

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?



Proposed Master Plan for the Site (Stantec)

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

- It contradicts the first amended rezoning from 15+ years ago drastically, which Focus Equities sought and had approved by the City and neighbourhood residents in exchange for agreeing to refurbish the Roundhouse and heritage properties ***which was never done***.
- It almost doubles the current zoning density for the area from 2.5 FSR (floor space ratio: total area of floors divided by total area of site) to 4.75 FSR.
- *"The proposal is inconsistent with the envisioned height and density of 16 to 23 storeys and 2.5 FSR found in the Victoria West Neighbourhood Plan."* Page 14, City Planning Staff report, April 20, 2023.
- *"The proposals at 4.75 FSR appear inconsistent with achieving high quality architecture and urban design in a way that ensures adequate protection for the E & N transportation corridor, respects the heritage precinct and overall OCP (Official Community Plan) policies geared towards positive placemaking."* City Planning Staff report, April 20, 2023.
- *"... the Heritage Advisory Panel recommend to Council that Rezoning Application No. 00729 ... does not sufficiently meet the applicable design guidelines and policies and should be declined...."* Motion passed by The Heritage Advisory Panel Review on May 17, 2021.
- The current proposal is 9 buildings with up to 3 hotels now instead of the prior approved 5 buildings!
- The views for tourists and people arriving via the harbour will look like any overly developed, large city waterfront; this is not what draws people to Victoria to see or experience.
- It would overshadow and diminish the Roundhouse and heritage properties and the cultural significance of this area to the Songhees and Esquimalt Nations.
- 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, etc.

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

- ✓ **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](mailto:developmentservices@victoria.ca) the **deadline is August 4**
- ✓ Visit the Discussion Group on Facebook called **StopBayviewRezoning**
- ✓ **Contact us** at [vbayvwest@gmail.com](mailto:vbayvwest@gmail.com) to find out how you can start your own petition.
- ✓ Attend the upcoming Public Hearing (TBA) and present your concerns to City Council either personally or in a three-minute video.

***There is strength in numbers. With your support we can make our voices heard in the best interest of our beautiful city!***