

Lacey Maxwell

From: Michael Martin <[REDACTED]>
Sent: December 25, 2017 1:21 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor);
bissitt@victoria.com; jlovejoy@victoria.com; Margaret Lucas (Councillor); Pam Madoff
(Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Cc: [REDACTED]
Subject: Moss & Fairfield Development:

Dear Mayor & Council,

I'm writing to you in reference to the proposed development project to replace the United Church on the corner of Fairfield and Moss St., I live at 449 Moss St. with my family of 4, I've lived in this house for almost 14 years, I am the first residential neighbor to the north of the proposed development.

I'm extremely disturbed at the prospect of this development in its current form. As per city development requirements this development should have 40 parking spaces attributed to it, I understand that it only has 16, this is completely unacceptable for a numerous reasons. Firstly, the proximity to the school already requires significantly more street parking than currently exists, this is a requirement from 8:15am – 9:15am and 2:30pm – 5:30pm. Any extra cars parking in the neighborhood will further stress the traffic situation for neighbors and parents at Sir James Douglas Elementary School, I also believe that this could present a significant safety risk to Sir James Douglas students. Secondly, every Saturday from 9:00am – 3:00pm for almost 14 years I've experienced first hand the problems with parking that the Moss St. Market causes for the local neighbors. For these reasons the development as proposed will turn the parking situation on Moss St., Thurlow St., Carnsew St., Brier St. and Fairfield Rd. into complete parking chaos every day of the week, just like the Saturday Moss St. Market. This is not fair to local property owners.

I vehemently oppose this development for the reasons of inadequate parking, there should be no further stress and pressure on the local on street parking situation, it is already very difficult to bare due to the school and the Moss St. Market.

Please understand that I am generally a pro-development citizen, but we must follow the existing guidelines as it relates to parking requirements. I implore you to reject this development in its current form.

Sincerely,
Michael Martin
449 Moss St.
Victoria BC

Aaron & Deanna Mills
1211 Fairfield Road
Victoria, B.C. V8V3B3

March 20, 2018

Mayor Helps
City of Victoria
1 Centennial Square
Victoria, B.C. V8W1P6

MAYOR'S OFFICE

MAR 26 2018

VICTORIA, B.C.

Dear Mayor Helps:

I am writing to you to express my support of the Fairfield United Church project at 1303 Fairfield Road. My Wife and I live at 1211 Fairfield Road, which is 8 properties West on Fairfield Road from the subject property. I have owned and resided my home almost 15 years now.

One of the main reasons I believe we have been here for so long is the unique structure of this Community. We regularly enjoy the surrounding areas on our walks to Ross Bay Village for groceries, or Cook Street Village for everything else. I think we have even seen you rolling through the Neighbourhood on your bike a few times. This United Church Property sits at very key intersection between Cook St Village and Ross Bay Village. This vibrant corner is full of activity, especially during the Moss St Market days, and the existing Church is a key part of this area. It is more than just a building, it a space that allows people to congregate for many different uses that our community enjoys.

I was not surprised to hear the Church was in need of major repair. Sadly, the existing United Church building itself has been looking worse and worse over the last decade. When I got wind of a project looking to retain and refresh this Community resource, as well as supply the Neighbourhood with badly needed rental housing, my ears perked up to say the least. I contacted the developers and they supplied me with some information as I was late to the party, just finding out about the proposed project recently.

I was happy to see the height of the building is less than the existing Church overall, and the added mature landscaping as described looks very nice. Parking, which is an issue here in Fairfield, has been specifically addressed with adequate onsite parking, which will help take the pressure off of our Neighbours to find parking. Continuing to use the parking lots across the street in off hours will defiantly help as well. We are on the outskirts of timed parking areas so people who work downtown regularly park in our neighbourhood for the day. This makes daytime parking tough. Maybe some "Residential Only" parking in the area would be prudent.

I felt the need to send you a letter of support as I wasn't able to attend the Community Association Meeting last Thursday night to express my support.

Thank you for your time.

Sincerely,



Aaron Mills

Lacey Maxwell

From: Jill Goodacre [REDACTED]
Sent: January 26, 2018 11:46 PM
To: Victoria Mayor and Council
Subject: Development/Rezoning of Fairfield United Church.

**Victoria Mayor and Council,
City Hall
Victoria, BC
January 26, 2018**

Re: Re-zoning and Development of Fairfield United Church - 1303 Fairfield Road.

Dear Mayor and Council,

I am contacting you re: the proposed development and re-zoning of the Fairfield United Church - demolishing the church and replacing it with an apartment complex/retail space.

I am a resident of Fairfield. I live 2 blocks from the intersection where the development is being proposed. I have reviewed the developer's plans and feel very strongly that this development is grossly inappropriate for this corner. This is why:

1. **Aesthetics:** The proposed building is not in keeping with the character, aesthetics, nor quaint feel that makes Fairfield unique. This particular corner is one of the last - perhaps only - historic corners in Fairfield and this development would irreparably change the tone and feeling of the area. Tourists come to Victoria for the historic architecture and quaint feeling that our city exudes - and Fairfield is a key area that retains that sensibility. This development lacks character - an ill-fitting square modern building that does not acclimate to the surroundings. I am not against development when done well. I understand the need for rental housing. That said, this proposed development is ugly, mediocre, uninteresting, and wholly inappropriate. And it will drastically change the face of Fairfield and this pivotal, historic corner.
2. **Density:** The density proposed for this site is excessive and requires significant rezoning with an increase in height from 2 stories to 4 and an increase in the maximum lot coverage from 40 to 60%. This does not seem to be in line with the Fairfield general plan nor in the best interests of the neighbourhood.
3. **Traffic:** There is already major congestion and parking challenges at this corner - both with the school and the Moss St Market. Adding this kind of density to the corner does not make sense from a planning perspective.
4. **Green Space:** In this era of climate change are we really going to reduce more green space? The proposed setbacks have been reduced from 7.5 to 0.07 meters which is a 7+meter reduction. We cannot just continue to fill lots to the brim with house/buildings. Yes we need to prepare for growth, or so I heard at the Jan 15th FF Community Plan meeting, but eroding green space is not the way to do it. We have a duty, in this day and age, to retain as much green space as possible to promote healthy living (which includes not only the practical health benefits of green space but also the visual impact of green space) and to provide as much environmental area/sanctuary for birds and insects as possible.

In closing, I have to say that I know Mayor and Council have a difficult job accommodating the housing needs of Victoria. This development is too much of a compromise. It does not in any way reflect the historic and heritage nature of this community. For whatever reason, the church made a decision to sell the property to the developer, possibly because the cost of restoration was prohibitive. However, to demolish and replace this beautiful historic building with an ugly, square, ill-fitted one, that would change the face of this corner forever, is deeply concerning. I believe we need to preserve the beauty that we have in this city. To me, it appears that the developer is maximizing profit by covering every square inch possible and building as square and ugly a box as possible. The city - mayor and council - have a duty to protect the heritage character and landmarks in this community.

Suggestions: Restore the church - renovate it into an amazing cornerstone for the community that includes wise development. Find a developer that has the vision and creative acumen for such a project. Maintain the character of this historic corner and Fairfield in general, knowing that it is our historic feel that draws people to our city and this neighbourhood. If it is impossible to retain this building, then find someone who can mimic the historic feel and visuals of the neighbourhood.

I also want to say, in general, that I feel strongly that over-development or wrong-development (projects that do not embrace the sensibility of the neighbourhood) are becoming all too frequent in our community. I am aware that the election is coming up and I feel strongly that if our voices are not heard where it comes to development, and I know many people in Fairfield are feeling similarly - from attending community meetings and speaking with neighbours, that I will use my vote at the ballot box to ensure that the values and practices that make our city great, mainly preservation of green space and architectural style, will be preserved.

Sincerely,
Jill Goodacre
Carnsew Street (Fairfield)

Lacey Maxwell

From: Sally Hamilton [REDACTED]
Sent: January 30, 2018 12:18 PM
To: Victoria Mayor and Council
Subject: Re: Re-zoning Application 1303 Fairfield Road, Victoria, B.C. (Fairfield United Church)

Dear Mayor and Council Members,

My name is Sally Hamilton and I oppose the increased density proposed by the above mentioned rezoning application.

My children both attended Sir James Douglas School and I was an active school volunteer during that time.

The proposed development will significantly increase congestion around the school especially at the intersection of Fairfield and Moss Streets. The area has always been a dangerous traffic muddle and will become more so with the proposed plan.

A recent "Safe Routes to School" survey has identified a number of areas of concern for children around the school due to high traffic. Creating such density will significantly increase the traffic and put children at risk.

Respectfully,

Sally Hamilton

Lacey Maxwell

From: Charis Burke [REDACTED]
Sent: January 31, 2018 8:59 AM
To: Victoria Mayor and Council
Subject: Opposition to re-zoning application for 1303 Fairfield Road

Dear Mayor and Councillors,

I am writing to voice my opposition to the proposed re-zoning of 1303 Fairfield Road in it's current state.

My main concern is the loss of parking spaces in the current proposal. It is already very difficult to park in the area surrounding the intersection at Fairfield and Moss. I already avoid this area even though I would like to utilize the Fairfield Gonzales Community Association, visit the Moss St. Market and the purchase from the other local businesses. The addition of 16 rental units and a decrease in the current parking stalls will make this area impossible to visit and certainly a huge challenge for the current residents and businesses in the area.

I would fully support the proposal if there the rezoning included keeping the existing 43 spaces – or adding more as the area is already a problem for parking.

We need to start adding parking and not reduce parking in our city. It is becoming a huge problem.

Sincerely,

Charis Burke
1509 Rockland Avenue

Lacey Maxwell

From: Connie Reese [REDACTED]
Sent: January 31, 2018 10:14 AM
To: Victoria Mayor and Council
Subject: Fairfield Church redevelopment

Categories: Planning

I'm a Rockland resident and have just read a forwarded letter to the Rockland Association from a Fairfield resident in opposition to the demolition of the Fairfield United Church.

The very idea that this core piece of Fairfield history is being erased from the community is appalling. There are ways in which the church could be incorporated into the new design and I can't believe we have a city council that will tear down the heritage in our neighbourhood in support of a generic box style development. What is equally as insensitive and arrogant is the developers response to the people in our communities who dismiss our opinions because they believe we are simply opposed to change which isn't true. (and then that's where the dialogue ends).

Thank you for your time.
Connie Reese

Mayor and Council
City Hall, 1 Centennial Square
Victoria, BC
V8W 1P6

RECEIVED

JAN 31 2018

January 29, 2018

Re: Re-zoning Application 1303 Fairfield Road, Victoria, B.C. (Fairfield United Church)

Dear Mayor and Members of Council,

I am writing regarding the re-zoning application 1303 Fairfield Road, which will tear down the Fairfield United Church and replace it with a 4 story apartment complex with retail space.

As a resident in Fairfield, I am writing to express my concern about the proposed high density development at this location and to strongly urge you to decrease the size of the development and maintain the character of this area. I am not opposed to development nor to upgrading a building that needs remediation, however the proposed development diminishes the character of the community, increases congestion, reduces green space and does little to make the community more assessable to families.

Too Much Densification

First of all, the size of the development is excessive for this small lot in a pivotal location. It requires significant rezoning, increasing the maximum height from two stories to four and increasing the maximum allowable lot coverage from 40% to nearly 60%. Adding 16 one and two bedroom units to this corner along with retail space in addition to the church will significantly alter the community in this pivotal core of Fairfield.

Too Much Traffic

It will also greatly increase the traffic congestion. As it is, there is significant traffic around Sir James Douglas school, which is directly across from the school. A recent safe routes to school survey has identified a number of areas of concern for children around the school due to high traffic. Creating such density will significantly increase the traffic and put children at risk.

Loss of Parking Spaces

The proposal calls for a rezoning to reduce the number of parking stalls from 43 spaces to 16 spaces. Since there are 16 rental units it is clear that this will not be enough parking for the residents let alone those visiting the church or retail space. It is already hard to find parking at this intersection for those who want to visit the retail locations or attend church. Eliminating 27 parking spaces while adding 16 rental units and a coffee shop or other retail outlet while still maintaining space for the church does not make sense.

Loss of Green Space

This development will dramatically reduce the green space in the area and does not reflect the historical character of the Fairfield community. The setbacks are significantly reduced so that the building comes right up to the sidewalk. The proposed setback for the front of the building is reduced from 7.5 m to 0.07 m. This is more than a 7 meter reduction!

Not in Character with Community

Perhaps most disturbing is that this proposed development does not in any way reflect the historic character of the existing building or community. Fairfield United Church was built in 1926 and has been

a cornerstone of the Fairfield community. It's a beautiful building of brick and stained glass, which complements the surrounding buildings which also include brick and heritage features. To bulldoze this and replace it with a modern cube designed to maximize space is disheartening. Clearly the church needs restoration and the cost of that led the congregation to sell it, however this proposed development is not the answer.

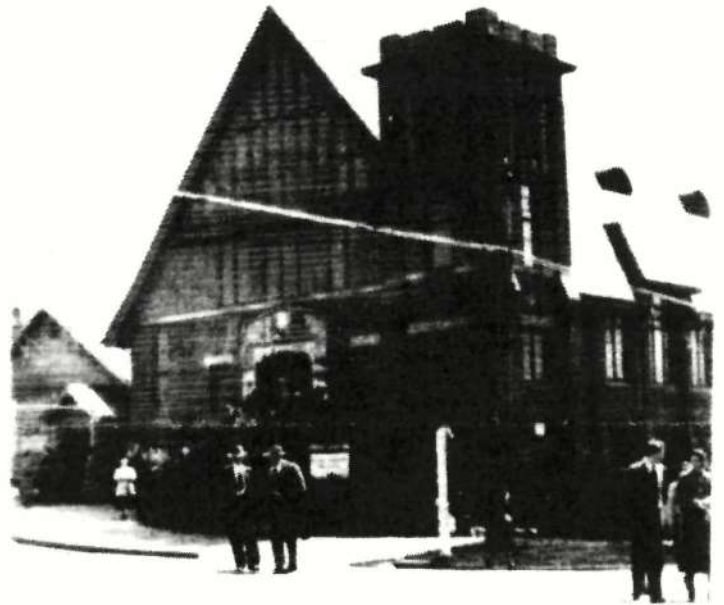
The city and council has a duty to protect the character of the community. This is the only historic church in Fairfield and once it is bulldozed it will forever be lost. Although it doesn't have the protection of official heritage status, it should have. The Official Community Plan and neighbourhood plans identify historic resources that possess value for present and future generations and include policies for heritage conservation areas, building types and uses, landmarks, and features. There is no way one can't say that this church built nearly 100 years ago isn't a landmark in our community and is without historic value.

There are many examples of churches that have been successfully converted into living space. The developer is in a unique position to maintain this historic church by converting it into living units while retaining the external structure and only creating a new development on the portion of the lot where the newer building that currently houses the dance studio sits. The developer would clearly not be able to squeeze in 16 units, however the reduced number of units would be more in line with the density appropriate to the area.

If it is not possible to retain the structure of the church, at the very least the design of new development needs to compliment the form and character of the corner. Design elements should better echo both the historic form of the existing church and the arts and craft style heritage design of the single family residential along Moss Street. This has not been achieved with the current design.

Not Accessible to Families

The developer is proposing 1 and 2 bedroom market value rental units. This does nothing to increase the affordability of Fairfield or make it more accessible to families. Fairfield has numerous 1 and 2 bedroom rental until but few 3 bedroom units which are desirable to families. This is particularly relevant to this development as it is located directly across from the school. Having students in the Fairfield catchment zone is crucial to the health of the English program at Sir James Douglas school. Our son is in the English stream in Grade 2 at Sir James Douglas school. There are less than 20 students in English grade 2, which means that they cannot have a single class of grade 2 students and they are spread out over 3 split classes. This is a big issue for SJD Elementary school, as the health of the English program depends on families being able to live in our neighbourhood. Furthermore, even though the notion of rental units



80 Architects Photo: J. F. G. 2012. Supplied for research only. No duplication, reuse, or other use.

makes them sound more accessible, these units will be priced at high rates that will likely put them out of range for most single parents and most likely will draw professionals without children.

As a resident of Victoria and homeowner in Fairfield, I am proud to call this community home for my family and to raise our 2 young children here. We greatly value the socially-minded community, green spaces and friendly neighbourhoods, and want to maintain that.

I understand the importance of creating additional housing, but this development will not address the problem of affordable housing in Victoria and only diminishes the community. It increases traffic congestion near our elementary school, reduces green space and destroys a part of Fairfield's history. I encourage you to reconsider the re-zoning application so that the character of the community and residents are taken into consideration. Thank you.

Yours sincerely,



Julie Angus, BSc. MSc.
Author, Adventurer, Speaker

1345 Minto St., Victoria, BC, V8S-1P3

Lacey Maxwell

From: Macpherson, Fiona HLTH:EX [REDACTED]
Sent: February 27, 2018 4:32 PM
To: Alec Johnston
Cc: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: 1303 Fairfield Road
Categories: Planning

Alec Johnston
Planning and Development Services
City of Victoria
1 Centennial Square
Victoria, BC
250.361.0487
ajohnston@victoria.ca

Dear Alec,

I am writing regarding the re-zoning application for 1303 Fairfield Road, which will tear down the Fairfield United Church and replace it with a 4 story apartment complex with retail space.

As a resident in Fairfield, I am writing to express my concern about the proposed development at this location and to strongly urge you to maintain the character of this area. I am not opposed to development nor to upgrading a building that needs remediation, however the proposed development diminishes the character and heritage of the community.

I am most concerned that the current proposed development does not reflect the historic character of the existing building or community. Fairfield United Church was built in 1926 and has been a cornerstone of the Fairfield community. I understand that it does not have heritage designation but I do not think that that is a reason to obliterate the beautiful character which complements the surrounding buildings with its brick, stained glass and other heritage features. Clearly the church needs restoration and the cost of that led the congregation to sell it, however this proposed development is not the answer.

The city and council has a duty to protect the character of the community. This is the only historic church in Fairfield and once it is bull-dozed it will forever be lost. Consider the events that have occurred in this building? Who was married here? What community meetings were held here? What stories can the walls tell us? This is our history.

The Official Community Plan and neighbourhood plans identify historic resources that possess value for present and future generations and include policies for heritage conservation areas, building types and uses, landmarks, and features. There is no way one can't say that this church built nearly 100 years ago isn't a landmark in our community and is without historic value.

There are many examples of churches and other structures that have been successfully converted into living or commercial spaces. The developer is in a unique position to maintain this historic church by converting it into living units while retaining the external structure and creating a new development within the former walls and on the portion of the lot where the current dance studio sits.

An example of a similar heritage conversion of a 1904 school in Ottawa is a case in point. A successful design includes new living and commercial spaces but maintains the heritage feel of the neighbourhood by utilising some preserved features. The architectural genre of Facadism (<https://en.wikipedia.org/wiki/Facadism>) utilizes this practice where only the facade of a building is preserved with new buildings erected behind or around it.



I know that the adage 'beauty is only skin-deep' is true. Nowadays, the places we try to save are not, **cannot** be protected on the basis of beauty alone. In reality architecture is only one part of the rationale for saving a historic place. Making a better case for protecting our historic resources involves the structure, the people, the stories, as well as considering the economic implications for the neighborhood and community.

If it is not possible to retain the structure of the church, at the very least the design of new development needs to compliment the form and character of the corner. Design elements should better echo both the historic form of the existing church and the arts and craft style heritage design of the single family residential along Moss Street. This has not been achieved with the current design.

Thank you for considering my perspective.

Fiona Macpherson

1334 Minto St.

Victoria, BC

V8S 1P4

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Lacey Maxwell

From: Julie Angus [REDACTED]
Sent: March 9, 2018 6:22 AM
To: Alec Johnston; Councillors
Subject: rezoning 1303 Fairfield

Hi Alec, Mayor and Councillors,

Alex, I am following up on the voicemail message that I left you on the proposed rezoning at 1303 Fairfield and amending the Official Community Plan to change the designation to Large Urban Village.

As I mentioned I do not support the rezoning and think it's bad for the community for a number of reasons. I also do not think the proposed development serves the community.

- 1) The destruction of a historic building that defines that pivotal community intersection will greatly diminish the character of the community. This is Fairfield's oldest and most historic church. Once it's gone, that's it. The Fairfield Neighbourhood plan talks about conserving the historic character of significant buildings and celebrating the heritage of the neighbourhood. This goes against that.
- 2) It's too much densification next to a large elementary school. There is already significant congestion, adding 16 apartments plus retail will add to it. That intersection is the busiest area around the school, and the school (PAC) strives to have crossing guards there but for much of the year it couldn't be done due to issues beyond the school's control. There have already been some close calls with children and cars.
- 3) Loss of Parking. The proposed development asks for a reduction in parking spots, to the level where it won't even be enough for the tenants let alone visitors to the retail space. This means extra street parking on nearby residential streets that are already busy and causes more problems for not only residents but parents dropping children off at school.
- 4) This does nothing to help the community. These are not affordable apartments, but high end units that do nothing to increase the accessibility of the community.
- 5) The community does not want this. A petition started a few days ago to stop the church demolition and prevent the rezoning to a Large Urban Village has already received 250 signatures. See <http://chn.ge/2oGJgRL>.

I support much of what this Council has done to better the city. The much disputed bike paths are critical to creating a livable and sustainable city, allowing people and families to safely get around the city by car. The push for affordable housing and helping the homeless people in tent city and elsewhere is important. Development is key to making our city a better place, but tearing down our communities oldest church to build the biggest development that can be squeezed onto the lot is not the way to do. Develop the church, but save the exterior. There are so many great examples of developers who have done that in Victoria and elsewhere. The developer may say it can't be done or it's too expensive, but that's not true. Others put offers in to buy the church with the intention of restoring and converting it to affordable housing. Hold this developer up to the same standard.

Thank you,
Julie



Julie Angus

Author, Adventurer, Speaker

m: 250-514-6680

w: www.angusadventures.com e: julie@angusadventures.com



Concerns and Impacts of The Proposed Development at 1303 Fairfield

This document outlines some, but not all, of the concerns I have regarding the The Proposed Development at 1303 Fairfield. There is no particular order to the concerns.

Traffic and Parking

I have many concerns about the impact of traffic with this proposed development. The first one is the traffic coming south on Moss Street and turning left into the proposed development, at 1303 Fairfield Road, driveway, causing a backup to the traffic lights at the corner of Fairfield Road and Moss Street. There are already problems with the two parking spots in front of the bike shop creating traffic. If one car is going north and another south at the same time, the southbound traffic has to wait for the northbound traffic to clear. This causes congestion at the lights and crosswalks.

In addition, this is a major corridor for schoolchildren in the mornings and the afternoons, walking on the sidewalk towards both the elementary and middle school schools and the visibility for vehicles making a right-hand turn is poor. I propose that the driveway to the underground parking be moved to Fairfield and be a right-hand turn-only option for people leaving the underground parking to ease congestion and make it safer for schoolchildren. The sightlines are better.

If it has not already been completed, I propose that a Traffic Impact Analysis is conducted that incorporates the following:

- a) Turning left into the proposed development parking garage (heading south on Moss Street) during peak usage times.
- b) Best visibility of sidewalk for pedestrians.
- c) Right turn only from the Fairfield Road parking exit.

A parking impact analysis including answers to the following:

- a) If renters have multiple vehicles, where will they park?
- b) Where will the proposed development on-site business staff and customers park? Other businesses in the area have 20-minute parking directly out front and/or in aboveground parking lots.
- c) Where will the current and future church members' park, especially if the church congregation grows? Will there be a drop-off zone at the church entrance for people who have mobility concerns (we currently allow church members use our residential driveway at 339 Moss Street)?

Concerns and Impacts of The Proposed Development at 1303 Fairfield

d) What are the considerations for additional parking needed for events such as weddings, Fringe Festival, community group users etc.?



Concerns and Impacts of The Proposed Development at 1303 Fairfield



Privacy of Backyard

This proposed redevelopment rezoning has impacted my family already. When we first learned that the church was going up for sale, we were in the midst of doing a renovation of our backyard. We had torn off the back deck and were looking at designing a patio area for summer barbecues and family enjoyment. We did not build this backyard area this summer because we wanted to see the plans for the proposed development of apartment buildings. Now that I've seen these drawings, I fully understand the impacts on our backyard.



Our backyard is going to cease to be a private space for us as there will be several decks that will change our enjoyment of this private space. A backyard is fundamentally a place for private celebration and family enjoyment, as opposed to a front yard, which is a much more public space. Now my family and I have to suffer the impact of potentially not having this sanctuary. My sense of home and privacy has fundamentally been altered. I propose the removal of the

Concerns and Impacts of The Proposed Development at 1303 Fairfield

patios from the proposed apartment with views facing south onto residential properties.

Note: an example no residential balcony development can be found across the street at 1300 May St.

Blasting

I work as a paramedic, and the blasting from this jobsite will interfere with sleeping after a night shift. This will impact my work and potentially my livelihood if I have to call in to work due to exhaustion. This is yet another impact that our family will have to assume. I propose no blasting be allowed.

In addition, I have a mature tree within 2 meters of the property line, and if the roots are damaged my tree(s) might die.

I propose a full blasting impact assessment be conducted.

