

Fairfield Gonzales Community Association Land Use Committee

Report: 1712 + 1720 Fairfield Road Community Meeting

Rezoning from R1-G to a Townhouse Zone

Applicant is Luke Mari on behalf of Aryze Developments

The meeting was held on August 17th 7:00PM at the Fairfield Gonzales Place

Attended by approximately 30 people

Chair: David Biltek

Robin Jones recused herself, as she lives within the 100 meters of the site.

Summary

The Gonzales neighbourhood is about to begin a transition from an area dominated by single family houses to one where townhouses and residential development of higher densities is encouraged. (Of course, if the new LAP is adopted.) This transition is and will cause concerns among residents, as the notes below suggest. How Council implements the new plan will be of critical importance to its acceptance. Density is NOT so much the issue, but as always, **Density IS a Design issue**. The concerns raised at the community meeting were mostly design matters. Dealing effectively with **DESIGN** will result in a happier neighbourhood. To the credit of the applicant they have had numerous meetings, open houses etc. with neighbours and have changed their plans many times based on those comments.

The Principal Topics

1. **Character** There were some comments about the structures not respecting the existing character of the surrounding neighbourhood.
2. **Footprint** There was one mention of the scale or size of the buildings, being larger than others in the area.
3. **Height of building**...may affect **privacy** for the four of five residences which back onto the development, and there will be some

shadows cast, particularly in the winter. **The reports conducted for the developer confirm that in the winter the properties to the north will be in the shadow of the new development**

4. **Parking.** There is always some concern about parking and there was with this development as well, although the developer pointed out that on street parking would increase due to the removal of one driveway. However, there are peak times in the year when the baseball diamonds to the west host tournaments which do attract a large number of people and cars which park throughout the neighbourhood.
5. **Density and change to the local plans.** The scale, scope and density of this project is new to Gonzales and there was some concern at the meeting that this is simply the first of many more to come and that is causing some worry among some people who presently rent properties in the immediate area. They are concerned with what they termed “gentrification”, which could result in their presently rented dwelling units being removed or renovated resulting in a loss of their home and/or increased rents.
6. **Encroachment into Hollywood Park.** Concern expressed about the distance from the building on westside of the tennis courts was too close. There was a clear feeling that should be a barrier between the two but what size, and material was not determined. Recommendation that the Parks Department examine this application for development and add their recommendations, comments and suggestions as Hollywood Park will be neighbours to this new development

For Staff Consideration

CALUC Community Input Report
Meeting Thursday December 13th, 2018

Address 1712 1720 Fairfield Road "The Rhodo"

Developer: Luke Mari, Purdey Group (Aryze) lmari@purdeygroup.com
Ryan Goodman Aryze Development

Architect: Alec Smith Shape Architecture
info@shapearchitecture.ca

Attendance: 55 participants

23 speakers of which 21 spoke against the specific townhouse plans (not townhouses in general at this site) and 2, who were not residents, were in agreement with the plan.

3 speakers on the speakers list did not get to speak due to time restraints.

Background

1st FGCA CALUC Meeting:

The first Community Meeting for 1712 & 1720 Fairfield Road "The Rhodo" was held on August 17th, 2017.

2nd FGCA CALUC Meeting

This 2nd community meeting for Rezoning Application No 00618 for 1712 & 1720 Fairfield Road and Development Permit with Variance Application No 00098 for 1712 & 1720 Fairfield Road "The Rhodo" was requested by the FGCA CALUC because there are significant changes to the application since the first CALUC meeting, which met the criteria for a 2nd community meeting.

These are:

- an increase in height
- a reduction in the setbacks or increase in site coverage equal to or greater than 20%
- -44% reduction in front setback
- -32% reduction in west setback,
- -Site coverage increased from 45% to 60% a relative increase of 33%

Community Association Land Use Committee (CALUC) Procedures for Processing Official Community Plan Amendment, Rezoning, Variance, Temporary Use Permit and liquor License Applications. Approved by Council, December 8, 2016 P4

For Staff Consideration

	Current	Proposed Site Specific Zone
Use of land or buildings	R1G Single Family	Site Specific zone Strata Residential Townhomes
Number of Units		17
Number of Storeys		2 storeys to 2.5 storeys
Floor Space Ratio		0.85
Site Coverage		60%
Total Number of Parking Stalls Parking will be underground		22
Number of By-Law Protected Trees		1-2
Number of Trees, shrubs not protected by By-law which will be removed		Approximately 50
Setback Street Frontage (South)		1.68M
Setback Rear		6.1M
Internal Side Lot Line (West) Hollywood Park		1.7M
Internal Side Lot Line (East)		6.7M
Affordability	There is no affordable housing in this development application, however \$100,000 will be donated to the Inclusionary Housing Fund.	

