

I. **REPORTS OF COMMITTEES**

I.1 **Committee of the Whole**

I.1.c **Report from the December 6, 2018 COTW Meeting**

Councillor Young withdrew from the meeting at 1:18 a.m. due to a pecuniary conflict of interest with the following item, as he lives close by.

I.1.c.d **Update on OCP Amendment Application, Rezoning Application No. 00558 and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road (Fairfield)**

Moved By Councillor Alto
Seconded By Councillor Collins

OCP Amendment and Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act*, and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Revision and execution of the following legal documents:
 1. Housing Agreement to ensure the residential units remain rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development
 2. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages, to the satisfaction of the Director of Engineering and Public Works
 3. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road, to the satisfaction of the Director of Engineering and Public Works
 4. Section 219 Covenant to secure commitment to Step 3 of the BC Energy Step Code, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. That Council, having provided the opportunity for consultation, pursuant to Section 475(1) of the *Local Government Act*, with persons; organizations; and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of

the subject properties; and that such persons, organizations and authorities have been notified of the proposed OCP Amendment through mailed notice and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration, and having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

3. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies, due to the nature of the proposed amendment.
4. That Council give first reading to the Official Community Plan Amendment Bylaw.
5. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan, pursuant to Section 477(3)(a) of the Local Government Act, and deem those plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
6. That Council give second reading to the Official Community Plan Amendment Bylaw.
7. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following updated motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped July 20, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.04m

- ii. reduce the front setback (Moss Street) from 6.00m to 0.00m
 - iii. reduce the rear setback from 7.80m to 3.67m
 - iv. reduce the south side setback from 3.90m to 3.23m (to the building) and 0.00m (to the pergola)
 - v. reduce the flanking street setback (Fairfield Road) from 2.40m to 1.02m
 - vi. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (1): Councillor Isitt

CARRIED (7 to 1)

F. LAND USE MATTERS

F.1 Update on OCP Amendment Application, Rezoning Application No. 00558 and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road (Fairfield)

Councillor Alto joined the meeting at 10:24 a.m.

Committee received a report dated November 23, 2018, from the Acting Director of Sustainable Planning and Community Development regarding an update on an application to increase the density and allow for the construction of a four-storey, mixed-use building consisting of commercial and church sanctuary uses on the ground-floor with rental residential units above.

Committee discussed:

- *Design considerations including cladding, colour choices, and appearance from the street.*
- *Neighbourhood concerns relating to traffic safety and parking.*
- *Consideration of affordability of the units.*
- *The conclusion of the land lift analysis.*

Moved By Councillor Collins

Seconded By Councillor Dubow

Councillor Thornton-Joe withdrew from the meeting at 11:00 a.m.

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 - d. Section 219 Covenant to secure commitment to Step 3 of the BC Energy Step Code, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. That Council, having provided the opportunity for consultation, pursuant to Section 475(1) of the *Local Government Act*, with persons; organizations; and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties; and that such persons, organizations and authorities have been notified of the proposed OCP

Amendment through mailed notice and posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration, and having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

3. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board, and the provincial and federal governments and their agencies, due to the nature of the proposed amendment.

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v. reduce the flanking street setback (Fairfield Road) from 2.40m to 1.02m

vi. reduce the vehicle parking requirement from 44 stalls to 16 stalls.

3. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- *Community benefits and the various amenities.*

Moved By Councillor Isitt

Seconded By Councillor Loveday

Amendment:

That the motion be amended to include the following:

That Council direct staff to work with the applicant to address the following issues:

- affordability of units
- front yard setback

Committee discussed:

- *The need for affordable rental housing in the City.*

FOR (2): Councillor Isitt, and Councillor Loveday

OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Potts, and Councillor Collins

DEFEATED (2 to 5)

Committee discussed:

- *Design refinements and a desire for more support from the neighbourhood.*

Main motion:

FOR (6): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Dubow, Councillor Potts, and Councillor Collins

OPPOSED (1): Councillor Isitt

CARRIED (6 to 1)



Committee of the Whole Report

For the Meeting of December 6, 2018

To: Committee of the Whole **Date:** November 23, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update on OCP Amendment Application, Rezoning Application No. 00558 and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road**

RECOMMENDATION

OCP Amendment and Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act*, and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

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 - d. **Section 219 Covenant to secure commitment to Step 3 of the BC Energy Step Code, to the satisfaction of the Director of Sustainable Planning and Community Development.**
2. That Council, having provided the opportunity for consultation, pursuant to Section 475(1) of the Local Government Act, with persons; organizations; and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties; and that such persons, organizations and authorities have been notified of the proposed OCP Amendment through mailed notice and posting of a notice on the City's website inviting affected persons,

organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration, and having been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

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6. That Council give second reading to the Official Community Plan Amendment Bylaw.
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Development Permit with Variances Application No. 000496

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 - i. increase the height from 12.00m to **15.04m**
 - ii. reduce the front setback (Moss Street) from 6.00m to **0.00m**
 - iii. reduce the rear setback from **7.80m** to **3.67m**
 - iv. reduce the south side setback from 3.90m to **3.23m** (to the building) and 0.00m (to the pergola)
 - v. reduce the flanking street setback (Fairfield Road) from **2.40m** to **1.02m**
 - vi. **reduce the vehicle parking requirement from 31 stalls to 16 stalls.**
3. The Development Permit lapsing two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a

zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information regarding an Official Community Plan (OCP) Amendment Application, Rezoning Application and Development Permit with Variances Application for the property located at 1303 Fairfield Road. The applicant proposes an OCP amendment to change the Urban Place Designation from Small Urban Village to Large Urban Village. The proposed rezoning is from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density and allow for the construction of a four-storey, mixed-use building consisting of commercial and church sanctuary uses on the ground-floor with rental residential units above. The rezoning, if successful, would establish the site-specific regulations for development of 1303 Fairfield Road, which would be more restrictive than the maximum density and height envisioned under the Large Urban Village Urban Place Designation.

On May 10, 2018 Council referred the application back to staff and the applicant to address concerns identified by the neighbourhood, and to more adequately address the transition to surrounding properties. The revised proposal is the subject of this report and some of the design changes have affected the requested variances. The recommended motion for the Development Permit has been updated and the changes are shown in bold text.

BACKGROUND

The Committee of the Whole (COTW) reports dated November 29, 2017, Council meeting minutes, and Council Update Report dated April 27, 2018, are attached to this report. The motion from the May 10, 2018 Council meeting states:

"That Council refer the project back to staff to work with the applicant to address height and massing concerns identified by the neighbourhood and to more adequately address the transition to the surrounding properties and bring back to Committee of the Whole."

Description of Proposal

The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to a new site-specific zone in order to increase the density to 1.70:1 floor space ratio (FSR), and allow for the construction of a four-storey, mixed-use building consisting of commercial and church sanctuary uses on the ground-floor with rental residential units above. Due to the proposed density and number of storeys, an OCP amendment is required to change the Urban Place designation from Small Urban Village, to Large Urban Village, to facilitate the rezoning application.

Design Revisions

As outlined in the applicant's letter to Mayor and Council, the applicant has revised the proposal to try to address the neighbour's concerns and improve the transition with adjacent properties.

Specific changes include:

- the proposed density has been reduced from 1.84:1 to 1.70:1 FSR
- the number of residential rental units has reduced from approximately 16 to 15
- the height of the building has been reduced from 15.60m to 15.04m
- the front setback (Moss Street) has been reduced from 0.86m to 0.00m for the second and third storeys
- the flanking street setback (Fairfield Road) has increased from 0.62m to 1.02m
- the fourth floor has been reduced in area and stepped back further from the east, south and west (Moss Street) property lines to reduce potential for overlook, provide a more sympathetic transition with the neighbouring properties, and improve the overall fit with the Five Points Village context
- the project no longer targets Passive House Design, or Step 4 in the BC Energy Step Code, but is committed to Step 3 (the appropriate language to secure this commitment has been added to the recommendation in bold text)
- the south façade has been redesigned to change balcony orientation and window placement to minimize potential impacts on the neighbour's privacy
- minor changes to the overall building composition to ensure a cohesive design in response to the changes listed above
- the addition of a drinking fountain and dog water station on the subject site near the entrance to the commercial space.

Data Table

The following data table compares the revised proposal with the previous proposal, existing R1-B Zone, Single Family Dwelling District, and the standard C-1 Zone, Limited Commercial District. Relevant information from the Official Community Plan is also provided in the table. An asterisk is used to identify where the proposal is less stringent than the standard zone.

| Zoning Criteria | Current Proposal | Previous Proposal | Existing Zone R1-B | Zone Standard C-1 | OCP Large Urban Village |
|---------------------------------------|-------------------------|--------------------------|--|--------------------------|--------------------------------|
| Site area (m ²) - minimum | 993.90 | 993.90 | 460.00 | - | - |
| Density (Floor Space Ratio) - maximum | 1.70:1* | 1.84:1* | N/A | 1.4:1 | 1.5:1 up to 2.5:1 |
| Height (m) - maximum | 15.04* | 15.60* | 7.60 (single family dwelling) 11.00 (public building) | 12.00 | - |

| Zoning Criteria | Current Proposal | Previous Proposal | Existing Zone R1-B | Zone Standard C-1 | OCP Large Urban Village |
|----------------------------------|---|---|---|--------------------------|--------------------------------|
| Storeys - maximum | 4 | 4 | 2 (single family dwelling) 2.5 (public building) | - | 6 |
| Site coverage % - maximum | 62.60 | 62.60 | 40% | - | - |
| Open site space % - minimum | 32.40 | 32.40 | N/A | N/A | - |
| Setbacks (m) – minimum: | | | | | |
| Front (Moss Street) | 0* | 0.86* | 7.50 | 6.00 | - |
| Rear (east) | 3.67* | 4.13* (to building) 2.63* (to balconies) | 8.38 | 7.80 | - |
| Side (south) | 3.23* (to building) 0.00* (to pergola) | 3.81* (to building) 0.00* (to pergola) | 3.38 | 3.90 | - |
| Flanking Street (Fairfield Road) | 1.02* | 0.62* | 3.50 | 6.00 | - |
| Parking - minimum | | | | | |
| Residential/Commercial | 16* | 16* | 1 | 20 | - |
| Church Sanctuary | 0* | 0* | 6 | 11 | - |
| Bicycle parking stalls (minimum) | | | | | |
| Long term | 20 | 20 | N/A | 19 | |
| Short term | 12 | 12 | N/A | 6 | |

Official Community Plan Amendment

The request to amend the *Official Community Plan*, 2012 (OCP) is still required as the proposed density and height exceed the maximum for sites designated as Small Urban Village. The only land use designation that would accommodate the proposal is the Large Urban Village Urban Place designation. If approved, the Large Urban Village designation would only apply to 1303 Fairfield Road and the designation would not impact other properties in the Five Points Village or the surrounding area. The rezoning, if approved, would establish the site-specific regulations for development of 1303 Fairfield Road, which would be more restrictive than the maximum density and height envisioned under the Large Urban Village Urban Place Designation.

Parking

The proposal still includes a request to reduce the required parking to 16 stalls, with zero stalls provided for the church's use. The applicant has provided a letter from the School Board in support of a potential agreement with the Fairfield United Church to rent parking stalls on the Sir James Douglas School site on Sunday mornings.

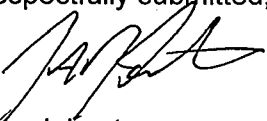
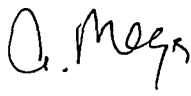
CONCLUSIONS

Although the proposal includes a request for an OCP amendment that would change the Urban Place designation to Large Urban Village, the proposal is still generally consistent with the Small Urban Village context and would advance the place-making and housing policies in the OCP, which supports mixed-use buildings and associated streetscape improvements that enhance urban villages, foster social vibrancy, and contribute to a broad range of rental housing types within each neighbourhood. The applicant has made changes in response to concerns regarding height and massing, and has improved the overall transition with adjacent properties. Staff recommend that Council consider advancing the application to a public hearing.

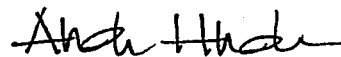
ALTERNATE MOTION

That Council decline the OCP Amendment Application, Rezoning Application No. 00558, and Development Permit with Variances Application No. 000496 for the property located at 1303 Fairfield Road.

Respectfully submitted,


 

Alec Johnston
Senior Planner
Development Services Division



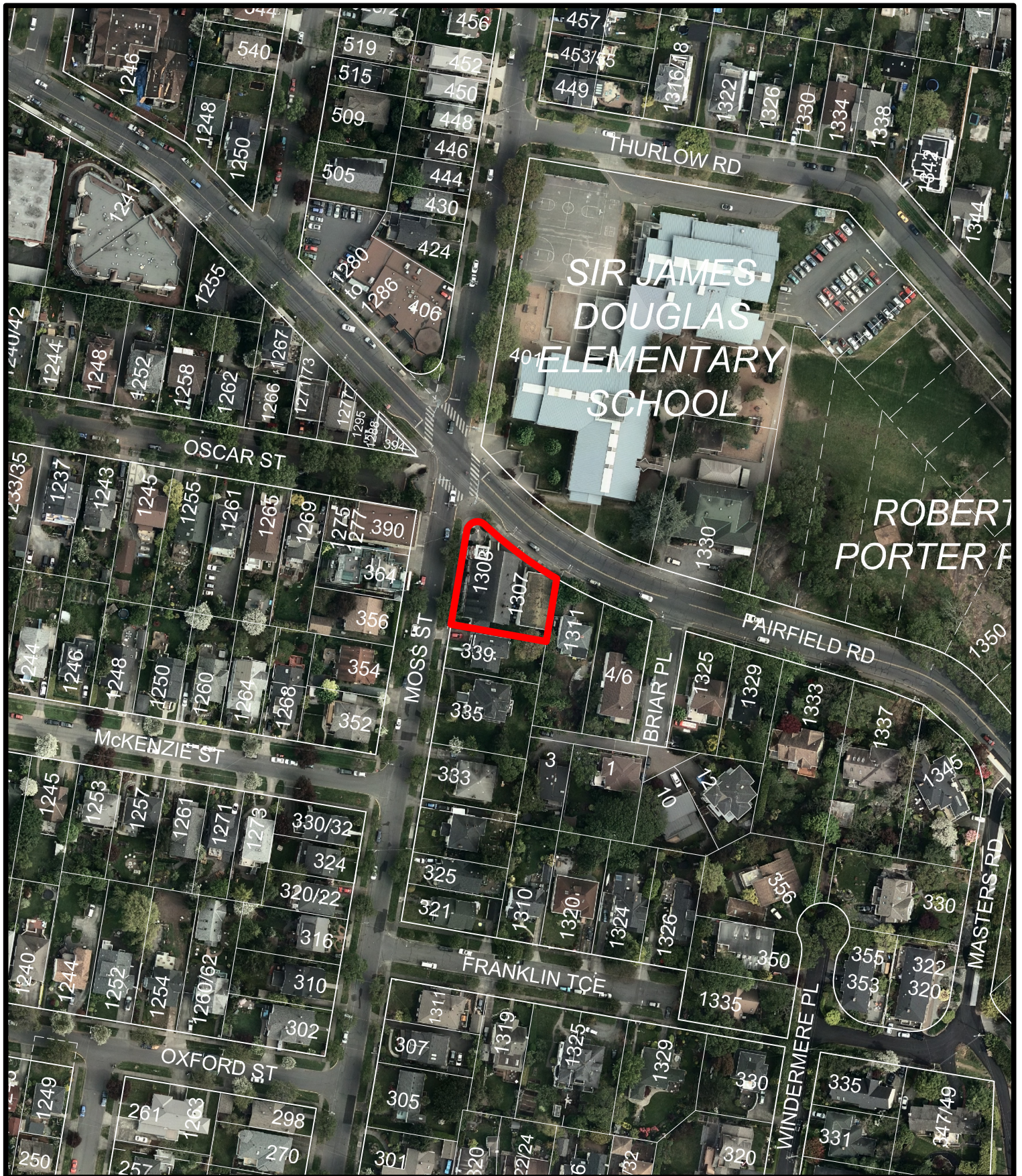
Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Dec 4, 2018

