinate the distribution of this letter or the notification of your neighbours
- ✓ **If you're not on Facebook, for further information about this project and/or to be notified about upcoming events please contact:**

Victor at vbayvwest@gmail.com or Wayne at wbayvwest@gmail.com

There is strength in numbers and together we can make our voices heard in the best interest of our beautiful city!