Neighbourhood Comments Feedback on development proposal:

The design

Neighbours do not like the look of this urban village design. To paraphrase: This is not NY City. There is a disconnect of this design with historical Fairfield (and Gonzales). "The concept [of townhouses] I like, but do we want those? No."

One described this development as an opportunity to set a high example for future multi family dwellings in the heart of Gonzales. Instead it is maxed out density and height with the front yard being way too short (5 1/2 ft) and therefore, the buildings are "pushed right out and creates a tunnel".

For Staff Consideration

"Looks like a bunker".

"An imposing edifice"

"Liked the concept of townhouses, but the roofline facing Earle are not good."

The front setback: "There is a 38 foot wall with a 5 foot setback."

"Monolithic Massing"

"Ugly design, too big for the site, the density increase >850%, inadequate parking, over height, doesn't address affordability, creating gentrification, treats city park as their own back yard, English Country House NO!"

The Park

Hollywood Park and "the park edge"

The architect explained that the project had created a benefit to the park; creating a thoughtful transition, and described the transition as an "edge condition". There would be "eyes on the park" so there could be social oversight.

Neighbours told the developer there is no anti social behaviour in the park and the need for "eyes on the park" is simply not needed. "Addressing social issues we don't have in the park."

One resident queried:

Is the design of the Rhodo proposal consistent with OCP and GNP 2002 objectives regarding preserving and enhancing parks? As well as recent discussions with the City about the [Design Guidelines for Attached Residential Development](#): "*The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks?*" Resident says this development does not provide a sensitive transition to Hollywood Park.

A resident hypothesized that there may be less park usage because "families will not want to be there because they feel they are being watched by people in buildings."

This development "Treats the city park as their own back yard."

Parking:

Many neighbours close to the project had parking concerns.

For Staff Consideration

Regardless of how many parking spots are mandated by the City of Victoria (1 per unit), neighbours believe this is not enough because of all the community activity in the park. A neighbour spoke that this will be an upscale project and therefore, the owners in the strata will likely have more than 1 car likely "2 to 3 cars". There is a day care, little league baseball, the beach, "it is going to be completely crammed."

Will there be enough parking for visitors to Hollywood Park?

Trees

According to the City, approx. 50 trees (trees and shrubs unprotected by tree by-law) will be removed.

For Staff Consideration

Does this application require an OCP (Official Community Plan) amendment?

Why is there no OCP amendment requested for the application?

SECTION 7 LAND MANAGEMENT AND DEVELOPMENT

Designation	Built Form	Place Character Features	Uses	Density
Public Facilities, Institutions, Parks and Open Space	Public buildings prominently sited in landscaped open space and formal grounds with variable heights. Recreational, institutional educational buildings and structures within open space.	Variable with landmark buildings and open spaces deployed across the city, serving as local city-wide, regional or provincial destinations.	Government office, administration and ceremonial uses. Accessory residential uses. Recreational uses. Institutional uses including education, health and research, culture, and assembly. Accessory commercial services.	Total floor space ratios ranging up to approximately 0.5:1.
Traditional Residential	Ground-oriented buildings up to two storeys. Multi-unit buildings up to three storeys, including attached residential and apartments on arterial and secondary arterial roads.	Houses, with front and rear yards, with variable setbacks, oriented to face the street. Variable landscaping and street tree planting. Small apartments and local retail stores along arterial and secondary arterial roads, at intersections, and pre-existing in other locations. On-street parking and individual driveways.	Ground-oriented residential including single, duplex and attached dwellings. House conversions. Accessory residential such as secondary suites and garden suites. Freestanding commercial at the intersection of major roads. Low-rise multi-unit residential and mixed-use along arterial and secondary arterial roads. Home occupations.	Total floor space ratios up to approximately 1:1.
Urban Residential	Attached and detached buildings up to three storeys. Low-rise and mid-rise multi-unit buildings up to approximately six storeys.	Variable yard setbacks with primary driveways facing the street. Variable front yard landscaping, boulevard and street tree planting. On-street parking and collective driveway access to rear yard or underground parking.	Ground-oriented multi-unit residential. House conversions. Low to mid-rise multi-unit residential. Low to mid-rise mixed-use along arterial and secondary arterial roads. Home occupations. Visitor accommodation along Gorge Road and in pre-existing locations.	Total floor space ratios generally up to 1:1. Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives. (SEE POLICY #29)

For Staff Consideration

Other Concerns

Seismic

Concern about pile driving and soil conditions because the building is in a high seismic risk zone. The developer stated there will be no pile driving, rather a raft slab and wood frame construction. And the building will be built to code, to the highest earth quake standards required by code.