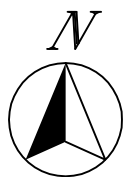
List of Attachments:

- ATTACHMENT A: Subject Map
- ATTACHMENT B: Aerial Map
- ATTACHMENT C: Plans date stamped July 20, 2018
- ATTACHMENT D: Letter from applicant to Mayor and Council date stamped November 20, 2018
- ATTACHMENT E: Letter from the Greater Victoria School District Facilities Services
- ATTACHMENT F: Committee of the Whole Reports dated November 29 & 30, 2017
- ATTACHMENT G: Committee of the Whole Minutes dated December 14, 2017
- ATTACHMENT H: Council Update Report dated April 27, 2018
- ATTACHMENT I: Draft Council Minutes dated May 10, 2018
- ATTACHMENT J: Correspondence



1303 Fairfield Road
Rezoning No. 00558







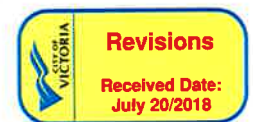
UNITY
COMMONS

1303 FAIRFIELD ROAD

SUBMISSION FOR
REZONING AND
DEVELOPMENT PERMIT

DESIGN VERSION 2

18 JULY 2018



LOW
HAMMOND
ROWE
ARCHITECTS

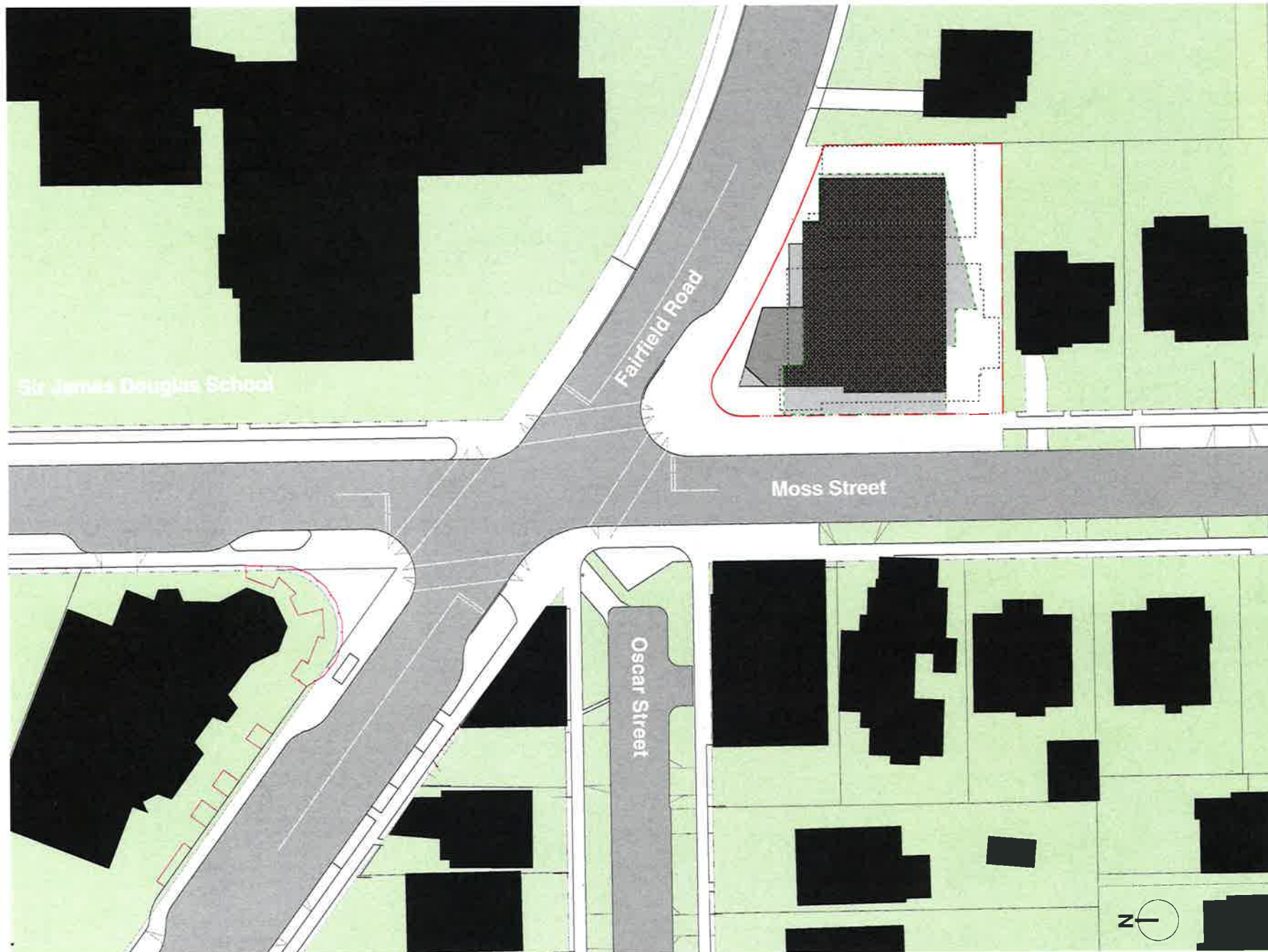
DRAWING LIST

- D02 CONTEXT PLAN
- D03 PROJECT DATA
- D04 PLAN - SITE AND L1 (ILLUSTRATIVE)
- D05 PLAN - SITE AND L1
- D06 PLAN - PARKING GARAGE
- D07 PLAN - L2
- D08 PLAN - L3
- D09 PLAN - L4
- D10 PLAN - ROOF
- D11 ELEVATIONS
- D12 ELEVATIONS
- D13 SECTIONS
- D14 SECTIONS
- D15 CONTEXT PHOTOS
- D16 STREET ELEVATIONS
- D17 SUN STUDY
- L1 LANDSCAPE PLAN



| no. | date | description of sales |
|-----|--------|----------------------|
| 1 | 1970/1 | 12/10/1970/1 |

Context Plan

[illegible]

Project Data

Project description Four storey mixed-use building
Main level: church sanctuary, commercial space, residential lobby, storage
Upper levels: rental apartments

| | | |
|--------------------------|--|---|
| Owner | Unity Urban Properties Ltd. 3471 Short Street, Victoria BC | |
| Municipal Address | 1303 Fairfield Road, Victoria, BC | |
| Legal Description | Lot A (DD 286440-1) Fairfield Farm Estate, Victoria City, Plan 1456 | |
| | Existing/Permitted | Proposed |
| Zoning | R1-B Single Family Dwelling | New Zone |
| Lot Area | 993.9 m ² | |
| Lot Coverage | 387.6 m ² = 40% Max | 622.0 m ² = 62.6% |
| Open Site Space | | 321.6 m ² = 32.4% |
| Building Setbacks | front: 7.5m rear: 7.5m or 25% side: 1.5m or 10% side (banking): 3.5m or 10% | front (Moss St): 0.00 m rear (east): 3.59 m side (south): 4.99 m side (Fairfield Rd): 1.11 m |
| Building Height | R1-B zone: 7.6m, 2 Storeys OCP: 3 storeys | Mixed Use: 15.035 m, 4 Storeys |
| Residential Units | | 14 |
| Car Parking | 31 spaces | 16 spaces |
| Bicycle Parking | Class I 17 Class II 10 | Class I 26 Class II 12 |
| Flow Space Ratio | up to 2.0 : 1 (OCP p39) | 1.78 : 1 |

Total Area for FSR

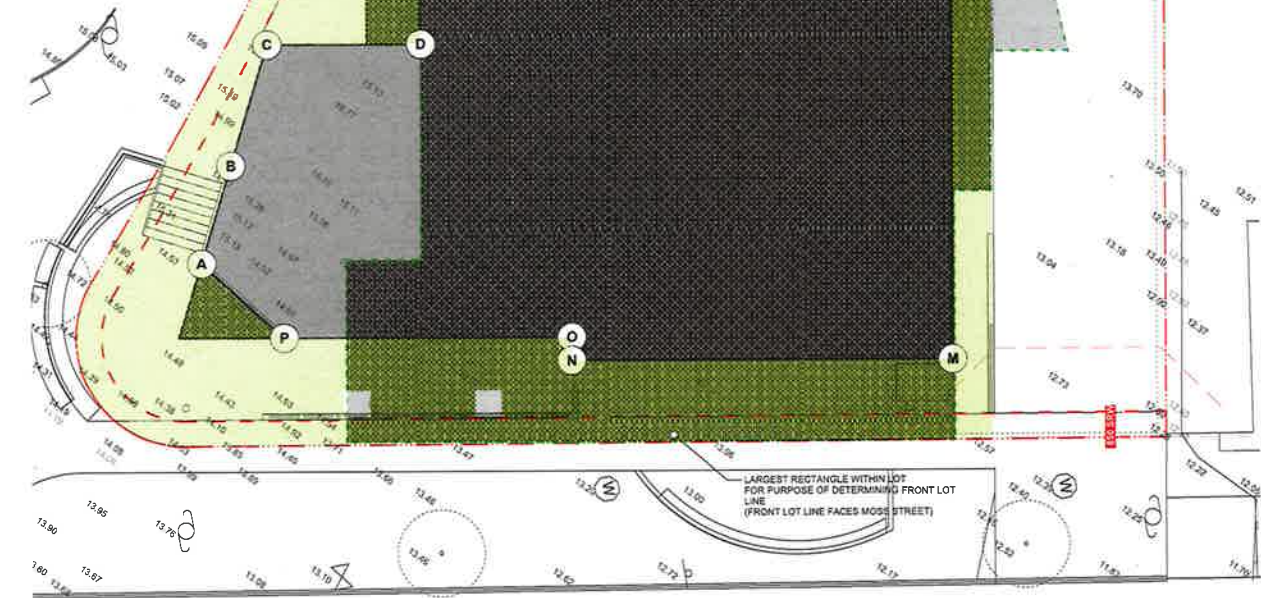
| | m ² net | m ² gross (FSR) |
|-------------------------------|--------------------|----------------------------|
| Church Sanctuary | 219.9 | |
| Commercial Rental Unit | 118.9 | |
| Rental Apartment | | |
| Lobby | 20.8 | |
| Bicycle Room | 32.0 excluder | |
| Tenant Storage | 26.3 | |
| Apartment Services | 12.9 | |
| L1 Total | 430.0 | 438.1 m ² |
| Suite 201 | 55.0 | |
| Suite 202 | 64.2 | |
| Suite 203 | 68.5 | |
| Suite 204 | 83.3 | |
| Suite 205 | 80.9 | |
| Suite 206 | 54.2 | |
| L2 Total | 386.1 | 478.1 m ² |
| Suite 301 | 55.0 | |
| Suite 302 | 64.2 | |
| Suite 303 | 68.5 | |
| Suite 304 | 83.3 | |
| Suite 305 | 80.9 | |
| Suite 306 | 54.2 | |
| L3 Total | 386.1 | 478.1 m ² |
| Suite 401 | 82.0 | |
| Suite 402 | 44.2 | |
| Suite 403 | 105.2 | |
| L4 Total | | 231.4 m ² |

Average Grade Calculation

| Grade points | Existing | Proposed | Lower point used |
|--------------|----------|----------|------------------|
| A | 14.53 | 13.95 | 13.95 |
| B | 14.99 | 13.35 | 13.35 |
| C | 14.53 | 13.41 | 13.41 |
| D | 14.14 | 13.45 | 13.45 |
| E | 15.77 | 13.45 | 13.45 |
| F | 15.80 | 13.45 | 13.45 |
| G | 15.80 | 13.45 | 13.45 |
| H | 15.80 | 13.45 | 13.45 |
| I | 15.83 | 13.83 | 13.83 |
| J | 15.56 | 13.56 | 13.56 |
| K | 15.29 | 13.29 | 13.29 |
| L | 16.09 | 13.20 | 13.20 |
| M | 12.71 | 13.15 | 12.71 |
| N | 13.17 | 13.15 | 13.15 |
| O | 13.26 | 13.95 | 13.20 |
| P | 14.93 | 13.35 | 13.35 |

| Point names | Points average | Distance | Totals |
|------------------|----------------|----------|-----------|
| AB | 13.95 | 3.365 | 47.235 |
| BC | 14.24 | 4.250 | 59.806 |
| CD | 14.24 | 8.129 | 73.524 |
| DE | 14.80 | 10.642 | 157.448 |
| EF | 15.45 | 2.056 | 31.765 |
| FG | 13.45 | - | - |
| GH | 15.45 | - | - |
| HI | 15.84 | 8.376 | 84.081 |
| IJ | 15.70 | 15.640 | 245.479 |
| JK | 15.33 | 1.812 | 27.769 |
| KL | 12.85 | - | - |
| LM | 11.46 | 24.696 | 282.890 |
| MN | 12.93 | 12.721 | 164.483 |
| NO | 13.18 | 7.73 | 10.184 |
| OP | 13.58 | 9.012 | 120.485 |
| PA | 13.95 | 3.725 | 51.922 |
| Perimeter | | 99.765 | |
| Total | | | 1,567.064 |