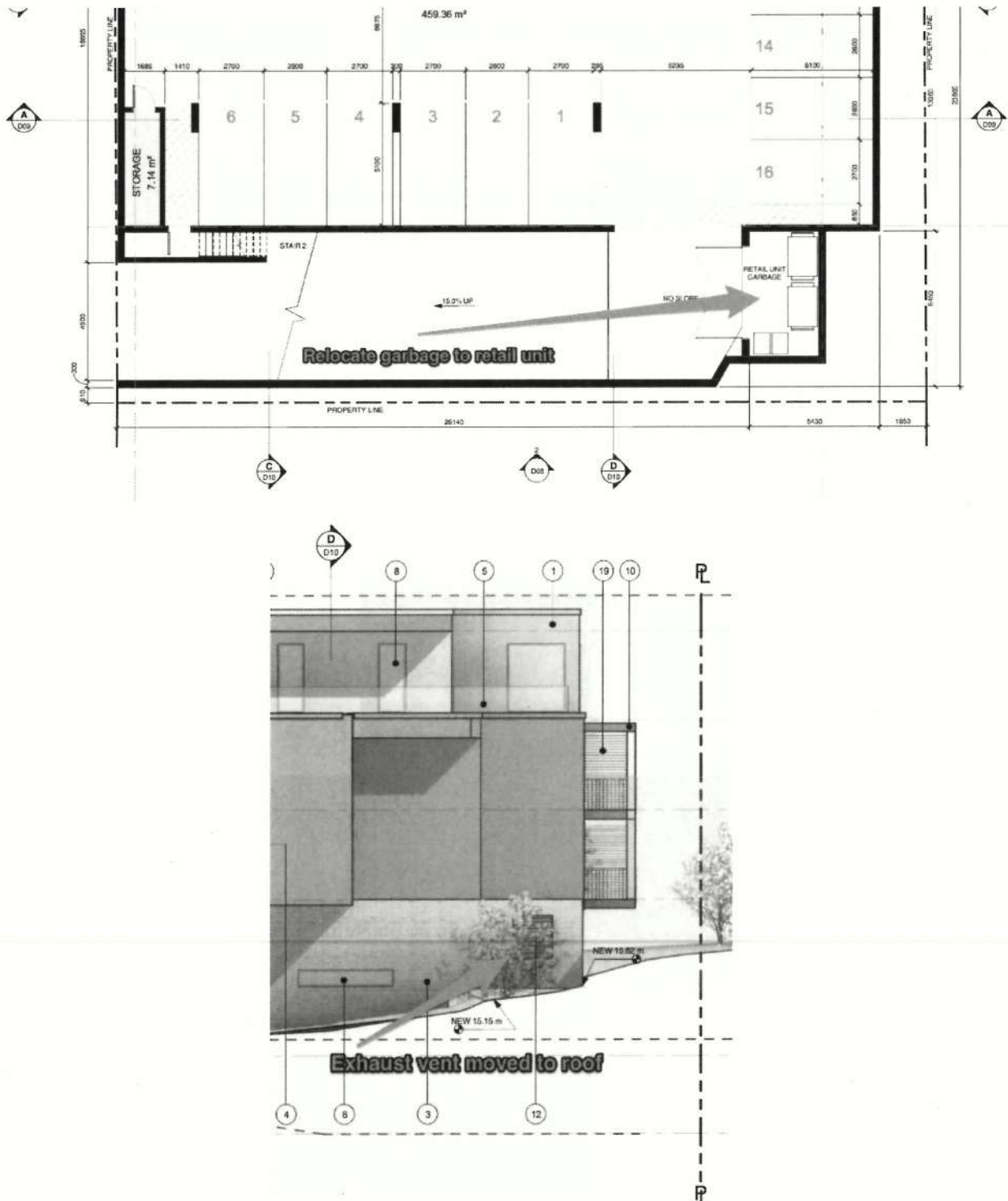
Relocating

My family sees no benefit from this proposal, but arguably has the heights impact. Another issue that has caused turmoil in my life is that we have considered moving so we would not have to live next to this apartment complex. Looking for a new place to live, in this market, is not an easy task. Many houses are being bought with no conditions and over asking price. Although this bodes well for many people, this is not so for us. When you're trying to sell a house next to an unknown development, that uncertainty can lower the number of people interested and, thus, the amount of money you might be able to get. As everybody knows, when you live next to an apartment building, your property value goes down, and this is another impact my family may have to bear. And the begs the question of how much sacrifice does my family need to make to accommodate a for this enterprise?

Garbage and Exhaust

The exhaust vent and garbage that is facing our property will also impact the value of my backyard due to noise and fumes. I feel that our backyard is already impacted significantly from the proposed balconies looking down and interfering with my privacy. To have this vent emitting fumes and causing noise disturbance will further degrade the value of my backyard and the enjoyment of my home. I propose that the exhaust vents be relocated to the roof and garbage be collected at the retail space.

Concerns and Impacts of The Proposed Development at 1303 Fairfield



Bedroom and Bathroom views

The views from the balconies will be able to look into my bathroom and onto the back balcony coming off my bedroom. As these are perhaps the most intimate spaces in my house, I feel these invasive impacts will again change my sense of home and privacy. I propose the removal of the

Concerns and Impacts of The Proposed Development at 1303 Fairfield

patios from the proposed apartment with views facing south onto residential properties and relocate them towards Moss and Fairfield Rd.

Note: an example no residential balcony development can be found across the street at 364 Moss St.



View from skylight in family bathroom



View from bedroom balcony



Possible views into my windows and yard

Concerns and Impacts of The Proposed Development at 1303 Fairfield



Lacey Maxwell

From: Jill Goodacre [REDACTED]
Sent: March 10, 2018 10:32 AM
To: [REDACTED] Councillors
Subject: Fairfield United Church - Opposition to This Development

To:
Alec Johnson: City Planner
Victoria Mayor and Council: Victoria City Hall

March 9, 2018

Re: Re-zoning and Development of Fairfield United Church - 1303 Fairfield Road

Dear Alec Johnston; Mayor and Council:

I have been a resident/home owner/tax payer in Fairfield for 10 years (2 blocks from the proposed development) and a Victoria resident most of my adult life. I am writing to express my concern about the high density development proposal for the Fairfield United Church location - demolishing the church and replacing it with an apartment complex/retail space. I am against the proposal in general and against the proposal to amend the Official Community Plan (OCP) Bylaw for 1303 Fairfield Road to change the urban place designation from Small Urban Village to Large Urban Village.

I am not opposed to development nor to upgrading a building that needs remediation, however the proposed development would introduce inappropriate density, reduce green space, diminish the heritage character of the corner/community, increase congestion and safety issues to a corner already housed by the Moss St market and elementary school, and do little to make the community more affordable and assessable, especially for families. Furthermore, we have 2 urban villages already - Cook St Village and Fairfield Plaza - both within a 10 minute walking distance from this corner. We do not need a third.

I have reviewed the developer's plans and feel very strongly that this development is grossly inappropriate for this corner for the following reasons:

1. Inappropriate Density: The density proposed for this site is excessive and requires significant rezoning with an increase in height from 2 stories to 4 and an increase in the maximum lot coverage from 40 to 60%. This does not adhere to the OCP nor is it in line with the general tone and best interests of the neighbourhood. The proposed density contradicts the OCP and will change the face of this neighbourhood dramatically. We need to be thinking in terms of "gentle density" in Fairfield - not inappropriate, developer-driven projects that do not reflect the aesthetic, do not provide more affordable housing, and contradict the needs of the neighbourhood.

2. Traffic/Congestion/Safety: There are already major congestion and parking challenges at this corner and surrounding blocks - with both the elementary school and the Moss St Market at this location. Introducing more traffic and parking into an area that is already congested makes no sense from a safety and planning perspective.

3. Erosion of Green Space: In this era of climate change we can not afford to continue to reduce more green space. The proposed setbacks have been reduced from 7.5 to 0.07 meters which is a 7+meter reduction. We cannot just continue to fill lots to the brim with buildings. Yes we need to prepare for growth, or so I heard at the Jan 15th FF Community Plan meeting, but eroding green space is not the way to do it. We have a duty, in

this day and age, to retain as much green space as possible to promote healthy living (which includes not only the practical health benefits of green space but also the visual impact of green space and sky) and to provide as much environmental area/sanctuary for birds and insects - not to mention children and adults - as possible.

4. Inaccessible to Families: The developer is proposing 1 and 2 bedroom market value rental units which will be priced at high rates that will put them out of range for most single parents and more likely draw professionals without children. This does nothing to increase the affordability of Fairfield nor make it more accessible to families - who are the demographic we want to draw.

5. Heritage Value/Tourist Value: The proposed building does not reflect the character, aesthetic, nor quaint feel that makes Fairfield unique. This particular corner is one of the last - perhaps only - historic corners in Fairfield and this development would irreparably change the tone and feeling of Fairfield. Tourists come to Victoria for the historic architecture and quaint feeling that our city exudes - and Fairfield is a key area that retains that sensibility. This development lacks character. It is an ill-fitting square modern building that does not acclimate to the surroundings. I am not against development when done well and I understand the need for rental housing. That said, this proposed development does neither and it will drastically change the face of Fairfield and this pivotal, historic corner.

6. The Church: The city has a duty to protect the historic value and character of this community. We cannot get this church, the only historic church in Fairfield, back - if it is demolished. It should be protected by official heritage status. The OCP and neighbourhood plans identify historic resources as a source of value for present and future generations and include policies for heritage conservation areas, building types and uses, landmarks, and features. A 100-year old church definitely aligns with this policy - this is a landmark with significant historic value.

Furthermore, there is an opportunity here to convert this existing landmark into a useable structure. There are many examples of successful church conversions. A creative developer with vision could apply her or his talents to converting the existing structure into a gently densified creative project that could be a win both for development and for retaining the heritage feel of the corner and comply with the OCP. If the church structure is truly in too much need of remediation then design a structure that reflects the historic nature of this corner.

7. Urban Village - Small or Large: We don't need a small urban village at this corner and definitely not a large one. We have Cook St Village already - which is a 10 minute walk from this corner - and Fairfield Plaza - another 10 minute walk. This is a redundant idea and the cost to the community far outweighs any benefits. I see no benefits to the proposed development of a third urban village - other than for the developer to make a profit.

In closing, I recognize Mayor, Council and City Planners have a difficult job trying to accommodate the growth needs of Victoria. However, this development is too much of a compromise. It does not in any way reflect the historic and heritage nature of this community. For whatever reason, the church made a decision to sell the property to the developer, possibly because the cost of restoration was prohibitive. However, to demolish and replace this beautiful historic building with an ugly, square, ill-fitted one, that would change the face of this corner forever, is deeply concerning. I believe we need to preserve the beauty, green space, and reasonable density limits that we have in this city/community. To me, it appears that this is a project that will benefit the developer at the expense of the community. It appears from the plans that the developer is maximizing profit and offering little in return - through a proposal that covers every square inch possible with an unimaginative, inappropriate building. The city - mayor and council - have a duty to protect the heritage character and landmarks in this community, protect the environment/green space, ensure safety, and create true housing affordability. This proposal does none of this.

Suggestions: Restore the church - renovate it into an amazing cornerstone for the community that uses the principles of wise development and gentle density. Find a developer that has the vision and creative acumen for such a project. Maintain the character of this historic corner and Fairfield in general, knowing that it is our historic feel that draws people to our city and this neighbourhood. If it is impossible to retain this building, then find someone who can mimic the historic feel and visuals of the neighbourhood.

I also want to say, in general, that I feel strongly that over-development or wrong-development (projects that do not embrace the sensibility of the neighbourhood) are becoming all too frequent and the opposition to over-development is growing. The election is coming and I feel strongly that if our voices are not heard on over-development, and I know many people in Fairfield/Gonzales feel similarly - from attending community meetings and speaking with neighbours - that we will use our votes at the ballot box to ensure the values and practices that make our city great - preservation and promotion of green space and heritage - will be preserved - while finding a creative solution to growth.

Sincerely,
Jill Goodacre
Carnsew Street (Fairfield)

Devon Cownden

From: [REDACTED]
Sent: Tuesday, March 13, 2018 10:13 AM
To: Alec Johnston
Subject: 1712 Fairfield Road.

Follow Up Flag: Follow up
Flag Status: Flagged

<https://tender.victoria.ca/tempestprod/ourcity/Prospero/Details.aspx?folderNumber=REZ00618>

Dear Alec:

I see from the development application that the developer has applied for a 3 story building. This is not a good fit for the Gonzales Neighbourhood the development should be limited to 2 stories. The Gonzales Neighbourhood group is not against the densification of Fairfield Road but believe it should not go over 2 stories. The 2 story limit is a much better fit for the neighbourhood and allows for "gentle densification". The Gonzales Neighbourhood group will be discussing the 1712 Fairfield proposal at tonight's meeting.

Nic Humphreys
167 Passmore Street



Virus-free. www.avast.com



Lacey Maxwell

From: Alejandro Wainer [REDACTED]
Sent: March 14, 2018 12:20 PM
To: Alec Johnston; Victoria Mayor and Council
Subject: Fairfield United Church

Re Fairfield United Church.

Honestly... are you really entertaining the idea of demolishing Fairfield United Church and continuing this trend of unsustainable development?

I lived in Victoria 34 years and I loved this city. I cannot begin to express the dismay the development policies of this administration causes me.

You already destroyed enough of our heritage. Leave this one well alone.

--

Victor Alejandro Wainer
[REDACTED]

Lacey Maxwell

From: [REDACTED]
Sent: March 14, 2018 3:06 PM
To: Alec Johnston; Victoria Mayor and Council
Subject: Re: Rezoning at Fairfield and Moss - NO!

Dear Mr. Johnston and Ms. Helps,

I cannot adequately express how opposed I am to rezoning this lot (1303/1307) to allow for a "Large Urban Village."

This is immediately across the street from an elementary school. Traffic is already a danger to young children on Fairfield and increased density directly across the street is frankly insane. I am amazed that the proposal is even being considered. Who is in favour besides the developer?

Please add another resident to your no list.

Best regards,

Byron Thompson
1236 McKenzie St
[REDACTED]

Lacey Maxwell

From: Guy Pilch [REDACTED]
Sent: March 14, 2018 4:15 PM
To: Lisa Helps (Mayor)
Subject: Fairfield Developments

Dear Mayor Helps, I am writing to you re two matters concerning Fairfield:

- a) The Proposed Gonzales Plan
- b) The Church at Fairfield and Moss st & "The Urban Village"

a) Regarding the Proposed Gonzales Plan may I congratulate you on your swift response to the concerns raised by many residents at City Hall last Thursday night (March 8th).

The motion you have put forward to council demonstrates that you did note that Gonzales residents are alarmed by many of the elements of the new Proposed Plan for our neighbourhood and in your motion you seek to remove some (but alas not all!) unacceptable elements.

Your proposal would remove some contentious features of the proposal and instruct staff to engage more fully, and more representatively with all residents .

Thank you for this.

However there remain a number of substantive issues that will need to be addressed by means of further consultation, and we appreciate that you want to ensure that there is more widespread acceptance within the community by not attempting to ram this plan through.

This is a happy, healthy and vibrant community that has. a far more income inclusive and multi-generation demographic than is generally understood by people who do not live here.

There are also a significant number of renters already living here, a surprising number of whom pay a rent that compares favourably with the

Victoria average.

Many of these renters are in secondary suites, and garden suites, basements and lofts, in addition to rental buildings.

All these kinds of renters, but especially the former kind are certain to be displaced by the sheer economic tsunami that increased densification will bring to our neighbourhood.

Don't forget that Gonzales was the first area of Victoria to have legal secondary suites.

We have had almost a generation of growth in our neighbourhood with secondary suites in our beautiful old houses.

They are now part of our DNA in Gonzales.

The Proposed Plan would strip them away, and with them all the artists, students, retired people and lower income workers who can still live in our lovely neighbourhood and be active parts of our community.

These residents would definitely not be able to buy or rent the dwellings that developers would build to replace the houses they would demolish.

The sheer cost of the land means that there cannot be affordable housing built in Gonzales at less than toweringly inappropriate build heights and density.

There are more points that I would like to make but I will save those for the renewed consultation process that we hope that you and your colleagues on Council will ensure takes place.

b) The Church at Fairfield and Moss st & "The Urban Village"

This is a signature intersection in Fairfield, with the oldest church facing both the school (and the Moss st market) and a uniquely attractive old store front that currently houses a bicycle shop.

The church offers considerable social value as a multipurpose venue for all kinds of prosocial and not for profit activities. Many artistic groups depend

on the performance space that adjoins the church. This is already an urban village that has evolved naturally and organically over more than a century. Zoning this as an urban village will, sadly, destroy the very thing that now exists: the beauty, the low rise charm (that previous developments have harmonised with beautifully. This intersection need preservation, not destruction by over development and excessive density.

Please please do not give it Urban Village status that the developers seek.

Natural, respectful and sustainable development over decades has preserved the character of this iconic intersection and all the many community amenities it offers

Please leave very well alone and let it evolve sustainably and slowly and at low rise with old building preserved for their heritage status.

Thank you for your consideration.

Sincerely, Fairfield Gonzales Resident,
Guy Pilch

Noraye Fjeldstad

From: Hal Kalman <[REDACTED]>
Sent: Wednesday, March 14, 2018 7:29 AM
To: Alec Johnston
Subject: 1303 Fairfield Road -- Objection

Dear Alec Johnston,

We are Fairfield residents who are writing to object to the proposal to erect a 4-story building at the corner of Fairfield and Moss Streets.

The proposal would require an amendment to the Official Community Plan with respect to both height and density. The Official Community Plan exists for a very good reason: as a fundamental document that controls development in the City of Victoria. It reflects years of thoughtful planning and consultation with the community, and it expresses the will of our elected Mayor and Councillors. The restrictions in the OCP are there to be respected. Amendments may be admissible only under extraordinary circumstances. We see nothing extraordinary in the current application. It would not benefit the residents of Fairfield or the citizens of Victoria. The application simply reflects an individual developer's desire to maximize profits on investment.

We have chosen to live in Fairfield because we like its suburban character. Urbanizing the neighbourhood by invoking a 'Large Urban Village' zoning classification would be entirely inappropriate for Fairfield, and would be an insult to the current residents.

We urge you to decline the proposal.

Sincerely,

Hal Kalman
Linda Kalman
1765 Hollywood Crescent

Lacey Maxwell

From: webforms@victoria.ca
Sent: March 14, 2018 9:07 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Nathan Manning
Email : [REDACTED]
Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/councillors.html>
Daytime Phone : [REDACTED]
Hello,

I'm new to Victoria and am very conscious of not getting too high on my horse, but I saw a poster in my neighbourhood about the possible development of the Fairfield United Church on Fairfield Road. Canadian history is a hobby of mine and I just wanted to express my sentiment siding with the author of the poster desiring historical architecture to be preserved as much as possible.

Sincerely,
Nathan Manning

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 75.154.242.227

Lacey Maxwell

From: Shaylene Crabb [REDACTED]
Sent: March 14, 2018 9:11 AM
To: Victoria Mayor and Council
Subject: Fairfield United Church

Dear Mayor and Council,

I am writing to you to let you know that I am a Fairfield resident at 1346 Carnsew Street and I am concerned about the possibility of the demolition and rebuilding of the property where the Fairfield United Church now stands. I believe that a sustainable development project converting the now standing historic building should be the path taken with this project in order to maintain the character of the community. I do intend to attend the community meeting tomorrow evening and wanted to write to you to let my sentiments be known as well.

Thank you for your time and consideration of this issue.

Sincerely,
Shaylene Crabb
[REDACTED]

Lacey Maxwell

From: shirley richardson [REDACTED]
Sent: March 14, 2018 10:14 PM
To: Alec Johnston
Cc: Victoria Mayor and Council
Subject: Save United Church

Dear sirs and madams;

Fairfield is being bombarded - just today, two pamphlets arrived on the doorstep.

We could just reserve the Cook Street Activity Centre to house all the meetings of residents who are concerned about the direction development is going.

With each series of demolitions, the fibre of the area is being eroded. First, the oversized condo block on the ocean side of the village, forced through with

parachuted "future residents" to sway the decision. Now, the insane idea to demolish the United Fairfield Church to put yet another giant box on that already

crowded and prominent corner. Still another giant box is being presented as THE answer for Pendergast/Cook with promises that in ONLY 25 years the existing

boulevard will be replaced with the developers' new choices and a canopy for shade will have grown. Did I hear that right?

Developers cannot be the only people who count, or in the view of the City, are they?

Victoria is a city that promotes tourism - if someone in their right mind had not preserved the downtown Old Town, there would be precious little for the tourists to see that is any different from any badly planned, modern city. Will they flock to view Humboldt Street or Yates Street condos?

Victoria is the city of gardens, and it has been a lovely place with homes of different styles on quiet streets with proud home owners, tending their gardens.

After paying our taxes and supporting our communities, we have reason to be sad to see this being dismantled - broken up by random development. We, the

people who care about the community and understand what is being destroyed, seem to have the least impact.

Well, if the Victoria city planners, Mayor and Council cannot understand what is being lost for the future of our city, who can we count on to help?

Yours sincerely,
Shirley Richardson (proud Fairfield resident)

Noraye Fjeldstad

From: Shaylene Crabb <[REDACTED]>
Sent: Wednesday, March 14, 2018 9:03 AM
To: Alec Johnston
Subject: Fairfield United Church

Dear Alec Johnston,

I am writing to you to let you know that I am a Fairfield resident at 1346 Carnsew Street and I am concerned about the possibility of the demolition and rebuilding of the property where the Fairfield United Church now stands. I believe that a sustainable development project converting the now standing historic building should be the path taken with this project in order to maintain the character of the community. I do intend to attend the community meeting tomorrow evening and wanted to write to you to let my sentiments be known as well.

Thank you for your time and consideration of this issue.

Sincerely,
Shaylene Crabb
[REDACTED]

Lacey Maxwell

From: Brett Hayward [REDACTED]
Sent: March 15, 2018 9:04 PM
To: Victoria Mayor and Council
Subject: Fairfield Church

Dear Mayor Helps and Council,

Re: Fairfield Church; I am in favour of development.

I live on McKenzie, just off Moss so I can see the church from my front window. I've lived here nearly four years, and the only activity I've seen out of the building is the daycare on the Moss Street side and the theatre further up Fairfield Street, leaving the church itself as an idle shell.

Sure, it might be nice to work with the idea of maintaining the outer envelope and making construction inside of the church, but there hasn't been a lineup of applicants to take that on, which means that it's awkward, expensive, poor land use, complicated, or a combination of those. I can imagine that retrofitting electrical, plumbing and making it earthquake proof would be a huge, expensive task.

I've read the naysayers concerns and don't see much of that in the developers plans. The city map shows the lots on that corner that are already demarcated as urban village. I sincerely hope that the old church is not "a cornerstone of our community and defines the area" (from the Save United Fairfield Church leaflet). Our community is much more vibrant than that.

So in the final analysis, it would be good to move on, to put a new landmark on that corner, one that serves the community better, creates more housing and commercial space. As for parking, we walk everywhere, even downtown, and if we're in a big rush, we take bicycles. So under cover bike racks would be a good idea.

Sincerely,

Brett Hayward
1271 McKenzie Street
Victoria

March 14, 2018

Alec Johnston
Senior Planner
City of Victoria

cc: Jonathan Tinney, Director Planning Services
Lisa Helps, Mayor
Nicole Chaland, Cook Street Village Residents Network

Re: Proposed Spot OCP Amendment ("Large Urban Village") 1303 Fairfield Rd.

Concerning this matter, you are in receipt of Ted Relph's very well reasoned, thorough and analytical response which, while it takes limited issue with the actual proposed development (citing only matters of height and fsr), focuses instead on the absurdity and precedent-setting risks of a spot OCP amendment for one property.

Mr. Relph's response leaves the road clear for a different expression of concern bearing on the very concept of small and large urban villages and the assumptions and seemingly logical inferences made by planners who have conceived these village designations and defined their stated aims.

I understand the assumption, which is that given a commercial efflorescence at some intersection or a larger collection of businesses as in Cook Street Village or Fairfield Plaza, higher adjacent or nearby densities are somehow warranted and appropriate.

The question that remains unasked and unanswered by planners (or anyone) is: Why?

I understand the superficial logic: that residential density is somehow justified, or more justified, by the presence of some shops nearby. Implicit within that logic is the idea that people won't mind, or mind so much, if higher densities are clustered around or near commercial, since commercial is, by definition, not traditional residential.

I'm also aware that a lot of this gets rolled up with urban design thinking—in particular, the idea (borrowed from its origins as an anti-suburban sprawl concept) that "you want people living close to shopping and commercial" presumably for convenience and 'walkability,' to help local business with more shoppers, and with some vague ecological marker thrown in: "if people can do their shopping nearby, they won't have to drive, or drive so far."

All of this may seem logical—the kind of reasoning designed to make people nod in agreement. The only problem is that there is no logic to it whatsoever.

You have only to look at the commercial constitution of so-called small urban villages—a bike shop, a real estate brokerage, a tiny grocery, a medical practice, a cat clinic, a naturopathic medicine office—to draw an obvious conclusion: these are virtually all destination businesses, not walk-by or walk-in businesses. No logic whatsoever justifies an increase in density around such businesses. The same thing is true of Cook Street Village and Fairfield Plaza, just on a larger scale. These two commercial centres serve a large and decentralized multi-neighbourhood trade area, and the presence of some higher density development won't make the slightest difference to shopping patterns or business viability, or, really, serve any environmental purpose.

Also, then, how to justify the R-3 and similar zones that permit residential densities more or less equal to this proposal across a wide geography, much of it not featuring any adjacent or immediate commercial presence? Seems to me a case of sucking and blowing at the same time.

It's my view that the development proposal for the United Church property should succeed or fail as the result of a conventional rezoning application, and should not be the subject of a stand-alone alteration/amendment of the OCP, especially given the attendant concerns that Mr. Relph has highlighted.

Sincerely,

Gene Miller
8-900 Park Blvd.



Lacey Maxwell

From: Shirley Avril [REDACTED]
Sent: March 16, 2018 2:05 PM
To: Alec Johnston
Cc: Victoria Mayor and Council; Cook Street Residents
Subject: 1303 Fairfield Rd

Dear Alec: As a forty year plus resident of Fairfield, I am writing to let you know that I value and support our Official Community Plan. I want city staff to do the same.

If staff members believe there are reasons to support variances on individual sites, then have a genuine consultation with the community and go forward from there. Do not suggest changes to zoning or designation of an area for one project.

Thank you for your work, and your careful consideration of the voices you hear from residents.

Shirley Avril
[REDACTED]

Lacey Maxwell

From: Vanessa Hammond [REDACTED]
Sent: March 16, 2018 12:46 AM
To: Victoria Mayor and Council
Subject: 1303 Fairfield Road

Dear Mayor

This evening I attended a meeting to discuss the zoning changes now needed to allow logical development, as proposed by the new owner by Nicole Roberts and partners, of the 1303 Fairfield site and property that has housed the Fairfield United congregation for many decades.

The Fairfield congregation and clergy have been a source of friendship, a support for the initiation and ongoing work of the Victoria Health Co-op, and a great resource for community events such as the Paint-In. My family has been quite heavily involved. However the building has been a constant drain on our time, energy and finances. It is crumbling, does not meet current safety standards and the design does not meet the requirements of our congregation.

We are extra-ordinarily fortunate that Nicole Roberts, the current owner, has developed a business case to provide 16 sorely needed rental units, a retail space and a large worship / meeting / community area which we may either purchase on a strata basis or rent. It is not at all appropriate for us to be property owners as we should be following example of an itinerant man who lived around 2,000 years ago, and using whatever resources we can to serve the poor, the outcast, the homeless and the sick.

We hope that the approval sought by Nicole will be granted promptly.

Vanessa

Vanessa Hammond Island Pilgrim
Victoria, BC, Canada.

Cell phone [REDACTED] www.facebook.com/Islandpilgrim
Community, Co-op and Celtic events, explorations and discussions

Lacey Maxwell

From: Zeke Livingston [REDACTED]
Sent: March 16, 2018 2:11 PM
To: Alec Johnston; Victoria Mayor and Council
Subject: Fairfield United Church

I have lived in this fantastic neighbourhood for 30 years and would be very upset if the current proposal should somehow be approved. This looks like anything but a 'neighbourhood' plan.

Zeke Livingston
1308 Carnsew St.
Victoria.

Sent from my iPhone

Lacey Maxwell

From: John Kell [REDACTED]
Sent: March 17, 2018 1:52 PM
To: Victoria Mayor and Council
Subject: Fairfield United Church Redevelopment

Hello,

I attended the Fairfield Community Association Land Use Committee meeting on Cook Street last Thursday evening (March 15, 2018).

During the course of the meeting, it was revealed (as I understand it) that the City of Victoria (as of February 2018) will now require amendments to the Official Community Plan to classify the church property as a Large Urban Village, in order for the development to proceed.