Amenities

What are you doing for amenities? \$100,000 would be donated to the inclusionary housing fund. There is no affordable housing in this project.

Water Run Off

How are you going to handle the water run off? Planters, permeable surfaces and bio swales. (This doesn't refer to the roof surfaces run off which will enter the storm drain system.)

In Favour:

3 out of the 55 people in attendance spoke in favour of the higher density but did not address any specifics of the application. They did not comment on design, form or character. They were in favour of the density, and one encouraged maximum density for the site, saying it would making it more dense and would therefore make it more liveable.

Another asked why there is no rental housing? Truly affordable rental housing. The developer pointed out that the rental suite component in the back units was removed because of the height had to be lowered as per request by the City.

A Fernwood resident stated this was the housing Gonzales needed.

For Staff Consideration

In Conclusion

The residents who attended the CALUC meeting appear not to be against townhomes on Fairfield Road. They believe, however, the specific design of the application does not reflect the character of Gonzales.

They believe:

It is too big.

It does not have enough parking spots.

The front setbacks are way too small.

The park does not need "eyes on the park" urban park edge but instead needs a more sensitive transition more fitting with a traditional residential area. (It is not an urban park.)

They would appreciate something that has the mass and look of the townhouses which are already in the neighbourhood more like the ones at Chandler and Foul Bay Road.

Note:

Thursday October 4 2018

Council Chambers City Hall Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

J. REPORTS OF COMMITTEES

J.1 Committee of the Whole

J.1.a.k. Defer Gonzales Neighbourhood Plan

11. Defer Gonzales Neighbourhood Plan

That the draft Gonzales Neighbourhood plan be put on hold and be brought back for discussion after completion of all other neighbourhood plans and **that the 2002**

neighbourhood plan and the OCP are the policy documents that staff will refer to with regard to proposed developments in the neighbourhood

Letters

Sent to FGCA CALUC re: Rezoning Application No 00618 for 1712 & 1720 Fairfield Road and Development Permit with Variance Application No 00098 for 1712 & 1720 Fairfield Road "The Rhodo"

For Staff Consideration

From: [REDACTED]
Sent: Thursday, December 13, 2018 1:21 PM
To: CALUC chair
Cc: [REDACTED]
Subject: CALUC Meeting re Rhodo Development - 1712/1720 Fairfield

Alice Albert
Chair, Fairfield Gonzales Community Association Land Use Committee

Dear CALUC:

I am writing as a 30 year resident of the Gonzales neighbourhood. In my view the Rhodo townhouse development is wholly unsupportable. The proposal treats the site as if it is in the downtown urban core, rather than the residential neighbourhood of Gonzales. My concerns are as follows:

Density

- 17 townhouses is far too dense for the site, double the density of what current zoning permits
- Majority of site will be covered by buildings, concrete and pavement
- Excessive density results in buildings that are too close to the park and to the street, a lack of open site and green space, the cutting down of 52 trees, and multiple variances required in order to cram 3 large buildings onto the site

Height/Massing

- proposed height of 38 feet just to the midpoint of the roof is far too high, more than 50% above what current zoning permits
- neighbouring homes adjacent to and across the street (Montague Court) are generally one to one and a half storeys, and will be dwarfed by the height and (as described in the Advisory Design Panel comments) the "monolithic massing" of the proposed buildings

Setbacks

- setbacks of 5.5 feet to Fairfield and similarly to the park are woefully inadequate, particularly when combined with the 3 storey facade that will tower over Fairfield Road, and over Hollywood Park
- by way of example, a mere 5.5 feet from the sidewalk there will be a 38 foot high building wall stretching along Fairfield Road (the required setback is 24.7 feet)
- the minimal setbacks provide for no real or useable front or back yards, nor space for plantings to soften the mass and height of the buildings

Encroachment on Hollywood Park

- the development usurps public space and the public realm for private use and enjoyment

Design

For Staff Consideration

- the aggressively urban architectural design is appropriate for downtown, but is not respectful of the neighbourhood; as described in the Advisory Design Panel comments, it is an "urban solution in a residential area".