Average Grade 13.70



Moss Street



LOW HAMMOND ROWE
ARCHITECTS

360-734-1234 ext. 1000
416-594-4411 ext. 1000
360-734-4141 ext. 1000

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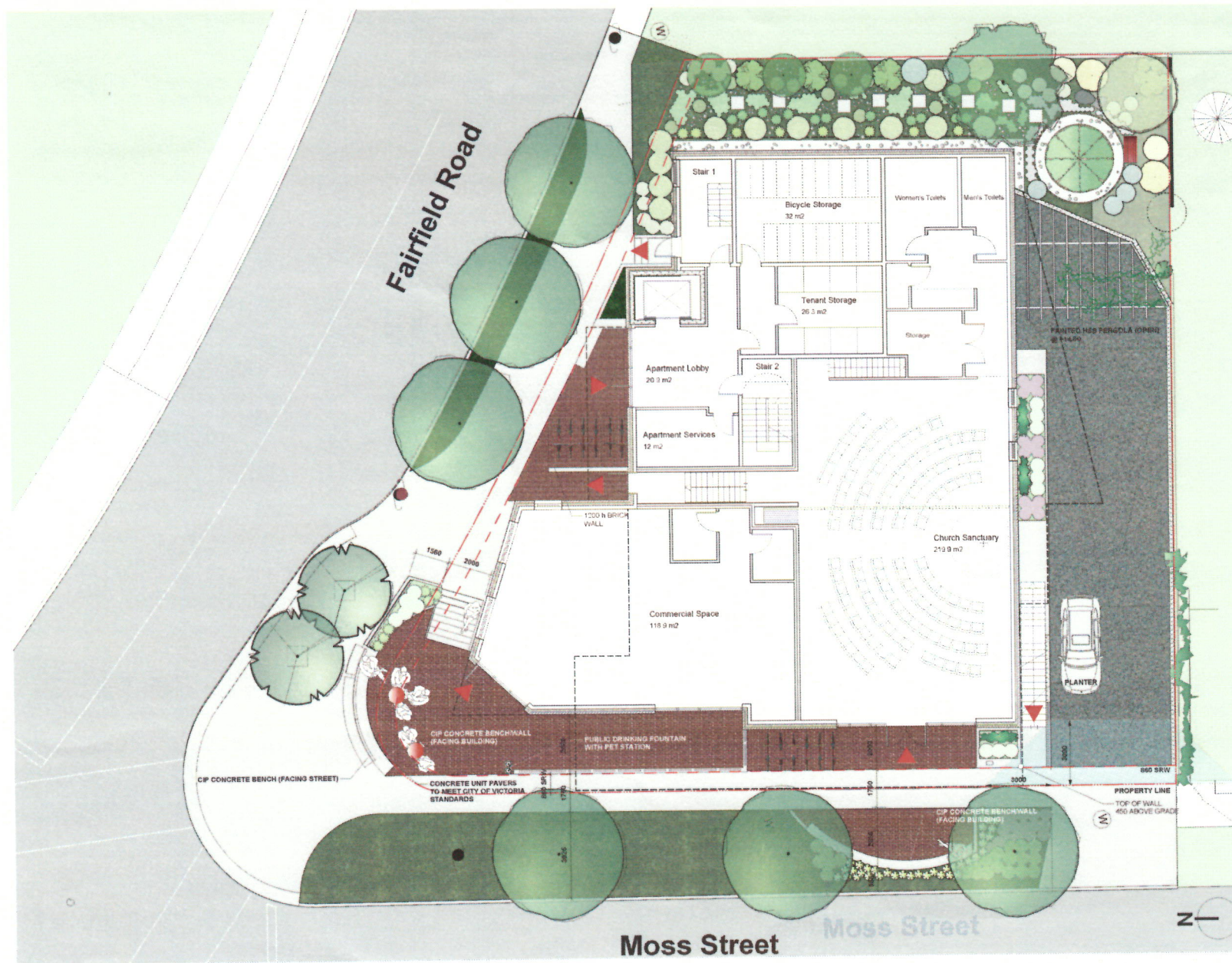
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LOW
HAMMOND
ROWE
ARCHITECTS

101-101 COLUMBIA STREET
VANCOUVER, BC V6C 1A5
TEL: 604.681.1111
WWW.LHRARCHITECTS.COM

**UNITY
COMMONS**

101-101 COLUMBIA STREET
VANCOUVER, BC V6C 1A5

CITY OF VICTORIA

RECEIVED

DEEMED

NOV 22 2018

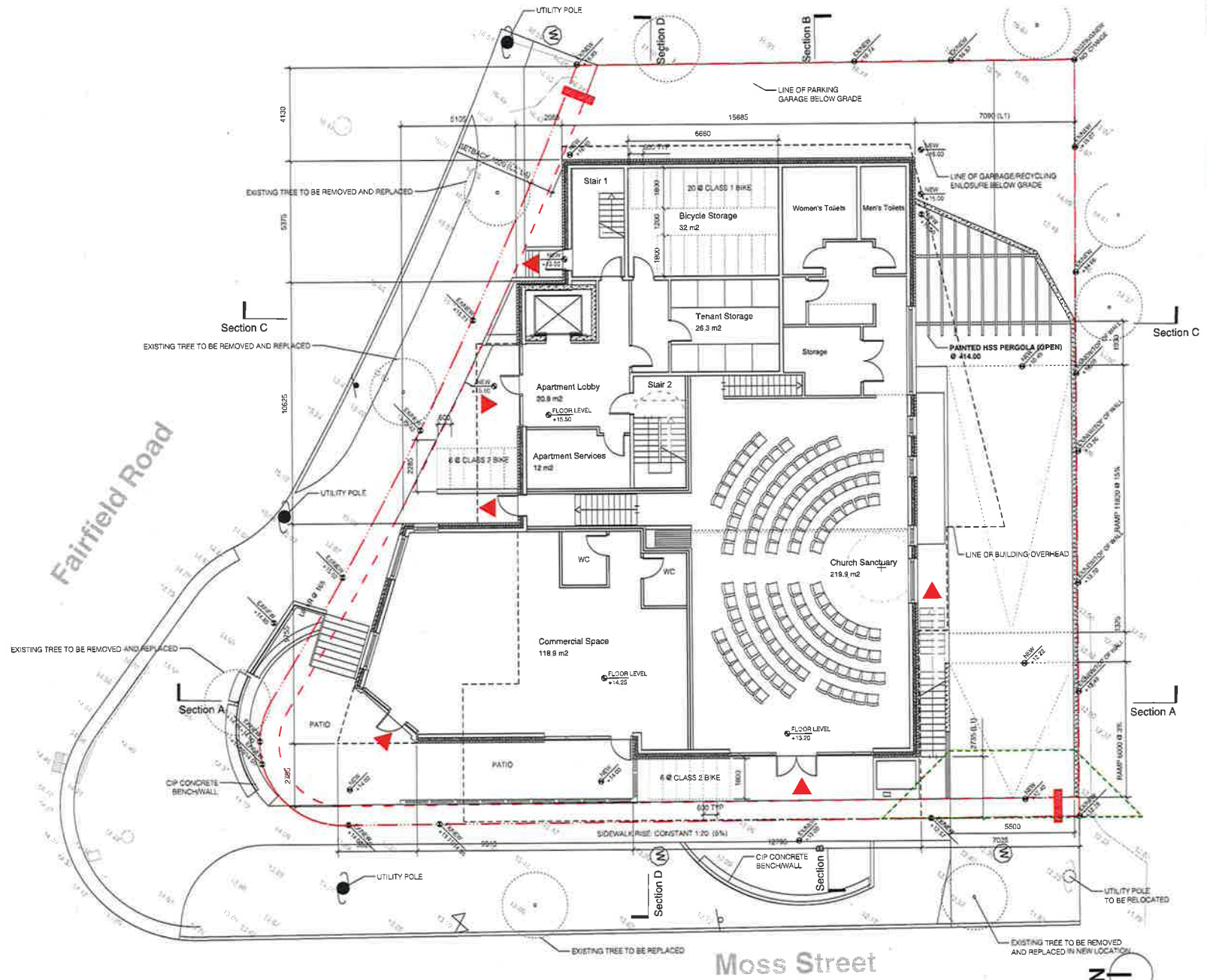
JUL 20 2018

Unity Commons
Version 2 Redesign

Plan - Site and L1

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BY: [Signature]
CHECKED: [Signature]
SCALE: 1:25
SHEET: 04
TOTAL: 04

D04





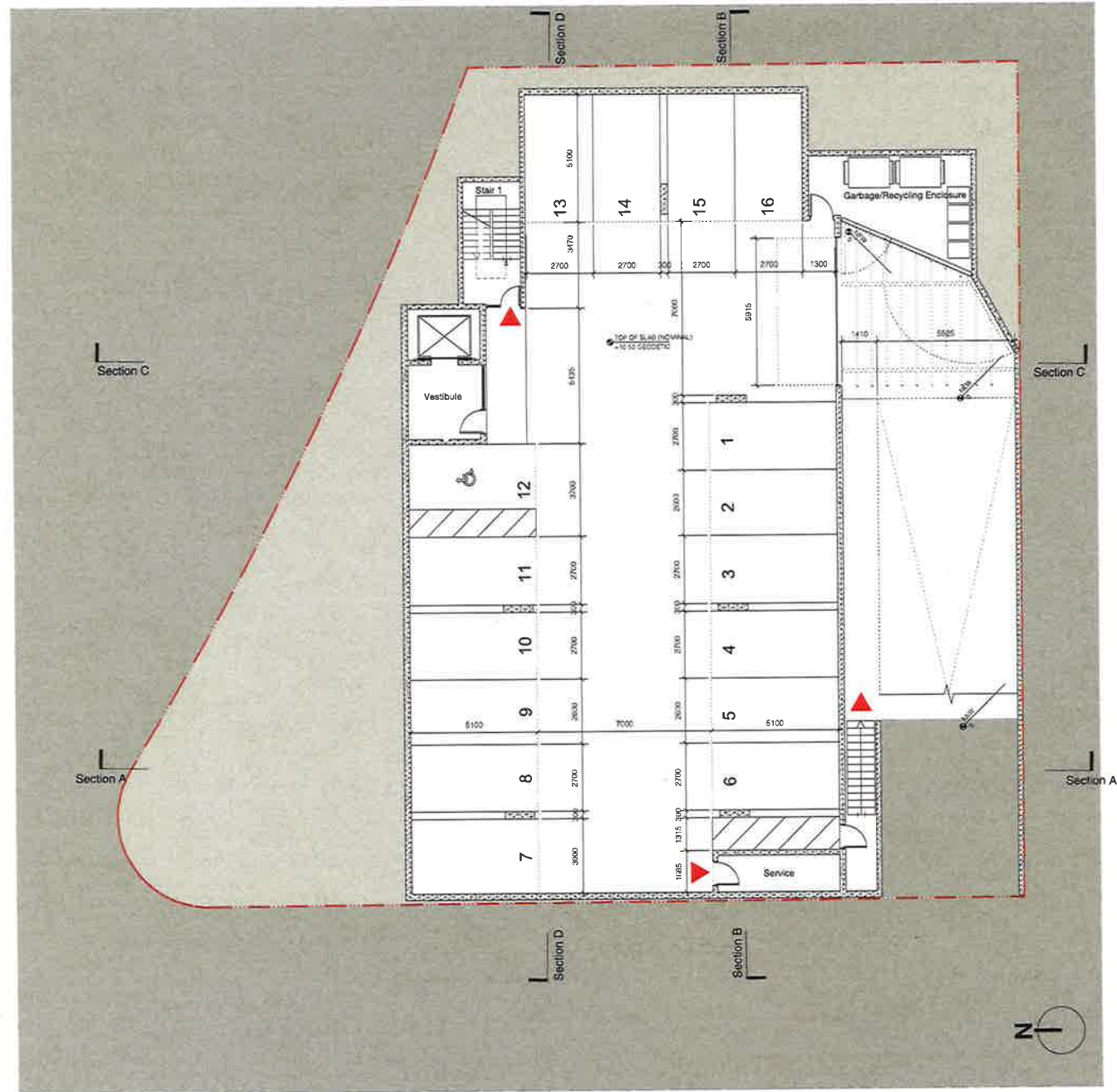
Unity Commons
Version 2 Redesign

Plan - Parking Garage

CR

1824-VZ DP plans 180709.doc

D06





LOW
HAMMOND
ROWE
ARCHITECTS

1001 - 10th Street NW, Suite 1000
Washington, DC 20004
(202) 462-1800

UNITY
COMMONS

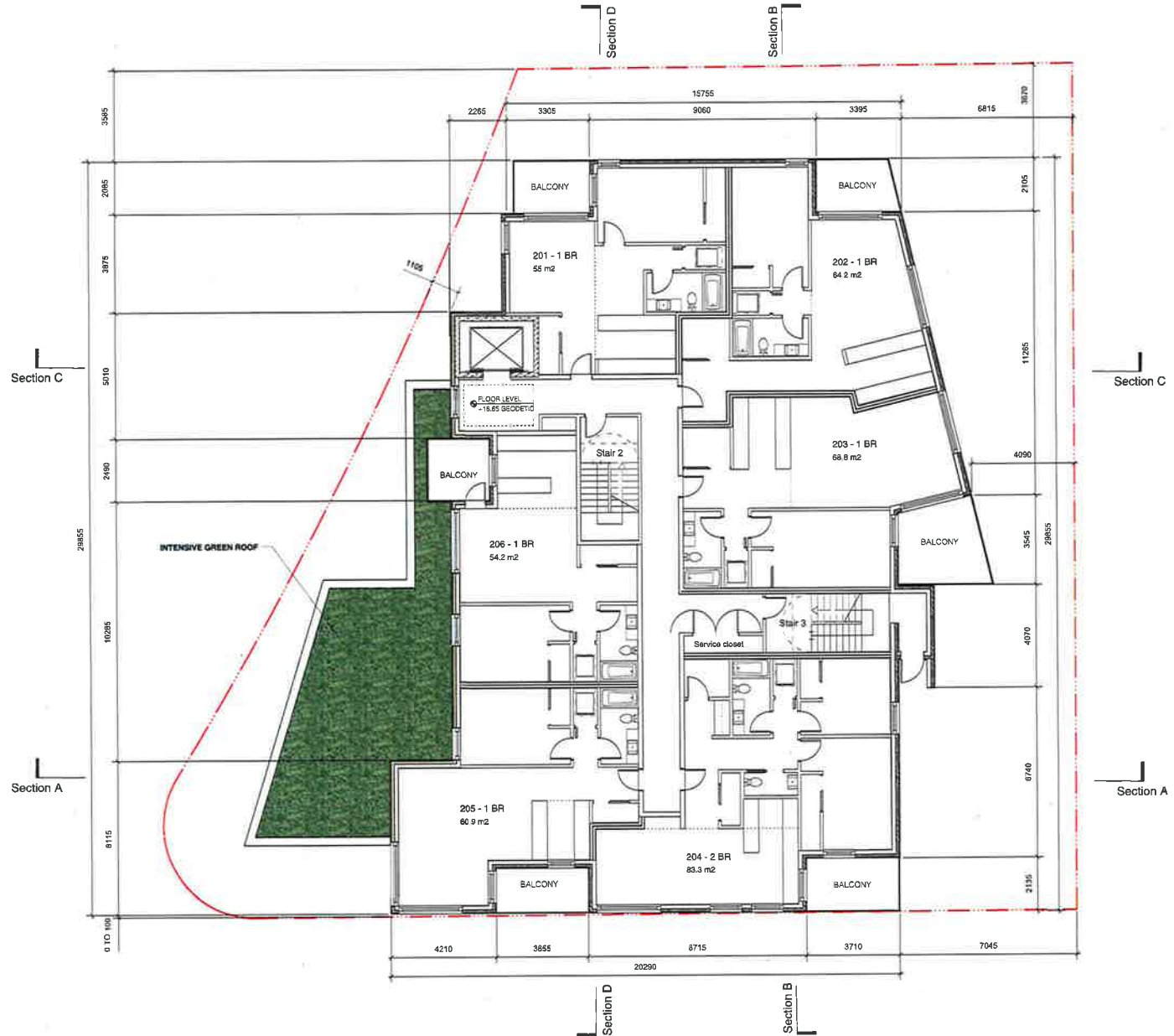
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Unity Commons
Version 2 Redesign