That's right, the property on the south-east corner of the intersection would be a Large Urban Village, but the properties on the other corners would be a Small Urban Village. This seems a short-sighted approach to me.

- Please note my firm opposition to amending the Official Community Plan to classify the church property as a Large Urban Village, and my opposition to this development, which I consider to be totally unsuited to that corner of Fairfield.

Most importantly, however, I would welcome an explanation for:

- How the City could come up with such an incongruous idea?
- How the City could spring such an idea on the community (and the long-suffering developer) at the last moment of the development process?

The explanation offered at the meeting (something like "a closer reading of the local government act was what led to the Large Urban Village approach") left quite a bit unsaid.

Thanks for your help. I am looking forward to real answers to my questions.

And please note that I will be recording (for reference on election day) how each of member of council votes on this thorny issue.

John Kell

Fairfield

Lacey Maxwell

From: Christopher Petter [REDACTED]
Sent: March 18, 2018 4:23 PM
To: Victoria Mayor and Council
Cc: communityplanning@victoria.ca; Jonathan Tinney
Subject: The City needs to consult neighbours about Fairfield Small Urban Villages

Dear Mayor and Council,

Another issue has arisen with the "Draft Fairfield Neighbourhood Plan" with regards the suggested 13.5 (4 storey) buildings in Fairfield small urban villages. An exception for rezoning individual building as OCP, Large Urban village buildings, was not included in the draft plan. This was obviously a planning oversight.

At a recent CALUC meeting on rezoning Fairfield United Church at 1303 Fairfield Rd. from a small to a large urban village in order to accommodate the new structure on a road that was not arterial there was wide scale opposition from the neighbours. There was a good attendance at the meeting (perhaps 80-100). Alex Johnston in attendance for the City and he spoke briefly about the application for why the last minute change from small to large urban village designation was appropriate (Government regulations). In any case there were about 25 speakers and about 22 were opposed with only 3 in favour. The major reason for opposition was the precedent of changing 2/3 storey to 4 storey (i.e. making an exception to the OCP for this case, which would obviously have a knock-on effect to the surrounding buildings). We also heard that a petition was circulated against allowing the development application and it already has 560 signatures. Julie Angus who circulated that petition was given 5 minutes to speak and listed about 10 major faults with the zoning variances that covered most of the bases. (You will no doubt be sent the text) by CALUC.

The draft Fairfield Plan was not at any time mentioned in the discussion by either the advocates or the opponents. However, it is obvious to me that the planners should be compelled by City Council to do a consultation with those in vicinity of the Fairfield small urban villages just as they will be doing with Cook St. Village groups. The CALUC attendance sheet and the Julie Angus' petition should provide the names of those who should be consulted as well as those in the local businesses, the school and the Fairfield United Church. Certainly all buildings in the Small Urban Villages should be restricted to a 3 storeys maximum and there should be consideration of the heritage and land mark value of the present structures and safety considerations around the nonarterial roads.

Thank you for your consideration,
Chris Petter
1220 McKenzie St.
Fairfield

Lacey Maxwell

From: LESLIE COX [REDACTED]
Sent: March 20, 2018 5:32 PM
To: Victoria Mayor and Council
Subject: Fairfield/Moss Street ReDevelopment

I just wanted to express my support for the redevelopment for the corner of Fairfield Road and Moss Street. It is currently the home of Fairfield United Church although the congregation has now moved out of that building. The church is in pretty rough shape with extensive water damage to the ceiling, the washrooms are not accessible, the heating and plumbing are a constant problem. The cost to update the building is about \$1 to 2 million which is way behind the ability of the congregation to raise that kind of money. The new owner wants to create rental units, a meeting space for the community and a portion which would be allotted as sacred space for worship. I believe it makes much more sense to have a space that can be utilized more fully by the Fairfield community, than an outdated church which is beyond repair.

Please support the redevelopment of the Fairfield/Moss Street corner.

Leslie Cox

Sent from my iPhone

Lacey Maxwell

From: Anthony Danda <[REDACTED]>
Sent: March 23, 2018 6:29 AM
To: ajohnston@uvic.ca
Cc: Victoria Mayor and Council
Subject: Fairfield United Church

Dear Mr. Johnston:

I strongly oppose the proposed plan to replace Fairfield United Church with the concept of a Large Urban Village.

Fairfield United Church is a cornerstone of the community and defines the area. It is a perfect example of what the city should retain as part of its heritage and character. Please prevent future regrets by stopping its demolition.

The proposed development does not reflect the character of the neighbourhood or attempt to preserve, maintain or reflect in any way the architectural, historical and cultural importance of this landmark intersection, which is part of the community. Allowing for a Large Urban Village zoning will increase congestion near an already busy elementary school, create street parking problems, decrease green space and forever alter a key Fairfield community in a way that is strongly misaligned with preserving its value for current and future generations.

Adding new housing and renovating historic buildings does not mean destroying them. Victoria is full of examples where the exterior of historic buildings has been saved and the interior converted to housing or retail space.

Thank you for your consideration,

Anthony Danda

1075 Pentrelew Place

1550 Earle Place
Victoria BC V8S 1N2

March 22, 2018

City Hall
1 Centennial Square
Victoria BC V8W 1P6

Re: 1303 Fairfield Road

Dear Mayor and Council,

My name is Martine Norris and I live at 1550 Earle Place in the Fairfield Area. I attended the March 15 council meeting and spoke in favour of the Development and OCP amendment to allow 4 storeys for this project.

The reason why I believe this project should be approved is that we need more rental housing as my children are leaving home and want to stay in the area and they can't afford to buy into the market at this time.

I also am very happy with the idea of a cafe with outside eating area on the main level as I buy my produce and ride my bike to the Moss Street Market every Saturday. I would love a place to sit and have a coffee after with my girlfriends. I understand by talking to the developers that the cafe will be a local privately operated business with fine yummy pastries etc. Not a fan of Starbucks.

Also after talking to Beth, the Minister of the United Church, I got a very good sense from her of their Mission and what they do for our community. I want the church to stay here as their space can be used for meetings, dances, musicals, gatherings and worship, etc, which the Fairfield community needs.

It's very simple in my view: if you don't approve 4 storeys with the church we lose the church and the amenity for our community. I fully support the design and changing the OCP to allow 4 storeys. I look forward to seeing this change in our neighbourhood. I will attend the public meeting when the date is set to voice my approval of this project.

Kindest regards,

A handwritten signature in black ink, appearing to be 'Martine Norris', written in a cursive style.

Martine Norris

Noraye Fjeldstad

From: Alec Johnston
Sent: Monday, March 26, 2018 5:09 PM
To: Noraye Fjeldstad
Subject: FW: 1303 Fairfield

For the correspondence file.

Thanks,
Alec

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

From: sarah petrescu [REDACTED] >
Sent: March 15, 2018 8:32 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: 1303 Fairfield

Hi Alec

I'm a homeowner at 1157 Fairfield and member of the Fairfield and Cook Street residents associations. I hoped to make the community meeting tonight — but am home with a sick toddler instead.

I've read the proposals for the development and the community group emails.

I am fine with amending the OCP for this development only. It addresses several needs in the community- more rentals, community space, a cafe with patio space and opens up that corner. While the church is lovely the front corner is dead space and with the recent loss of Fairfield Market on Oscar, we really need a good coffee shop.

That's my two cents. Thanks for considering.

Sarah Petrescu

Sent from my iPhone

Noraye Fjeldstad

From: Alec Johnston
Sent: Monday, March 26, 2018 5:13 PM
To: Noraye Fjeldstad
Subject: FW: amendment to OCP

Another email for the correspondence file for 1303 Fairfield.

Thanks,
Alec

From: Mary Vonfintel <[REDACTED]>
Sent: March 15, 2018 1:28 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: amendment to OCP

I live in Cook St. Village and I am in agreement with the letter sent to you by Ted Relph regarding an amendment to the OCP to accommodate changes to a development at Moss and Fairfield and support his recommendations.

It hardly makes sense to have a large urban village designation to an area that is so close to downtown, especially when it seems that the small urban village designation would serve the purpose of this development quite well.

It also makes no sense to adopt a plan and then constantly undermine it with amendments that water down its intent.

I strongly feel that the residents of an area should have a say in what type of development they want/need in their area. And I am strongly in favour of a neighbourhood, community feel to these small urban areas outside the city core. It makes for a safer, friendly environment in which to live.

Many residents of this area have spent a great deal of time and effort to consult and discuss with each other and city officials to work out a plan for what would be suitable and wanted. Stop undermining their work!

M. Vonfintel
1101 Hilda St.

Noraye Fjeldstad

From: Alec Johnston
Sent: Tuesday, March 27, 2018 8:50 AM
To: Noraye Fjeldstad
Subject: FW: Designation of Fairfield United Church site as a large urban village

Hi Noraye,

Here is another email for the correspondence file for 1303 Fairfield Road.

Thanks,
Alec

From: Leo Chaland <[REDACTED]>
Sent: March 26, 2018 5:36 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: Re: Designation of Fairfield United Church site as a large urban village

Thank you for your reply. Please do forward this to Council. If this change is required to permit the development to proceed, then I don't think the development should proceed. Why not take this approach on other development proposals? What would prevent that? Nothing, as far as I can tell. And, if so, an OCP is basically an expression of fond wishes and nothing more.

Please provide my response above to the City Council members.

Leo Chaland

Leo Chaland.

On Mon, Mar 26, 2018 at 2:31 PM Alec Johnston <ajohnston@victoria.ca> wrote:

Hello Leo,

Thank you for your feedback. Would you like me to forward your email to Council so they have it when the application goes to a Public Hearing? Alternatively, you can email Mayor and Council directly at publichearings@victoria.ca

With regards to your specific questions/concerns with the proposed OCP amendment, the rationale for proposing an OCP amendment from small urban village to large urban village as part of this application is because the City cannot adopt bylaws that are inconsistent with the OCP. If this proposal proceeds, the underlying OCP designation would need to allow mixed uses at the densities and building heights proposed, and the large urban village designation is the one that is most in line with the application. This proposed amendment isn't meant to change the long-term vision for the entire village, but is meant to facilitate this particular development proposal at this specific site in the event it is approved. There will be an opportunity to provide further comments to Council for their consideration at a public hearing.

Best regards,

Alec Johnston

Senior Planner – Development Services

Sustainable Planning and Community Development

1 Centennial Square

Victoria, BC V8W 1P6

Phone: 250-361-0487

Fax: 250-361-0386

Email: ajohnston@victoria.ca



From: Leo Chaland <[REDACTED]>

Sent: March 14, 2018 8:24 PM

To: Alec Johnston <ajohnston@victoria.ca>

Subject: Designation of Fairfield United Church site as a large urban village

This proposal defies common sense. How can a single building be a large urban village? Surely it takes more than one or even two buildings to constitute an urban village (large or small).

The development proposal seems reasonable but I am not a neighbour. I do live in Fairfield at 25 Cook Street, close to Dallas Road.

But if the only method available is to label this a large urban village, the price is too high. Do this one and the next step will be to hive off a developer's chunk of Cook Street Village, designate it as downtown core and then approve a high rise. Nonsense? I think so. But what is to prevent that once a precedent is set?

Mark me down as opposed to the large urban village designation.

Leo Chaland

Noraye Fjeldstad

From: Alec Johnston
Sent: Tuesday, March 27, 2018 8:41 AM
To: Noraye Fjeldstad
Subject: FW: 1303 Fairfield

For the file.

Thanks,
Alec

From: Lawrence Horwitz <[REDACTED]>
Sent: March 14, 2018 8:52 PM
To: Alec Johnston <ajohnston@victoria.ca>
Cc: cookstneighbours@gmail.com
Subject: 1303 Fairfield

Dear Mr. Johnston,

I read with interest your letter dated February 20 soliciting input regarding proposed development of 1303 Fairfield Road. I have also reviewed Ted Relph's letter to you in response to the above mentioned letter.

Unfortunately, due to a prior commitment, I am unable to attend tomorrow evening's meeting. I am writing to strongly support the points made by Ted Relph. It seems to me that what is proposed by the City is essentially spot zoning, which I would submit is bad policy (illegal in some jurisdictions, if I'm not mistaken) and undermines the intention of planning. I would urge the Planning Department to reconsider its proposal in light of the existing community plan and, as well, the input from the Cook Street Residents Network.

Thank you for your consideration.

Lawrence Horwitz

Lawrence Horwitz
1315 Bond Street
Victoria, BC V8S 1C3
[REDACTED]

Lacey Maxwell

From: Martin Hykin [REDACTED]
Sent: March 27, 2018 11:52 AM
To: Councillors
Subject: Fairfield United Church

To Mayor and Councillors,

Let me and my family add our voices to those opposing the "Large Urban Village" zoning proposed for the area around the Fairfield United Church.

It isn't necessary to destroy this neighbourhood in this manner. Downtown is already well on its way to becoming another version of Vancouver's west side, a jumble of characterless glass boxes creating gloom and a wind-tunnel like atmosphere on the streets below and all at prices or rentals far above affordable levels. We don't need more of the same in our well-balanced Fairfield neighbourhood. There are other ways to densify within the beloved character of our area.

We hope to attend council meetings to speak in opposition to this destructive process.

Yours truly,

Martin Hykin and family

Dr. René and Allison Weir
806 Dereen Place
Victoria, B.C.
V8S 3V4

March 28, 2018

City Hall
#1 - Centennial Square
Victoria, B.C.
V8W 1P6

Dear Mayor and Council:

RE: Change to OCP in support of Unity Commons Project

We have resided in the Fairfield Rockland area for many years.

We understand that there is a big need for rental housing in our area as many homeowners are looking for a building to move into as we age and downsize.

This is a changing time and we approve the proposed project adding rental units to our area. We are also happy that the Church will have a brand new home, safe, spacious and energy-efficient, which will be used as an amenity for all.

We support the Unity Commons request to change the OCP to allow the 4-storey design and feel this is a welcome addition to our community.

Please vote yes for this project; it is very needed.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Allison Weir".

Dr. René Weir

Mrs. Grace Telford
1048 Craigdarroch Road
Victoria, B.C.
V8S 2A4

March 28, 2018

City Hall
#1 - Centennial Square
Victoria, B.C.
V8W 1P6

RE Fairfield United Church

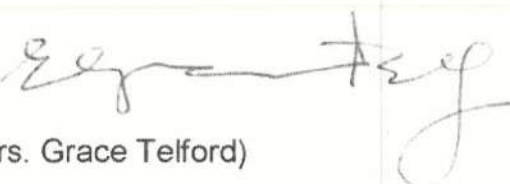
Dear Mayor and Council:

I've lived in the area for many, many years and am pleased that the congregation will be staying in our community with a new space that will be used not only for worship, but also for other community groups to use. The new building is an asset as the old church is in disrepair and not safe to use anymore.

As I am getting older it is a benefit that when we sell our homes there will be a lovely place to rent where I can stay in the area. I also enjoy the idea of a cafe going in to visit.

I am 100% in favour of the change to support this building at Moss and Fairfield Road.

Sincerely,


(Mrs. Grace Telford)

Add your Name to the Petition to Save Fairfield United Church from being replaced by a Large Urban Village

Name	Email
Michael Halleran	
T. Tallentire	
Cory Greenlees	
Chris Potter	
Brian Mearth	
Glen Isaac	
A K Fraser	
Ocean Inglin	
Anne Marie Dwyer	
Sally Hamilton	
BROOKS HOWA	
F. BARDON	
Edward Marshall	
Gene Miller	
Joyce MacIsaac	
JOHN KELL	
Sheeva Bellingham	
Don Hutton	

Add your Name to the Petition to Save Fairfield United Church from being replaced by a Large Urban Village

Name	Email
Kamhader	[REDACTED]
ABROU	[REDACTED]
Paul Terjorian	[REDACTED]
DAVID BELLON ARCHITECT AIBC	[REDACTED]
Mary Deedy Jones	[REDACTED]
Jen Tafler	[REDACTED]
JEN TAFLER	[REDACTED]
DIANA SMARDON	[REDACTED]
JOHN FINE	[REDACTED]
DECLAN HUGHES	[REDACTED]
Filippa Bahrke	[REDACTED]
Donald Hamilton	[REDACTED]
Marie van der	[REDACTED]
Stigler	[REDACTED]
Joan R. Waller	[REDACTED]
Valerie Engels	[REDACTED]
Sandra L. Lino	[REDACTED]

Lacey Maxwell

From: Steve New [REDACTED]
Sent: March 28, 2018 6:31 AM
To: Victoria Mayor and Council
Subject: Fairfield United Church

Dear Mayor Helps and Council,

Please reject the proposal to designate the Fairfield United Church site as a Large Urban Village. I would like to register my strong objection to this designation. The site is inappropriate for a Large Urban Village based on planning principles.

Regards, Steve

Steve New
1246 McKenzie Street
Victoria, BC
V8V 2W5
[REDACTED]

Concerned Fairfield Citizens

Recipient: Mayor Lisa Helps and Council, David Biltek, Alec Johnston

Letter: Greetings,

We are concerned about the proposed development at 1303 Fairfield St., that would see the demolition of one of Fairfield's most historic buildings, Fairfield United Church, and construction of a 16 unit apartment building with retail space.

The proposed four story apartment complex does not reflect the character of the community or attempt to preserve or maintain/reflect in any way the architectural, historical and cultural importance of this landmark intersection in our neighbourhood. The development requires substantial rezoning including increasing building height, reducing parking spaces, decreasing setbacks, diminishing green space, increasing floor space, and altering the Official Community Plan to allow for a Large Urban Village. This will increase congestion near our already busy elementary school, create street parking problems, decrease green space and forever alter a key Fairfield community in a way that is strongly misaligned with preserving its value for current and future generations.

We ask that you say yes to sustainable development that makes Fairfield more accessible to families and also preserves the history and character of our community. This is not such a development. These expensive one and two bedroom apartments do not address the issue of affordability, yet they greatly diminish our community.

Development is key to making our city a better place, but tearing down such a historic structure is not the way to do it. Develop the church by converting the interior space into housing/retail while maintaining the exterior. There are so many great examples of developers who have done that in Victoria and elsewhere. We have already heard from three developers who said they proposed such a development for the church and made offers to buy the church.

The draft Fairfield Neighbourhood plan on page 92 specifically refers to the heritage merit of the buildings at Fairfield and Moss Urban Village, or

Five Points, and that incentives should be used to encourage rehabilitation or adaptive re-use of these buildings. Hold the developer to this standard, relax regulatory guidelines but only if they develop the property in a way that supports the objectives of the Neighbourhood Plan, which means maintaining and integrating heritage to sustain character and sense of place.

We ask that you oppose the request to change the zoning to Large Urban Village and oppose the variances requested by this developer, instead only relax the regulations if the building is not demolished and they retain the exterior facade.

Signatures

Name	Location	Date
Julie Angus	Canada	2018-03-04
Colin Angus	Comox, Canada	2018-03-07
Bruce Batchelor	Victoria, Canada	2018-03-07
Holly Williams	Victoria, Canada	2018-03-07
Alexandra McCulloch	Victoria, Canada	2018-03-07
Fiona Macpherson	Victoria, Canada	2018-03-07
Paul Cottingham	Victoria, Canada	2018-03-07
N A	victoria, Canada	2018-03-07
David Cubberley	Victoria, Canada	2018-03-07
Jillian Ridington	Victoria, Canada	2018-03-07
Brian Knight	Edmonton, Canada	2018-03-07
Krista Flarrow	Hamilton, Canada	2018-03-07
Sharon Phillips	Victoria, Canada	2018-03-07
Thomas Rossner	Coquitlam, Canada	2018-03-07
larry foden	galiano island, Canada	2018-03-07
Julie-Anne Le Gras	North Vancouver, Canada	2018-03-07
Donna James	Victoria, Canada	2018-03-07
Ryan E. Langkamer	Saanich, Canada	2018-03-07
Mooh Hood	vancouver, Canada	2018-03-07
Gail Watts	Troutman, North Carolina, US	2018-03-07

Name	Location	Date
Steve Crosby	Victoria, Canada	2018-03-07
Joan Edwards Edwards	Trail, Canada	2018-03-07
Marion Holland	Victoria, Canada	2018-03-08
maria robins	Gagetown NB, Canada	2018-03-08
Jenny Millar	Victoria, Canada	2018-03-08
Jacki Grant	Parksville, Canada	2018-03-08
Anna McHale	Victoria, Canada	2018-03-08
Robyn Fitzgerald	victoria, Canada	2018-03-08
Kai Merriam	Victoria, Canada	2018-03-08
Dawn Goodwin	Victoria, Canada	2018-03-08
Diane Francis	Victoria, Canada	2018-03-08
John McWilliam	Duncan, BC, Canada	2018-03-08
KAREN ROUSSEAU	Victoria, Canada	2018-03-08
Maddy Leitch	Victoria BC, Canada	2018-03-08
Judith Edmison	Victoria, Canada	2018-03-08
Karenlaura Findlay	Victoria, Canada	2018-03-08
James Webb	Victoria, Canada	2018-03-08
Diana Junus	Victoria, Canada	2018-03-08
bonnie macgillivray	Galiano Island, Canada	2018-03-08
Rodney Dick	Cobble Hill, Canada	2018-03-08
Tammy N	Canmore, Canada	2018-03-08
Becky jurista	Victoria, Canada	2018-03-08

Name	Location	Date
John Underhill	Halifax, Canada	2018-03-08
Russell Morrison	Victoria, Canada	2018-03-08
Irene Johansen	Calgary, Canada	2018-03-08
Patricia McAvity	North Vancouver, Canada	2018-03-08
Dushan Tripp	Montréal, Canada	2018-03-08
Geoff Cronk	Parksville, Canada	2018-03-08
Iara hurrell	Victoria, Canada	2018-03-08
Jim Fliczuk	Victoria, Canada	2018-03-08
Teri Gillan Church	Victoria, Canada	2018-03-08
Derek Paul	Victoria, Canada	2018-03-08
Joyce Behnsen	Duncan, Canada	2018-03-08
Judith Henderson	Brentwood Bay, Canada	2018-03-08
brooke wilkie	US	2018-03-08
dont worry	US	2018-03-08
susan schmitz	Canada	2018-03-08
Brooke Jackson	US	2018-03-08
Cynthia Klukosky	US	2018-03-08
Julie Huynh	US	2018-03-08
Alexi Lum	US	2018-03-08
R. Randall	US	2018-03-08
Eden Marshall	Canada	2018-03-08
Gary Thaler	US	2018-03-08

Name	Location	Date
Karen Olson	US	2018-03-08
Dureall Ramsdell	Canada	2018-03-08
Terri Lawrence	US	2018-03-08
Cathy Dennler	US	2018-03-08
Shantina Henderson	US	2018-03-08
Lisa Ohl	US	2018-03-08
Diane Hamilton	Canada	2018-03-08
Molly Turley	US	2018-03-08
Ruth Rusch	Albuquerque, New Mexico, US	2018-03-08
john mckay	US	2018-03-08
Molly Dauenhauer	US	2018-03-08
Elizabeth Reid	US	2018-03-08
Nidhi Roy	US	2018-03-08
Mary Jo Bookman	US	2018-03-08
Joan-Marie Roy	Canada	2018-03-08
Amber House	US	2018-03-08
yadessa bulte	US	2018-03-08
Jonathan Galescu	US	2018-03-08
Karolina Piszczek	Canada	2018-03-08
Mary Johnson	US	2018-03-08
Kalia Athanasiou	US	2018-03-08
mary connors	US	2018-03-08

Name	Location	Date
Victor Lara	US	2018-03-08
Dominic Soranno	US	2018-03-08
Kay Tischler	US	2018-03-08
Sebastian Garcia	US	2018-03-08
Raphael Nwandu	US	2018-03-08
Sandra Valdez	Edmonton, Canada	2018-03-08
Pamela Ramirez	US	2018-03-08
David Brookfield	Vancouver, Canada	2018-03-08
Justin Pan	Canada	2018-03-08
Muriel Overall	Lake cowichan, Canada	2018-03-08
Vick Henderson	Brentwood Bay, Canada	2018-03-08
Lorna Davey	Victoria, Canada	2018-03-08
GOH SEOW SOO	SEREMBAN, Malaysia	2018-03-08
Anna Junus	Lacombe, Canada	2018-03-08
Kelly Van der spoel	Halifax, Canada	2018-03-08
Debbie Koculyn	Ottawa Ontario, Canada	2018-03-08
Gary Zachary	Taipei, Taiwan	2018-03-08
Thomas Sands	Vancouver, Canada	2018-03-08
Sarah Provan	Victoria, Canada	2018-03-08
Brooks Hogle	Victoria, Canada	2018-03-08
christine Merner	Delta, Canada	2018-03-08
jen canterbury	victoria, Canada	2018-03-08

Name	Location	Date
C S	US	2018-03-08
Bodie McCann	US	2018-03-08
Sabrina Dingus	US	2018-03-08
Saundra Holloway	US	2018-03-08
Gaby Iara	US	2018-03-08
sophie moon	US	2018-03-08
Evelyn Rodriguez	US	2018-03-08
Joseph McCoige	US	2018-03-08
Kaitlynn Clanton	US	2018-03-08
Monica Marquez	US	2018-03-08
Andrew Friedman	US	2018-03-08
rachel eva	US	2018-03-08
Marc Campbell	Langley, Canada	2018-03-08
Richard zumbo	US	2018-03-08
Gail Rusnak	US	2018-03-08
Sheila Vesciglio	US	2018-03-08
Krystyan Thomas	US	2018-03-08
Leslie Granados	US	2018-03-08
Kathleen GOTTSCHALK	US	2018-03-08
Jack McCurry	US	2018-03-08
Leah Harrington	US	2018-03-08
Kenny Calderon	US	2018-03-08

Name	Location	Date
Tanya Tudor	US	2018-03-08
William Hibbert	Canada	2018-03-08
Julius Holmes	US	2018-03-08
Spencer Rand	US	2018-03-08
Patricia Miller	US	2018-03-08
Amit B	US	2018-03-08
Roxanne Sterling-Falkenstein	US	2018-03-08
Jill Heishman	US	2018-03-08
Victoria Canelon	US	2018-03-08
D Johnson	US	2018-03-08
KENDALL BOLING	US	2018-03-08
Cheryl Verstegen	Canada	2018-03-08
Leonie de Young	Toronto, Canada	2018-03-08
Ashley Frisoli	US	2018-03-08
Sarah Hudson	US	2018-03-08
Emilia Pattel	US	2018-03-08
marjorie reedy	US	2018-03-08
nancy Braver	US	2018-03-08
Lee Fister	US	2018-03-08
Georgina Jimenez	US	2018-03-08
Christine Gyamfi	Canada	2018-03-08
Renae Kerr	US	2018-03-08