CALUC generally asks for feedback on what would be acceptable development for the site. I would respectfully suggest the following:

- a single row of townhouses would be appropriate for the site and the scale of the neighbourhood
- a single row of townhouses would allow for appropriate setbacks (per current R1G zoning), which would in turn allow for:
 - o retention of existing trees on the periphery of the site (alongside the park and adjacent to neighbours at the rear) as well as adequate space to plant new trees to replace those required to be cut down for construction
 - o a more sensitive transition to Hollywood Park
 - o proper front and back yards, appropriate for families and in keeping with the neighbourhood form and character
- reduce the height/# of storeys to 2 storeys (consistent with the Official Community Plan, current Gonzales Neighbourhood Plan and zoning), and
- an architectural design that better fits with and respects the form and character of the existing neighbourhood.

Thank you for the opportunity to comment.

██████████
████████████████████

For Staff Consideration

Neighbourhood Concern	Suggested Change	Rationale for Suggested Change
Building too close to Hollywood Park	9m (from 1.7m)	Reflects intent of Design Guidelines for Attached Residential Development: <i>"The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks."</i> Consistent with OCP and GNP 2002 objectives regarding preserving and enhancing parks. Provides better buffer to tree root zones of large trees in the park.
Townhouses appear to encroach onto park	6-foot privacy hedge / fence (from minimal landscape hedge)	Protects park users enjoyment / experience of the park. Consistent with Design Guidelines: <i>"For new development adjacent to parks and larger public outdoor open spaces, design should clearly delineating private from public spaces, to avoid "privatizing" of public space."</i>
Increase setback from Fairfield Road	7.5m (from 1.68m)	Consistent with R1-G zone and generally R3-L zone. Important to meet this minimum setback given that this is a frequently used route by many given proximity to Fairfield Plaza, used by families going to and from Margaret Jenkins, and given location next to park. Consistent with character of neighbourhood. This prevents pedestrians from feeling "crowded" on the Fairfield sidewalk and room for more plantings to soften effect of higher density building mass.
Reduce height / storeys	7.6m (from 11.45m) and 2 stories (from "2.5 storeys")	Consistent with R1-G zone. Consistent with character of neighbourhood, (generally 1-1.5 storeys), avoid having existing buildings dwarfed by the height of Rhodo townhomes
Reduce maximum % of site coverage	30% (from 60%)	Consistent with R1-G zone. Current proposal's lack of open site and green space is inconsistent with character of neighbourhood, particularly adjacent to park.
Increase minimum % of	50% (from 35.5%)	Consistent with R1-G zone. Current proposal's lack of open site and green

For Staff Consideration

open site space		space is inconsistent with character of neighbourhood, particularly adjacent to park.
Increase rear yard setback	9.1m or 30% of lot depth whichever is greater (from 6.1m)	Consistent with R1-G zone.
Eliminate second/double row of townhouses	Single row	As agreed to by Council a single row would be appropriate for the site and the scale of this neighbourhood.
Design appears "industrial"	Consider a design that better fits with existing houses in the neighbourhood	The strong urban architectural design is appropriate for downtown, but is not respectful of residential neighbourhood; as described in the Advisory Design Panel comments, it is an "urban solution in a residential area." Paying attention to character of existing houses in the neighbourhood is consistent with 2002 GNP (3.3.2)
Loss of too many trees	Minimize loss of existing trees (from current 52 trees proposed to be cut)	Consistent with 2002 GNP <i>"to preserve and maintain, to the extent possible, neighbourhood features, such as trees, fences, gardens, and rock outcrops"</i> (3.3.11). Addresses concern about continued loss of tree canopy in Gonzales.
Insufficient parking	Meet City requirements (e.g. 26 parking spots for 17 units) vs. variance requested on City requirement (i.e. 22 spots for 17 units)	Complies with Zoning Bylaw Schedule C for multiple dwellings. Parking in this area is already challenging due to the many out-of-area visitors using Hollywood Park, along with high volume from Fairfield Plaza, and visitors to the hospital, cemetery, and Dallas Road. There are also a number of secondary suites in the area (no off-street parking required for suites by the City).

For Staff Consideration

From: [REDACTED]
Date: November 18, 2018 at 3:47:05 PM PST
To: councillors@victoria.ca
Subject: Rhodo Development concerns

I have looked at the proposed "Rhodo" development plans and have some serious concerns.

I live and own a home less than 2 blocks away and Fairfield Road along Hollywood park is a corridor I travel along daily - often walking to the grocery store or when I am heading downtown.