Plan - L2

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| CR | |
| 10/27/15 | |
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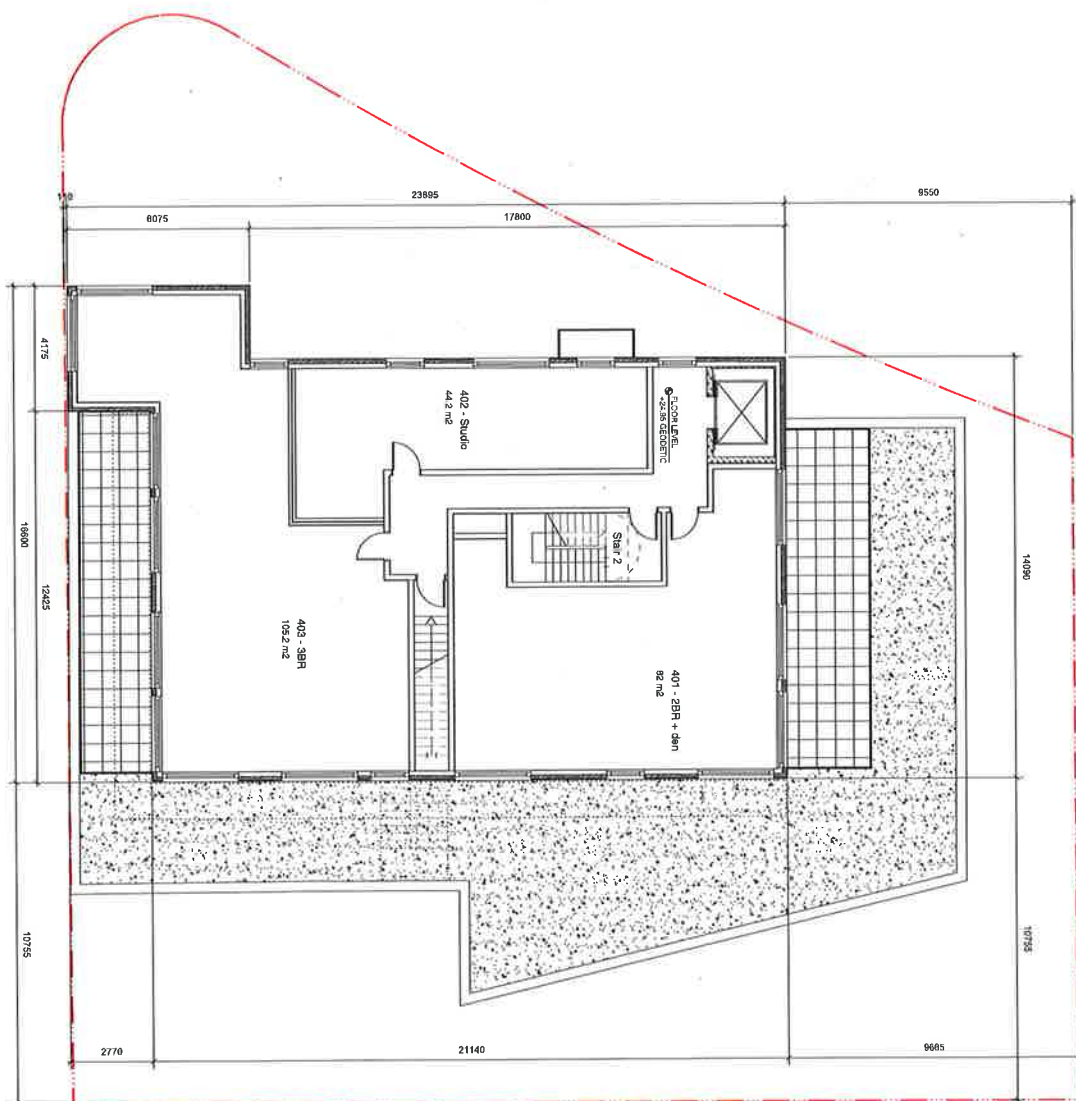




Unity Commons
Version 2 Redesign

The image shows two examples of a 1040-ES tax form. The top form is for a married couple filing jointly, with a total tax of \$1,124. The bottom form is for a single filer, with a total tax of \$0.00.

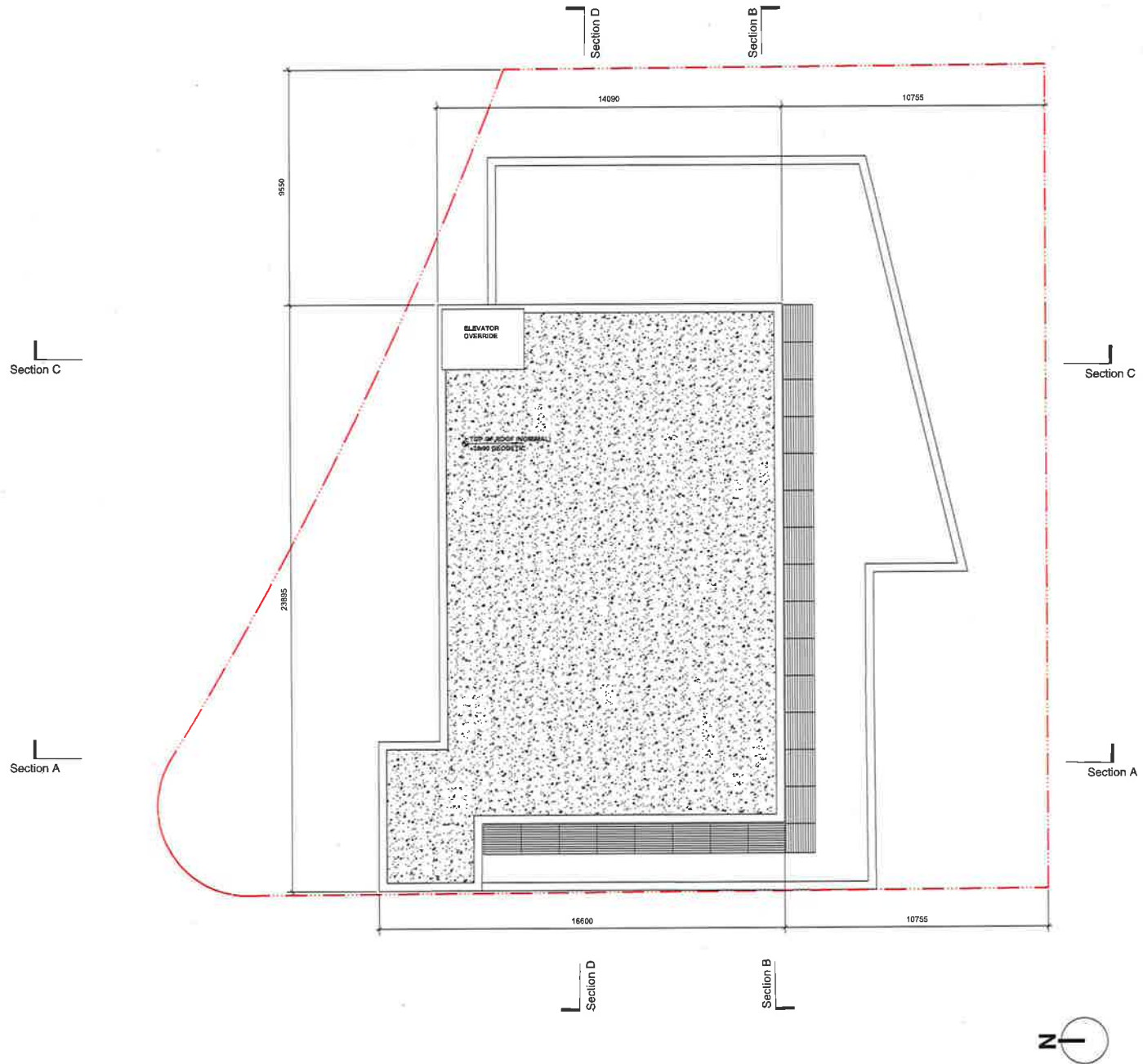


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Unity Commons
Version 2 Redesign

product number CR
 part number 1626
 quantity 1
 unit of measure D10
 part name 180716





Exterior Materials Legend

- Brick masonry veneer - Mutual Materials Rodondo Gray - smooth
- Stucco rainscreen cladding - grey
- Stucco rainscreen cladding - white
- Cedar rainscreen cladding, 89mm, vertical, transparent grey stain

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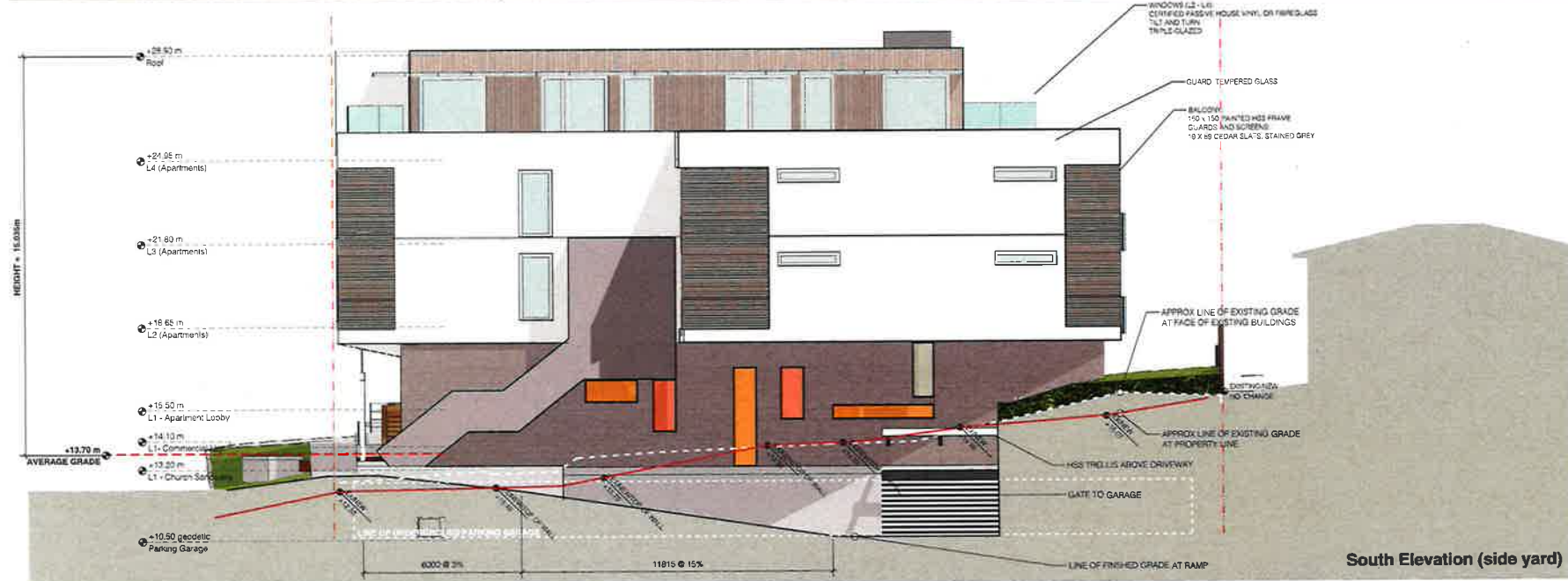




Exterior Materials Legend

- Brick masonry veneer - Mutual Materials 'Redondo Gray' smooth
- Stucco rainscreen cladding - grey
- Stucco rainscreen cladding - white
- Cedar rainscreen cladding, 68mm, vertical, transparent grey stain

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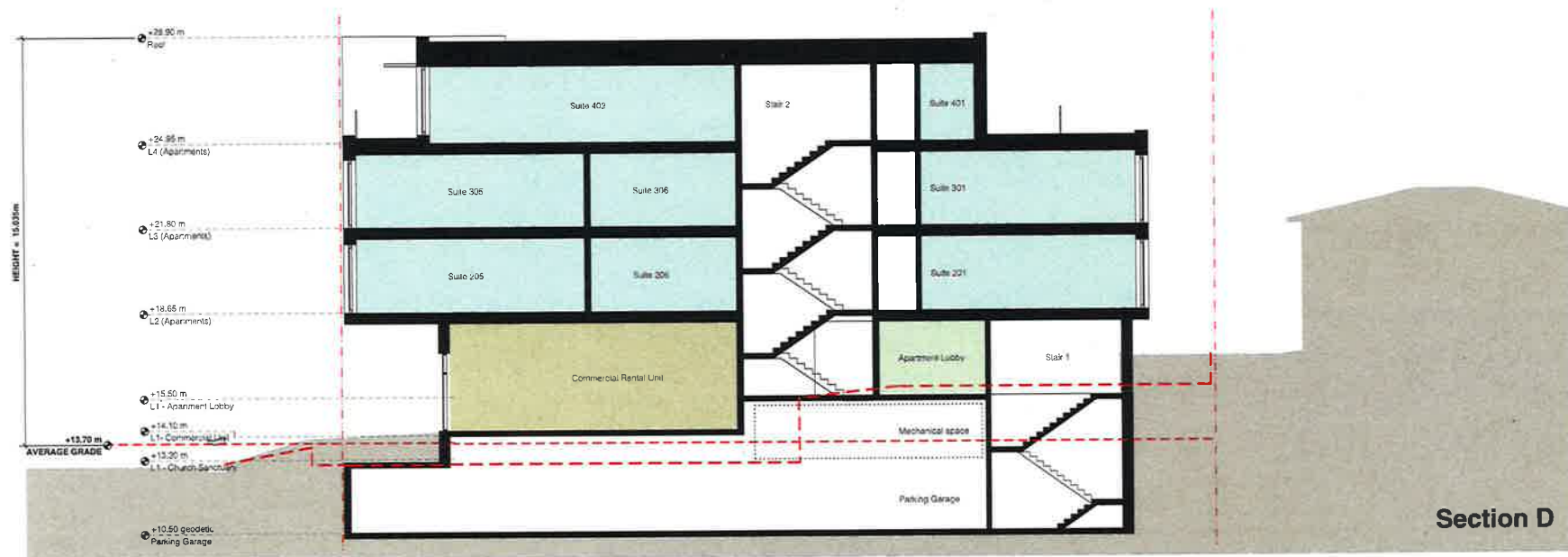
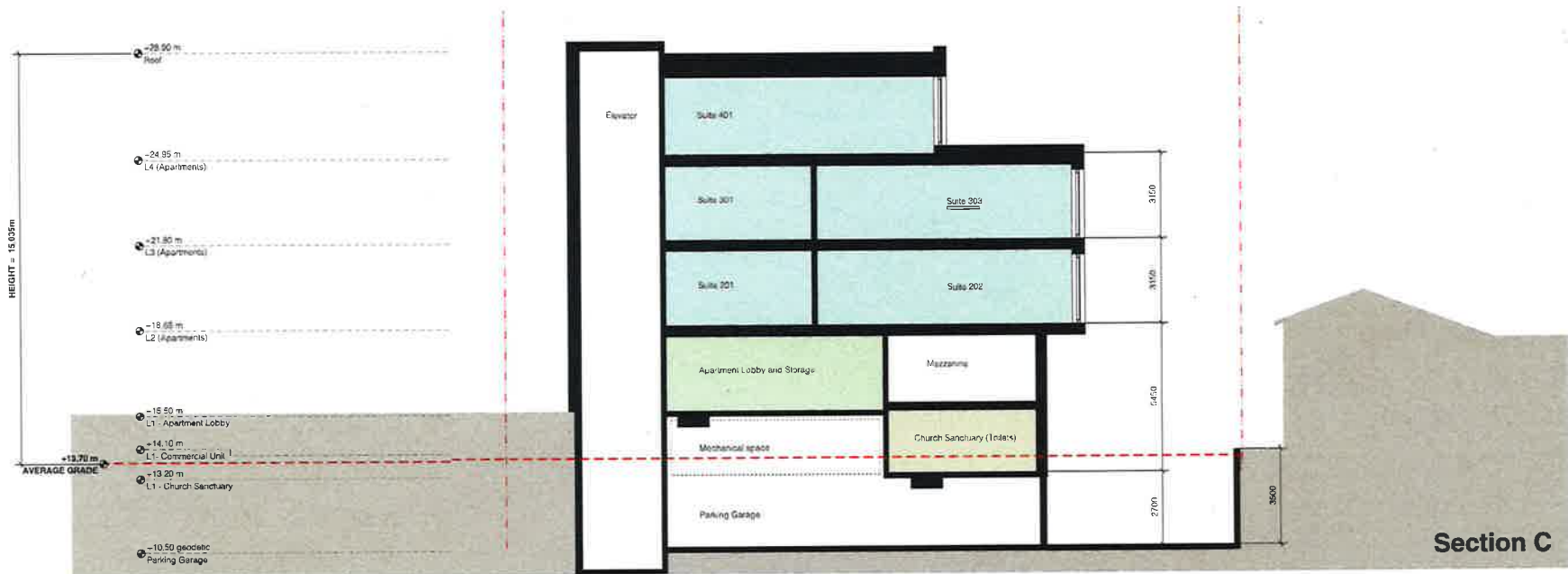
Unity Commons
Version 2 Redesign