Name	Location	Date
Carrie John	US	2018-03-08
Ramon Diab	Canada	2018-03-08
Don Edwards	US	2018-03-08
marta lohner	US	2018-03-08
Rosemary Sterner	US	2018-03-08
Anne Marie Hogya	Victoria, Canada	2018-03-08
James Graham	US	2018-03-08
Christina Jordan	US	2018-03-08
Michael Crawford	Victoria, Canada	2018-03-08
Rowena Doyle	Victoria, Canada	2018-03-08
Daniel Mills	Victoria, Canada	2018-03-08
Jennipher D	Canada	2018-03-08
Valerie French	Victoria, Canada	2018-03-08
Andrew Morris	victoria, Canada	2018-03-08
Ted Godwin	Victoria, Canada	2018-03-08
Joanne Winbstanley	Victoria BC, Canada	2018-03-08
Andreas Hestler	North Vancouver, Canada	2018-03-08
Sophie Agbonkhese	Vancouver, Canada	2018-03-08
Laura Heslin	Canada	2018-03-08
Carol Miller	Sidney, Canada	2018-03-08
Donna Ross	Saanich, Canada	2018-03-08
Shar Cooper	North Vancouver, Canada	2018-03-08

Name	Location	Date
Dirk Jonker	Nelson, Canada	2018-03-08
Naiomi Vega	Victoria, Canada	2018-03-08
edna olsson	Victoria, Canada	2018-03-08
Rhianna Barr	Victoria, Canada	2018-03-08
Shane Breuker	Canada	2018-03-08
Barrie McDonald	Victoria, Canada	2018-03-08
John Thorp	Victoria, Canada	2018-03-08
Stephen Bell	Lake Cowichan B.C., Canada	2018-03-08
Tara Todesco	Victoria, Canada	2018-03-08
Bonita Mutter	VICTORIA, Canada	2018-03-08
Dianne Miles	Victoria, Canada	2018-03-08
Dawn Gilgoff	Cincinnati, Ohio, US	2018-03-08
Joy Mc	Bowser, Canada	2018-03-08
Michael McNeil	Creston BC, Canada	2018-03-08
Bruce Meikle	Victoria, Canada	2018-03-08
Janet Parker	Victoria, Canada	2018-03-08
Deborah Hoyle	Victoria, Canada	2018-03-08
susan spooner	Victoria, Canada	2018-03-08
Cheryl Savage	Victoria, Canada	2018-03-08
Alex NIMBY Anderson	Victoria, Canada	2018-03-08
Justine Starke	Victoria, Canada	2018-03-08
Jason McKenzie	Golden, Colorado, US	2018-03-08

Name	Location	Date
nancy van oort	Victoria, Canada	2018-03-09
Jordan Harbour	Victoria, Canada	2018-03-09
Nikki elliott	Lake Cowichan, Canada	2018-03-09
Dawn Winterburn	Victoria, Canada	2018-03-09
Murray Town	Ottawa, Canada	2018-03-09
Austin Wallace	Vancouver, Canada	2018-03-09
Leda Botting	Nakusp, Canada	2018-03-09
Jean Herbert	Victoria, Canada	2018-03-09
Lorraine Scollan	Victoria, Canada	2018-03-09
Rina Roo	Victoria, Canada	2018-03-09
Edith Cumming	Duncan, Canada	2018-03-09
Annie Sylvan	Victoria, Canada	2018-03-09
Andrea Mutch	Victoria, Canada	2018-03-09
constance cooke	Victoria, Canada	2018-03-09
Margo Thomas	Victoria, Canada	2018-03-09
jean guy hogya	Victoria, Canada	2018-03-09
Kathleen Bernz	Saanichton, Canada	2018-03-09
judith bellis	victoria, Canada	2018-03-09
Loesha Donaldson	Victoria, Canada	2018-03-09
Leslie Hogya	Victoria, Canada	2018-03-09
AnnaJean Mayville	US	2018-03-09
Megan Michalek	US	2018-03-09

Name	Location	Date
Khaled Alshehabi	Canada	2018-03-09
Dimitri Masouris	Fremont, California, US	2018-03-09
Elena Macintosh	US	2018-03-09
Charles Duncan	US	2018-03-09
Micheal Johnson	US	2018-03-09
Brenda Choi	US	2018-03-09
Stefan Stancu	US	2018-03-09
Miele maddalena.miele.it@gmail.com	US	2018-03-09
gerald Diamond	Canada	2018-03-09
Lindie bramlett	US	2018-03-09
jacky galvez	US	2018-03-09
annie cookie	US	2018-03-09
Inna O'Reily	US	2018-03-09
ANN PETERSON	US	2018-03-09
erin flynn	US	2018-03-09
Carol Shea	Pawtucket, Rhode Island, US	2018-03-09
Robert Lum	Kamloops, Canada	2018-03-09
Kat Lobgo	Melbourne, Australia	2018-03-09
Danielle Williams	US	2018-03-09
Steve Weiss	US	2018-03-09
Asa Woodruff	US	2018-03-09

Name	Location	Date
Bashair Shaikh	Canada	2018-03-09
Keegan Clark	US	2018-03-09
Noah Grzegorzcyk	US	2018-03-09
Sarah Parfitt	Key West, Florida, US	2018-03-09
Brenda Courtney	Sidney, BC, Canada	2018-03-09
kent mcfadyen	vic, Canada	2018-03-09
Jerry Pugh	Winnipeg, Canada	2018-03-09
Biljana Pusic	Victoria, Canada	2018-03-09
Jean Kerfers	Port Coquitlam, Canada	2018-03-09
Kathy S	Canada	2018-03-09
Barbara Johns	Lewisberry, Pennsylvania, US	2018-03-09
Elliott Neselroad	US	2018-03-09
Sharon McGee	Greenville, South Carolina, US	2018-03-09
Aileen Felske	Canada	2018-03-09
katherine porter	US	2018-03-09
Malcolm Alarca	US	2018-03-09
Montaya Steer	Canada	2018-03-09
Rebecca Dukes	Canada	2018-03-09
Francis S.	US	2018-03-09
Christina Kilgore	US	2018-03-09
Gale Parker	US	2018-03-09
Laura Felix	US	2018-03-09

Name	Location	Date
Megan Bailosky	US	2018-03-09
Anthony Imperiale Jr.	US	2018-03-09
Thomas Dunn	Hyattsville, Maryland, US	2018-03-09
Terri Ingram	US	2018-03-09
RedElisa Mendoza	Miami, Florida, US	2018-03-09
Wanda Murillo	US	2018-03-09
Chris Scholl	Neptune, New Jersey, US	2018-03-09
Sarah Haha	US	2018-03-09
jana purcell	US	2018-03-09
Kanchana Arjun	US	2018-03-09
Pippa Van der Vliet	Canada	2018-03-09
Maddy Bailey	US	2018-03-09
Antoinette Jones	US	2018-03-09
Tony Albrecht	US	2018-03-09
Emily Elgin	US	2018-03-09
Brandon Torres	US	2018-03-09
Matthew Casey	US	2018-03-09
Serena Almy	US	2018-03-09
Angelita Quesada	US	2018-03-09
Justin Kuether	US	2018-03-09
Nancy Pulitzer	US	2018-03-09
Karen Minnax	US	2018-03-09

Name	Location	Date
Flora Lagattuta	US	2018-03-09
Ed Adams	US	2018-03-09
Angelika Alander	US	2018-03-09
Christopher Noroian	US	2018-03-09
Marie Albertelli	US	2018-03-09
dank memes	US	2018-03-09
Margaret Bell	Victoria, Canada	2018-03-09
Joan O'Connor	Victoria, Canada	2018-03-09
Jill Goodacre	Victoria, Canada	2018-03-09
Anna Cal	Victoria, Canada	2018-03-09
Megan MacIver	Victoria, Canada	2018-03-09
Krystal Thomas	Victoria, Canada	2018-03-09
Helen Morrison	Victoria, Canada	2018-03-09
Christine Ringrose	Victoria, Canada	2018-03-09
Chelsea Hagen	Victoria, Canada	2018-03-09
Bridget Stirling	Victoria, Canada	2018-03-09
Beverley Perry	Victoria, Canada	2018-03-09
Stephen Kelly	Victoria, Canada	2018-03-09
Tyler Ahlgren	Victoria, Canada	2018-03-09
Rob Scrimgeour	Victoria, Canada	2018-03-09
Elizabeth McGrath	Victoria, Canada	2018-03-09
Sarah Jones	Victoria, Canada	2018-03-09

Name	Location	Date
Carolina STRATIEVSKY	Victoria, Canada	2018-03-09
Paul Emond	London, Canada	2018-03-09
Mattie Baker	Courtenay, Canada	2018-03-10
Don Cal	Victoria, Canada	2018-03-10
diane cameron	Victoria, Canada	2018-03-10
bonnie balam	Victoria B.C, Canada	2018-03-10
Jennifer Estrada	San Francisco, California, US	2018-03-10
Colleen Rhymer	Victoria, B.C., Canada	2018-03-10
CHRIS HOOPER	North Vancouver, Canada	2018-03-10
Breanna Thomason	Mesa, Arizona, US	2018-03-10
Justine Semmens	Victoria, Canada	2018-03-10
mike burgess	Victoria, Canada	2018-03-10
Vanessa Fedorkiw	Victoria, Canada	2018-03-10
Colleen Stewart	Victoria, Canada	2018-03-10
Jenny Summers	Victoria, Canada	2018-03-10
Brenda Erven	Victoria, Canada	2018-03-10
k cofield	Victoria, Canada	2018-03-10
Marilyn Goode	Victoria, Canada	2018-03-10
Brenda Forbes	Parksville, Canada	2018-03-10
Kimberly Lockhart	Stettler, Canada	2018-03-10
Derek Tomlinson	Kelowna, Canada	2018-03-10
Suzanne Morin-Mackenzie	Surrey, Canada	2018-03-10

Name	Location	Date
Cathy Gee	Nanaimo, Canada	2018-03-10
Troy Carter	Victoria, Canada	2018-03-10
Donna Harrison	Canada	2018-03-10
Monica Martinez	US	2018-03-10
Over lord	US	2018-03-10
Briari Watts	US	2018-03-10
C. A. Critchell	US	2018-03-10
Namiruddin Ahmed	Canada	2018-03-10
Jonathan Boyne	Honolulu, Hawaii, US	2018-03-10
Katie Breen Larsson	US	2018-03-10
D Davies	US	2018-03-10
Stephanie Castillo	US	2018-03-10
Jacqueline Merrill	US	2018-03-10
Joseph Burger	US	2018-03-10
Heather Jones	US	2018-03-10
Melinda Nix	US	2018-03-10
Henry Knippling	US	2018-03-10
Dominique N	US	2018-03-10
eberhard moegle	Canada	2018-03-10
Marilyn Antonetty	US	2018-03-10
Nyguel Richards	US	2018-03-10
Monica Mendoza	US	2018-03-10

Name	Location	Date
Shelby Smith	US	2018-03-10
Carly Brown	US	2018-03-10
Lynne Nacci	US	2018-03-10
Amber Thomas	US	2018-03-10
Sher Mabrey	US	2018-03-10
James Manning	US	2018-03-10
Jaskaran Kaur	Canada	2018-03-10
Eric Kennedy	US	2018-03-10
Kay Konesky	US	2018-03-10
Kendall Kuhns	US	2018-03-10
Todd Donahue	US	2018-03-10
Courtney Clayton	US	2018-03-10
Lynn Lewis	US	2018-03-10
Griselda Silva	Gainesville, Georgia, US	2018-03-10
Pippa Blake	Victoria, Canada	2018-03-10
Noel Cavanaugh	Victoria, Canada	2018-03-11
Stacy Barter	Victoria, Canada	2018-03-11
David Procyshyn	Victoria, Canada	2018-03-11
Aneta Martuszezwska	Canada	2018-03-11
Jennifer Iredale	Victoria, Canada	2018-03-11
Martin Hykin	Victoria, Canada	2018-03-11
Lisa Chappellear	US	2018-03-11

Name	Location	Date
Penny Auger	Canada	2018-03-11
Daronda Toole	US	2018-03-11
Johnny Zakharia	Canada	2018-03-11
Terri Peterson	US	2018-03-11
sheri eddins	US	2018-03-11
Michèle Pennington	US	2018-03-11
Irish May Perez	US	2018-03-11
Lynn OConnell	US	2018-03-11
D'Niece Carveiro	US	2018-03-11
Jeffrey Cole	US	2018-03-11
ruth yahr	US	2018-03-11
Olga Garcia	US	2018-03-11
Raziel Caro Ramirez	US	2018-03-11
Kerry Demarets	US	2018-03-11
Donna Dempsey	Hue, Vietnam	2018-03-11
Caroline Covil	Victoria, Canada	2018-03-11
Gray Gray	Ottawa, Canada	2018-03-11
Kevin Brown	Calgary, Canada	2018-03-11
peter gray	Victoria, Canada	2018-03-11
Sherry Kirkvold	Victoria, Canada	2018-03-11
Frida Xhitlaly	Long Beach, California, US	2018-03-11
Suzy Wilson	Victoria, Canada	2018-03-11

Name	Location	Date
Linda McDowell	Coldwater, Canada	2018-03-11
Gabriela Premat-wainer	Victoria, Canada	2018-03-11
Beth Woodland	Victoria, Canada	2018-03-11
Richard Linzey	Victoria, Canada	2018-03-11
Nancy Eidt	Victoria, Canada	2018-03-11
Jim Hesser	Victoria, Canada	2018-03-11
Cindy Trytten	Victoria, BC, Canada	2018-03-12
Jennifer Carlstrom	Victoria, Canada	2018-03-12
Eli Michielin	Canada	2018-03-12
MJ Vanbergen	Surrey, Canada	2018-03-12
duncan bray	New Westminster, Canada	2018-03-12
George Menzies	Chilliwack, Canada	2018-03-12
Faye Coldwell	Victoria, Canada	2018-03-12
Shereen Legault	Vancouver, Canada	2018-03-12
Shirley Mah	Victoria, Canada	2018-03-12
Kelby MacNayr	Victoria, Canada	2018-03-12
France Cormier	Victoria, Canada	2018-03-12
Ron Bull	Surrey, Canada	2018-03-12
Asmira McConnell	Victoria B.C., Canada	2018-03-12
Susan Moore	Victoria, Canada	2018-03-12
Ann Thomson	Victoria, Canada	2018-03-12
Mary Davies	Victoria, Canada	2018-03-12

Name	Location	Date
Don ALLAN	Sylvan Lake, Canada	2018-03-12
Yvonne Saunders	Victoria, Canada	2018-03-12
Lori Mearns	Blackfalds, Canada	2018-03-12
Sharon Wilby	Victoria, Canada	2018-03-12
coreen martin	Victoria, Canada	2018-03-12
Shelley Borle	Kelowna, Canada	2018-03-12
Wayne Chomas	Sylvan Lake, Canada	2018-03-12
Sean Storey	Victoria, Canada	2018-03-12
Jan Wojcicki	Sidney, Canada	2018-03-13
Dave Davies	Victoria, Canada	2018-03-13
Heather Brasset	Victoria, Canada	2018-03-13
Kathy Carruthers	Ponoka County, Canada	2018-03-13
Mark Johnstone	Victoria, Canada	2018-03-13
Sandra Soderburg	Armstrong, Canada	2018-03-13
Seth Locke	Victoria, Canada	2018-03-13
barbara thomson	Victoria, Canada	2018-03-13
Laurie Patmore	Kamloops, Canada	2018-03-13
Heather Grampp	Victoria, Canada	2018-03-13
Karen Hildebrand	Victoria, Canada	2018-03-13
sharyle jewett	Victoria, Canada	2018-03-13
Kimberly Chan	Victoria, Canada	2018-03-13
JASMEEN DHALIWAL	Victoria, Canada	2018-03-13

Name	Location	Date
Edris Seale	Victoria, Canada	2018-03-13
Anna Schellenberg	Victoria BC, Canada	2018-03-13
Stephanie Robertson	Victoria, Canada	2018-03-13
Tom Morton	Vancouver, Canada	2018-03-13
Danielle Tubb	Victoria, Canada	2018-03-13
Bat-Ami Hensen	Victoria, Canada	2018-03-13
Mario Velez	Medellin, Colombia	2018-03-13
Vassilena Johns	Victoria, Canada	2018-03-13
Daniel Johns	Victoria, Canada	2018-03-13
Flo Schultz	Victoria, Canada	2018-03-13
Leanne Brown	Victoria, Canada	2018-03-13
Lisa markin	Victoria, Canada	2018-03-13
June Rivers	Sylvan Lake, Canada	2018-03-13
Jill Kissick	Victoria, Canada	2018-03-13
Sheila Stewart	Victoria, Canada	2018-03-13
Bev Gulbrandsen	Victoria, Canada	2018-03-13
Marie-Rose Hagen	Victoria, Canada	2018-03-13
Alexander G Briggs	Victoria, Canada	2018-03-13
Alwyn Lamrock	Victoria, Canada	2018-03-13
herb clark	Victoria, Canada	2018-03-13
Sue Harris	Victoria, Canada	2018-03-13
Janice Lawson	Calgary, Canada	2018-03-13

Name	Location	Date
Deb Watt	Truro, Canada	2018-03-13
Charmaine Farrell	Woodstock, Canada	2018-03-13
Kelly Choo	Victoria, Canada	2018-03-13
Joye Morris	Victoria, BC, Canada	2018-03-13
DIANNE MCGILLIS	Victoria, Canada	2018-03-13
Lasha Reid	Sidney, Canada	2018-03-13
Timothy Johns	Victoria, Canada	2018-03-13
Kathy Wainwright	Langley, BC, Canada	2018-03-13
Carolyn Bateman	Sooke, Canada	2018-03-13
marilyn pelladeau	Ottawa, Canada	2018-03-13
Mark Macmurdo	Victoria, Canada	2018-03-13
Lesley Moore	Nanaimo, Canada	2018-03-13
Chris Scott	Victoria, Canada	2018-03-13
Justin Neuffer	Victoria, Canada	2018-03-13
Connor Trelawny	Burnaby, Canada	2018-03-13
Suz Bagstad	Victoria, Canada	2018-03-13
Riley Strother	Vernon, Canada	2018-03-13
Martin Hagemann	Winnipeg, Canada	2018-03-13
Carina Dietze	Burnaby, Canada	2018-03-13
Sarah Hughes	Victoria, Canada	2018-03-13
Eleanor Underwood	Peterborough, Canada	2018-03-14
Shelley Burns	Victoria, Canada	2018-03-14

Name	Location	Date
Doreen Mcpherson	Victoria, Canada	2018-03-14
Nicolas Campos	Victoria, Canada	2018-03-14
Kelly Mitchell	Victoria, Canada	2018-03-14
L Gibb	Victoria, Canada	2018-03-14
Linda mclennan	Victoria, Canada	2018-03-14
Millie Brennan	Abbotsford, Canada	2018-03-14
Christina C	Victoria, Canada	2018-03-14
Darzo Olesko	Lasqueti Island, Canada	2018-03-14
Doug Doyle	Victoria, Canada	2018-03-14
Annie Corbin	Guelph, Canada	2018-03-14
Brandi Roth	Canada	2018-03-14
James Jamieson	Codrington, Canada	2018-03-14
Nicole Dupuis	Victoria, Canada	2018-03-14
Gary Winthorpe	US	2018-03-14
Eric Lawrence	US	2018-03-14
Debra Gainey	US	2018-03-14
Patricia McCartin	US	2018-03-14
carolynn thompson	Canada	2018-03-14
Meagan Cohen	US	2018-03-14
samantha link	US	2018-03-14
Kelly Phelps	US	2018-03-14
John Sarna	US	2018-03-14

Name	Location	Date
mike duprey	US	2018-03-14
Deont'a Osborn	US	2018-03-14
Joshua Worrall	US	2018-03-14
Joshua Radcliff	US	2018-03-14
Devin Esterbrook	US	2018-03-14
Nikolina Allison	Canada	2018-03-14
Heather Hoenshell	US	2018-03-14
LORETTA BOBER	US	2018-03-14
Nicholas Slimmon	US	2018-03-14
Axel Hernandez Ramirez	US	2018-03-14
Claudia Gu	US	2018-03-14
Robert Cundiff	US	2018-03-14
Pia Guerrero	US	2018-03-14
Michael Barnes	US	2018-03-14
Amanda Johnston	US	2018-03-14
Chloe Jung	Canada	2018-03-14
Emma Stepniak	US	2018-03-14
Thomas Lewis	US	2018-03-14
Rachel Otto	US	2018-03-14
Ebenezer Abraham	US	2018-03-14
Crystal Pogue	Canada	2018-03-14
diera Gillis	US	2018-03-14

Name	Location	Date
Pang Thao	US	2018-03-14
Michael McFarland	US	2018-03-14
Pia Valar	US	2018-03-14
lidia orrego	US	2018-03-14
Axel Meza	US	2018-03-14
Rita Chand	Victoria, Canada	2018-03-14
Monica McMillan	Victoria, Canada	2018-03-14
Anne Leduc	Freeland, Washington, US	2018-03-14
Lisette Landron	US	2018-03-14
Sarah Bernier	Victoria, Canada	2018-03-14
Michel Bernier	Cold lake, Canada	2018-03-14
Emma Bibb	Victoria BC, Canada	2018-03-14
Victor Alejandro Wainer	Victoria, Canada	2018-03-14
Samantha Circeo	US	2018-03-14
Geoff Burke	US	2018-03-14
Michael Meyers	US	2018-03-14
LaDarien Gillins	US	2018-03-14
Aixa Fielder	US	2018-03-14
Kayla Arechigo	US	2018-03-14
Joyce Moreau	Victoria, Canada	2018-03-15
Terry Patton	Victoria, Canada	2018-03-15
David Walker	Victoria, Canada	2018-03-15

Name	Location	Date
Laurinda Karakochuk	Wynyard, Canada	2018-03-15
Lori Smart	Victoria BC, Canada	2018-03-15
Matt Williams	San Francisco, California, US	2018-03-15
Dee Johns	Canada	2018-03-15
Megan Williams	Victoria, Canada	2018-03-15
Andreas Andersen	Victoria, Canada	2018-03-15
Katie Alberts	Victoria, Canada	2018-03-15
Гансвинд Валерия Игоревна	Moscow, Moscow, Russia, Russia	2018-03-15
George Partskhaladze	Tbilisi, Georgia	2018-03-15
Vadim Ilencko	Tbilisi, Georgia	2018-03-15
Jade Besant	Victoria, Canada	2018-03-15
Serhiy Tsepenyuk	Victoria, Canada	2018-03-16
Heidi Krebs	Victoria, Canada	2018-03-16
Gina Lemieux	Victoria, Canada	2018-03-16
Kelly Corazza	Victoria, Canada	2018-03-16
Leonard Jensen	Victoria, Canada	2018-03-16
Janette Poirier	Courtney, Canada	2018-03-16
Lonnie Evans	Victoria, Canada	2018-03-16
Janna Fabrikova	Victoria, Canada	2018-03-16
Crystal Star	Parksville, Canada	2018-03-16
Osobik Stanley	Victoria, Canada	2018-03-16
Sergei Kalynych	Brno, Czech Republic	2018-03-16

Name	Location	Date
Chelle fonaven	Victoria, Canada	2018-03-16
Ruperto Vijandre	Victoria, Canada	2018-03-16
Irina Rannak	Tallinn, Estonia	2018-03-16
Julie Flemming	Victoria, Canada	2018-03-16
Gary Parker	Victoria, Canada	2018-03-16
ZJanna Melnichuk	Calgary, Canada	2018-03-16
Natalja Pustovita	Riga, Latvia	2018-03-16
Randy Belyk	Duncan, Canada	2018-03-16
dale Lowden	Victoria, Canada	2018-03-16
Dana Baillie	Victoria, Canada	2018-03-16
shari alguire	Victoria, Canada	2018-03-16
bev reid	chemainus, Canada	2018-03-16
Coleen Robb	Victoria, Canada	2018-03-16
Irina Ovcharova	Rostov-on-don, Russia	2018-03-16
Alexander Filonovych	Victoria, Canada	2018-03-16
Hilary Brown	Victoria, Canada	2018-03-16
Genie Graham	Saltspring Island, Canada	2018-03-16
Thierry Konietzko	Montreal, Canada	2018-03-16
Georgina Hope	Victoria, Canada	2018-03-16
Oleksandr Barannyk	Victoria, Canada	2018-03-16
gordon friesen	Victoria, Canada	2018-03-17
Susan German	Victoria, Canada	2018-03-17

Name	Location	Date
Suzanne Hillian	Victoria, Canada	2018-03-17
Kirsten Coupe	Victoria, Canada	2018-03-17
Madeleine Barnard	Victoria, Canada	2018-03-17
Lisa Maclean	Victoria, Canada	2018-03-17
roy Sinclair	Christchurch, Armed Forces Americas (except Canada), US	2018-03-17
Lyn Hope	Victoria, Canada	2018-03-17
Wendi Barker	Huntsville, Canada	2018-03-17
Charlotte King-Harris	Victoria, Canada	2018-03-18
natasha toth	victoria, Canada	2018-03-18
Michele Bates	Vancouver, Canada	2018-03-18
Emely Longpre	Montréal, Canada	2018-03-19
Heiko Fruechtl	Greece	2018-03-19
Linda Woodbury	Victoria, Canada	2018-03-20
Sarah Kinchlea	Canada	2018-03-20
anna norris	Victoria, Canada	2018-03-20
Thomas Anderson	Campbell River, Canada	2018-03-20
Dr. Barry Mayhew	Victoria, Canada	2018-03-21
Anita Paul	Victoria BC, Canada	2018-03-22
Zeke Livingston	Victoria, Canada	2018-03-25
Lora-Beth Trail	Victoria, BC, Canada	2018-03-27
Arleigh Trail	Shawnigan Lake, Canada	2018-03-27

Concerned Fairfield Citizens

Recipient: Mayor Lisa Helps and Council, David Biltek, Alec Johnston

Letter: Greetings,

We are concerned about the proposed development at 1303 Fairfield St., that would see the demolition of one of Fairfield's most historic buildings, Fairfield United Church, and construction of a 16 unit apartment building with retail space.

The proposed four story apartment complex does not reflect the character of the community or attempt to preserve or maintain/reflect in any way the architectural, historical and cultural importance of this landmark intersection in our neighbourhood. The development requires substantial rezoning including increasing building height, reducing parking spaces, decreasing setbacks, diminishing green space, increasing floor space, and altering the Official Community Plan to allow for a Large Urban Village. This will increase congestion near our already busy elementary school, create street parking problems, decrease green space and forever alter a key Fairfield community in a way that is strongly misaligned with preserving its value for current and future generations.

We ask that you say yes to sustainable development that makes Fairfield more accessible to families and also preserves the history and character of our community. This is not such a development. These expensive one and two bedroom apartments do not address the issue of affordability, yet they greatly diminish our community.

Development is key to making our city a better place, but tearing down such a historic structure is not the way to do it. Develop the church by converting the interior space into housing/retail while maintaining the exterior. There are so many great examples of developers who have done that in Victoria and elsewhere. We have already heard from three developers who said they proposed such a development for the church and made offers to buy the church.

The draft Fairfield Neighbourhood plan on page 92 specifically refers to the heritage merit of the buildings at Fairfield and Moss Urban Village, or

Five Points, and that incentives should be used to encourage rehabilitation or adaptive re-use of these buildings. Hold the developer to this standard, relax regulatory guidelines but only if they develop the property in a way that supports the objectives of the Neighbourhood Plan, which means maintaining and integrating heritage to sustain character and sense of place.