First, I am not opposed to townhouse developments in the proposed properties but what Azyre has put forward in their plans looks awful and in no way suits own neighbourhood. I have seen many other townhouse developments (for example along Shelbourne Street) and they look appealing and feel like they fit in neighbourhood - with comfortable setbacks and pleasing "home" like designs. What Azyre is proposing and the lack of setbacks will, in my opinion, be unsightly and overbearing and in no way suits our lovely community. I would say their density is also overzealous and needs to be revisited too.

I feel very strongly that our building bylaws need to be adhered to and the developer needs to design their developments accordingly. Their extra profits should not come at the expense of ruining the feel and culture of a neighbourhood.

Sincerely,
[REDACTED]

For Staff Consideration

From: [REDACTED]
Sent: Tuesday, December 11, 2018 1:03 PM
To: CALUC chair
Subject: Rhodo

We should retain the community plan as it relates to this proposal.

If others (some councillors ,the developer) want to proceed with the development then the community plan requires a formal amendment.

[REDACTED]

[REDACTED]

Victoria, BC

[REDACTED]

For Staff Consideration

From: [REDACTED]
Sent: Monday, December 10, 2018 1:14 PM
To: CALUC chair
Subject: Comments on the Rhodo Development

Hello CALUC:

I am unable to attend the meeting of CALUC concerning the Rhodo Development at 1712-1720 Fairfield Road. I am instead submitting my comments by email.

I have reviewed the developer's plans and renderings and think they ought to make the following adjustments in order to fit our Gonzales Neighbourhood Plan:

1. Drop the "modernist" looking architecture and instead provide a design that fits the Gonzales residential streets:



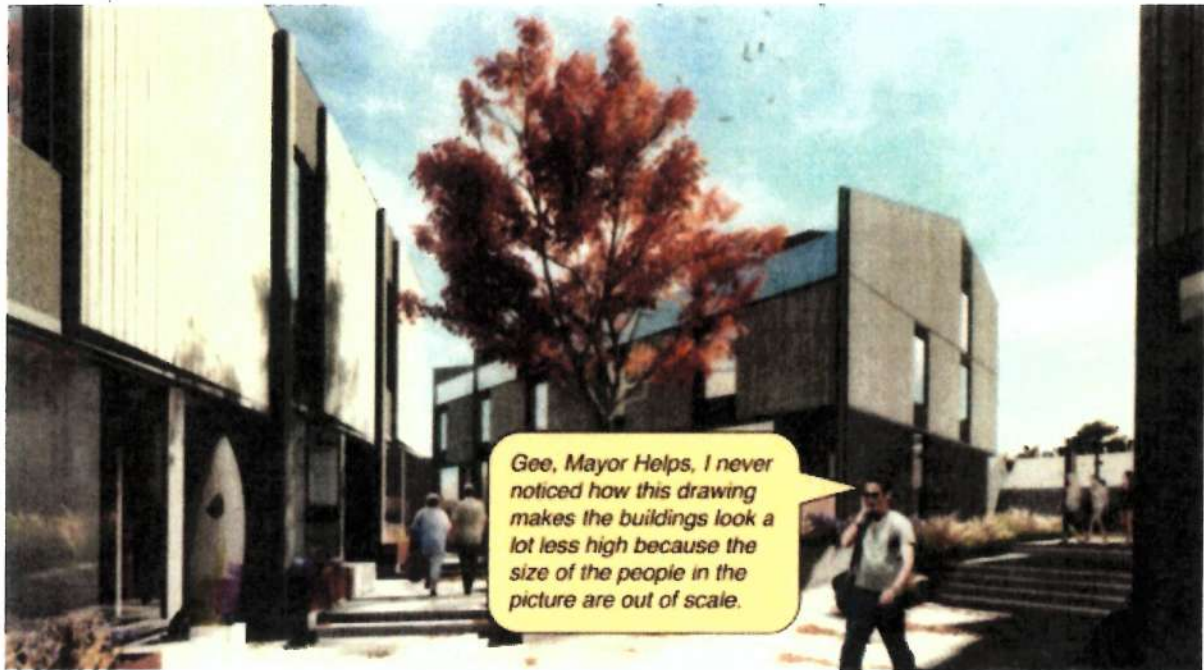
For Staff Consideration

2. Increase setbacks on Fairfield Road:



3. Reduce the height to 2 storeys:

For Staff Consideration



Sincerely,

██████████
████████████████████
Victoria BC ██████████

For Staff Consideration

From: [REDACTED]
Sent: Thursday, December 13, 2018 12:57 PM
To: CALUC chair
Cc: CALUC chair
Subject: Zoning for Rhodo development

Dear Chair and CALUC members,
I would like to add my voice to all the residents in Fairfield Gonzales who really oppose
The scale of the development proposal at 1712 Fairfield.