Elevations

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| Checked by | 100114 |
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D12





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Image 1. EXISTING CHURCH LOOKING EAST



Image 2. EXISTING CHURCH LOOKING SOUTH



Image 1. EXISTING CHURCH LOOKING SOUTH



Image 4. EXISTING CHURCH LOOKING SOUTH EAST



Image 5. 364 MOSS STREET LOOKING



Image 8. 360 MOSS STREET LOOKING



Image 7. MOSS STREET AND FAIRFIELD ROAD LOOKING WEST



Image 2. 394 MOSS STREET LOOKING SOUTH



Image 9. EXISTING SCHOOL LOOKING EAST



Image 16. EXISTING SCHOOL LOOKING NORTH



Image 11. EXISTING SCHOOL LOOKING EAST



Image 12. EXISTING SCHOOL LOOKING NORTH



SITE CONTEXT MAP



SITE LOCATION MAP



LOW
HAMMOND
ROWE
ARCHITECTS

[illegible]

UNITY
COMMONS

| no. | date | interview notes |
|-----|------|-----------------|
| 10 | DATE | INTERVIEWEE # |

Unity Commons
Version 2 Redesign

Context Photos

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1624 V2 D5: clana 102702 mm



DOI: 10.1002/anie.201100440
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CR 1626
Date 11/15/16
Time 1:15
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Date 11/15/16
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CR 1626



Trees

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
3. Green roof to be planted on 150mm (6") depth substrate as specified in the landscape documents.



3-854 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 588-0105

[illegible]

Unity Commons
Version 2 Redesign

Landscape Plan

CR: 1424
1 - 75
CR: 100714
L1



Nicole Roberts
Unity Urban Properties
3471 Short Street
Victoria, BC V8X 2V6

City of Victoria
#1 Centennial Square
Victoria, BC, V8W 1P6
c/o Alec Johnston ajohnston@victoria.ca

RE: Unity Commons Application Update 1303 Fairfield Rd.

Dear Mayor and Council,

We write to provide an update on our application requesting Council's support for the redevelopment of the Fairfield United Church. As our engagement with Council began prior to the November election, I am taking this opportunity to provide context and background both for newly elected council members as well as a refresher for those returning.

The goals for Unity Commons stem from Council's broad vision to increase rental accommodation, to build structures that are environmentally responsible and to invest in amenities that promote health and wellbeing and enrich neighbourhoods.

In the spring of 2018 the City of Victoria required that new construction meet Step One of the new BC Energy Step Code noting that by 2020, Step Three would be required. The implementation of the new progressive building code means that buildings are more energy efficient through design and materials utilization. Unity Commons will be built to Step Three specifications and features 1, 2 and 3 bedroom homes that will remain rental homes in perpetuity through a registered covenant. These homes are built on top of a dedicated Sanctuary space that will serve as the new home for the Fairfield United congregation and a Community Commons area.

The Fairfield United congregation is very involved across the community and through the subsidization of this 2,350 square foot space, we are recognizing the importance of public space and the role that it plays in fostering inclusive and compassionate communities. This space will become the new home for the Fairfield United congregation and function also as a community space for inter-faith worship, arts and cultural activities and opportunities that promote social connection and inclusion. A new café space with an outdoor seating area has been introduced on the corner of Moss and Fairfield. This café space will offer a local business owner the opportunity to expand their existing neighbourhood business. This addition allows for a safe and welcoming outdoor seating area and improves site lines and access to the existing crosswalk promoting public safety.

In partnership with the congregation of Fairfield United Church, we have undertaken extensive engagement with the neighbourhood over a period of two years. This has taken the form of numerous open houses, community meetings, smaller neighbor meetings, and meetings with individuals. We have listened carefully and responded to concerns raised and requests for new opportunities as much as possible. A summary of concerns raised and our responses is attached for your review.

Changes to the application:

- Working directly with our most immediate neighbours, we have extensively redesigned the project to further protect their privacy. These changes include the introduction of clerestory windows which will allow light into the apartments but will provide no oversight of our neighbour's home and yard. We have relocated and/or re-orientated balconies and refined privacy screens to further preserve our neighbour's privacy.
- Unity Commons will meet Step Three of the new BC Energy Step Code exceeding the City's requirement of Step One. The loss of one rental unit necessitated the move from Step Four to Step Three in order to ensure that we could retain market rental homes.
- We explored with City of Victoria staff the opportunity to include a 'pull-out' on Moss Street in front of the new Sanctuary entrance. Since the site slopes steeply from Moss Street to the sidewalk, a pedestrian drop-off would require a retaining wall and stairs from the street. This approach was considered intrusive and less than ideal for users. Planning and Transportation staff did not support the concept. The existing pull-out for pedestrian drop-off on Fairfield Road will be maintained.
- A new dog-friendly water fountain will be added to the public gathering space on the corner of Moss and Fairfield

In summary, Unity Commons is a relevant and innovative redevelopment in a city that is modernizing. It introduces much-needed rental homes to a family-oriented neighbourhood, and our subsidization of the Sanctuary/Community Commons introduces important purpose-built community space that supports the health and wellbeing of an inclusive and compassionate community. The energy-efficient building design encourages a simple compact form with a low ratio of surface to volume and balances that imperative by varying the massing for urban design interest. The design allows for optimal energy efficiency which in turn contributes positively to the affordability needs of our residents who will live and work there.

Unity Commons is a small project that delivers large. It responds broadly to the complex needs of the community in thoughtful, deliberate and meaningful ways that contribute to the environmental, economic, social and cultural sustainability of our neighbourhoods.

We thank Council for their thoughtful consideration and seek their support to proceed to a public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Roberts".

Nicole Roberts
Unity Commons

Unity Commons: Community engagement summary of concerns

| Concerns Raised | Considerations | Unity Commons |
|---|--|--|
| Desire by some to retain the brick church structure | <p>Church structure is 92 years old. It is constructed of bricks that are 'half-baked' and the building has deteriorated badly.</p> <p>It is not economically feasible to restore the brick building.</p> <p>The church structure does not meet the latest seismic requirement or the fire/safety code standards. Areas of the Church were closed in 2016.</p> <p>Community organizations that were using the Church as their venue along with the United Church congregation were asked to relocate due to the deterioration of the building and public safety concerns in early 2018.</p> <p>The church is not on the heritage registry and can be dismantled.</p> <p>All materials will be repurposed, upcycled and recycled.</p> | <p>Redevelopment includes a ground floor purpose-built Sanctuary space for the Fairfield United congregation; This space will also function as a community space for inter-faith worship, cultural activities and opportunities that promote social connection and inclusion.</p> <p>There is a proven need for new community space in the City of Victoria.</p> <p>This space is subsidized by the developer and is an innovative model that meets the goals of achieving economic, environmental, social and cultural sustainability.</p> <p>Existing memorial plaques, stones and bricks are being preserved and reintroduced at the entrance to the new Sanctuary and Community Common.</p> |
| Building massing and design | <p>Building energy efficiency has design implications.</p> <p>The Unity Commons apartments will be built to meet Step Three of the new BC Energy Step Code. Energy requirements for these homes will be approximately 75% lower than current building code requirements.</p> <p>It's true that the materials and details of this building are modern; This is a modern building built in the 21st Century and environmental priorities are requiring all of us to achieve more with our buildings.</p> <p>Unity Commons is an innovative building that does its best to be responsive to the climate, its neighbours, the street life of its context, and its social responsibility.</p> <p>Unity Commons is not as high as the peak of the existing Church and it's massing allows for 5% more public gathering space.</p> | <p>Working in cooperation with our neighbours, the design of Unity Commons has been amended to further consider their privacy.</p> <p>The top floor of Unity Commons has been further 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.</p> <p>To accomplish this, we have reduced the rental homes by one unit from 16 to 15 and we have moved from our original commitment of Step Four building code to Step Three to keep the homes market rental rather than luxury condominiums.</p> <p>Citizens have encouraged us to add a dog-friendly fountain to the outdoor public gathering space and we have made this addition.</p> |

| Concerns Raised | Considerations | Unity Commons |
|--|--|--|
| Parking concerns raised in the neighbourhood | <p>Currently there are no designated parking spots for the Church, yet the Church has been operating with a congregation of 60 – 100 people in the neighbourhood for 100 years.</p> <p>Unity Commons anticipates that its residents will use public transit, walking and cycling as means of transportation due to its ideal location and proximity to services and downtown.</p> <p>Unity Commons includes underground parking:</p> <p>16 parking spots for 15 units.</p> <p>9 of the 16 are flexible parking spots for daytime use.</p> <p>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.</p> | <p>Fairfield United has an agreement with the Fairfield Gonzales Community Association to use 8 spots (evenings and weekends).</p> <p>Fairfield United has a letter of support from the School District recognizing the long history with Sir James Douglas Elementary School that allows for the use of the school parking lots (42 spots) on Sundays and weeknights.</p> |
| Large Urban Village designation | <p>Unity Commons requires an amendment to the Official Community Plan to build four storeys (zoned currently for three).</p> <p>This application is not a trigger for the introduction of Large Urban Village designation in the area nor does it trigger the Urban Residential designation. Fairfield Road is not an arterial or a secondary arterial street. If it was a 4 storey building it would be permissible within the Small Urban Village Designation; This proposed new designation is the City's determination.</p> <p>The City ordered a landfill analysis to establish any value that would be added to the project as a result of the inclusion of a fourth floor. The findings of this independent analysis confirmed that any additional value from the fourth floor will solely subsidize the Sanctuary/Community Commons Space.</p> | |



FACILITIES SERVICES

491 Cecelia Road
Victoria, British Columbia, V8T 4T4
Phone 250-920-3400 ~ Fax 250-920-3461

Rev. Beth Walker, Fairfield United Church
1303 Fairfield Road,
Victoria, BC, V8S 1E3

Dear: Rev. Walker

I have received your inquiry regarding the potential rental of parking spots for your congregation's parking needs during church services on Sunday mornings. Please be advised that the School District would be willing to enter into a rental agreement for specified number of parking spots during this time period. Please contact our Rentals Department once you have determined the number of spots needed and the dates that you would be requiring them. At that time please complete a Rentals Application and then based on District requirements we will be happy to follow up with a Rental Agreement.

Sincerely

A handwritten signature in black ink, appearing to read 'R Renault', written over a horizontal line.

Richard Renault
Manager of Building Operations
Board of Education # 61 (Greater Victoria)



Committee of the Whole Report

For the Meeting of December 14, 2017

To: Committee of the Whole **Date:** November 30, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 000496 for 1303 Fairfield Road

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped October 10, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1303 Fairfield Road. The proposal is to construct a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor, and residential units above. The variances are related to height, setbacks, site coverage and parking.

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives of Development Permit Area 16: General Form and Character and the associated design guidelines
- the height variance is supportable as the fourth storey does not create shadowing or overlook issues, and will not visually impact on the street
- the setback variances are supportable as the siting of the proposed building contributes to a vibrant and animated small urban village
- the applicant has provided a parking study with the proposal to support the proposed parking variance
- the applicant would target Passive House Design for the residential portion of the building.

BACKGROUND

Description of Proposal

The proposal is for a four-storey mixed-use building with ground floor commercial and church sanctuary uses, and residential rental units above. Specific details include:

- a low-rise building form consisting of contemporary architectural features
- architectural elements reflective of the existing church building
- one level of underground parking with 16 parking stalls, accessed via Moss Street
- a residential entryway fronting Fairfield Road
- a projecting ground level commercial unit located at the corner of Fairfield Road and Moss Street
- a church sanctuary entryway fronting Moss Street
- exterior materials including grey brick veneer, white stucco, and vertical cedar siding with a transparent grey stain
- balcony materials including painted structural steel, aluminium railings, stained wood guards and privacy screens
- a green roof above the projecting commercial space with plantings and substantial landscaping around the perimeter of the site
- outdoor patio areas at the corner, in front of the commercial space, and along Moss Street in front of the church sanctuary entrance
- the replacement of boulevard trees along Moss Street and Fairfield Road, and new trees located at the corner of the property
- retaining walls to manage grade challenges, and to provide seating areas and stair access at the perimeter of the building.

The proposed variances are related to:

- increasing the height from 12.00m to 15.60m
- increasing the site coverage from 40% to 62.60%
- reducing the front setback (Moss Street) from 6.00m to 0.86m
- reducing the rear setback from 7.80m to 4.13m (building) and to 2.63m (balconies)
- reducing the south side setback from 3.90m to 3.81m (building) and 0.00m (pergola)
- reducing the flanking street setback (Fairfield Road) from 6.00m to 0.62m reduce
- reducing the vehicle parking requirement from 44 stalls to 16 stalls

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on July 26, 2017. The Panel was asked to comment on the overall design with particular attention to the street relationship, massing, character and overall landscaping improvements, specifically related to:

- the transition along Moss Street and Fairfield Road
- the integration of the proposal within the existing Five Corners Village context
- ground floor design and landscaping as it relates to the pedestrian experience along Fairfield Road and Moss Street, with particular attention to the corner of Fairfield and Moss, and the residential and church entryways.