We ask that you oppose the request to change the zoning to Large Urban Village and oppose the variances requested by this developer, instead only relax the regulations if the building is not demolished and they retain the exterior facade.

Comments

Name	Location	Date	Comment
Fiona Macpherson	Victoria, Canada	2018-03-07	I'd like to see a redesign incorporating the old facade.
David Cubberley	Victoria, British Columbia, Canada	2018-03-07	This is an architecturally worthy building that has defined this corner for a long time now. It deserves to be recycled, and I have no doubt it can be recycled. What's proposed to replace it is architorture of the worst kind - it looks disposable, built for transience. We really do not want to lose character for no reason.
Jillian Ridington	Victoria, Canada	2018-03-07	Building retail spaces and residences inside the existing building would save money and also save a lovely historic building.
Sharon Phillips	Victoria, Canada	2018-03-07	The new building is too large for that spot, not enough parking for all the units and commercial space.
Thomas Rossner	Coquitlam, Canada	2018-03-07	I don't want Victoria looking like Vancouver
Donna James	Victoria, Canada	2018-03-07	The building can be used for residential and commercial use. Beautiful old buildings should be preserved; it is part of history.
Ryan E. Langkamer	Saanich, British Columbia, Canada	2018-03-07	Replacing this beautiful church with a "mutt of a building" as David Cubberly put it, would be a great loss to Victoria of an historic heritage asset !
Gail Watts	Troutman, North Carolina, US	2018-03-07	Don't destroy this beautiful building!
Jacki Grant	Parksville, Canada	2018-03-08	This church should be a heritage site. To those of us who grew up in Fairfield it's a landmark. I went to Sunday school there, and Brownies. My parents and family members were all married there,
John McWilliam	Duncan, BC, British Columbia, Canada	2018-03-08	Surely this can be incorporated into plan -- it is a landmark for all time
Maddy Leitch	Victoria BC, Canada	2018-03-08	It's a church that has served the community
Irene Johansen	Calgary, Canada	2018-03-08	I'm signing because developers often don't listen to the community members they are ostensibly developing for. Communities that take into account a community's past as it looks to the future have always thrived. A great example here is Garrison Woods. When developers wanted to raize the old Curry Barracks and put up exclusively high end homes, garage fronts and grids, neighbouring Altadore residents fought back. The result was a community of mixed housing with porches, and a walking friendly neighbourhood that celebrated not only the old use of the land as an army base, but all of Canada's armed forces' personnel and their contributions to the rest of us. It has become a destination in Calgary and is thriving after 30 years. Imagination + heart + plus thought to use for all = a great development, and a great neighbourhood. Don't take the easy way. Take the excellent way, the lasting way, and celebrate as you develop.

Name	Location	Date	Comment
Iara hurrell	Victoria, Canada	2018-03-08	It would be a shame to lose this church. It really adds to the character of that key part of Fairfield. There are so many things they could use the church for - even turning it into unique condos.
Jim Fliczuk	Victoria, Canada	2018-03-08	I want to save our heritage.
Judith Henderson	Brentwood Bay, Canada	2018-03-08	I want that church saved ~ too many are being demolished.
David Brookfield	Vancouver, Canada	2018-03-08	As a born Victoria local, this is tragic to see. An iconic neighborhood landmark being torn down in favour of a new commercial endeavor. Don't do what Vancouver has done and stripped its communities of all their character and past. Save these local stalwarts and landmarks and preserve the history of the town we love.
Lorna Davey	Victoria, Canada	2018-03-08	This building should be saved. It is a part of Fairfield history and fits well within the existing neighbourhood which consists of primarily older buildings. It is used by the community. To have this gone would change the demigraph substantially
GOH SEOW SOO	SEREMBAN, Malaysia	2018-03-08	The house of God should never be sacrificed for other interests. Have you no fear of God at all
Anna Junus	Lacombe, Canada	2018-03-08	Replacing a beautiful building with an ugly monstrosity does not add to a city. It was done extensively in the 60's when beautiful heritage houses were lost to be replaced by hideous apartment buildings (Michigan and Oswego) that had no character or beauty. Churches are especially historic, holding the memories of hundreds of people, their weddings, and their funerals, their christenings and their worship, and all the other events in between.
Daniel Mills	Victoria, Canada	2018-03-08	I like church and God and Jesus but I don't like bulldozers or construction nerds
Ted Godwin	Victoria, Canada	2018-03-08	This iconic building should be preserved. The hall and surrounding single-family dwellings should be replaced.
Sophie Agbonkhese	Vancouver, Canada	2018-03-08	This neighbourhood is already congested. This type of development doesn't belong next to an elementary school.
Carol Miller	Sidney, Canada	2018-03-08	It would be a shame to destroy this beautiful historic building .We need to keep it and find a suitable use for the community
Shane Breuker	Canada	2018-03-08	Senseless to get rid of our history for a concrete jungle.
Bonita Mutter	VICTORIA, Canada	2018-03-08	because the city of Victoria does not care any more about it's heritage or about it's original charm and basically does not care about anything except the newer generations of people from out of town that are coming here to overcrown our city and turn it into a high density town with a shortage of doctors and more air pollution from all the cars. Destroying our memories ..that is seniors who have lived here for generations is heartless and greedy and nothing can justify this. ..basically no respect for elders or many other voters...

Name	Location	Date	Comment
Michael McNeil	Creston BC, Canada	2018-03-08	Michael McNeil
Bruce Meikle	Victoria, Canada	2018-03-08	For one thing, p. 68 of the Fairfield Draft Neighbourhood Plan shows that the demolition of this building is a foregone conclusion - so much for "consultation and feedback"!
Deborah Hoyle	Victoria, Canada	2018-03-08	My mother and her sister were christened here. We should never lose this church. It's part of our history.
Jason McKenzie	Golden, Colorado, US	2018-03-08	I used to live in Victoria and I still love it very much. We need to preserve it's unique character by stopping overdevelopment.
Dawn Winterburn	Victoria, Canada	2018-03-09	It should be used for the community
Margo Thomas	Victoria, Canada	2018-03-09	community use or a few small apts or get creative. Stop bulldozing Victoria's history
Carol Shea	Pawtucket, Rhode Island, US	2018-03-09	I'm tired of big business moving in and taking over!!!
Brenda Courtney	Sidney, BC, Canada	2018-03-09	Brenda Courtney
Jerry Pugh	Winnipeg, Canada	2018-03-09	I'm signing because trying to preserve our history is important .
Jill Goodacre	Victoria, Canada	2018-03-09	The plans being proposed for this building/corner are out of step with the needs and heritage character of this area/community. We need to retain heritage buildings, especially significant ones like the FF United Church, and preserve green space and skyline. This proposal does none of that and promotes intensive/inappropriate rather than "gentle density". This corner, which its adjacent school, is not suitable for the large urban "village"/development being proposed.
Krystal Thomas	Victoria, Canada	2018-03-09	Not everything that glitters is gold.
Tyler Ahlgren	Victoria, Canada	2018-03-09	We have to work to retain what we love about Fairfield, and Victoria. Otherwise, will be turned into the kind of place we chose not to live in.
Sarah Jones	Victoria, Canada	2018-03-09	Argee it is an important part of its community and the past
Mattie Baker	Courtenay, Canada	2018-03-10	Keep the heritage. Stop developing. We have enough.
diane cameron	Victoria, Canada	2018-03-10	Ibelieve in saving historical buildings in Victoria
Colleen Rhymer	Victoria, B.C., Canada	2018-03-10	We do not need another f*n village!
Derek Tomlinson	Kelowna, Canada	2018-03-10	I feel I should.culture shouldn't be destroyed.
David Procyshyn	Victoria, Canada	2018-03-11	I don't feel like the developers have considered any of the local residents' concerns.

Name	Location	Date	Comment
Donna Dempsey	Hue, Vietnam	2018-03-11	To stop the destruction of heritage buildings and to maintain character of neighbourhoods.
Kevin Brown	Calgary, Canada	2018-03-11	There are more creative ways to integrate heritage buildings into new development.
Sherry Kirkvold	Victoria, Canada	2018-03-11	We need to do better for our neighbourhoods and think of them as such. There are many ways to achieve densification without tearing down buildings of significant heritage value.
Jennifer Carlstrom	Victoria, Canada	2018-03-12	This Church holds such memories of the best kind for all my family.
Kelby MacNayr	Victoria, British Columbia, Canada	2018-03-12	Linda MacNayr
Mary Davies	Victoria, Canada	2018-03-12	I don't support such a drastic change in our neighborhood.
Don ALLAN	Sylvan Lake, Canada	2018-03-12	This building was dedicated to The Glory of God. May its presence remain and be a reminder of the rich Christian heritage upon which our city was built.Reverend Don Allan
Sean Storey	Victoria, British Columbia, Canada	2018-03-12	Lets do this thing
Seth Locke	Victoria, British Columbia, Canada	2018-03-13	Churches play an important part in the formation of a community and we should honour this legacy
Karen Hildebrand	Victoria, Canada	2018-03-13	Karen Hildebrand
Daniel Johns	Victoria, Canada	2018-03-13	As a home owner only a few doors down from the church I am concerned about the proposed developments impact on the neighing peoperties and the Fairfield community. The church is host to many community events and child care which given its proximity to SJD school aligns nicely with the neighbourhood. Parking is another significant concern for a development of this size. Allowing parking variances will only add to the already challenged parking conditions in the area.
Bev Gulbrandsen	Victoria, Canada	2018-03-13	My daughter took lessons here, even though we live in another Victoria municipality. Beautiful bldg. but probably needs upgrades. A landmark however, worth preserving.
Marie-Rose Hagen	Victoria, Canada	2018-03-13	I have lived in the area for 40 years...more housing in a character reflecting building only!
Janice Lawson	Calgary, Canada	2018-03-13	I don't live in Victoria but am very familiar with this neighborhood and can tell you from personal experience, the projected plans for this area are not good. I'm currently living in an area in Calgary where high density buildings are replacing older homes daily - currently 3 within a block of me. All have retail main flrs and 3-6 flrs of residents. Zoning does not require parking for the business, traffic was already a problem and parking has been a problem for years for the current residents. Developing the church to accommodate businesses or residents, would increase traffic,

Name	Location	Date	Comment
			but not to the same degree. If customers can't find parking, the business will not prosper and will move.
Martin Hagemann	Winnipeg, Canada	2018-03-13	A part of my childhood and upbringing
Shelley Burns	Victoria, Canada	2018-03-14	Heritage sites need to be persevered.
Darzo Olesko	Lasqueti Island, Canada	2018-03-14	Lets add some "P" 's (Protect, Preserve,) to the current thinking in "R" 's (Reduce, Re-use, Repair, Recycle) Save this building, and others like it in Victoria. These beautiful historic buildings are what makes Victoria special and unique.
Brandi Roth	Canada	2018-03-14	I live in Fairfield and wish to keep the character of the neighborhood. This church is part of that character.
Monica McMillan	Victoria, Canada	2018-03-14	Beautiful historic architecture should be saved.
Sarah Bernier	Victoria, Canada	2018-03-14	Part of my childhood! It needs to be saved!
Victor Alejandro Wainer	Victoria, Canada	2018-03-14	At some point we need to stop them from erasing every single trace of Victoria. Developers own this city now. They have taken it from the hands of citizens by this wolf of a City hall that disguises itself as Green Riding Hood on every election...
Terry Patton	Victoria, Canada	2018-03-15	It's important to a very close friend of mine.
Dee Johns	Canada	2018-03-15	Dee Johns
Andreas Andersen	Victoria, Canada	2018-03-15	Because destroying this beautiful church will be another blow to our Good Old Victoria
Jade Besant	Victoria, Canada	2018-03-15	I wholeheartedly agree with all statements made in this petition. I am a longtime Fairfield resident and believe that this building should have been sold to "the right" developers. Having spent significant time in both San Francisco and Montreal I believe that a building such as this would definitely be off the table for a tear down and for good reason. It would be revived in its redevelopment not destroyed.
Crystal Star	Parksville, Canada	2018-03-16	I lived in this neighborhood for years and want to preserve the integrity of it
Osobik Stanley	Victoria, Canada	2018-03-16	I'm signing this petition because a church shall remain a church!
Julie Flemming	Victoria, Canada	2018-03-16	I feel it is wrong to demolish a place of worship whose goodwill has extended out into the community for years.
Gary Parker	Victoria, Canada	2018-03-16	the gutting of Victoria's neighbourhoods needs to end. Enough is enough. That corner is fine just the way it is.
ZJanna Melnichuk	Calgary, Canada	2018-03-16	I'm care about historical and cultural heritage. It must be preserved, not demolished.
dale Lowden	Victoria, Canada	2018-03-16	I think a 4 storey complex is too large for the neighbourhood

Name	Location	Date	Comment
Oleksandr Barannyk	Victoria, Canada	2018-03-16	The church should be the church!
Suzanne Hillian	Victoria, Canada	2018-03-17	I believe in preserving the heritage & integrity of our neighborhoods.
Charlotte King-Harris	Victoria, Canada	2018-03-18	Please leave this neighborhood the way it is - no one wants an elementary school next to a busy intersection
Michele Bates	Vancouver, Canada	2018-03-18	This is too large a development at this location. And I am concerned about the increased traffic and school childrens safety when going to School.
Zeke Livingston	Victoria, Canada	2018-03-25	This proposal in no way fits in our neighbourhood

KEYVAN SHOJANIA

Barrister and Solicitor

610 – 827 Fairfield Road, Victoria, B.C. V8V 5B2

March 28, 2018

Via e-mail

City Hall

1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council:

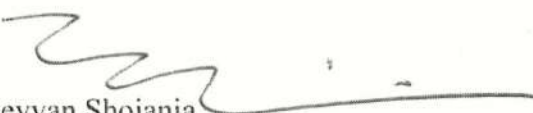
Re: 1303 Fairfield Road Rezoning

My wife and I have been long-time residents of Fairfield. We frequent Moss Street Market and Thrifties. I look forward to stopping at a new neighbourhood café.

I have reviewed the plans for the proposed development, I approve of the design and appreciate that the building will be built to the highest energy-efficiency standard. I am pleased to support the much-needed sixteen rental units that will be added to our neighbourhood. I am also pleased that the congregation will have a new home at 1303 Fairfield Road and that the space will be used as an amenity for all of us in the neighbourhood.

I support the change to the OCP to permit this 4-storey building.

Yours truly,


Keyvan Shojania

Lacey Maxwell

From: webforms@victoria.ca
Sent: April 1, 2018 11:45 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Bill Phillips

Email : [REDACTED]

Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>

Daytime Phone : [REDACTED]

Dear Mayor and Council,

My name is Bill Phillips, I am 65 years of age and I reside at 603-200 Douglas St. I have been a resident of Victoria for most of my life.

I am writing this letter to express my support of the proposed development project at 1303 Fairfield Rd. As a nearby resident, I frequently shop at Cook St village, Fairfield Shopping Center and the Moss St. Market. I also get my haircut regularly at Looking Glass Salon located next to the Bike Shop on Moss St.

I believe that redevelopment of the existing Church site at 1303 Fairfield Rd. should be considered with a positive outlook. The existing building requires extensive renovation and upgrades that are not economically feasible. Without investment and redevelopment, this building will degrade further and may likely become unsafe for use and perhaps an eyesore to the neighborhood. Redevelopment of the site offers numerous long term benefits to the community that include:

- a solution for the current Fairfield Congregation to have a purpose built, safe, affordable space from which to Worship and host a variety of community events.

- much needed affordable rental homes within walking and biking distance to the city core.

- additional commercial space which will add charm and vibrancy to the community.

I am in favour of the proposed development and the OCP Amendment to allow 4 stories, and I urge you to approve same.

Thank you very much,

Bill Phillips.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 184.69.98.142

Lacey Maxwell

From: Deborah Moncur [REDACTED]
Sent: April 1, 2018 11:51 PM
To: Alia Johnson
Cc: Victoria Mayor and Council
Subject: Save United Church

Hello,
I, Deborah, and my family, live at 325 Moss Street. Just a short distance down the street from the proposed building. I have been interested in the corner project as I know it will be an inconvenience while building and have an impact on us for many months and into the future if it is not properly planned.
I don't have so much of a problem with the new building, adding extra living space for families is needed but 4 stories does seem out of proportion for the neighbourhood. So I am concerned with the problems it will create. As you probably know, the entire length of Moss has a yellow line for no parking on one side. It is a very narrow main route for traffic flow on a hill up from and down to May St with MANY cars exceeding the 50mph speed limit. Because of the speeding it can be very dangerous for visibility and safety, as it is extremely busy with SJD school children walking and riding bikes, a very bad mix which is amazing to me that there haven't been serious accidents.
I am hoping that the new building will have parking underneath for all its 22 suites and we will not end up with more cars having to be parked along the street.
Because of the yellow line there is only room for 12 parked cars from Fairfield Rd to Oxford.
Most people have a driveway but there are many extra residents already parking and filling the side streets McKenzie, Franklin and Oxford. I know this is an issue as we recently had Resident Only signs put up after a concerned neighbour had a petition for it when the new building was first proposed.
Moss is already a busy street with business and SJD school. We have the Moss street Market spring through Fall, Marathons, Moss Paint In. It's probably one of the busiest streets in Fairfield. So with respect I would encourage you to carefully consider
#1 to plan adequate parking in the new building with extra parking for the businesses that require it
#2 to take a look at the speeding on Moss st with occasional police presence monitoring, lowering speed limits or putting in speed bumps to slow cars down, like they have on other hills like St Charles.

Thankyou Deborah Moncur
325 Moss Street
[REDACTED]

Sent from my iPhone



Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council:

RE: 1303 Fairfield Road, Victoria, BC

I am a resident at 530 St. Charles Street in the City of Victoria and am writing in support of the proposed development located at 1303 Fairfield Road.

The proposed 16 units of rental accommodation will be a wonderful addition to the Fairfield neighbourhood providing much needed rental housing inventory in a market that is critically undersupplied.

The café and church on the ground floor will provide a vibrant interactive street frontage that will support the surrounding neighbourhood.

The size and scale of the development is modest and in keeping with the existing height parameters within the area and I would encourage the City of endorse this application as it will be a welcome addition to Fairfield.

Yours truly,

A handwritten signature in black ink, appearing to be "Ty Whittaker", written over a horizontal line.

Ty Whittaker*
Senior Vice President
Ty.Whittaker@colliers.com

Ty Whittaker Personal Real Estate Corporation

1217 Fairfield Road
Victoria BC V8V3B3

April 5, 2018

Mayor and Council
City of Victoria
1 Centennial Square
V8W 1P6

Re: **Unity Commons**, Proposed Mixed-Use Development (Corner of Moss and Fairfield)

Dear Mayor and Council,

We are long-time residents and owners in our home on Fairfield Road just a few blocks away from the subject proposed project. So it was with keen interest that we reviewed the details of the plans of this development at this significant location.

It quickly became evident that this was not a development for quick profit but one that offered much to more than one stakeholder.

We must give credit to quality developments like this that come forward because this is a project that will provide a mixed use that serves and invites not only residents but the public and social groups. It is not a dead mono culture development where the only thing that one would see is a building where only residents use and they are shut up behind doors. In contrast, it will be a more active and lively development where the mixed use beckons the public and other groups.

We feel that it is obvious that the benefits of this type of project on that property far outweigh the concerns of the minor effects of the variance asked for.

We give our support for this project and look forward to being a user of it.

Yours truly,



Jordan and Judy Mills

Philippe Norris and Hannah van Spronsen
154 Robertson Street
Victoria, B.C. V8S 3X1

May 8, 2018

Victoria City Hall
Mayor and Council
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: Fairfield Unity Commons, 1303 Fairfield Road

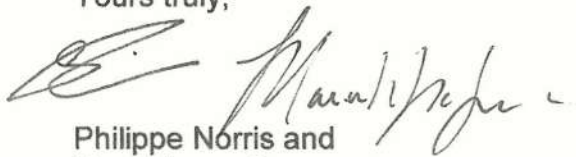
Dear Mayor and Council:

We have our family home in Fairfield on Earle Place. We have moved out on our own together and our rental is at 154 Robertson Street.

We have reviewed the plans and redesign and support 16 more rental units close to Cook Street at 1303 Fairfield. We and many of our friends want to live in Fairfield and thank you for more rental housing, which is much needed. We also like the idea of a cafe-bakery and that the United Church is staying in the area, they do a lot of good work for the community.

Thank you for considering our support.

Yours truly,

A handwritten signature in black ink, appearing to read 'Philippe Norris and Hannah van Spronsen', written over a horizontal line.

Philippe Norris and
Hannah van Spronsen

Lacey Maxwell

From: R Forrest Smith [REDACTED]
Sent: April 11, 2018 5:16 PM
To: Victoria Mayor and Council
Subject: Fairfield United Church Property A Small Urban Village

Greetings Council Members and Mayor

I am opposed to amending the OCP to designate the Fairfield and Moss corner property on which the Fairfiled United Church sits/sat from a “Small Urban Village” to a “Large Urban Village”.

First common sense says a single building/property does not constitute a village.

Second it makes no sense to have a large urban village locate immediately adjacent to and part of what is a small urban village. How can you deny this designation to an adjacent property in this village or another property in other small urban village.

Further, I believe for the rational outlined by the Rockland & Neighbourhood Association in their letter dated 24 January 2018 necessary to amend the OCP for 1201 Fort Street are equally applicable everywhere. **Namely the developer must demonstrate**

1. **A real and pressing need;**
2. **A real hardship; or**
3. **A new unanticipated, overriding, consideration.**

Looking at each of the above in turn:

1. The Fairfield Neighbourhood Plan current being developed provides for more than enough development room so there is no unique real and pressing need to bend the rules;
2. I fail to see any hardship unique to this project; and
3. I cannot identify any new unanticipated overriding considerations.

Lastly I understand that Large Urban Villages have special provisions for adjacent properties within 200 meters for apartment buildings, a measure that is not provided for or appropriate adjacent to a Small Urban Village.

Recommend you reject this request.

**R Forrest Smith
1035 Sutelj Street
Victoria BC
V8V 2V9**

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:21 AM
To: Noraye Fjeldstad
Subject: FW: Please Don't Amend Community Plan for Corner of Fairfield and Moss.

Another one for the 1303 Fairfield file

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

From: [REDACTED]
Sent: March 11, 2018 4:03 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: Please Don't Amend Community Plan for Corner of Fairfield and Moss.

This "site does not meet the location criteria to qualify for additional density and height under the Small Urban Village designation."

It is like this for good reason. So please retain the existing zoning and don't allow for additional density and height.

Thank you very much.

Joan M. Ryan
651 Battery St.
Victoria BC
V8V 1E7

Lacey Maxwell

From: Cindy Trytten [REDACTED]
Sent: April 22, 2018 10:40 AM
To: [REDACTED] Victoria Mayor and Council
Cc: Ben Isitt (Councillor)
Subject: Unity Commons - Comments and Suggestion

Dear Mayor Helps, Counsellors, and Mr. Rowe,

As a resident of Cornwall Street, the proposed redevelopment at the corner of Fairfield and Moss of is important to me on several levels.

I've followed the discussion, the neighbourhood petition to block the demolition of the church, and attended (as a listener) the public consultation session at the Cook Street Community Centre. I've now received an invitation in my mailbox to attend the next open house.

I understand that the church is too old now, seismically unsafe, and would require an infusion of cash that's not available anywhere.. it's days are numbered.

In reflecting about the high level of community opposition to the new development, the thing that stands out to me is that it may not be the demolition of the church as much as the look and appearance of the new building, which would, in lack of better words, stick out like a sore, modern thumb in a historic neighbourhood.

Is there not a way that, Mr. Rowe, your architects can consider building in features that would make the actual look and design of the building fit? Some brick? Some pointed roof tops? Use of colours other than white? Has any thought been given to the issue of actually modifying the look of the building to make it blend into the neighbourhood more? If not, perhaps these are the questions that our city counsellors should be asking you as in my opinion, its not such much the building, its the way it looks that has resulted in this huge opposition to your proposed development.

I don't know how architects work, and how flexible they are in their perspectives, but if your architect is not skilled in the area of incorporation of heritage features, perhaps another opinion should be sought, one which would result in a building that fit into the neighbourhood, meets the rental needs of our community and provides the wonderful meeting space you've proposed while coming in within your budget limits. Perhaps a public meeting that engages the community, as stakeholders committed to its success, on how that could happen without creating a complete "start from scratch" situation. This could create a win-win situation instead of a win-lose, which is its current trajectory unfortunately.

I urge city council to consider this request of you and your development team Mr. Rowe, had it been done earlier this issue with the diametric opposition to the development, which is really more opposition to the look of the building of itself, could have been avoided.

Thank you for considering this suggestion.

Cindy Trytten
614 Cornwall Street

April 26, 2018

Mayor and Council
City of Victoria
Centennial Square, Victoria BC

RE: Opposition to High Density Re-development of Fairfield Plaza

Mayor and Council:

Once again, I write to express my sincere opposition to the very fact that Mayor and Council are entertaining a high density development for Fairfield Plaza. The citizens of this neighbourhood have clearly sent a message that the *revised* neighbourhood plan designating Fairfield Plaza as a "Large Urban Village" is unacceptable, yet council pushes on with deaf ears.

One of the very sore points of the plan is the up-classification of Fairfield Plaza, and there is clearly opposition to this. Despite the facts of the situation, this Mayor and Council have clearly "shown their feathers" by pandering to the interest of Big Development prematurely and in advance of the controversial plan even being finalized.

Is Lisa trying to grandstand before she is voted out?

It is high time the long standing, tax paying citizens of this city stand up and be heard. And, on the doorstep of a municipal election, what better time?

We are OPPOSED to this densification and re-development of our neighbourhood. We are the ones paying the taxes, we are the ones who vote.

Please take our voices seriously.

A handwritten signature in dark ink, appearing to read 'William', written in a cursive style.

William Caleb Small
1832 Gonzales Ave
Victoria, BC

Lacey Maxwell

From: Mona McClelland [REDACTED]
Sent: April 30, 2018 10:48 AM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor)
Subject: **Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road**

April 30, 2018

Mayor and Council
City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

Letter of Support

I, a member of the congregation who lives in the area, strongly support this application (Unity Commons) for the following reasons/because etc.