Please recommend that the development be built according to the applicable zoning
In the Fairfield Gonzales plan. IE three houses only, (they could have secondary suites).

The proposed plan would cram too many buildings and too many people into the lot, and it
would remove dozens of trees and reduce green space.

Please ensure that the houses are only two storeys and that they have at least 7.5 metres of set
back from Fairfield road.

Please also ensure that the buildings are set back at least 9 metres from Hollywood park, and that
there is a high hedge or fence on that side.

The architectural style the developer proposes does not harmonize with the surroundings and the
neighbourhood.

Please help maintain this neighbourhood and the neighbourhood plan by recommending
That the plan conform to the existing plan.

thank you, [REDACTED], Fairfield Gonzales resident.

For Staff Consideration

From: [REDACTED]
Sent: Wednesday, December 12, 2018 6:01 AM
To: mayorandcouncil@victoria.ca
Cc: CALUC chair; councillors@victoria.ca; DJ Chez
Subject: Aryze Developement at 1712 & 1720 Fairfield Road

Hello Mayor & Councillors...

My name is [REDACTED] and my wife and I have lived at [REDACTED] for the past 23 years, just a few houses up from the new proposed Rhodo development by Aryze adjacent to Hollywood Park.

I will be away Thursday December 13th for the Community Meeting and would like to register my concerns via this email.

While I do not object to thoughtful development and logical "densification" in our Gonzales neighbourhood, I do object to this development's design for the following reasons:

- The design does not come close to fitting the character of the Gonzales neighborhood. To me it appears similar to campus housing you would see at UBC or SFU.
- I object to how this Aryze development's plan is completely open to Hollywood park without a fence or some prominent landscaping to denote the park from this private property.
- I object to how close the front entrance of many of the town-homes are to the sidewalk and Fairfield road and I am also worried about the height as the majority of homes in our neighbourhood are not taller than 2 stories.

Please Mayor, Councillors and City Planning Staff ask yourselves **"Would you want something so starkly out of character developed where you live? "**

Sincerely,
[REDACTED]

For Staff Consideration

Dear FG CALUC Members,

December 10th, 2018

re: Rezoning and Development - #REZ00618 & DPV00098

The development proposal for 1712 & 1720 Fairfield Rd is too large for its site having a coverage of 60% of the lot. The overly tall 11.45 meter high, massive 3 storey buildings impose on the sidewalks and encroach on Hollywood Park. Having multiple residential doors opening directly to the street as if they were commercial spaces is not consistent with the neighbourhood ambiance. The setback from Fairfield road is 1.68 meters instead of 7.5 meters maintained throughout the neighbourhood.

Our Parks become increasingly important Public Places as our City grows. Families living in apartments and condos with no yards, trees or gardens, need green space. The Park is used by people from the whole City, not just our neighbourhood. Hollywood Park is not an asset which we want to give away to any private developers.

In Gonzales, back yards are 9 meters to allow for trees and gardens. There needs to be separation between private back yard patios and the park's tennis courts for the building which runs along the park. The rear building does not observe this setback either.

The loss of mature trees and bushes on these properties will be significant and the development may endanger trees in adjacent properties including Hollywood Park. The underground parking will remove the roots of many healthy trees and the new concrete will leave little space for new trees to grow.

The encroachment on public property is too great. The development does not comply with the specifications in the OCP nor the spirit of gentle density which the Gonzales neighbourhood accepts. This luxury development does not provide affordable housing. The design is not compatible with the neighbourhood and townhouses should only be single row. The Park and the streetscape needs to be respected and preserved and the plans need to be reworked.

Thank you for your consideration,

██████████
██████████

For Staff Consideration

From: [REDACTED]
Sent: Monday, December 10, 2018 2:46 PM
To: mayorandcouncil@victoria.ca; CALUC chair
Cc: info@aryze.ca
Subject: Proposed development at 1712 & 1720 Fairfield Road

Dear Mayor and Councillors and members of the Fairfield Community Land Use Committee,

Unfortunately I will not be able to attend the December 13 Community Meeting to discuss the above proposed development so am writing to raise some concerns about the proposal based on my current knowledge of the proposal. My wife and I attended one meeting offered by the developers some time ago, and we have followed the written information concerning the development with interest, including the recently provided sketches and description of the proposal as it stood in November.

I have several major concerns about this proposal.