The ADP minutes from the meeting are attached for reference, and the following motion was carried:

"It was moved ... that the Advisory Design Panel recommend to Council Development Permit Application No. 000496 and Rezoning Application No. 00588 for 1303 Fairfield Road be approved with the following recommendations:

- *Review the landscaping and plant treatment at the plaza located at the intersection of Moss Street and Fairfield Road and consider additional planting to soften the edge along the south property line.*
- *Review the composition of the south elevation to result in a more cohesive approach.*
- *Consider clarifying the prominence of the tower as it relates to the design intent.*
- *Continue to refine the entrance to the church as a transitional threshold to the neighbourhood context."*

In response to the ADP recommendations, the applicant has made the following changes to the proposal:

- additional plantings have been added to the boulevard in front of the church entrance along Moss Street to soften the appearance of the hardscaped patio area
- two of the proposed ornamental pear trees near the corner of Fairfield Road and Moss Street have been removed to improve sightlines for vehicles and pedestrians
- additional planters and trellis elements have been added to the apartment entrance, church entrance and corner plaza to soften the building's appearance and provide visual interest for pedestrians
- the material and colour composition of the south elevation have been revised
- as mentioned, a steel trellis element has been introduced over the church entrance that matches the other trellis elements around the building and supports the church signage.

The applicant has not made changes to the tower element; however, several options of materials, colour, detailing, etc. were considered and the current proposal, which relates to the

existing bell tower element of the church without being imitative, is considered supportable by staff.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies the site within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate mixed-use buildings in a manner that compliments and enhances the established character of an area through high-quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form that is often three-storeys or lower, and to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts and safety and accessibility. Given the site is located in the Five Corners Village, the project's overall fit within the small urban village context is also an important consideration.

Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

Where a new development is directly abutting lands in a different OCP Urban Place Designation, the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (MURCID) encourage design that provides a transition between areas in ways that respond to established form and character and that anticipates any future development. In addition, where a new multi-unit residential building abuts a residential building that is lower and smaller in scale (e.g. single-family dwelling), the design of the new building should transition in form and massing to lower-density building forms, and should address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.

The properties located east and south of the subject site are designated as Traditional Residential and developed as single-family dwellings. Both the neighbouring buildings were developed after the church and have nearly blank walls facing the subject site, so privacy within the buildings is not an issue. The primary impact on these properties is one of overlook into the side and rear yards. The applicant has incorporated the following design elements to provide transition and mitigate potential privacy and overlook issues:

- increased east and south setbacks (compared to the existing church buildings)
- stepping back of the fourth storey on the south elevation
- window placement directed towards the street or blank walls of adjacent buildings
- balcony locations and balcony screens to minimize overlook
- a solid wood privacy fence along the east and south perimeter
- new tree plantings along the east property line to provide additional screening.

The proposed variances related to the east and south setback, as well as height, are considered supportable given the design interventions noted above.

The MURCID encourages new development that is compatible with, and improves, the character of established areas; the architectural approach should provide unity and coherence through the use of appropriate form, massing, building articulation, features and materials. The *Advisory Design Guidelines for Buildings Signs and Awnings* also encourages a comprehensive design approach that is sensitive to the surrounding context.

Properties within the Five Corners Village are developed with residential, commercial and mixed-use buildings that range in height from one to three-storeys. Architectural styles are varied, although brick masonry and stucco are common exterior materials. The existing church building is not designated heritage nor is it on the heritage registry; however, its form and character contribute a distinctive landmark to the overall character of the Five Corners Village.

The proposed contemporary form is simple and rectilinear with limited articulation to meet the building performance requirements of the Passive House design. Although the height of the proposed building is generally consistent with the ridge height of the existing church building, the mass of the new building is larger than the church and is brought much closer to Moss Street and Fairfield Road. Through discussions with staff, the applicant has revised the proposed massing to soften the impact of the new building and enhance the place character of the Village. Design interventions include:

- stepping back of the fourth storey along Moss Street
- echoing the massing of the existing church bell tower to maintain an important neighbourhood landmark feature
- placing windows and balconies and arranging exterior materials to break up the massing of the building.

The requested street setback variances are considered supportable as the proposed building and streetscape improvements would add to the vibrancy of the Five Corners Village and the design interventions noted above would mitigate the impact of the larger building mass.

In terms of exterior materials, the proposal incorporates a brick masonry ground floor with stucco and wood as the primary materials for the upper storey. The contemporary expression of the existing church materials introduces variety in the streetscape and distinguishes this building from the adjacent developments while providing unity and coherence with the surrounding context.

The MURCID encourages incorporation of distinctive massing, building articulation and architectural treatments for corner sites that contribute to both streetscapes. The proposed ground level commercial space projects from the main bulk of the building at the corner of Fairfield Road and Moss Street; the entrance to the commercial space is placed to bring prominence to the corner. The proposed green roof above the commercial unit, and an outdoor seating area extending into the public realm, adds to the prominence and would be visible from Fairfield Road. The challenging grades are managed at the corner with a low retaining wall that wraps the corner and provides seating on both sides of the wall to further animate the corner.

Following the recommendation of staff and the ADP, the applicant has added additional planters, trellises and colour detailing to the Fairfield Road and Moss Street frontages to create a more cohesive look, create more prominent entrances, and enhance the pedestrian experience.

Regulatory Considerations

The proposal includes a variance for off street parking from 44 stalls to 16 stalls. A parking study has been provided to support the reduced parking requirement. The study indicates that with the exception of the church, the demand for the residential and commercial uses on the site will be accommodated within the 16 spaces proposed. The site does not currently provide any off-street parking for the church. Parking demand for the church is expected to continue to range from 17 vehicles during a typical day with no event, up to 61 vehicles during the largest events at the church. The report states that the church parking demand is expected to continue

to be accommodated on the surrounding streets and nearby properties; therefore, the requested parking variance is considered supportable as the parking shortfall would be the same as the current situation.

CONCLUSIONS

The Application is generally consistent with the applicable design guidelines prescribed within DPA 16. The proposed four-storey building is designed with consideration to the existing Five Corners Village and surrounding neighbourhood context. Staff recommend for Council's consideration that the Application be advanced to an opportunity for public comment.


ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000496 for the property located at 1303 Fairfield Road.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



December 7, 2017

Date: _____

List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped October 10, 2017
- Attachment D – Letters from applicant to Mayor and Council dated January 10, 2017 and April 10, 2017
- Attachment E – Community Association Land Use Committee meeting minutes
- Attachment F – Advisory Design Panel meeting minutes
- Attachment G – Parking study dated December 20, 2016
- Attachment H – Arborist report dated September 15, 2016
- Attachment I – Land Lift Analysis dated October 12, 2017
- Attachment J – Correspondence



Committee of the Whole Report

For the Meeting of December 14, 2017

To: Committee of the Whole **Date:** November 29, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00558 for 1303 Fairfield Road and associated Official Community Plan Amendment

RECOMMENDATION

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community

Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

LEGISLATIVE AUTHORITY

In accordance with Section 472 of the *Local Government Act*, Council may adopt one or more Official Community Plans. Pursuant to Section 137(1)(b) of the *Community Charter*, the power to amend an Official Community Plan Bylaw is subject to the same approval and other requirements as the power to adopt a new Official Community Plan Bylaw.

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application and an Official Community Plan Amendment Application for the property located at 1303 Fairfield Road. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density and allow for construction of a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor, and rental apartments above.

The request to amend the Official Community Plan, 2012 (OCP) is necessary because the proposed number of storeys and floor space ratio of 1.84:1 exceed the height and density envisioned for sites designated as Small Urban Village.

The following points were considered in assessing this application:

- the proposed mix of commercial, community service and residential uses is consistent with the OCP description of Small Urban Villages
- the proposal is inconsistent with the OCP Small Urban Village designation with regards to height and density, which envisions four-storey buildings with floor space ratios up to 2.0:1 where a site is located next to an arterial or secondary arterial road
- the application advances the objectives of the Place Making - Urban Design and Heritage, and the Housing and Homelessness policies of the OCP
- The existing church building, constructed circa 1926, is not a designated heritage building nor is it on the heritage registry.
- consistent with the City's Density Bonus Policy, a land lift analysis was prepared to determine if the proposal could support a community amenity contribution and it was determined that the increase in land value is insufficient to support a community amenity contribution.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density to 1.84:1 floor space ratio and allow for construction of a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor and rental apartments above.

The following differences from the standard C-1 Zone, Limited Commercial District are being proposed and would be accommodated in the new zone:

- limited number of commercial uses
- increase floor space ratio up to 1.84:1.

Additionally, a number of variances related to setbacks, height and parking are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application.

The request to amend the *Official Community Plan, 2012* (OCP) is necessary in order to change the Small Urban Village urban place designation to allow for a four-storey building with a floor space ratio of 1.84:1 at this location.

Affordable Housing Impacts

The applicant proposes the creation of 16 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units.

Sustainability Features

As indicated in the applicant's letter dated January 10, 2017, construction of the residential floors of the building would target Passive House Design standards and the ground floor commercial portion of the building would be built to meet the most stringent current energy

codes.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- twenty secure class 1 bicycle parking stalls located on the ground floor
- twelve weather protected class 2 bicycle parking stalls located next to the residential and church sanctuary entrances.

Public Realm Improvements

The following public realm improvements are proposed in association with this Rezoning Application:

- concrete seating wall, decorative pavers and landscape planter with metal trellis at the corner of Moss Street and Fairfield Road
- concrete seating wall and decorative pavers with the Moss Street boulevard adjacent the church sanctuary entrance.

These improvements would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The Five Corners Village is characterized by low-rise commercial and mixed-use buildings. Sir James Douglas Elementary School is located north of the subject site on the opposite side of Fairfield Road. The surrounding residential area is designated as Traditional Residential in the OCP and characterized by single-family dwellings, duplexes and house conversions to multiple dwelling units.

Existing Site Development and Development Potential

The site is presently developed with two church buildings. The original church building, constructed circa 1926, is not a designated heritage building nor is it on the heritage registry. As indicated in the applicant's letter to Mayor and Council dated January 10, 2017, the renovation of the existing building to current minimum standards of occupancy was determined to be not economically feasible.

Under the current R1-B Zone, the property could be developed as a public building (e.g. church) or subdivided into two lots with a single-family dwelling (with a secondary suite or garden suite) on each lot.

Data Table

The following data table compares the proposal with the existing R1-B Zone and the standard C1-Zone. An asterisk is used to identify where the proposal is less stringent than the standard zone.

| Zoning Criteria | Proposal | Existing Zone R1-B | Zone Standard C-1 |
|---|---|--|------------------------------|
| Site area (m ²) - minimum | 993.90 | 460.00 | N/A |
| Density (Floor Space Ratio) - maximum | 1.84:1* | N/A | 1.4:1 |
| Total floor area (m ²) - maximum | 1829.30* | 420.00 (single family dwelling) N/A (public building) | 1391.46 |
| Height (m) - maximum | 15.60* | 7.60 (single family dwelling) 11.00 (public building) | 12.00 |
| Storeys - maximum | 4 | 2 (single family dwelling) 2.5 (public building) | N/A |
| Site coverage % - maximum | 62.60 | 40% | N/A |
| Open site space % - minimum | 32.40 | N/A | N/A |
| Setbacks (m) – minimum: | | | |
| Front (Moss Street) | 0.86* | 7.50 | 6.00 |
| Rear (east) | 4.13* (to building) 2.63* (to balconies) | 8.38 | 7.80 |
| Side (south) | 3.81* (to building) 0.00* (to pergola) | 3.38 | 3.90 |
| Flanking Street (Fairfield Road) | 0.62* | 3.50 | 6.00 |
| Parking - minimum | | | |
| Residential | 16* | 1 | 21 |
| Commercial | 0* | N/A | 3 |
| Church Sanctuary | 0* | 20 | 20 |
| Residential visitor parking (minimum) included in the overall units | 0* | N/A | 2 |

| Zoning Criteria | Proposal | Existing Zone R1-B | Zone Standard C-1 |
|-------------------------------------|----------|-----------------------|----------------------|
| Bicycle parking stalls (minimum) | | | |
| Class 1 | 20 | N/A | 19 |
| Class 2 | 12 | N/A | 12 |

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on December 19, 2017. The meeting minutes are attached to this report.

ANALYSIS

Official Community Plan

The OCP identifies the site as being located in the Small Urban Village urban place designation, which envisions floor space ratios up to approximately 1.5:1 and mixed-use buildings up to approximately three-storeys. Increased floor space ratios and height up to approximately 2.0:1 and four-storeys, respectively, are envisioned for sites adjacent to arterial and secondary arterial roads. Fairfield Road and Moss Street are classified as collector roads, therefore, the subject site does not meet the location criteria to qualify for additional density and height. The OCP does, however, note that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block and local area context; and will include consideration of consistency with all relevant policies within the OCP and local area plans.

The proposal supports the OCP vision for enhancing Small Urban Villages in Fairfield by retaining the existing church use and introducing commercial and residential uses that contribute to the mix of uses in the Five Corners Village and are complementary to adjacent residential uses.

The OCP encourages a range of housing types, forms and tenures across the City; this proposal would provide 16 new rental dwelling units in a Passive House designed building. Staff are recommending a Housing Agreement to ensure these new units are part of the city's rental housing stock in perpetuity. The proposal also includes the provision of a commercial unit (retail or café) and church sanctuary on the ground level with associated outdoor plaza spaces. These uses and associated public realm improvements foster social vibrancy and a sense of place, consistent with the OCP policies for Place Making – Urban Design and Heritage.

The *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. Staff recommend that notifying owners and occupiers of land located within 200 metres of the subject

site, along with positing a notice on the City's website, will provide adequate opportunities for consultation with those affected.

The OCP Amendment Application would change the description of the Small Urban Village Urban Place Designation to allow for a four-storey mixed-use building with a floor space ratio of 1.84:1 at this location. Given the proposal is consistent with the maximum height and density envisioned for Small Urban Village designated sites adjacent to secondary arterial roads, and given that through the Community Association Land Use Committee (CALUC) Community Meeting process, all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting. The consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its agencies; however, further consultation is not recommended as necessary due to the nature of this amendment.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan*, and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal will have no impact on any of these plans.

Density Bonus Policy

Under the City of Victoria's Density Bonus Policy, the value of a Community Amenity Contribution from a rezoning that requires an OCP amendment is negotiated based on an independent land lift analysis. The City of Victoria retained G.P. Rollo & Associates to analyze the financial performance of the proposed project, and to estimate the change in property value associated with the proposed rezoning. The analysis indicates that the value of the subject site will not increase due to the proposed rezoning application and recommends that the lack of a lift in value is attributable to two factors:

- a shift from strata ownership of the residential units in the base scenario to market rental in the proposal
- the inclusion of a church sanctuary space for the ongoing operation of the Fairfield United Church, which would generate below market income for the proposal.