Example Areas of Support:

- The church structure is not the City of Victoria's heritage registry
- The church structure is over 90 years old and has badly deteriorated over time. Areas of the church are no longer safe and the congregation is no longer meeting in the building
- It is not financially viable to restore the building. Unity Commons is an excellent opportunity to add greater value to the neighbourhood through the introduction of much needed rental housing, a public gather space and café on the corner, and a purpose-built Sanctuary that will serve as a Commons area for the broader community
- Redevelopment represents the three pillars of sustainability – environmental design; market-rental housing in perpetuity (versus luxury condominiums); subsidization of the purpose-built Sanctuary for the congregation of Fairfield United (Sanctuary will act as a Commons to be used by cultural groups and other organizations.)
- Consideration for much needed rental housing for the area
- Enables the congregation to remain in the neighbourhood where the congregation has been actively engaged in building an inclusive community and helping improve the lives of others for 100 years
- Subsidized Sanctuary space serves as an important and needed social amenity for other groups to use in addition to the Fairfield United congregation; Sanctuary space will serve as new community space adding vibrancy to the neighbourhood
- Unity Commons will be built to meet the highest level of the new BC energy Step Code: Step 4. Designing to Step 4 today means we are designing to the expected energy code of 2032! The City of Victoria is proposing that new buildings begin complying with Step 1 in November 2018, and Step 3 by the beginning of 2020. By

achieving the target of Step 4, the project will still be more than a decade ahead of the proposed minimum code requirements

- Energy efficient and articulated building design
- We have been attending Fairfield United for the past XX years. Parking has never been an issue as we have walked/cycled/parked at the Fairfield Gonzales Community Association or Sir James Douglas School. We have written understandings with both FGCA and the School District giving us permission to use their parking areas on Sundays and during the evenings. The proposed redevelopment has underground parking for the residents and over 30 bike stalls. Parking will not be an issue.
- Design of Moss Street frontage of the church sanctuary and the corner café space is pushed back from the street to create a lovely public gathering area (greater utility of public space than the current Church offers)
- The inclusion of more public space and a commercial café space fosters social vibrancy on this corner
- Unity Commons is appropriate for this location and this neighbourhood

I ask that Mayor and Council approve this application for Unity Commons.

Sincerely,

Mona McClelland

#318-1307 Truluck Ave
Victoria, BC. V8T0A2

Mayor & Council
City of Victoria
1 Centennial Sq.
Victoria, BC. V8W 1P6

Dear Mayor & Council members,

The purpose of this letter is to ask for your support for Unity Commons (redevelopment of Fairfield United Church.)

I joined this congregation in 2007 having transferred my membership from a church in Saskatchewan. I came to this congregation at a particularly difficult time for them. I will not go into that in detail. However from that time came a stronger care group only to be faced with even greater problems - a church building deteriorating; smaller numbers; financial problems.

After several years, discussions resulted in the decision to sell the property since it was not financially viable to attempt restoration of either the church or attached church hall. The decision was not reached lightly.

This congregation has become very present to this community participating actively at Moss St Market, Moss St. Paint In, Dock Day, entertaining the youth "Coastal Players" etc. We claim to be the "Spirited heart" of Fairfield.

I am including my plea for a favourable resolution to our proposal "Unity Commons"

Yours truly,
Lena M. Reid

We are adding much needed environmentally responsible rental units to the area, creating more public space, and providing a new Commons through the creation of the Sanctuary – the new home of Fairfield United.

Decision was made to sell and engage in redevelopment that enabled the congregation to remain in the neighbourhood where the congregation has been actively engaged in building an inclusive community and helping improve the lives of others for 100 years.

Unity Urban Properties was chosen not only on the merits of their proposal but also on their recognition of the role that Fairfield United plays in building community in the neighbourhood. The inclusion of a purpose-built Sanctuary space reflects a new vision of being a Christian community – one that extends beyond Sunday mornings where worship is inclusive, welcoming and takes place in the community.

Fairfield United is inclusive of all people regardless of cultural background, sexual orientation or religious experiences. It seeks to act with intention and care helping address the challenges and opportunities within the Fairfield neighbourhood.

The Sanctuary will be a space of welcome and inclusion for the community.

It will be available for multi-faith worship, cultural activities and opportunities that foster social connection and wellbeing.

Unity Commons is an innovative response to the needs of the community. It will enliven the public realm, provide much needed rental housing in perpetuity, and create a beautiful Sanctuary space that serves as a Commons for the broad community while ensuring the Fairfield United congregation remains active in the Fairfield neighbourhood.

Key Messages

Additional information that can help you formulate your letters of support.

The Fairfield United congregation has been deeply rooted in this neighbourhood for 100 years.

Throughout its 100-year presence in the Fairfield neighbourhood, the congregation has always been responsive to the needs and changes in the community

The congregation is welcoming and inclusive of all types of people, regardless of cultural background, sexual orientation or religious experience. And worship takes place in community through celebration, acts of kindness and generosity, and recognition and support for those who may be challenged or who are struggling. A sense of belonging and being connected is a key aspect of health. Social isolation is becoming a bigger health issue every day. The Fairfield neighbourhood has been shaped and is enriched by the presence and influence of the church congregation.

Fairfield United is on the cutting edge of developing a new way to be church. Increasingly it is being looked to, within the larger United Church of Canada, as developing another model to be a church with and for the surrounding neighbourhood.

Part of its vision is to be inclusive of all types of people, regardless of cultural background, sexual orientation or religious experience. It seeks to interact intentionally with the new challenges and opportunities within the Fairfield neighbourhood.

This new vision of being a Christian community, aka church, extends beyond Sunday morning worship. Engagement with the community will take place at various times, in a variety of ways, that meet the needs of the Fairfield neighbourhood. (24/7/365)
Fairfield United has taken the lead in projects that seek to make the lives of many people better through facilitating concrete actions, e.g. sock toss, food drives, participation in the Moss Street Paint-in, etc.

The new Sanctuary will be the new home for the congregation ensuring that these values of inclusiveness and generosity remain in the neighbourhood. The space is also a Commons for the benefit of the broad community through its use.

Loneliness has emerged as the #1 challenge within North America. Even though the opportunity for connection has supposedly increased, the health, spiritual and economic implications of loneliness are being recognized to the point where the UK has even established a [Minister of Loneliness](#).

In a digital age, when people are becoming increasingly glued to their screens, there is a need for places for people to gather to learn and engage in respectful, face to face, conversations about things that matter in their lives.

Fairfield United Church recognizes the many opportunities for partnerships with organizations within the neighbourhood and Capital Regional District where action-oriented outcomes make a significant difference to real-life situations and to the hopes of individuals and families.

Questions of hope, forgiveness, meaning and service are not just spiritual hobbies but have immediate community impact.

The task of forming stable, joy-filled community is one whose importance will only increase as the larger society enters turbulent times of technological and social transition. The church has a long history of caring about relationships and the well-being of the larger community. Fairfield United Church both recognizes that tradition and seeks to engage those skills in the 21st century for the good of the Fairfield neighbourhood.

A purpose-built Sanctuary will not only see the Fairfield United congregation remaining in Fairfield, it this space will serve as a Commons for the interests and needs of our community.

Key Messages

Additional information that can help you formulate your letters of support.

The building design supports energy efficiency and includes features that help

Building energy efficiency

The Unity Commons apartments will be built to meet the highest level of the new BC Energy Step Code: Step 4. This is one step short of 'net zero' energy use and virtually equivalent to the *Passive*

parking area more than accommodates the demands of the congregation on Sunday's and during the evenings. This has been the case for 100 years.

Unity Commons residents have parking in the redevelopment. Parking is not an issue.

The design of Unity Commons has been amended to further mitigate the impacts on the immediate neighbours. Homes belonging to the immediate residential neighbours were built long after the Church was there and as a result there are no windows facing the church.

The design of the building includes landscaping and screening treatments, and the redevelopment creates more sidewalk and public space including seating areas and a café.

The height of Unity Commons is appropriate for the corner and neighbourhood.

While our immediate residential neighbours have no windows that look onto the Church, we have heard the concerns around privacy and our design takes privacy of our neighbours into consideration.

The top floor of Unity Commons is set back from Moss Street and from the neighbour to the south to improve privacy and reduce the apparent height of the building to three storeys. The shape is also modified on the south elevation of Levels 2 and 3 to maintain privacy for the neighbour. The orientation of our windows has been altered and screens have been added to minimize outlook onto immediate neighbours.

The main Moss Street frontage of the church sanctuary and the corner commercial space is pushed back from the street to create covered outdoor sidewalk patios. New trees and landscaping treatments have been added to soften the edges completing a welcoming space, and the commercial space is pulled forward to create a bit of a landmark at the corner.

Apartment balconies are placed all over the south, east, and north walls to add additional complexity and detail. These are designed to minimize thermal bridging that would leak heat from the interior

mitigate impacts on the neighbours.

Unity Commons is not as high as the peak of the existing Church and it's massing actually allows for 5% more public gathering space, a café amenity and a purpose-built sanctuary for the Fairfield United Church ensuring that the congregation remains part of the neighbourhood culture and character.

House standard. (At Step 4, the building is 'Net Zero Ready', meaning it could be upgraded with solar hot water or photovoltaic panels to be energy-independent or even able to return electricity to the grid.) Energy requirements for these homes will be at least 75% lower than current building code requirements.

We have chosen the Step Code as the validation method rather than Passive House because it is both more stringent and more flexible to implement. As a BC-designed standard, we can implement the Step Code without expensive imported components needed for Passive House Certification and build the project as market rental rather than luxury condominiums.

Designing to Step 4 today means we are designing to the expected energy code of 2032! The City of Victoria is proposing that new buildings begin complying with Step 1 in November 2018, and Step 3 by the beginning of 2020. By achieving the target of Step 4, we will still be more than a decade ahead of the proposed minimum code requirements.

Building Urban Design Concept

The top floor of Unity Commons is set back from Moss Street and from the neighbour to the south to improve privacy and reduce the apparent height of the building to three storeys. The shape is also modified on the south elevation of Levels 2 and 3 to maintain privacy for the neighbour.

The main Moss Street frontage of the church sanctuary and the corner commercial space is pushed back from the street to create covered outdoor sidewalk patios. The commercial space is pulled forward to create a bit of a landmark at the corner.

Apartment balconies are placed all over the south, east, and north walls to add additional complexity and detail. These are designed to minimize thermal bridging that would leak heat from the interior.

Finally, in consultation with the City of Victoria planners, we have replicated the form of the original church bell tower in its exact location and size in order to preserve this characteristic urban landmark.

Unity Commons is not as high as the peak of the existing Church and it's massing allows for 5% more public gathering space.

It's true that the materials and details of this building are modern - but this is a modern building built in the 21st Century. At the same time, it is also a complex little building that does its best to be responsive to the climate, its neighbours, the street life of its context, and its social program.

Key Messages

Parking should not be a concern.

There has never been parking for the Church. And there is adequate parking for the new residences.

There is more parking than currently exists.

There is parking for the residences including 8 flex parking spots during the day for patrons and visitors.

The location is ideal for walking or commuting by transit or bike. There are 32 bike stalls to support this.

There has never been parking for the Fairfield United Church.

The Sir James Douglas parking areas and the Fairfield Gonzales Community Association

Additional information that can help you formulate your letters of support.

Currently there are no parking spots for the Church, yet the Church has been operating with a congregation of 60 – 100 people in the neighbourhood for 100 years.

Unity Commons has underground parking:

16 parking spots for 16 units; 8 of the 16 are flex parking spots for daytime use.

20 secure bicycle stalls are included on the ground floor and 12 weather-protected stalls are to be located near the residential and church sanctuary entrances.

Church has an agreement with the Fairfield Gonzales Community Association to use 9 spots (evenings and weekends)

Long history with Sir James Douglas that recognizes our use of the school parking lots on Sundays and weeknights.

111 Barkley Terrace

Victoria, BC V8S 2J5

May 3, 2018

Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

Letter of Support

I am a member of Fairfield United Church who strongly supports the application for Unity Commons. The following paragraphs outline the reasons for my support.

The members of our congregation, some of them for many decades, have been faithful members of the church which has been present in the neighbourhood since the times of their parents and grandparents. To drop the ball in this project would be a travesty. They will not have a place to worship in the neighbourhood unless this project goes ahead. Many of our members walk to worship.

We are a congregation of seniors, and every other age group. We have a healthy number of teenagers, children and young parents as well as couples and singles in healthy diversity. We are working well as a congregation, bringing health to the neighbourhood. It is the congregation's fervent desire to continue in this good work from a new space for us in Unity Commons.

The space we hope will be ours in Unity Commons will be a centre for the congregation and also a centre for other faith groups who will look to our congregation to rent them space. Hopefully, this space will be a place of belonging and welcome for many. It seems very important that this positive project go ahead.

I ask that Mayor and Council approve this application for Unity Commons.

Sincerely,

Christine Watkins

May 5, 2018

Mayor and Council

City of Victoria

1 Centennial Square

Victoria, BC V8W 1P6

Re: Unity Commons – Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

Dear Mayor and Council:

I am a member of the congregation at Fairfield United Church and am writing this letter in strong support of the application (Unity Commons) to redevelop the Fairfield United Church site.

My family relocated from Halifax, N.S. to Victoria in late 2015. Before the move we researched neighbourhoods in Victoria that we might want to call home and were drawn to Fairfield. Fairfield is a lovely, walkable community, drawn together by a mix of historical home sites, new buildings, schools, churches, shops & amenities. The mix of all of these uses together makes it a community within the larger City of Victoria, a vibrant neighbourhood which makes people want to live downtown.

Our family was drawn by the community and good quality schools (Sir James Douglas & Central) to send our children to. We were also drawn by the Fairfield United Church, not only for the religious services they provide (although that was important), but for the marvelous way in which they welcomed new people such as us like we were old friends, advocating a community of diversity, inclusion, acceptance and love. As I continued attending Fairfield United Church I was amazed at all of the community programs that were supported by the church – including Coastline, a local daycare, community dance programs, etc. The list undoubtedly goes on. The church is a hub of activity nestled amongst a quiet residential neighbourhood. Part of what makes Victoria, and Fairfield special is how it supports nodes of urban activity amongst residential neighbourhoods. These 'urban villages' create walkability, liveability and a very special quality to these neighbourhoods.

Having attained a professional planning degree academically, I can say that the type of redevelopment being proposed by Fairfield United Church is exactly the type of development that municipalities should hope to see in their communities. This development will allow the church to continue in the community but more importantly will allow Fairfield United to continue all of the important outreach that they do and support the development of more housing with the community. Finding adequate housing with the City of Victoria is a financial struggle even for those with good jobs, and the creation of more housing, particularly green housing that is consistent with the local neighbourhood mass is critical.

Our family does not live in Fairfield, but the development of more rental housing in this area will hopefully lead to a day when we can afford to. We conduct the majority of our extra-curricular activities here and feel like we belong, even though we commute in to the community every day from the Gorge Area and work downtown.

Unity Commons is appropriate for this location and neighbourhood. Support for this redevelopment will allow so much good to continue in this neighbourhood.

I ask that Mayor and Council approve this application for Unity Commons.

Sincerely,

Ben Black, MURP (Masters in Urban Planning (Dalhousie University 2002)

2975 Irma Street, Victoria, BC

V9A 1S5

May 7, 2018

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road
Letter of Support

My name is Joan Kotarski and I have been hired to assist the congregation of Fairfield United in managing their move from the old church building to a temporary location and then to a permanent home within the community. I strongly support this application (Unity Commons) for the following reasons:

- *market-rental housing in perpetuity (versus luxury condominiums); subsidization of the purpose-built Sanctuary for the congregation of Fairfield United (Sanctuary will act as a Commons to be used by cultural groups and other organizations.)*
- *Consideration for much needed rental housing for the area*
- *Enables the congregation to remain in the neighbourhood where the congregation has been actively engaged in building an inclusive community and helping improve the lives of others for 100 years*
- *Unity Commons will be built to meet the highest level of the new BC energy Step Code: Step 4. Designing to Step 4 today means we are designing to the expected energy code of 2032! The City of Victoria is proposing that new buildings begin complying with Step 1 in November 2018, and Step 3 by the beginning of 2020. By achieving the target of Step 4, the project will still be more than a decade ahead of the proposed minimum code requirements*
- *Energy efficient and articulated building design*
- *Design of Moss Street frontage of the church sanctuary and the corner café space is pushed back from the street to create a lovely public gathering area (greater utility of public space than the current Church offers)*

Unity Commons is appropriate for this location and this neighbourhood. I ask council and staff to creatively come up with a remedy to the large urban village designation that is of concern to many residents. They should not live in fear of multiple 6 storey buildings becoming part of the Fairfield urban neighbourhood. This is a good project and deserves support.

I ask that Mayor and Council approve this application for Unity Commons.

Sincerely,

Joan Kotarski

Lacey Maxwell

From: Victoria Mayor and Council
Subject: FW: 2 reasons why the 1303 Fairfield Rd. should be turned down

From: Christopher Petter [REDACTED]
Sent: May 9, 2018 4:23 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 2 reasons why the 1303 Fairfield Rd. should be turned down

Dear Mayor and Council,

Here are two very fundamental reasons why the 1303 Fairfield Rd. development should be turned down. A Large Urban Village building at this corner is totally inappropriate for the following reasons:.

1a) Safety: An **exit ramp** from an apartment building should not exit across a sidewalk where little children and their parents walk to school every day; and a café shouldn't screen Moss for cars turning left (SW) from Fairfield Rd. Also cars should not be able to exit from the Unity ramp to the South because it is too close to the corner and cars coming into Moss from Fairfield won't have time to stop.

1b) If the **proposed bikeway** is to be along Fairfield Rd.'s south side then the setbacks in front of Unity blg. On Fairfield needs to be greater than .8 m because bikes will need a separate bike lane for going up the hill. If the **proposed bikeway** were to go up the alternative route (i.e. North on Moss from 5 points) it would cause further confusion at the intersection of Moss and Fairfield. There have been serious pedestrian accidents at this intersection in the past which is why Oscar Street was blocked off and lights with pedestrian crossings were installed.

1c) Finally Moss is too narrow for construction vehicles to be parked along its east side (a no parking zone). If cement trucks park along the east side of the street, I predict that accidents will inevitably happen.

2) Parking: The corner of Moss and Fairfield is already a problem because of the bicycle shop being so near the corner and people drop off bikes from their cars there every day and especially on weekends. Also, there is hardly any parking available for the Cottage bakery now and not enough for the School. More businesses and apartments/condos with inadequate parking allowances (such as the Unity proposal) are going to make things much worse for residents on McKenzie and on Franklin. Residents of both streets will be seeking residential parking which will frustrate the local businesses and the Moss St. Market. Parking is also at a premium after every school day; during the Paintin; and during the Swiftsure.

Thank you for considering these points.

Chris Petter
Resident,
1220 McKenzie St.

964 Heywood Avenue
Victoria BC V8V 2Y5

May 8, 2018

City Hall
#1 Centennial Square
Victoria, BC V8W 1P6

RE 1303 Fairfield Unity Commons

Dear Mayor and Council:

I am currently sub-renting an apartment in the Fairfield area and I am excited that there are 16 more rental units coming to Fairfield. I support the project as we will need a place to rent next year. I also like the design and the fact that the building is energy efficient saves money for us the tenants re our hydro bill. I also like the cafe downstairs.

I support this project and ask council for a yes vote.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jonathan Norris', with a stylized flourish at the end.

Jonathan Norris

Lacey Maxwell

From: Neil Baird [REDACTED]
Sent: May 9, 2018 8:53 AM
To: Victoria Mayor and Council
Subject: 1303 Fairfield Road

Categories: Planning

Beagle Pub
301 Cook Street
Victoria, B.C.

Victoria City Hall
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor and Council:

Re: 1303 Fairfield Road, Victoria, BC

As one of the owners of The Beagle Pub at 301 Cook Street, I am writing in support of the proposed development located at 1303 Fairfield Road.

The proposed 16 units of rental accommodation will not only be a great addition to the neighbourhood, but to the current rental market, where rentals are in high demand.

As a business in the area we are always happy to see more people coming to the area. The size of the development is modest and is keeping the existing parameters within the area. I highly encourage the City to endorse this application, it will be a great addition to the Fairfield community.

Yours truly,

Neil Baird
[REDACTED]

Lacey Maxwell

From: Annemieke Holthuis [REDACTED]
Sent: May 12, 2018 8:47 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Councillormlucas@victoria.ca; Ben Isitt (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor)
Subject: Unity Commons - Proposed redevelopment of Fairfield United Church - letter of support

May 11, 2018

Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

I write as a member of the Fairfield United congregation **in support** of the application by Unity Commons.

Fairfield United Church has played a prominent role on the Five Corners (at the corner of Fairfield and Moss) for over 90 years. During this time, the church hosted many community groups (from Boy Scouts, concerts, to a dance studio and more). However, despite these benefits to the community, the costs of maintaining a large building that no longer fit the size of our congregation were unsustainable.

The sale of the church manse in 2007 funded the heating and lighting bills as the main church building continued to deteriorate. The building no longer meets present day building and fire code standards. In 2014, we began the process to decide where we headed and what options we needed to consider - to close the church, merge with another congregation or sell. Renovating the existing structure was not financially feasible for the congregation, BC Conference of the United Church, or the other community groups we consulted.

The congregation of Fairfield United made the decision to stay together in 2015 and challenged ourselves to look beyond our walls to serve our congregation and our community in new and different ways. The Unity Commons redevelopment is an extension of this process. It will provide much needed rental housing. It will also provide space for the community to enjoy, whether in a café on the corner or in church space that we hope will serve as a "public commons" for community groups.

I would ask that Mayor and Council approve this application for Unity Commons to ensure that this corner of Fairfield and Moss remains a vibrant part of the neighbourhood for the next 100 years. Thank you in advance for considering this letter as you make your decision.

Sincerely,

Annemieke Holthuis

Past Chair of Council, Fairfield United Church

May 14 2018

Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

RE: Unity Commons – Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

I am a resident of Cook Street Village and a member of Fairfield United Church. I strongly support this application (Unity Commons) because:

- The building is over 90 years old, has outlived its usefulness and is not part of the City of Victoria's historical registry.
- Unity Commons is a forward thinking proposal that makes sense offering real value to the neighborhood by providing much needed rental accommodation and space for people to gather both in outside spaces and in the small business cafe as well as the purpose-built sanctuary that is intended to serve as a Common area for the broader community.
- The building design supports energy efficiency. All apartments will be built to meet the highest level of the new BC Energy Step Code: Step 4 and is being built as a market rental rather than luxury condominiums which offers a more affordable and viable housing option for those wanting to remain in their neighborhood and age in place.
- Fairfield United Church has been and continues to be deeply rooted in this community for over 100 years. The congregation welcomes and includes everyone in the same manner embracing each individual experience of cultural diversity, personal identity and religious or spiritual background. They are open to listening and learning as well as offering kindness and support for those in need. Unity commons allows the congregation to remain a vital and growing presence in the heart of the neighborhood and community at large.
- Fairfield United has a history of community involvement offering alternative space and sanctuary to groups for ongoing activities during the week that serve the larger community-- such as yoga, dance and music groups, child care and annual events such as Moss Street Paint In. The congregation continues to support and seek out new opportunities to work and be in the community. As a member of the congregation and the neighborhood I personally am committed to and looking forward to finding new and innovative ways of using the designated sanctuary space.. With this space we can offer a place for our young people to gather together engaging in youth oriented activities which is much needed in this neighborhood. We can encourage intergenerational connections as well as provide opportunities for creative expression through art, music and spoken word. We are a diverse neighborhood of young and old and in between with differing socio economic abilities who are all living together. The church offers a Spiritual centre where those who are seeking can come together.
- Unity Commons provides a multi-purpose central location that people can walk to and easily access via frequent public transportation. This is important for those who want to participate in activities at the church either on Sunday or during the week. For people in Fairfield Gonzolas and other areas of Victoria who do not own or use cars and prefer alternative forms of

transportation this is the key reason to keep this corner of our neighborhood active and alive throughout the week. There is plenty of space for those with cars to park. There are agreements in place with the school and community centre to use their parking lots.

- The space designated for the sanctuary can be utilized in many creative ways as mentioned earlier and the developer and church continue to work in partnership to ensure that the best possible design for mixed use is possible including accessibility.
- Over the past 10 years I have watched the redevelopment of Cook Street Village and have seen local businesses close and be replaced with new buildings with new tenants and the community feel and spirit is just not there in the same way. A building is only a building. It is the people who bring life to it. The developers of Unity Commons have a different kind of vision and way of working with the community. They have partnered with Fairfield United so that the Spirit and Heart of the people in the community can support the life of the community. Their corporate values show commitment to something more than just making a profit even though that is an important part of business. The people of Fairfield United are partnering with the developers to ensure that they are able to create a sustainable model of development that will work long into the future for both the owners and the church. To me this models something very different for both churches and businesses. We are creating something new that is in alignment more with the future than with the past. The founding members of Fairfield United built the church building in response to the changing needs of the community at that time. They too were visionaries and I believe the Spiritual foundation of the church they built is strong and can support this new building and way of being church in the community and the world that is relevant and relatable to the current and future generations.
- I see the City of Victoria as a ground breaker and trend setter for future urban development and am excited to be a resident in this city at this time of great changes. I believe that Unity Commons is part of that new trend for living and working together and taking care of the environment by using the land wisely for the greatest good.

Thank you for your time and consideration of this letter. I ask that the Mayor and Council approve this application for Unity Commons.

Sincerely,

Beth Hancox.
340 Linden Ave
Victoria BC

Lacey Maxwell

From: Linda Mulhall [REDACTED]
Sent: May 14, 2018 4:24 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); g.young@victoria.ca; Pam Madoff (Councillor)
Cc: Beth Walker
Subject: Unity Commons

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Dear Mayor Lisa Helps and Members of Council for the City of Victoria:

I am a member of Fairfield United Church. And I support the Unity Commons application.

This proposal combines rental housing, retail space and community space. Fairfield United Church has been a vibrant participant in the Fairfield Community since 1912 – when it was a Methodist Congregation. For over one hundred years it has been actively involved in the wider community. Recent examples of this involvement include: supporting the Moss Street Paint-In; participating in food drives, engaging in sock tosses with local schools; and in establishing one of the first Health Co-ops in Victoria.

We want to continue to be this vibrant presence. However, in order to do so, we need the space as outlined within the Unity Commons' project. The multi-use sanctuary will not only meet the needs of congregants but also the Fairfield neighbourhood. The space has the potential for use by a variety of community groups.

At a time when both rental housing and available meeting space is at a premium in Victoria, Unity Commons will meet that need. It will become part of a lively, accessible, welcoming center at the corner of Moss and Fairfield.

As a Christian faith community we are committed to inclusivity, and to engaging in and with the broader community. We understand that people are yearning for places of belonging. Unity Commons will provide that space.

I urge you to approve this proposal because Unity Commons will add to the vitality and life of the Fairfield Gonzales community.

Sincerely
Linda Mulhall, Victoria BC

May 14, 2018

Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Mayor and Council,

Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

Letter of Support

As a Victoria resident (who lived for 19 years in Fairfield) and as a strong supporter of community spaces, I applaud the application of Unity Commons. We need to keep updating our community infrastructure and replace those buildings that are no longer viable. The church is such a building. In its current state is not viable to renew. I support it for the following reasons:

- *The church structure is over 90 years old and has badly deteriorated over time.*
- *It is not financially viable to restore the building. Unity Commons is an excellent opportunity to add greater value to the neighbourhood through the introduction of much needed rental housing, a public gather space and café on the corner, and a purpose-built Sanctuary that will serve as a Commons area for the broader community*
- *Redevelopment represents the three pillars of sustainability – environmental design; market-rental housing in perpetuity (versus luxury condominiums); subsidization of the purpose-built Sanctuary for the congregation of Fairfield United (Sanctuary will act as a Commons to be used by cultural groups and other organizations.)*
- *Enables the congregation to remain in the neighbourhood where the congregation has been actively engaged in building an inclusive community and helping improve the lives of others for 100 years*
- *Subsidized Sanctuary space serves as an important and needed social amenity for other groups to use in addition to the Fairfield United congregation; Sanctuary space will serve as new community space adding vibrancy to the neighbourhood*
- *Energy efficient and articulated building design*
- *Design of Moss Street frontage of the church sanctuary and the corner café space is pushed back from the street to create a public gathering area, which is more space than the current Church offers.*

I ask that Mayor and Council approve this application for Unity Commons. If you have any questions, feel free to reach out to me personally.