The first of these is that the design as shown in the sketches provided by Aryze is completely inconsistent with the character of the neighbourhood. The units are not sufficiently set back from the street. The proposed box-like shape is not reflective of other buildings in the area. I cannot see that any attempt has been made to have the 17-home unit fit in. Elsewhere in the area, densification has been achieved without the structures being so visually disruptive; for example, the development at the corner of Chandler and Foul Bay. The problem with the design is compounded by the lack of significant set-back from the street. Placing the units as close as 5.5 feet is simply disrespectful of the neighbourhood.

My second concern has to do with the relationship of the development to Hollywood Park, and particularly the public tennis courts. As shown in the sketches provided by Aryze, no effort has been made to separate the development from the park. This will almost certainly lead the residents of the development to treat the park as their yard, especially given the limited amount of space on the property itself. The fact that most of the units facing the park are in fact facing the existing tennis courts compounds the problem. One can easily imagine that residents of the development will find the noise of the tennis courts disruptive in the absence of a separation such as a large hedge. This could lead to calls to remove the courts, which must not be allowed to happen. The lack of a visual barrier also will reduce the privacy of park users, and thus reduce their inclination to use the park. These issues must be addressed in a revised design.

Finally, the proposal is expected to lead to the removal of up to 51 trees, including one tree protected by bylaw. The design does not appear to offer much opportunity to incorporate trees or other green space in compensation. Tree canopy is a significant characteristic of the neighbourhood, one which is important not only for aesthetic reasons, but also to help address climate change. The city traditionally values its green space and trees, and no exception should be made for this development.

For Staff Consideration

In conclusion, I need to say that I strongly support appropriate densification in the neighbourhood because it is a key tool to keep the city's core affordable. I am not aware if there are plans to ensure that the present proposal will include some affordable units or not, but I trust that Council will insist that there are.

Thank you for considering the views expressed here. I would urge that significant efforts be made to correct the issues raised here and also those raised by other residents, and I look forward to seeing those concerns accommodated as the proposed development moves forward.

Sincerely,

A black rectangular redaction box covering the signature of the sender.

Victoria

For Staff Consideration

From: [REDACTED]
Sent: Thursday, December 13, 2018 3:32 PM
To: CALUC chair
Subject: Rhodo...

Hello [REDACTED],

I cannot make it to the CALUC meeting this evening due to a previous commitment.

However, I would like to be on record as strongly supporting the following five suggestions of changes to the existing Rhodo Development plans:

1. Elimination of the second " double " row of townhouses....
2. Reduce the building height to 2 storys.
3. Increase the setbacks on Fairfield Road.
4. Provide a physical buffer on Hollywood Park side of development.
5. Consider changing the design to fit in with the surrounding residential neighbourhood. The current one does not do that.

I am not against development of this site for more affordable housing but it should be done so that the new buildings are not a blight on our community landscape.

Sincerely,

[REDACTED]

Sent from my iPad

For Staff Consideration

From: [REDACTED]
Sent: Monday, November 26, 2018 11:04 AM
To: Front Desk; Ben Isitt; Geraldine
Subject: Rhodo Development Rejection

Dear Association,

I am a resident of Fairfield/ Gonzales, home owner at [REDACTED]. My wife and I moved here four years ago. We moved to Fairfield from Carnarvon St. located in Saanich. We moved because on our street the neighbours cared less about cutting down mature trees, and over the 14 years we lived there our views were compromised, year by year with the unnecessary removal of huge mature trees. From our home we could see 24 houses, that's how compromised our view became!

We were able to move to beautiful Fairfield and we did so because of the amount of surrounding trees and the character of the neighbourhood, that in my view is only beautiful because of the existence of so many trees and green space. For the past four years I have shuttered nearly every week day when I wake up to the sound of chainsaws, first the city cut down a line of trees on Richmond Rd, that continues, and over the years they are slow, and lately stalled in our area when it comes to replanting. A major tree boulevard tree was cut down doors from our home and it wasn't replaced, this happened three years ago.

My point, this Rhodo development is another example of the rape and pillage of our Fairfield environment and I want it stopped. I think of a future Fairfield Road looking like Shelbourne St. in Saanich, where nearly every single family home has been bought by greedy developers and turned into townhomes at the cost of hundreds of mature trees. Is this what we want in Fairfield? I say no, we have to take responsibility to act now to protect our environment!

I want to remind the association that the very wealthy who live in the Uplands, value their massive landscapes of acres of trees and shrubs and to live in the lush environment with its massive green space municipality areas. The reason Uplands is so expensive is because of the mature landscape and green space. Our property values in Fairfield will be reduced, and believe me many of our Fairfield residents have worked very hard and long in order to live in this area and that includes us.