A summary of the analysis is attached to the report.

Tree Preservation Bylaw and Urban Forest Master Plan

There are five boulevard trees that would be removed with this proposal. These trees would be replaced with five new boulevard trees along Fairfield Road and three new boulevard trees along Moss Street. In addition, there are five mature trees on neighbouring properties that would be impacted by this proposed development. The consulting arborist has assessed the impact on the trees and recommends removal of one large Maple tree located on 1311 Fairfield Road. The applicant has provided an arborist report which outlines measures to mitigate impacts on the four retained trees on the adjacent properties. In total, six trees would be removed and 13 new trees would be added on or adjacent the site. There are no bylaw protected trees on or off site associated with this application.

CONCLUSIONS

The rezoning application and associated OCP amendment are generally consistent with the place character features of the Small Urban Village urban place designation, and the place-making and housing policies in the OCP which supports mixed-use buildings and associated streetscape improvements that enhance urban villages, foster social vibrancy and contribute to a broad range of rental housing types within each neighbourhood. Staff recommend that Council consider advancing the application to a public hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00558 for the property located at 1303 Fairfield Road.

Respectfully submitted,

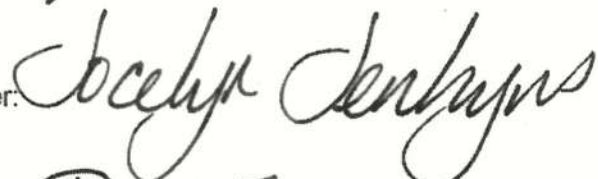


Alec Johnston
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

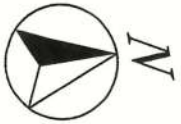
Report accepted and recommended by the City Manager:



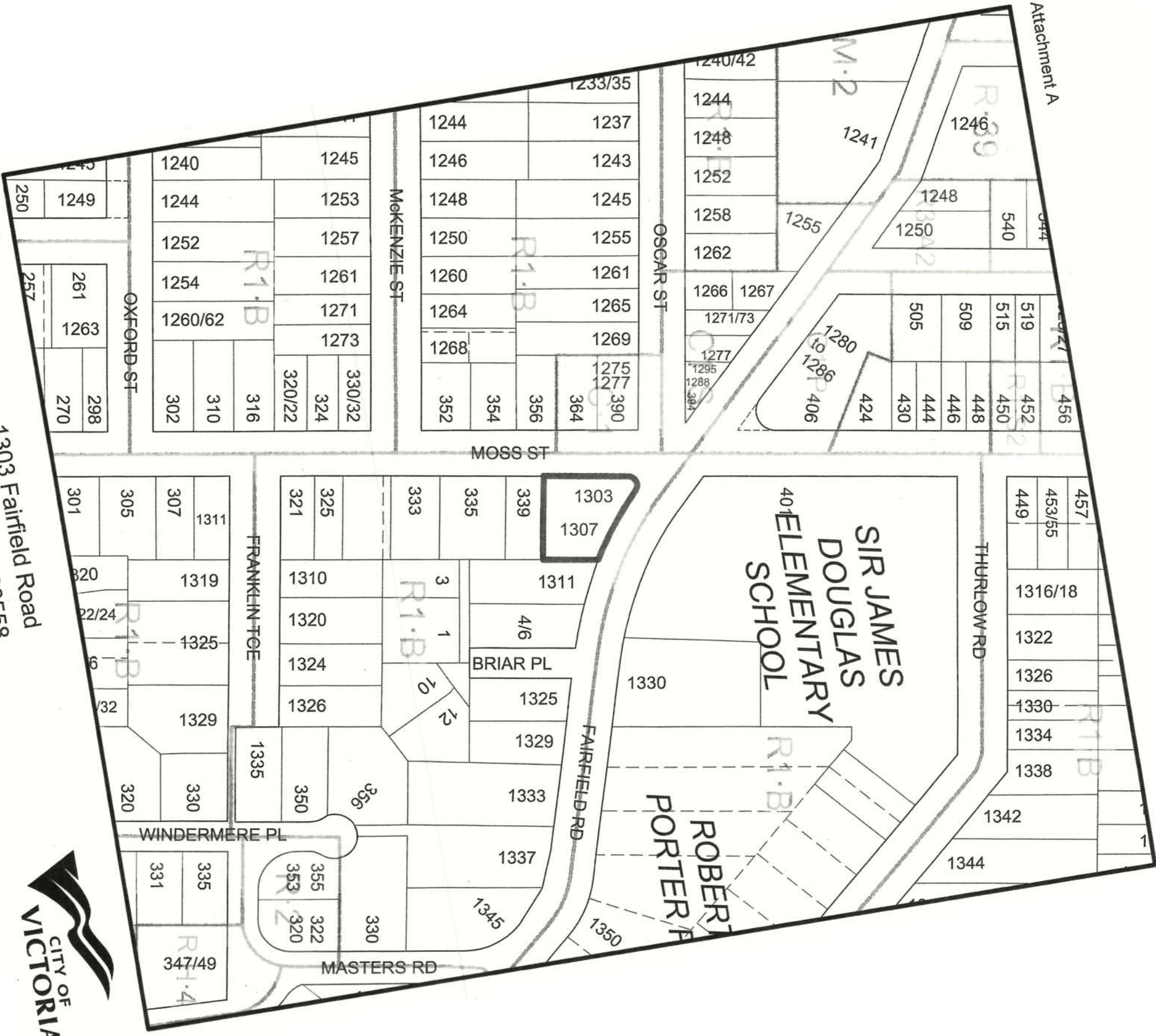
Date: Dec 7, 2017

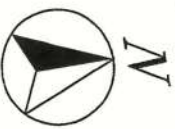
List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped October 10, 2017
- Attachment D – Letters from applicant to Mayor and Council dated January 10, 2017 and April 10, 2017
- Attachment E – Community Association Land Use Committee meeting minutes
- Attachment F – Advisory Design Panel meeting minutes
- Attachment G – Parking study dated December 20, 2016
- Attachment H – Arborist report dated September 15, 2016
- Attachment I – Land Lift Analysis dated October 12, 2017
- Attachment J – Correspondence



1303 Fairfield Road
Rezoning No. 00558



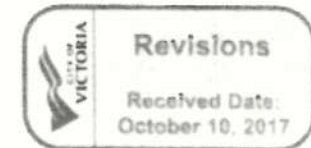


1303 Fairfield Road
Rezoning No. 00558





U i Y
COMMONS



1303 FAIRFIELD ROAD

SUBMISSION FOR
REZONING AND
DEVELOPMENT PERMIT

28 SEPTEMBER 2017

DRAWING LIST

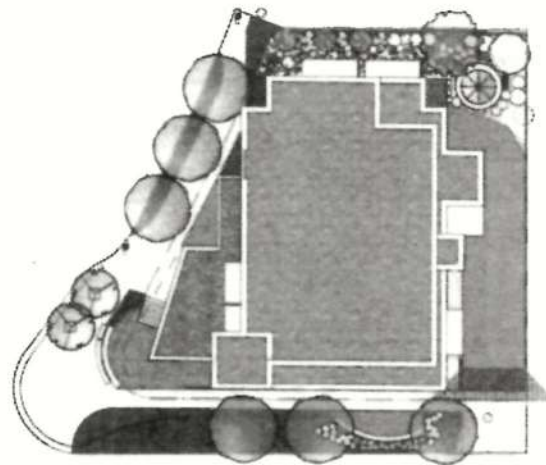
D01 CONTEXT PLAN (AIR PHOTO)
D02 CONTEXT PLAN
D03 PROJECT DATA
D04 PLAN - SITE AND L1 ILLUSTRATIVE
D05 PLAN - SITE AND L1
D06 PLAN - PARKING GARAGE
D07 PLAN - L2
D08 PLAN - L3
D09 PLAN - L4
D10 PLAN - ROOF
D11 ELEVATIONS
D12 ELEVATIONS
D13 SECTIONS
D14 SECTIONS
D15 CONTEXT PHOTOS
D16 STREET ELEVATIONS
D17 SUN STUDY
D18 COMPARISON WITH EXISTING MASSING

LANDSCAPE PLAN
PLAN REFERENCE PHOTOS



LOW
HAMMOND
ROWE
ARCHITECTS

300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5 | 250 472 8613



LOW
HAMMOND
ROWE
ARCHITECTS

200 WEST STREET, SUITE 200
NEW YORK, NY 10014
212-279-1100
WWW.LHR-ARCHITECTS.COM

UITY

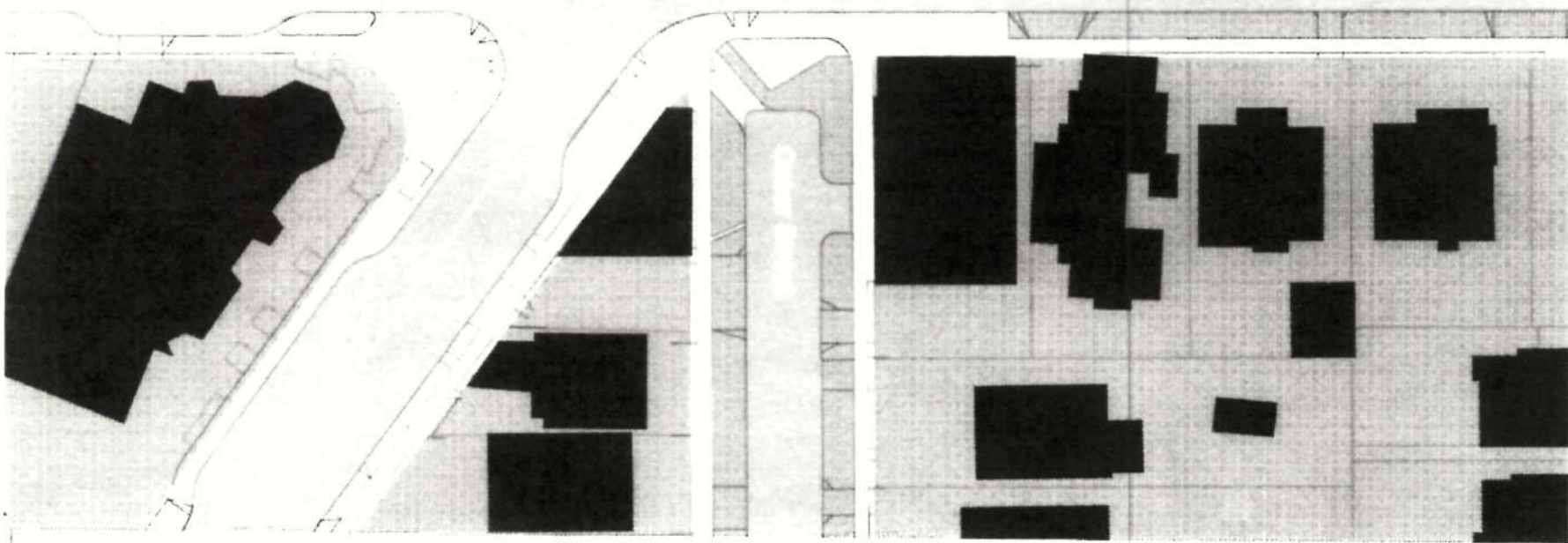
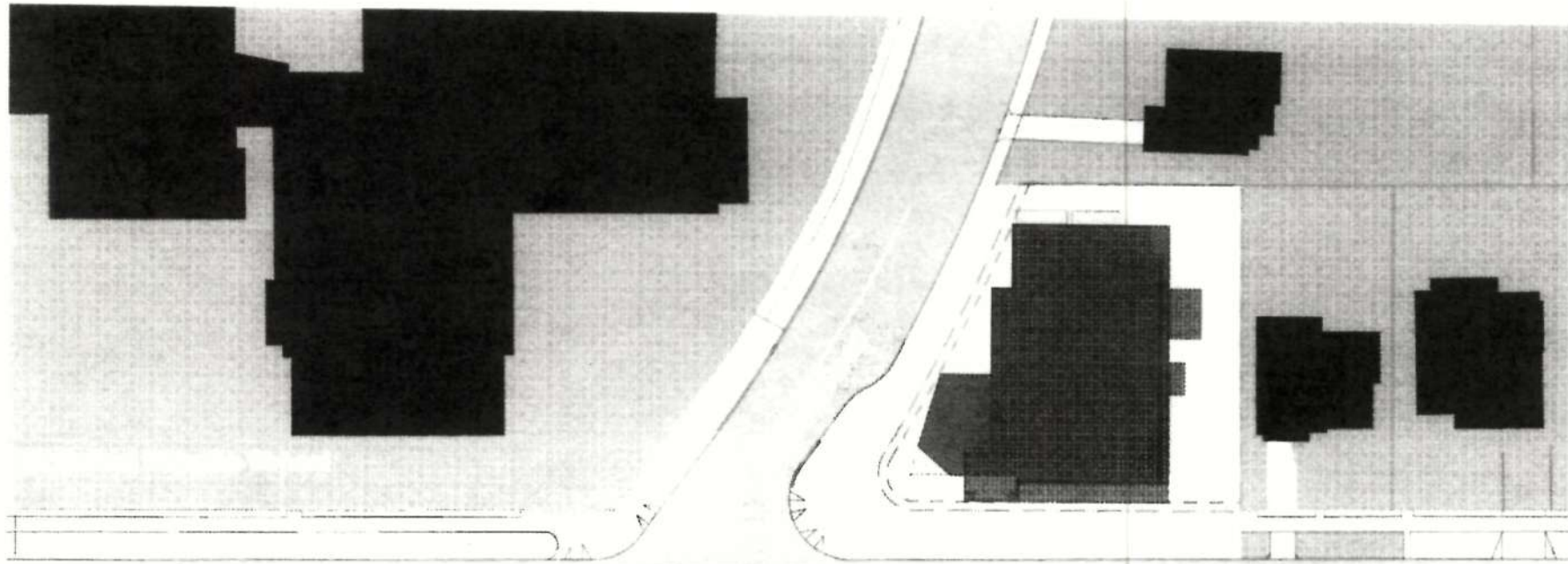


| | |
|-------------|------------------|
| PROJECT NO. | 100-100-100 |
| DATE | 10/10/10 |
| DESIGNED BY | LOW HAMMOND ROWE |
| ARCHITECT | LOW HAMMOND ROWE |
| SCALE | 1/8" = 1'-0" |
| DATE | 10/10/10 |
| BY | 10/10/10 |

Unity Commons
1303 Fairfield Road

Context Plan

D01



LOW
HAMMOND
ROWE
ARCHITECTS

1000 10th Avenue, Suite 100
New York, NY 10018
TEL 212 477 4073
FAX 212 477 4074
www.lhr.com