Sincerely,

Paul Latour

[Redacted Signature]

[Redacted Contact Information]

Lacey Maxwell

From: Laurie Anne Faulkner [REDACTED]
Sent: May 15, 2018 12:38 PM
To: Victoria Mayor and Council
Subject: Unity Commons Proposal

May 15, 2017

RE: Unity Commons Proposal

Dear Mayor and Counsel,

Currently I am the landlord of a rental property at 1658 Earle St. and as well my office until recently, was across the street from the Unity Church for the last 20 years. This area, with the Moss Street market and commercial spaces and school already in the place make it a lovely walk able gathering space for the community. The Church has always seemed under used and I feel the new project will really add life to this already vibrant corner.

I have seen the plans for the redevelopment of the land at 1303 Fairfield Road and feel this will be a positive addition to the neighbourhood. As a landlord in the area already, I feel there is a need for more purpose built rental suites and placing them within a building that will also house the church and public amenities like a public meeting space and café will help to create an even better community.

My tenants are excellent young people who help bring a mix of age ranges to the neighbourhood and I know many more young people as well as elderly people would love the opportunity to find a home in this area. Whether this is their first time moving out or they downsizing from a current home that has become too cumbersome Unity Commons will allow a more diverse population to stay in the neighbourhood. In a time of low inventory for renters, especially in the Fairfield area, it would seem that this plan would be a welcome addition to the community.

I support this proposal and hope council will as well.

Respectfully yours,

Laurie Anne Myerscough

[REDACTED]

SIR JAMES DOUGLAS SCHOOL

401 Moss Street, Victoria, BC, V8V 4N2

Phone # (250)382-7788

Fax #(250)388-3673

Principal: Mr. Murray Harris

Vice Principal: Ms. Jeni Scott

Mayor and Council

May 15, 2018

City of Victoria

1 Centennial Square

Victoria, BC V8W 1P6

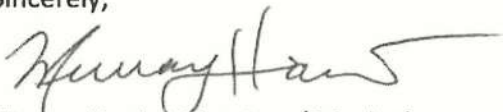
Mayor and Council,

I am the principal of École Sir James Douglas Elementary School, situated at the corner of Moss and Fairfield. I strongly support the building application of Fairfield United Church.

During my 5 years working at SJD our staff and students have greatly benefited from our relationship with Fairfield United and its priest, Rev. Beth Walker. Our students have participated in a number of social justice initiatives with the church and Beth has often come to talk to our students about local social justice issues. We have worked together on food drives for local food banks as well as sock drives to help Our Place provide for individuals using their services. Having Fairfield United enriches our students' learning and supports us in creating aware citizens that are active in their communities.

It is my understanding that the proposed development will make it possible for Fairfield United to continue to have a presence in our community and contribute, not only to the education of our students, but to the overall wellbeing of the city. Because of this we urge you to support this development and, thereby, support the ongoing civic awareness of the hundreds of students who pass through SJD every year.

Sincerely,



Murray Harris - Directeur/Principal

École Sir James Douglas School

SIR JAMES DOUGLAS SCHOOL

401 Moss Street, Victoria, BC, V8V 4N2

Phone # (250)382-7788

Fax # (250)388-3673

Principal: Mr. Murray Harris

Vice Principal: Ms. Jeni Scott

Mayor and Council

May 15, 2018

City of Victoria

1 Centennial Square

Victoria, BC V8W 1P6

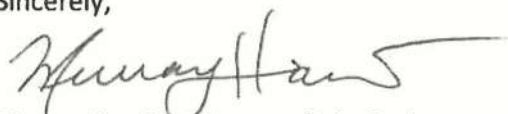
Mayor and Council,

I am the principal of École Sir James Douglas Elementary School, situated at the corner of Moss and Fairfield. I strongly support the building application of Fairfield United Church.

During my 5 years working at SJD our staff and students have greatly benefited from our relationship with Fairfield United and its priest, Rev. Beth Walker. Our students have participated in a number of social justice initiatives with the church and Beth has often come to talk to our students about local social justice issues. We have worked together on food drives for local food banks as well as sock drives to help Our Place provide for individuals using their services. Having Fairfield United enriches our students' learning and supports us in creating aware citizens that are active in their communities.

It is my understanding that the proposed development will make it possible for Fairfield United to continue to have a presence in our community and contribute, not only to the education of our students, but to the overall wellbeing of the city. Because of this we urge you to support this development and, thereby, support the ongoing civic awareness of the hundreds of students who pass through SJD every year.

Sincerely,



Murray Harris - Directeur/Principal

École Sir James Douglas School

Victoria Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303
Fairfield Road

Letter of Support

I am a member of Fairfield United Church and strongly support this application (Unity Commons) for the following reasons:

- The church structure is not a heritage building - it is not on the City of Victoria's heritage registry.
- The church building is more than 90 years old and has badly deteriorated over time. Areas of the building are no longer safe and we have not met in the building for months.
- It is not financially viable to restore the building. With Unity Commons the neighbourhood has an excellent opportunity to add greater value to add much needed rental housing, a public gathering space, and a purpose-built Sanctuary that will serve Fairfield United Church and the broader community.
- This development allows our congregation to remain in the neighbourhood where we've been actively engaged in building an inclusive community and helping improve the lives of others for many decades.
- I have been attending Fairfield United Church for the past 2 years. Parking has never been an issue as I've parked at the Fairfield Gonzales Community Association or Sir James Douglas School. We have written understandings with both FGCA and the School District giving us permission to use their parking areas on Sundays and evenings. The proposed redevelopment has underground parking for the residents and over 30 bike stalls. Parking will not be an issue.

- Design of Moss Street frontage of the church sanctuary and the corner café space is pushed back from the street to create a public gathering area (this is greater utility of public space than the current Church building).
- The inclusion of more public space and a commercial café space fosters social vibrancy on this corner.

Unity Commons is appropriate for this location and this neighbourhood. I am truly grateful that a property developer cares this much about the value of a faith community staying in the community.

I ask that Mayor and Council approve this application for Unity Commons.

Sincerely,

Todd Babick

May 17, 2018

Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

Letter of Support

I, Sheri Peterson, strongly support this application (Unity Commons) for the following reasons:

Example Areas of Support:

- *The church structure is not the City of Victoria's heritage registry*
- *The church structure is over 90 years old and has badly deteriorated over time. Areas of the church are no longer safe and the congregation is no longer meeting in the building*
- *It is not financially viable to restore the building. Unity Commons is an excellent opportunity to add greater value to the neighbourhood through the introduction of much needed rental housing, a public gather space and café on the corner, and a purpose-built Sanctuary that will serve as a Commons area for the broader community*
- *Redevelopment represents the three pillars of sustainability – environmental design; market-rental housing in perpetuity (versus luxury condominiums); subsidization of the purpose-built Sanctuary for the congregation of Fairfield United (Sanctuary will act as a Commons to be used by cultural groups and other organizations.)*
- *Consideration for much needed rental housing for the area*
- *Enables the congregation to remain in the neighbourhood where the congregation has been actively engaged in building an inclusive community and helping improve the lives of others for 100 years*
- *Subsidized Sanctuary space serves as an important and needed social amenity for other groups to use in addition to the Fairfield United congregation; Sanctuary space will serve as new community space adding vibrancy to the neighbourhood*
- *Unity Commons will be built to meet the highest level of the new BC energy Step Code: Step 4. Designing to Step 4 today means we are designing to the expected energy code of 2032! The City of Victoria is proposing that new buildings begin complying with Step 1 in November 2018, and Step 3 by the beginning of 2020. By achieving the target of Step 4, the project will still be more than a decade ahead of the proposed minimum code requirements*

- *Energy efficient and articulated building design*
- *We have been attending Fairfield United for the past XX years. Parking has never been an issue as we have walked/cycled/parked at the Fairfield Gonzales Community Association or Sir James Douglas School. We have written understandings with both FGCA and the School District giving us permission to use their parking areas on Sundays and during the evenings. The proposed redevelopment has underground parking for the residents and over 30 bike stalls. Parking will not be an issue.*
- *Design of Moss Street frontage of the church sanctuary and the corner café space is pushed back from the street to create a lovely public gathering area (greater utility of public space than the current Church offers)*
- *The inclusion of more public space and a commercial café space fosters social vibrancy on this corner*
- *Unity Commons is appropriate for this location and this neighbourhood*

I ask that Mayor and Council approve this application for Unity Commons.

Sincerely,

Sheri Peterson, supporter of Fairfield United Church

1750 Gonzales Avenue,
Victoria, BC. V8S 1T7

May 21st, 2018

Victoria City Hall,
1 Centennial Square
Victoria BC. V8W 1P6

Re: 1303 Fairfield Road

Dear Mayor and Council.

I support the development of the subject property as proposed. It will add a vibrancy and sense of community to that locale, something that has been missing. Fairfield and Moss is almost a destination now with the Moss Street Market, Medical and Vet Clinics, and other businesses. I am the Managing Partner of Newport Realty and our office was at that corner for many years. I saw the evolvement from a sleepy spot to one that draws the neighbours together. The intended Café will become a meeting spot for everyone.

I also rented the church sanctuary from time to time and learned of their struggles to keep the church afloat. This new plan breathes life into a promise of keeping their congregation accommodated.

It was a pleasant surprise for me to see that the apartments will be for rent, not for sale as luxury condos. This also serves a need right now in our town.

The underground parking will ease the street traffic night and day.

The 4-storey size of the new project is in keeping with the surroundings.

I strongly encourage the City to give it's approval to change the OCP to allow 4 storeys. As years go by it will be a handsome part of the Fairfield Streetscape.

Thank you for your time and consideration.

Sincerely,
Jack Petrie

Mark Lawless
1045 McClure Street
Victoria, BC, V8V 3G1
Mobile: [REDACTED]

May 21, 2018

Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

RE: 1303 Fairfield Road

Dear Mayor and Council,

I am writing in regard to the application before council for a new development at 1303 Fairfield Road that contemplates construction of 16 rental units together with main floor commercial flex space, to be used by the Church that has operated on this property for many years.

As a rental property owner in the Fairfield area, I witness a very strong need for rental units in the area first hand, and the need for more rental housing. These new rental units would not only serve the younger and middle age renters who would live, work, and contribute to the community, but also for Seniors who will want to downsize from their Fairfield homes and have decent accommodation to rent in the area they have lived in for years.

A new neighbourhood café would enhance that corner and would surely be a well-used meeting spot for area residents. The Church would be able to enjoy financial viability to continue serving the community, while also making the space available for community events, which has been mentioned at several meetings I attended.

The size and scale of the proposed development is in proportion to its placement on that corner and would actually be of a lower height than the existing church structure, great for the neighbourhood, and in my opinion, should be given approval to proceed.

Thank you for your consideration and allowing my input on this project.

Sincerely,



Mark Lawless
Owner: 1045 McClure Street, Victoria, BC

ML/lmc

May 18 2018

To Mayor Lisa Helps and councillors of Victoria

Re: Redevelopment Proposal Fairfield United Church

As a member of Fairfield United Church and an owner of an apartment in the surrounding neighbourhood, I want to express my support for this development for the following reasons:

- 1) There is a great need for an increase in all levels of rental housing in the neighbourhood , and this development has chosen to create rental units .
- 2) In the past, the church community has played a major component in creating a community within the Fairfield neighbourhood. . The current group of church members after a 3 year period of consultation, decided that a new development on the site is the only path forward. Required repairs and upkeep on this aging non-heritage building is not unsustainable financially.
- 3) The developer selected has worked tirelessly with our members and reached out to the wider community, listening to the concerns of stakeholders and amended building plans wherever possible .
- 4) The design of the building will allow our congregation to continue to gather together, and welcome community partners to share the new community meeting space . This vision of sharing land and space is the kind of innovative model for the future that we need to embrace with excitement. It will allow our community to remain viable financially .
- 5) The design of this design will incorporate best building practices for environmental sustainability . As a citizen , i value and respect the need for learning from the past , but it is imperative in light of our awareness of climate justice issues, to build with the future clearly insight.

The City of Victoria is an Earth Charter City. This development meets the needs of the Charter to support community integration, promote shared connections thereby reducing social isolation, and promotes sustainable development. Please vote to support this vision.

Respectfully

Tricia Sanders ,
1040 Rockland St. Apt 104

From: Elizabeth Vibert <[REDACTED]>
Sent: Wednesday, May 23, 2018 5:56 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Fairfield Unity project

Dear Mayor Helps and councilors,

We write with concerns about the parking and road access planned for the Fairfield Unity project (1303 Fairfield Road), whose open house we visited last week. We emphasize that we are not opposed to the development, but to the apparent lack of consideration in the plan for parking and road use.

We are told there will be 16 rental units with EIGHT dedicated parking spots (plus 8 more for visitors). Can this even be legal? The representative at the event said 'people are moving to walking and bicycling.' Wonderful if true, but we are sure there will be at least 16 cars attached to the 16 units – and almost certainly more.

We live on Franklin Terrace, which receives cars for every neighborhood event as well as regular parking from Moss St apartments. It's often hard to safely exit our street because cars park right up to the corner, making it hard to see schoolchildren crossing Franklin at Moss. We have no space for more overflow parking on Franklin. Nor does McKenzie St.

The other issue is the cramped intersection at Fairfield and Moss, in front of the bike store. It is often dicey to turn south onto Moss because of cars parked in front of the shop: Moss becomes single lane at this intersection. Add to this situation the foot and car traffic for school, plus additional traffic for the new apartments and coffee shop, and this intersection looks like an accident waiting to happen.

The apparent lack of thought to parking and traffic flow – based on what we heard at the open house – seems like unrealistic planning from the start. Is this acceptable to the city?

Thank you,
Elizabeth Vibert and Todd Hatfield

From: Mark Mallet <[REDACTED]>
Sent: Sunday, June 17, 2018 10:04 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: In Support of 1303 Fairfield Development

Dear Mayor and Council,

We are the owners/residents of the house at 1311 Fairfield Road, and we are writing to express support for the current proposed redevelopment of 1303 Fairfield Road, the property immediately beside our own.

We are aware that a number of people in our community have expressed their opposition to this project, and we thought it important to outline why we, as the owners of one of the two properties directly beside 1303 Fairfield, would want to support it.

Our main reason for supporting the project is that we want our neighbourhood to remain as vibrant and welcoming as possible. That means advocating for a project that promises to provide amenities that will enhance the lives of the people of Fairfield: a revitalized church space for the United Church congregation (of which we are not members); the opportunity for community groups to use the space when it is not in use by the United Church; a coffee shop or restaurant; rental housing that is sorely needed in our community; and green building design that would advance Victoria's commitment to environmentally responsible construction.

We have had many discussions with Nicole Roberts of Cubic Land, and have found her to be very responsive to our feedback and concerns. Our experience with her has given us confidence that she will build the kind of project outlined above.

That being said, we do understand the concerns of some of our neighbours: the fourth storey is too tall, there isn't enough parking, it would be a shame to demolish the old church, etc. And frankly, we agree with some of these concerns. However, being the owners of one of two houses most directly impacted by any changes at 1303 Fairfield, we must also ask ourselves what the realistic alternative would look like. Would we rather have three storeys, with no church space or café, no rental housing, and no green building standard? Would we rather restrict the development based on antiquated parking standards that prioritize the car over other more environmentally responsible modes of transportation? Would we rather have a development full of million-dollar condos with great views? The answer to all of these questions is an emphatic NO.

As people in our neighbourhood have started voicing their opposition to this project, we have become increasingly concerned that, after a long process of delays and objections and meetings, the wonderful amenities included in the original plan will be picked off one by one, until we are left with the lowest common denominator: another building full of luxury condos. We don't think anyone in our community wants that, but by chipping away at the viability of the current forward-thinking proposal, we are afraid that that is what we will all end up with.

We also recognize that this development proposal has become somewhat of a lightning rod for the greater issue of the Fairfield Community Plan. We are fully in support of the Fairfield/Moss corner remaining a Small Urban Village, with height restriction variances granted on a case by case basis. In this particular case, we feel

that granting one extra storey in exchange for the all of the amenities mentioned above, is a reasonable trade-off. We are generally in support of urban densification in our neighbourhood, but would not be in support of changing the Fairfield/Moss corner into a Large Urban Village.

We thank you for taking the time to read this letter. And we are hopeful that you will take it under advisement that we, the neighbours, are in support of Nicole Roberts and her project.

Sincerely,

Mark Mallet and Rachel Mallet

Lucas De Amaral

From: Barbara Bowman [REDACTED]
Sent: June 23, 2018 7:15 PM
To: Chris Petter
Cc: Lisa Helps (Mayor); Councillors; Alec Johnston; Andrea Hudson; Rebecca Penz; Bruce Meikle; Julie Angus; mdoodyj; Christopher Schmidt; sean; Bob June; Gene Miller; Nicole Chaland; Michael Sharpe; shirlmah
Subject: !301 Fairfield Road & Fairfield Neighbourhood planning for the Moss St. corridor
Attachments: Five Pt.MossMay4.docx; Zoning 1b.docx
Categories: Awaiting Staff Response, Planning

Dear Chris,

Thank you Chris for your hard work, time and consideration by listing the communities' concerns and by honouring the intent of the Community's input for their area, in Fairfield's Local Area Plan.

Five Point's signed community at large, is over 180, who have seen or participated in the land use survey attached. The neutrals would like to participate but they work for the City. All have had an opportunity to review, comment or add a request upon the survey. The Five Point's community continues to grow. The narrowing down of their options will be undertaken soon. Moss Rocks has just started their public input.

The signed zoning survey attached, has conveyed over **155** resisters or a NO to the Large Urban Village from the Five Points residents adjacent to 1303 Fairfield Road. There are only **3** yeses and several neutrals who cannot comment as they work for the city or are empty homes. (There are more suggestions for a complimentary Historical design but have yet to be processed.) In addition to the signed resident resisters there are the internet resisters, approximately **750** and growing who desire to Save the Church, (Julie Angus). What struck at home, was a handicapped neighbour who shared that he does not want this church to be torn down because of the social services they provide. (Other churches, Calvary and Trinity, have requested to purchase the site and help the United Church's congregation by forming a co-op church community.)

Surveys and workshops were only for educational purposes, by allowing the residents and businesses an opportunity to comment upon or suggest revisions to the Draft Local Area Plan for Fairfield or rezoning underway in their area. Documents with signed stats for the adjacent addresses will be provided prior to Public Hearing for Council to consider or media to consider for public forum upon approved release and request

Kindest Regards and Heartfelt Appreciation,
Barbara Bowman
250 381-9590

From: "Chris Petter" [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED], 2018 4:18:48 PM

Subject: Fairfield Neighbourhood planning for the Moss St. corridor

Dear Mayor Helps,

Thanks for your quick response to my earlier email with regard to the Large Urban Village (LUV) designation for 1303 Fairfield . Alec Johnston has responded from Planning. He writes in part

"Since the OCP was adopted, the City heard the community's desire to continue with the model of having one plan for entire neighbourhoods rather than a series of village or corridor plans. In the Burnside example, one neighbourhood plan was created that includes policies for all of the neighbourhood's villages and adjacent lands. In the case of Fairfield, the draft neighbourhood plan is still underway, so the outcomes of those planning processes have yet to be determined."

This is exactly the point that we in this part of Fairfield wish to address. In the present redrafting of the Draft Neighbourhood Plan (DFNP) the Moss Street corridor has been completely forgotten because concerns didn't emerge until the 1303 Fairfield Rd. project sent shock waves through the community. Fears around that project concern not only the LUV designation but also that an historic 92 year old church which fits into the style of the neighbourhood will be demolished, replaced by a boxy modern block which is seen as totally out of character with our historic neighbourhood. The DFNP talks about buildings in the 2 SUVs being "consistent with neighbourhood character" and asserts that "New buildings should consider use of building elements and building designs that complement the surrounding area particularly with regard to cladding materials, window styles and patterns, roof pitch, building placement, orientation and setbacks." The Moss and May SUV section talks about "adaptive re-use of historic buildings". Is it any wonder then that residents have been alarmed at the Unity development proposal which seems to be totally out of step with not only the OCP but also the DFNP with regard to the 2 SUVs on Moss. Add to this that the 'Unity' project will create parking problems, make the area bicycle and pedestrian unfriendly and that it doesn't address the need for affordable family housing. But mostly it has to do with the design which is seen as ugly and inappropriate to the historic nature of Moss St. There is a fear that other historic buildings on the Moss St. corridor will also disappear along with the beautiful and historic plum trees planted there in the 1930's. Some see it as creating an opportunity for Planning to impose densification because other areas of Fairfield have so strongly resisted it.

To address these concerns we suggest that a neighbourhood planning process like that recently offered to the Fairfield Plaza group be initiated for the Moss St. corridor ad hoc groups. A committee of local residents has been established to create a Moss Street corridor plan with guidelines for densification in this part of our neighbourhood. This would focus on sub-area 1, East of Linden to Ross Bay cemetery, an area with a large accumulation of heritage houses not covered by the Gentle Density group guidelines. Much consultation has already been done with over 150 residents and with facilitation a plan for the Moss St. corridor could be quickly drafted and go to Council as part of the FNP, ready by the September deadline.

Without this kind of process I can see opposition to the 1303 Fairfield Rd. development and the DFNP growing. Already another candidate for mayor has taken up opposition to the project because of the general dissatisfaction with Moss St. corridor planning. So this is an opportunity for the Mayor and council to win over the community by allowing the kind of facilitation process offered to other area residents in Fairfield.

I urge you to set up a facilitation process for the historic Moss St. corridor as soon as you can.

Yours sincerely

Chris Petter

Public relations, FGMPA

From: Lisa Helps (Mayor) [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Hello Chris and all,

There is a lot of confusion out there in the community about changing the definition of one property to a large urban village and what impact it will have for the 400m around the site with the proposed change. I have copied our planning staff who can explain, quite clearly, that there are no impacts on properties directly adjacent OR within 400m. Alison, Andrea, could you please send this clear explanation to the residents copied here and copy me as well. Thank you!

Take care,

Lisa

--

Lisa Helps, Victoria Mayor

Lekwungen Territory

www.lisahelpsvictoria.ca

[REDACTED]

@lisa-helps

"Resignation and cynicism are easier, more self-soothing postures that do not require the raw vulnerability and tragic risk of hope. To choose hope is to step firmly forward into the howling wind, baring one's chest to the elements, knowing that, in time, the storm will pass." - Archbishop Desmond Tutu

From: Christopher Petter [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: amendment to OCP for small urban village definition

Dear Mayor Helps,

You mentioned in a podcast about the church property, 1303 Fairfield, that you will be discussing with Planning a change in the definition of small urban village in the OCP. In the interests of transparency can you please tell us what is happening as it concerns many residents within 400 metres of the intersection of Fairfield and Moss.

Thanks,

Chris Petter

Moss St. corridor ad hoc committee

From: Lisa Helps (Mayor) [REDACTED]
Sent: Wednesday, May 30, 2018 12:00 PM
To: Christopher Petter [REDACTED]
Subject: Re: road safety concerns around 1303 Fairfield development project

Chris thanks very much. I see that you have written to staff. We are always concerned about safety for kids; it's already busy around there during morning and afternoon pick up and drop off times. The school principal has sent in a letter of support.

Take care,

Lisa

--

Please excuse brevity, sent from my phone!

www.lisahelpsvictoria.ca

[REDACTED]

"Resignation and cynicism are easier, more self-soothing postures that do not require the raw vulnerability and tragic risk of hope. To choose hope is to step firmly forward into the howling wind, baring one's chest to the elements, knowing that, in time, the storm will pass." - Archbishop Desmond Tutu

On May 30, 2018, at 10:47 AM, Christopher Petter [REDACTED] wrote:

Dear Mayor and Council,

Herewith an e-mail and a letter just sent to Steve Hutchison, the City engineer responsible for the 1303 Fairfield Rd. Unity Project, about safety concerns around the underground parking exit ramp and the "large urban village" designation being considered for that location. We hope that the engineer in charge of this project will be able to investigate the issues and report back to Council before a public hearing.

Thanks,

Chris Petter

FGNPA Acting Secretary

From: Christopher Petter

Sent: Wednesday, May 30, 2018 10:19 AM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: road safety concerns around 1303 Fairfield development project

Dear Steve and Alec,

Please find attached a letter from the Fairfield Gonzales Neighbourhood Planning Association. It contains some troubling concerns about safety for pedestrians and cyclists around the proposed underground parking ramp on Moss St. and at the intersection of Fairfield Rd. and Moss St. As these concerns particularly involve children and youth going up Moss St. to Sir James Douglas, Central Middle School and Vic High, we would like these issues to be investigated before the end of the school year. We recommend that a report be submitted to Council before the public hearing to approve a "large urban village" designation for the 200 m. surrounding the intersection of Fairfield and Moss. Thank you for your prompt attention to this letter's concerns.

Your sincerely,

Chris Petter,

Acting Secretary FGNPA

Cc Mayor and Council

a

<Engineer letter_01.docx>

Recently shared "Middle Affordable Housing" a link from Doug Curran

<https://www.cnu.org/publicsquare/2018/04/10/missing-middle-why-form-and-scale-matter>

Fairfield Planning Workshop Attendees have kindly suggested the following in
Section A. Five Points Urban Village (Richardson to Bond and Kipling to Linden)
Section B. Moss/May Urban Village (Bond to Point and Ross Bay Ctry. to Linden)
Section C Cathedral Hill

Five Points Residential: Retain/Protect Heritage Quality Historic Housing*
Provide Government Incentives for only House Plexus so they can provide climate change adaptation features to meet Green standards. No Large Urban Village designations. Require Maximum Density to be upon existing Arterial Roads do not create Arterial Roads out of Collector Roads.