I understand that with this Rhodo development, the association is doing a good job of monitoring this project. Thank you for these efforts, but in my view the ideal would be that it be stopped, and instead, protect and preserve the green space of that property, and only allow a project on the existing footprint of the current building.

Thank you in advance for listening to my plea.

Sincerely,

[REDACTED]
[REDACTED]

For Staff Consideration

From: [REDACTED]
Sent: Wednesday, December 12, 2018 7:28 PM
To: CALUC chair
Subject: Rhodo development 1712 Fairfield

Dear CALUC Chair and members, I am writing to protest the proposed development for this site and encourage you to maintain the existing Fairfield Gonzales Neighbourhood plan. and only recommend development that conforms to this plan.

There are many reasons why I believe it is essential that you require the developer to be a good community citizen and abide by the neighbourhood plan that binds all of us, with the support of the neighbourhood and the city.

1) Allowing this development proposal would seriously undermine the whole concept of a neighbourhood plan because it is such a flagrant violation of the spirit and the detail of the plan. And the developer has been arrogant and insensitive in refusing to respond to neighbourhood concerns.. Hundreds of residents, plus city elected officials and staff, have collectively put thousands of hours into developing this plan that should be respected and adhered to. This Rhodo proposal is a cynical, and greedy defiance of democratic process and neighbourhood respect. As the neighbourhood land use committee you are duty bound to uphold the principle of democratic practice and respect for the planning process. This is a shockingly greedy and excessive proposal and should be utterly rejected.

2) The project is massively out of scale and character to its site, It would be overzoning by a massive order of magnitude. It would set a dangerous precedent that other developers would use for all future development proposals. It will overburden existing infrastructure and social resources and give nothing back at all. It is greedy and totally disproportionate.

3) It is ugly, without any aesthetic merit, and would damage the character of the neighbourhood. Too much square footage on too small a site,

4) There is a huge loss of trees, plants and green space. The development destroys the leafy, open, tranquil character of the neighbourhood.

For Staff Consideration

5) This development is zero sum: All the benefits go to the developer, while the neighbourhood and the residents lose not only the character, charm, and amenity value of this mature neighbourhood, they also lose the neighbourhood plan they have fought and struggled to create(in 2012/3) and preserve in 2018.

6) It is undemocratic and unfair to privilege the excessive profit of the few (the developer) over the expressed wishes of the many (the neighbourhood).

7) The developer bought this land knowing its zoning. His arrogant sense of entitlement to be allowed to make a massive and unfair profit by destroying the character of the neighbourhood should not be allowed to stand. He could still make ample profit building three houses where there previously was just one. The land was priced according to its zoning and would therefore be profitable to develop at that density.. Anything else is speculation. It is not the task of CALUC or the City of Victoria to enrich speculators and destroy neighbourhoods.

Please only take submissions from residents of Fairfield. The developer has a history of getting workers and tradespeople he employs who do not live in Fairfield to pack meetings. You are the voice of this community. Non residents should not be allowed to influence your process.

Please be democratic and respect the wishes of the many - the residents - and not give in to the greed and self interest of the few - the developer and his cronies Please uphold the existing neighbourhood plan and restrict this development to the three houses that the site is zoned to bear under the neighbourhood plan.

Please confirm that you have received this communication.

I will not be able to attend tomorrow's meeting.

Thank you for your consideration

Sincerely, [REDACTED]

For Staff Consideration

From: [REDACTED]

Sent: Thursday, December 13, 2018 12:27 PM

To: CALUC chair

Subject: Rhodo Developement

Thank you for all the work you do in representing the neighborhood. We will not be able to attend tonight, however we fully support your new proposal.

Regards.

[REDACTED]

[REDACTED]

Victoria. [REDACTED]

[REDACTED]

For Staff Consideration

From: [REDACTED]

Sent: Wednesday, December 12, 2018 9:54 PM

To: CALUC chair

Subject: Rhodo development

I would like to inform you of my opposition to the present plan of the Rhodo development on Fairfield road. In particular I do not like the front of the development on Fairfield Road. It is too high, much too close to the sidewalk and the design is very institutional looking. On the Hollywood Park side of the development the units are too close to the tennis courts and there should be a fence or a hedge between the development and the park. In general the development is too big for the size of the property. I have been a resident of the Gonzales neighbourhood for over 30 years and feel that developers should try to design "new" developments that blend in more with existing buildings.

[REDACTED]