1. House Plexus in existing Arts 'n Crafts, Edwardian and Victorian Homes with Peeked Roofs. (Raising the houses to accommodate up to 8 units when possible. Must have enough property at the Back of the House Plexus to have parking for each dwelling, with an extra spot for visitor. Permeable hard-scape only.
2. Houses:
 - A. New Builds to conform Contextually to the majority of houses upon the street. (Peeked rooflines reduces shadowing on adjacent homes)
 - B. Quality Design (Slanted Roofs) with quality materials for Contemporary houses and not inexpensive all stucco boxes.
 - C. Green Roof for Slanted roofs and Solar for Character Roof or Mini Wind Turbines for hydro. (See: Vancouver's Master Standards)
3. New Builds must conform to previously existing Front Garden 3 meter Set Back. The existing Set Back's for Residential in Five Points protects Fairfield's;
 - A. Green Spaces as the Front Garden Heritage Character
 - B. Safety for children around traffic intersections and residential traffic corridors.
1. Higher development fees for Developers to build in Fairfield/Gonzales to prevent costs from being passed down to property owners for infrastructure's development, repairs and expansion.
2. Houseplexes that retain the character of the street
3. Row Houses that retain Craftsman's themes limited to lane ways or corners lots
4. Town-Housing that retain Craftsman's themes limited to laneways or corner lot with access to Arterial Streets.
5. Laneway Garden Suites with parking on site.
6. Lot Assembly only upon lanes behind homes.
7. Garden Suites up to two stories between 800 and 1000 square feet
8. Secondary Suites up to two in a home between 400 and 980 square feet

Five Points Residential Boulevards/Sidewalks

1. Maintain trees/replace with same species

2. Maintain trees and if necessary replace with drought resistant species.
3. Sidewalks maintained at the wider width

Five Points Commercial, Sidewalks and Boulevards Retain Historic: buildings with Brick materials* and retain set-back from sidewalks.

1. Must Retain Front Set-Backs, for outdoor seating, for Children on Bikes, Family Bike Carriage etc.
2. Mix-Use up to Three Stories High (Total Height yet to be determined)
3. Maintain current Set-Backs to accommodate outside seating, pedestrian and bike storage.
4. Maintaining the current of One lot Deep, ONLY along Fairfield Road and Moss street.
5. Add as necessary:
Personal Services such as restaurants, salons, clinics, etc. (Canadians are using E-Commerce more and more, commercial retail and banking would be best downtown.)
6. Developers must pay required infrastructure costs and required parking for density that they build
7. Professional Services spread throughout Fairfield in part of house plexus.
8. Preserve Historical Buildings and Revival Buildings recently built. (Brick Buildings lifting Craftsman's homes for Commercial on first floor)
9. NO Large Urban Village designations
10. Boundaries for Five Points
 - A. Boundaries on Fairfield Road would be ONE lot deep and extend for SIX lots along the North and South Sides away from Fairfield and Moss.
 - B. Boundaries on Moss Street would be ONE lot deep and extend for Three lots along the East and West Sides away from Moss and Fairfield.
 - C. Boundary on Oscar Street would have a sidewalk access from Moss to Oscar at Fairfield with an infill Commercial Site where the current bench is instead of the Commercial Unit next to the Bicycle Shop off of Oscar Street.

Five Points Transportation: suggestions:

1. 30 Kilometers speed limit in most corridors and upon small streets
2. 30-40 Kilometers speed limits in most corridors upon small streets
3. 30 Kilometers near schools and Playgrounds
4. Speed bumps or strips or raised dots 50 meters after Stop Sign or Light
5. Modo and Car to Go (prefer Car to Go as this is a one way service)
6. City to use parking meter funds to subsidizes Car to Go
7. Boulevards indented for Car Share
8. More Yellow or Red Curbs near intersections, for Traffic Visibility Safety.
9. Traffic Calming needed on Moss/McKenzie Streets (long berm)
10. Bike Lanes upon Arterial and Collector Streets ONLY.
11. Allow Fire Trucks and Ambulances Moss and Fairfield clear access without Bike lanes, for speed and safety.
12. Electric Stations

13. Privatize Bus transportation to and from Malls. Ask Uptown, Mayfair Mall, Hillside, and Bay Centre to provide private busses to and from their malls.
14. Maintain current frequency of public bus transportation Monday –Saturday
15. Increase frequency of bus transportation on Sunday
16. Drone Delivery to homes.

Five Points Parking:

1. Car Share per 1 number per 10 dwellings upon each street.
2. Car Share per 1 number per 15 dwellings in each Condo/Apartment Complex
3. Retain current Gentle Density growth to prevent parking saturation by commercial interest in the area.
4. Trial Underground Parking (see France and Spain using under the street one way angle parking)
5. One Off Street Parking Spot for each Dwelling
6. Permit Parking Tag for Residents Only.
7. Parking Lines to painted in upon Richardson

Five Points Instructional / Medical

1. Fitness Room for Community
2. More Elementary Schools
3. More Day Care Services

Five Points Community Gardens/Parks/Trails

1. Around boulevard trees, by planting herbs and flowers
2. Use uniform standardized Boxes for all Public Garden Areas.
3. Maintain Park sizes
4. Portor Park add green style barrier between Fairfield Road and the Park to stop Jay walking to protect children.
5. Add Urban trails between Mid Block Lot Assembly on new developments for safe travel to and from School.

Five Points Community Services, Parks and Trails:

1. Another School?
2. Small Neighbourhood Clinics
3. Add more Benches and Play areas in Parks
4. A portion of community parks to be designated for community garden use.
5. A portion of community parks to grow fruit trees.
6. Retain current footprint of all Parks.
7. A Guide to Trails in our area.

Moss/May Residential: Retain Historic Housing *

1. Houses: New Builds to conform Contextually to the majority of houses upon the

- street. (Peeked rooflines reduces shadowing on adjacent homes)
2. House Plexus in existing Arts 'n Crafts, Edwardian and Victorian Homes with Peeked Roofs. (Raising the houses to accommodate up to 8 units when possible)
 3. No Duplexes or Townhouses on Chapman between Howe and Linden
 4. Character Townhouses with Peeked Roofs must retain front set backs on May Street.

Moss/May Private Gardens : Retain Front Setbacks

1. New Builds must conform to previously existing Front Garden Set Back's for Residential in this area protects Fairfield's Heritage Character.
 - A. Green Spaces and their Garden Heritage Character
 - B. Green Spaces to be at least 40-35% of the lot.
 - B. Safety for children around traffic intersections and residential traffic corridors.
6. Maintain same number of in ground Trees upon lots by replanting Trees in the ground and not in planter pots.

Moss / May Commercial: Retain Historic building on North/West Corner.*

1. Mix-Use up to Three Stories High (Total Height yet to be determined)
2. Maintaining the current of One lot Deep, ONLY along May Street. Personal Services such as restaurants, salons, clinics, etc. (Canadians are using E-Commerce more and more, commercial retail and banking would be best downtown.)
3. Limited Retail with more Professional Services (Dental, Legal, etc.)
4. All Density and Tax Lift Bonuses to be paid by every developer.
5. Boundaries for Moss and May Village:
 - A. Boundary on Moss Street would be ONE lot deep and extend along the East and West Sides away from Moss and May.
 - B. Boundary on May Street would be ONE lot deep and

*Summery: Retaining Historic Housing and Buildings retains the Affordable Rental Stock (housing and commercial units) in the Fairfield Areas.

Moss/May Transportation: suggestions:

1. 30 Kilometers speed limit in most corridors and upon small streets
2. Yield Sign Howe onto Oxford and Howe onto Linden
3. Stop Sign Chapman onto Howe
6. More Yellow or Red Curbs near intersections, for Traffic Visibility Safety by stopping parking on all corners.
7. Stop Sign on Vimy at Moss Street.
8. Bike Sharing
9. Buses Private and Public services to Centres downtown and in Saanich
10. Boulevards indented for Car Share.
11. Sidewalks maintained at the wider width

12. Drone Delivery to homes.

Moss/May Parking:

8. Car Share per X number of dwellings upon each street.
9. Car Share per X number of dwellings in each Condo/Apartment Complex
10. Retain current Gentle Density growth to prevent parking saturation by commercial interest in the area.

Moss/May Community Services, Parks and Trails:

1. Another School?
2. More Community Centres
3. Small Neighbourhood Clinics
4. Retain Community Events; Moss Street Market, Paint In, TC 10K Run, Art Walk
5. A portion of community parks to be designated for Community Garden use.
6. Install Deer fencing around Community Gardens
7. A portion of community parks to grow fruit trees.
8. Retain current footprint of all Parks.
9. Extend the playground area in the Chapman- Linden to Howe Park
10. Trail on Vimy Place has been lost, needs to be restored?
11. Franklin Steps need repairs, Trail needs Trees Trimmed and Lights

Cathedral Hill Residential: Retain Historic Housing*

9. Houses: New Builds conform Contextually to the majority of Historic Houses upon the street (Peeked rooflines reduces shadowing on adjacent homes)
10. House Plexus in existing Art Arts 'n Crafts, Edwardian and Victorian Homes with Peeked Roofs. (Raising the houses to accommodate up to 8 units when possible)
11. Tall Thin Towers using larger than the current average Set Backs on each side.
12. New Builds must conform to previously existing Front Garden 3 meters Set Back.
The existing Residential in the Cathedral Hill protects Fairfield's;
 - A. Green Spaces and their Garden Heritage Character
 - B. Safety for children around traffic intersections and residential traffic corridors.

Cathedral Hill Commercial: Little Change to the current zoning.

Cathedral Hill Transportation: suggestions:

1. Very light rail (narrow gage/trolley style) along major corridors
2. Shared Use lane on outside lane for cars and bikes.
3. Car Lane Only on inside lane.
4. 30 Kilometers speed limit in most corridors and upon small streets
5. Boulevards and Sidewalks retained and protected.

Cathedral Hill Parking:

Cathedral Hill Community Services, Parks and Trails:

1. Another Elementary School
 2. Small Neighbourhood Clinics
 3. A portion of community parks to be designated for community garden use
 4. A portion of community parks to grow fruit trees such as Apple, Plum and Pear.
 5. Retain current footprint of all Parks.
 6. No additional Trails
-

Lucas De Amaral

From: Donna Mclellan [REDACTED]
Sent: June 13, 2018 12:45 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor)
Subject: proposed redevelopment of fairfield church
Categories: Planning

Dear Mayor and Council,

As a resident of Rockland on the border of Fairfield, I am writing this letter in the hope that you will look favorably on the proposed housing development and sanctuary for the United Church that has been submitted by Unity Urban Properties. Browsing through the city's development/planning pages on your website has been instructive. There are dozens of new housing proposals that speak to the need for new market valued apartments in Victoria.

I have been living in the beautiful Rockland area for the past year. My apartment is, unfortunately, not going to be accessible enough for me, as a senior, in the years to come. There are three types of rental units available to apartment dwellers in the city. The first two, older homes that have been subdivided into units and the standard 3 or 4 story apartment buildings, have the disadvantage of having been built mid 20th century, with somewhat limited amenities like elevators and in suite laundry. The third option, suites attached to single family homes has the disadvantage of tenant vulnerability should the house be sold.

Having been a homeowner for the last 45 years, but one, I find myself struggling to find the right place for the foreseeable future. Many of the amenities I look for can be found more often in newer apartment buildings. Unity Commons is an example of one such development.


The fact that so many parishioners at Fairfield United see an extension of this complex as a suitable home indicates just how progressive this church is--choosing to move forward in the 21st century into a sanctuary/multi purposed community space.

Unity Urban Properties also reflects forward thinking, with their neighborhood inclusive plan, self contained amenities, a building design suitable to Fairfield and the use of green technology for energy efficiency, meeting and exceeding the energy step code of the future.

The city of Victoria should look towards approving new housing projects that will remain apartments in perpetuity, that will suit upwardly mobile people--and keep them in Victoria--and seniors, many of whom often can't or don't wish to own a home. Condominium developments that continue to be approved by the city do little to address the needs of an increasing number of residents looking for modern rental housing outside of the downtown area.

To those who disagree with accepting these smaller developments into our residential communities, I suggest that we all consider sharing our lovely neighborhoods with others as a part of 21st century living.

Approving the application for Unity Commons is another step forward to improving our stewardship of our neighborhoods, our churches and the broader community. Thank you.

Sincerely,
Donna McLellan
1385 Manor Rd. Apt. 2
Victoria, V8S 2A3


Lucas De Amaral

From: Jane Whiteley [REDACTED]
Sent: June 9, 2018 4:45 PM
To: Councillors
Subject: Fairfield United Church -proposed development

Categories: Planning

I reside at 1425 Richardson Street and have recently become aware of a group opposing the development of the site at Fairfield and Moss of the old United Church building.

The development looks, from the materials submitted to the city by the developer, entirely reasonable to me. The old building looks to be in poor shape and is a building of no architectural distinction. Two of the corners of that block have already been commercially developed. No doubt there are a number of Fairfield residents who would prefer, now that they are safely ensconced here, to have no further development in the neighbourhood, but I hope city council is not unduly influenced by such factions.

Pamela Martin

From: Lucas De Amaral <LDeAmaral@victoria.ca>
Sent: August 3, 2018 9:37 AM
To: Public Hearings
Subject: FW: 1303 Fairfield rezoning

From: Sean Leitenberg [REDACTED]
Sent: August 2, 2018 11:15 AM
To: Alec Johnston <ajohnston@victoria.ca>
Cc: Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; cthorton-joe@victoria.ca; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: 1303 Fairfield rezoning

August 2 2018
To: Mayor and Council
Re: 1303 Fairfield Rd.
Redevelopment of the corner at Fairfield Rd. and Moss St.

I have spoken to most the commercial property owners at the Fairfield and Moss intersection and they have all agreed that if the city changes the designation of the Southeast corner to a LUV designation they demand that the other already zoned commercial and designated SUV properties should be changed to LUV at the same time. If not, they will consider taking the City to court as they have already been paying commercial taxes for years and feel that when they decide to develop their properties, they must be given the same variances given to a property that is currently zoned R1B, SUV and that the church would not have paid taxes for nearly 100 years.

Do not expect to change one corner without changing the others without a lawsuit against the City of Victoria.

Additionally, the church can and it has already been stated, own their strata unit which will house a commercial venture and will not have to pay commercial taxes. This is an insult to all the commercial property owners who for years have been paying commercial taxes while the church has paid none. If they are tenants now but purchase their unit at any time the argument that a tenant can not receive the tax exemption is mute.

I have already been in contact with a religious organization that is considering occupying one of our commercial spaces, maybe all 3 and running a business out of part of it. It is doing its calculations based on not paying any property tax.

As a developer, the first thing to do in the future is secure a religious organization to occupy the commercial area and ask for variances for the added community amenity provided by

allowing a religious organization to buy its strata even if there is no contribution to the neighborhood.

The bonus to a developer is an increase in variances for density, height and parking and the ability to sell the strata unit for more than market as the tenant will not be burdened with high commercial taxes.

The commercial on the ground floor and residential above in the SUV and LUV is there for 2 reasons, to provide the required community amenities that retail space provides and secondly to pay the commercial taxes to the city. The ground floor taxes are equal to 3.5 floors of residential taxes. Essentially giving a 50% reduction in property taxes collected by the city for the entire building in perpetuity. In the case of my building it would reduce the taxes by 75%.

If this project is passed by Council and the Mayor it is creating a precedent for all commercial property owners in the SUV and LUV designated properties in the OCP to demand the same treatment.

The Commercial property owners are also requesting that a parking variance equal to the same given to the S.E. corner be added to the zoning for the entire corner as the increased parking burden to the neighborhood created by this rezoning from R1B may make it more difficult to receive approval from the neighborhood in the future for variances to their parking and therefor make the economics of redevelopment difficult. This variance is greater than the new parking by-laws just approved last week. Is council already breaking its own rules within days of penning a new set of by-laws that city staff has recommended.

I assume none of the members of Council or the Mayor own commercial property because if they did they would never consider approving this project in its current form. They have not been burdened with commercial taxes that apply even if their property is vacant. If the commercial space run out of a religious organizations property produces a situation where another business is in competition and one does not have to pay commercial taxes, it could create a vacancy in the commercial property that does not have the advantage. Should the owner of both the commercial properties not have to pay property tax?

We live in a place where separation of state and religion exists. This does not seem to be the case in this process.

If conflict of interest is considered, all those on Council and the Mayor that have a connection to the Christian religion or any other religion directly or through family should be removed from voting on this proposal.

Sincerely,
Sean Leitenberg

Lucas De Amaral

From: Don Gordon <donald.e.gordon@gmail.com>
Sent: September 17, 2018 7:21 AM
To: Councillors
Subject: Fairfield Church

Mayor and Council

I would like to express my support for the redevelopment of the church site at Fairfield and Moss. I welcome the increased density and the new community amenities it will provide. I'm a nearby resident at 533 Cornwall and say, "yes in my backyard ". More housing and higher density is the best path forward for our communities.

Don Gordon 778-679-0065
Donald.e.Gordon@gmail.com

Noraye Fjeldstad

From: Alec Johnston
Sent: Monday, October 01, 2018 8:55 AM
To: 'DAVID SCHELL'
Subject: RE: Fairfield United Church

Hello David,

Thank you for sharing your comments on the proposed development for 1303 Fairfield Road. Staff have included your email as part of the public record for Council's consideration when the application goes back to a future Committee of the Whole meeting.

Best regards,

Alec Johnston

Senior Planner – Development Services
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
Phone: 250-361-0487
Fax: 250-361-0386
Email: ajohnston@victoria.ca



From: DAVID SCHELL <[REDACTED]>
Sent: September 30, 2018 10:05 AM
To: Alec Johnston <ajohnston@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>
Subject: Fairfield United Church

Hi,

I live in Fairfield and noticed there is a lot of misinformation in regards to this project.

I think removing an old building that no longer is useful to community and replacing it with a building that adds to the community makes perfect sense.

Many of my neighbours are calling this Large Urban development, which it is not ... I love being able to walk to my local health center on the corner of May/Moss.

Putting up a 4 story building that provides much needed housing with local shops below providing needed services is imo the perfect solution. If Small Urban Villages are so bad, why are the bike shop on the corner of Moss and Fairfield so popular?

I can only find an online a petition that is against the project and is one sided as I can't leave a comment in support of it.

I wonder how many people that signed this petition take advantage of the Health Center?

Please do not listen to only one group of people, there is a silent majority who does not have a voice to speak in support of the project.

Regards,
David Schell.
1264 Faithful St.

Devon Cownden

From: webforms@victoria.ca
Sent: Thursday, October 11, 2018 12:54 PM
To: Community Planning email inquiries
Subject: Community Planning

From: Fiona Pattison

Email : [REDACTED] Reference :

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.victoria.ca%2FEN%2Fmain%2Fresidents%2Fcommunity-planning%2Fheritage%2Fcriteria.html&data=02%7C01%7Ccommunityplanning%40victoria.ca%7C85983f0e31274597c9cd08d62fb33fc5%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C636748844246583761&sdata=xrqGSp0esVPiem5cdBqet5WVIH%2F34jApq%2B7Npq%2FILC4%3D&reserved=0>

Daytime Phone : [REDACTED]

To whom it may concern,

Hello and I hope this message finds you well. I am writing to join others in the community to declare that Fairfield United Church, located at 1303 Fairfield Rd. must be saved from its proposed demolition and keenly considered as an important heritage site. The building's beautiful facade has been a core landmark that beautifies and represents the peaceful family-orientation of the fairfield and cook street region.

Although it has understandably aged and deteriorated in several of its aspects, it s presence represents the historic identity of the region in which it sits.

Replacing it with the proposed building which has a completely new zoning, will detract beauty and history from the city, decrease value of the houses in the vicinity, increase traffic, and add population density to a district that is sought by residents for its quiet atmosphere. Please consider adding Fairfield United Church to the beautiful heritage buildings that give Victoria its famous charm.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

From:
Sent:
To:
Subject:

[REDACTED] >

Dear city of Victoria mayor and council members,

I am writing to stand up for my community and emphatically beg of you to save my beloved Fairfield United Church, located at 1303 Fairfield Rd. from a devastating and appalling proposed demolition, and re-zoning intended to allow a deplorable and sidewalk-crowding apartment building!

Keenly consider that it is a cherished building. The only reason it was sold instead of upgraded was because some key board membets of the church were desperate and unable to come up with the necessary renovation funds! They saw that the church needed upgrades beyond their budget and sold out the entire congregation and greater community!

This grand, community-used building has been a core landmark of our area, and represents the calm peacefulness & family-orientation of the quaint fairfield and cook street region.

It has understandably aged and deteriorated in some of its aspects, however its presence is integral to our lives! It represents local families and our history!

Unfairly replacing it with a completely different zoning will tragically and irreversably detract much beauty and peace from the region, decrease value of the houses in the vicinity, increase traffic and congestion, and add population density to a district that is sought and enjoyed for its quiet atmosphere!

Not only would the increase in traffic be a source of stress and misery for all residents, it endangers the safety of, and increases air pollution around, the children of Sir James Douglas Elementary! Who approved this drastic zoning change?!

The building has always been a source of tremendous comfort and importance to many of us... my family has had weddings, christenings, and countless enjoyment with our community within its walls, and are completely heartbroken at the proposed demolition and rezoning! My father himself installed the proud Canadian flag at the corner and built the side garden with his own two hands!

Please! Protect Fairfield's value and integrity from irreversible & unnecessary increase in density and traffic! This is not a downtown area and our families don't want it to become a crowded, downtown area!

Please! Protect our beloved Fairfield United Church. Your authority could, at least, designate it as one of the many protected heritage buildings which give Victoria its famous charm!

Please re-consider the offensively drastic re-zoning.

Despondently and heavy-heartedly,

Fiona Pattison

From: [REDACTED] >
Sent:
To:
Subject:

Dear Mayor and Council,

I live and work in Fairfield. I pay a lot of taxes and have worked hard all my life to be able to live in Victoria. I have contributed to this community. I would like my voice heard.

I am NOT in favour of densification in Fairfield. I do NOT allow the Fairfield United Church demolition! You MUST protect this city from developers. I cherish our neighborhood and we need to stop "large urban villages" from taking over this precious land. Our Urban Forest is especially fragile.

Please put incentives in place, such a tax breaks for the number of trees people have to water on their properties.

I approve of high rises in the downtown core. More importantly we NEED high speed transit from the outer lying communities to solve the "affordability" and housing issues that young people face. I was young once. I know what it is like to worry about never being able to afford to buy a house. But I worked hard. I saved and planned and eventually bought a fixer upper. I paid my dues. It is NOT fair now to be penalized for all my hard work and sacrifices because people think housing should be free. Since when has housing ever been free?! That just blows my mind. That kind of thinking is going to drive this economy into the ground and destroy society.

NO to "Unity Commons"!!!

Thank you. Cheryl.

Sent from Mail for Windows 10

From:
Sent:
To:
Subject:

>

Dear Mayor Helps and City Councillors,

I live on Moss Street and have been walking my kids to Sir James Douglas for seven years now (and at least three more!). I was wondering what the status of the proposed apartment building is on the corner of Moss and Fairfield?

When it first came up, I emailed the council to express concern that there were not enough family units proposed--it is across from an elementary school after all. As a Fairfield resident and a parent of three, I'm very excited about the prospect of an apartment rental being built in the neighbourhood.

I am concerned that if this apartment doesn't go through (which I believe will also retain a church sanctuary on the second floor which is a brilliant idea) that the developer will sell the property and someone else will just build a couple of high end condos. It would be a terrible thing for the neighbourhood if more high-end condos/housing is built.

We are in desperate need of rentals in our city, as I know you know. I really hope that the council will make this happen. I support a mix-use building (honestly, I don't know how any new buildings are allowed to be built that aren't mix-use!). I used to live in a mix-use rental in Vancouver in the early 2000s (Lee Building, Main and Broadway) and it was brilliant. Business on the main floor. A second floor of office suites, then five floors of apartments.

I know there are a few loud people in my neighbourhood who don't like the idea, but I truly believe there are more of us who do. We need rentals, particularly family-friendly rentals in our neighbourhood. It would be great for our community and I hope that it happens soon.

Many of you ran on fixing housing in this city. This is a great small step. Please make sure the opportunity doesn't go away.

Warmly,
Marita Dachsel
1-52 Moss Street
Victoria, BC V8V 4L8

From: Sean Leitenberg <[REDACTED]>
Sent: Friday, November 16, 2018 8:13 AM
To: Laurel Collins (Councillor)
Subject: 1303 Fairfield

November 15 2018

To: Mayor and Council

Re: 1303 Fairfield Rd.

Redevelopment of the corner at Fairfield Rd. and Moss St.

I have spoken to most the commercial property owners at the Fairfield and Moss intersection and they have all agreed that if the city changes the designation of the Southeast corner to a LUV designation they demand that the other already zoned commercial and designated SUV properties should be changed to LUV at the same time. If not, they will consider taking the City to court as they have already been paying commercial taxes for years and feel that when they decide to develop their properties, they must be given the same variances given to a property that is currently zoned R1B, and that the church would not have paid taxes for nearly 100 years.

Additionally, the church can and it has already been stated, own their strata unit which will house a commercial venture and will not have to pay commercial taxes. This is an insult to all the commercial property owners who for years have been paying commercial taxes while the church has paid none. If they are tenants now but purchase their unit at any time the argument that a tenant cannot receive the tax exemption is mute.

As a developer, the first thing to do in the future is secure a religious organization to occupy the commercial area and ask for variances for the added community amenity provided by allowing a religious organization to buy its strata even if there is no contribution to the neighborhood. The church space is not public.

The bonus to a developer is an increase in variances for density, height and parking and the ability to sell the strata unit for more than market as the tenant will not be burdened with high commercial taxes.

The commercial on the ground floor and residential above in the SUV and LUV is there for 2 reasons, to provide the required community amenities that retail space provides and secondly to pay the commercial taxes to the city. The ground floor taxes are equal to 3.5 floors of residential taxes. Essentially giving a 50%

reduction in property taxes collected by the city for the entire building in perpetuity.

If this project is passed by Council and the Mayor it is creating a precedent for all commercial property owners in the SUV and LUV designated properties in the OCP to demand the same treatment. The newly created designation of this property to SUV in 2012 allows for only 3 stories and this building does not even meet this requirement .

The Commercial property owners are also requesting that a parking variance equal to the same given to the S.E. corner be added to the zoning for the entire corner as the increased parking burden to the neighborhood created by this rezoning from R1B may make it more difficult to receive approval from the neighborhood in the future for variances to their parking and therefor make the economics of redevelopment difficult for buildings already zoned commercial. This variance is greater than the new parking by-laws just approved. Is council already breaking its own rules within days of penning a new set of by-laws that city staff has recommended. **The proposed parking variance is larger than all off street parking for all the other corners combined.** In the future if any of the commercial property owners requires a parking variance for even 1 spot the neighborhood will reject the idea as the parking will be horrible on the corner because of this development.

I assume none of the members of Council or the Mayor own commercial property because if they did they would never consider approving this project in its current form. They have not been burdened with commercial taxes that apply even if their property is vacant. If the commercial space run out of a religious organizations property produces a situation where another business is in competition and one does not have to pay commercial taxes, it could create a vacancy in the commercial property that does not have the advantage. Should the owner of both the commercial properties not have to pay property tax?

We live in a place where separation of state and religion exists. This does not seem to be the case in this process.

Though this building is a rental there is no affordable units in the proposal. What kind of statement does council make by approving a building with huge variances, huge rezoning and no affordable units. Are we looking at building rental buildings for only the rich?

If conflict of interest is considered, all those on Council and the Mayor that have a connection to the Christian religion or any other religion directly or through family should be removed from voting on this proposal.

Sincerely,
Sean Leitenberg