UNITY

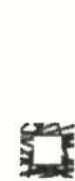


| PROJECT INFORMATION | |
|---------------------|-----------------------------------|
| Project Name | UNITY |
| Client | UNITY |
| Location | 1303 Fairfield Road, New York, NY |
| Project Type | RESIDENTIAL |
| Scale | 1"=20' |
| DATE | 10/20/11 |
| BY | 10/20/11 |

Unity Commons
1303 Fairfield Road

Context Plan

D02



LOW HAMMOND ROWE
ARCHITECTS
1303 Fairfield Road
Fairfield, CT 06424
Tel: 203.255.1100
Fax: 203.255.1101
www.lowhammondrowe.com

UNITY

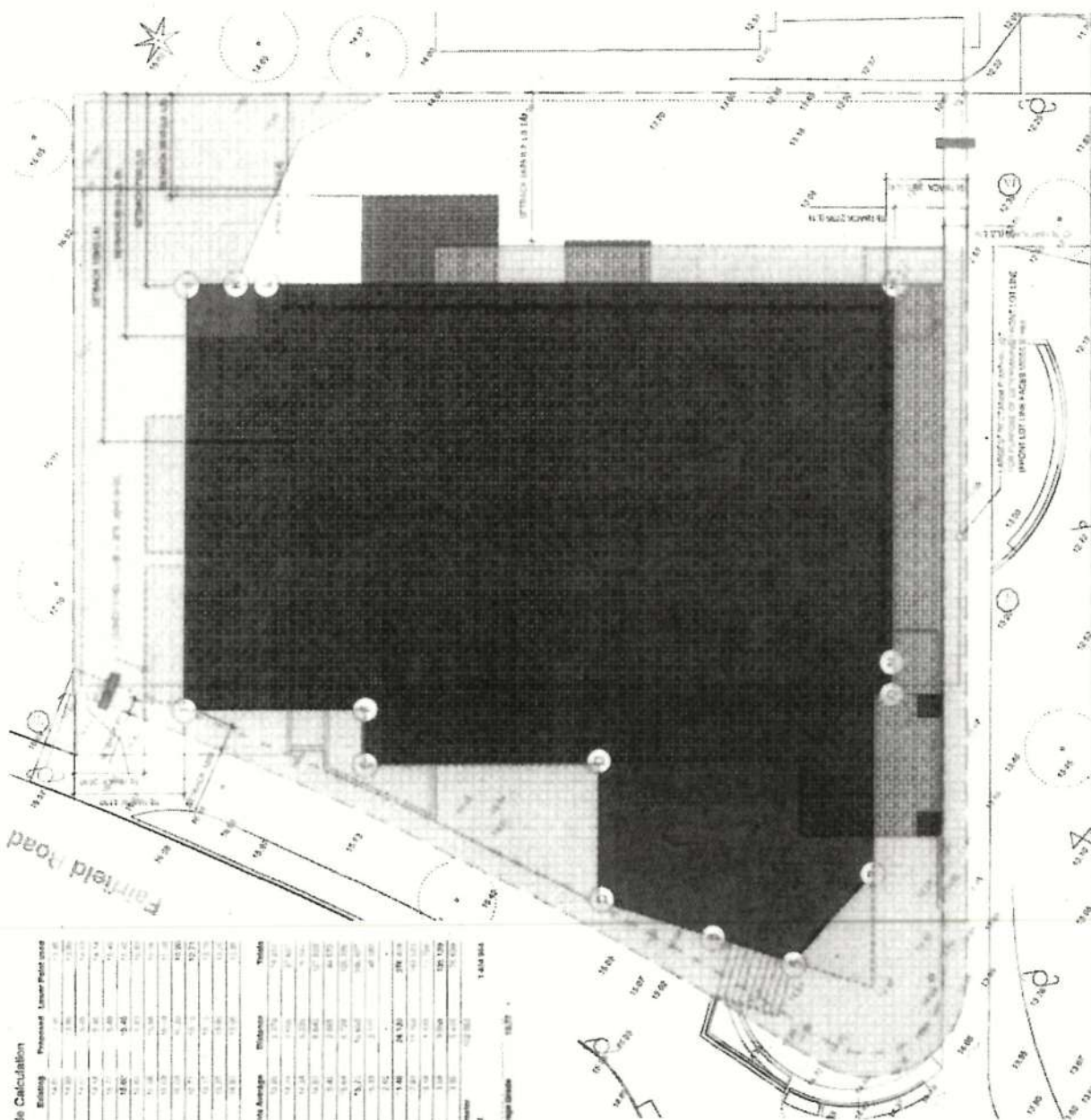


| NO. | DESCRIPTION | DATE |
|-----|------------------------|---------|
| 1 | Initial Design | 10/1/11 |
| 2 | Final Design | 10/1/11 |
| 3 | Construction Documents | 10/1/11 |
| 4 | As-Built | 10/1/11 |
| 5 | Final Design | 10/1/11 |
| 6 | Final Design | 10/1/11 |
| 7 | Final Design | 10/1/11 |
| 8 | Final Design | 10/1/11 |
| 9 | Final Design | 10/1/11 |
| 10 | Final Design | 10/1/11 |
| 11 | Final Design | 10/1/11 |
| 12 | Final Design | 10/1/11 |
| 13 | Final Design | 10/1/11 |
| 14 | Final Design | 10/1/11 |
| 15 | Final Design | 10/1/11 |
| 16 | Final Design | 10/1/11 |
| 17 | Final Design | 10/1/11 |
| 18 | Final Design | 10/1/11 |
| 19 | Final Design | 10/1/11 |
| 20 | Final Design | 10/1/11 |

Unity Commons
1303 Fairfield Road

Project Data

D03



Average Grade Calculation

| Grade Point | Existing | Proposed | Lower Point |
|------------------|----------|----------|-------------|
| A | 14.2 | 14.0 | 14.0 |
| B | 14.0 | 13.8 | 13.8 |
| C | 13.8 | 13.6 | 13.6 |
| D | 13.6 | 13.4 | 13.4 |
| E | 13.4 | 13.2 | 13.2 |
| F | 13.2 | 13.0 | 13.0 |
| G | 13.0 | 12.8 | 12.8 |
| H | 12.8 | 12.6 | 12.6 |
| I | 12.6 | 12.4 | 12.4 |
| J | 12.4 | 12.2 | 12.2 |
| K | 12.2 | 12.0 | 12.0 |
| L | 12.0 | 11.8 | 11.8 |
| M | 11.8 | 11.6 | 11.6 |
| N | 11.6 | 11.4 | 11.4 |
| O | 11.4 | 11.2 | 11.2 |
| P | 11.2 | 11.0 | 11.0 |
| Sum | 142.0 | 140.0 | 140.0 |
| Number of Points | 16 | 16 | 16 |
| Average Grade | 8.875 | 8.750 | 8.750 |

Project Data
Project description: 1303 Fairfield Road, Fairfield, CT 06424. The project consists of the construction of a new 130,000 sq. ft. building and associated parking and site improvements. The building will be used for office and retail purposes. The site is located on a 1.5-acre lot. The project is subject to various local, state, and federal regulations. The owner is Unity Commons. The architect is Low Hammond Rowe. The project is scheduled to start in 2012 and is expected to be completed in 2014.

| | |
|----------------------------------|--|
| Owner | Unity Commons |
| Address | 1303 Fairfield Road, Fairfield, CT 06424 |
| Project Description | Construction of a new 130,000 sq. ft. building and associated parking and site improvements. The building will be used for office and retail purposes. The site is located on a 1.5-acre lot. The project is subject to various local, state, and federal regulations. The owner is Unity Commons. The architect is Low Hammond Rowe. The project is scheduled to start in 2012 and is expected to be completed in 2014. |
| Building Height | 11.0 - 12.0 ft. (3.0 - 3.7 m) |
| Building Footprint | 130,000 sq. ft. (12,000 sq. m) |
| Building Volume | 1,430,000 cu. ft. (40,000 cu. m) |
| Building Area | 130,000 sq. ft. (12,000 sq. m) |
| Building Perimeter | 1,400 ft. (427 m) |
| Building Orientation | North |
| Building Color | Gray |
| Building Material | Concrete |
| Building Foundation | Foundation |
| Building Structure | Structure |
| Building System | System |
| Building Equipment | Equipment |
| Building Access | Access |
| Building Security | Security |
| Building Maintenance | Maintenance |
| Building Management | Management |
| Building Operation | Operation |
| Building Use | Use |
| Building Occupancy | Occupancy |
| Building Employment | Employment |
| Building Revenue | Revenue |
| Building Expenses | Expenses |
| Building Profit | Profit |
| Building Loss | Loss |
| Building Break-Even | Break-Even |
| Building Payback Period | Payback Period |
| Building Net Present Value | Net Present Value |
| Building Internal Rate of Return | Internal Rate of Return |
| Building Profitability Index | Profitability Index |
| Building Sensitivity Analysis | Sensitivity Analysis |
| Building Risk Assessment | Risk Assessment |
| Building Insurance | Insurance |
| Building Tax | Tax |
| Building Accounting | Accounting |
| Building Finance | Finance |
| Building Economics | Economics |
| Building Law | Law |
| Building Ethics | Ethics |
| Building Social Responsibility | Social Responsibility |
| Building Sustainability | Sustainability |
| Building Innovation | Innovation |
| Building Leadership | Leadership |
| Building Teamwork | Teamwork |
| Building Communication | Communication |
| Building Collaboration | Collaboration |
| Building Partnership | Partnership |
| Building Alliance | Alliance |
| Building Joint Venture | Joint Venture |
| Building Strategic Alliance | Strategic Alliance |
| Building Consortium | Consortium |
| Building Network | Network |
| Building Ecosystem | Ecosystem |
| Building Platform | Platform |
| Building Infrastructure | Infrastructure |
| Building Core | Core |
| Building Backbone | Backbone |
| Building Spine | Spine |
| Building Framework | Framework |
| Building Skeleton | Skeleton |
| Building Shell | Shell |
| Building Skin | Skin |
| Building Facade | Facade |
| Building Exterior | Exterior |
| Building Interior | Interior |
| Building Core | Core |
| Building Shell | Shell |
| Building Skin | Skin |
| Building Facade | Facade |
| Building Exterior | Exterior |
| Building Interior | Interior |

Total Area for PDR: 143,000 sq. ft.

143,000 sq. ft.

143,000 sq. ft.

143,000 sq. ft.

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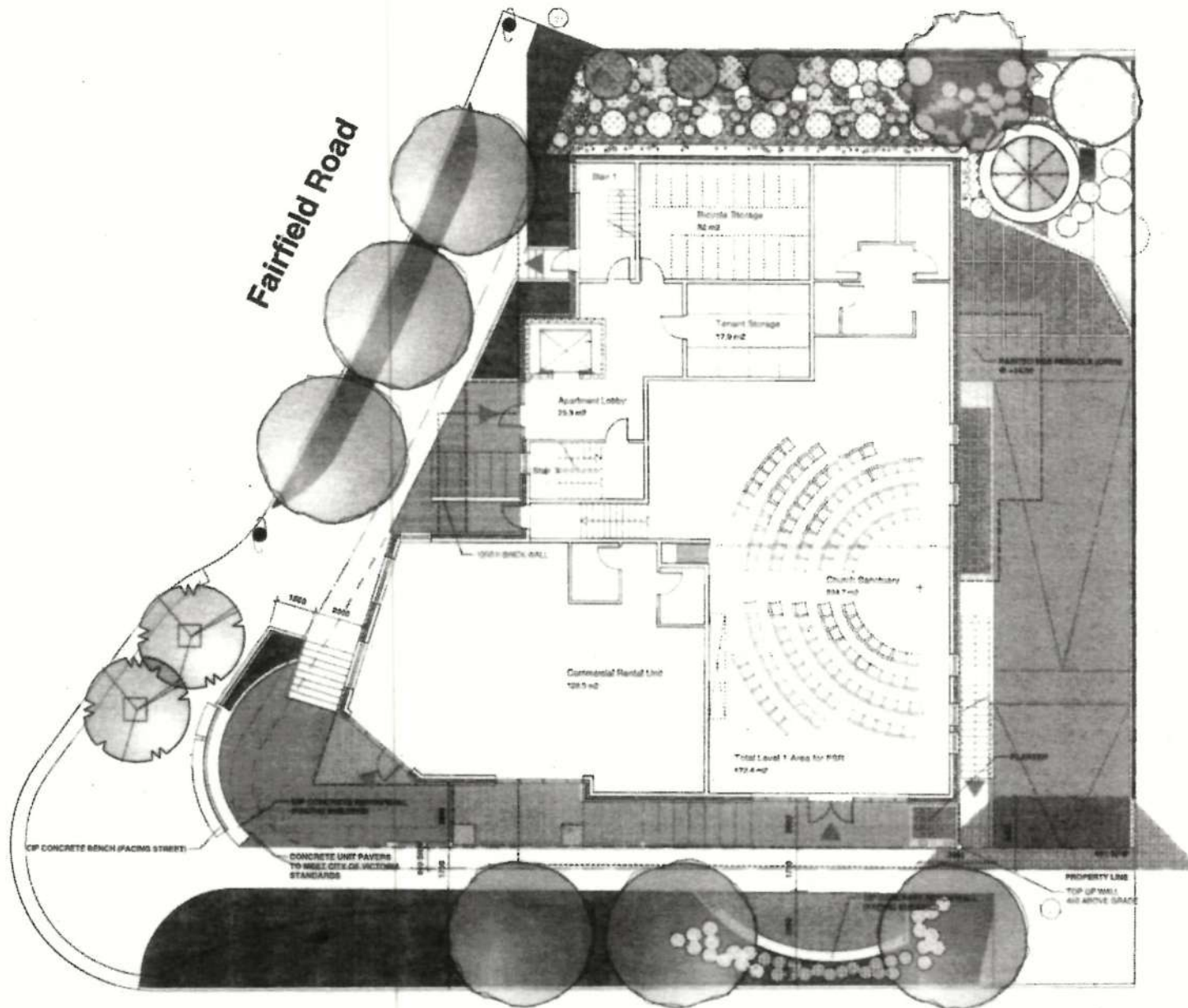
143,000 sq. ft.

143,000 sq. ft.

143,000 sq. ft.

143,000 sq. ft.

143,000 sq. ft.



LOW HAMMOND ROWE
ARCHITECTS

20/01/2017
20/01/2017
20/01/2017
20/01/2017

UITY



| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 20/01/2017 |
| 2 | ISSUED FOR PERMIT | 20/01/2017 |
| 3 | ISSUED FOR PERMIT | 20/01/2017 |
| 4 | ISSUED FOR PERMIT | 20/01/2017 |
| 5 | ISSUED FOR PERMIT | 20/01/2017 |
| 6 | ISSUED FOR PERMIT | 20/01/2017 |
| 7 | ISSUED FOR PERMIT | 20/01/2017 |
| 8 | ISSUED FOR PERMIT | 20/01/2017 |
| 9 | ISSUED FOR PERMIT | 20/01/2017 |
| 10 | ISSUED FOR PERMIT | 20/01/2017 |

Unity Commons
1303 Fairfield Road

Plan - Site and L1

D04

[illegible]

U-I-Y

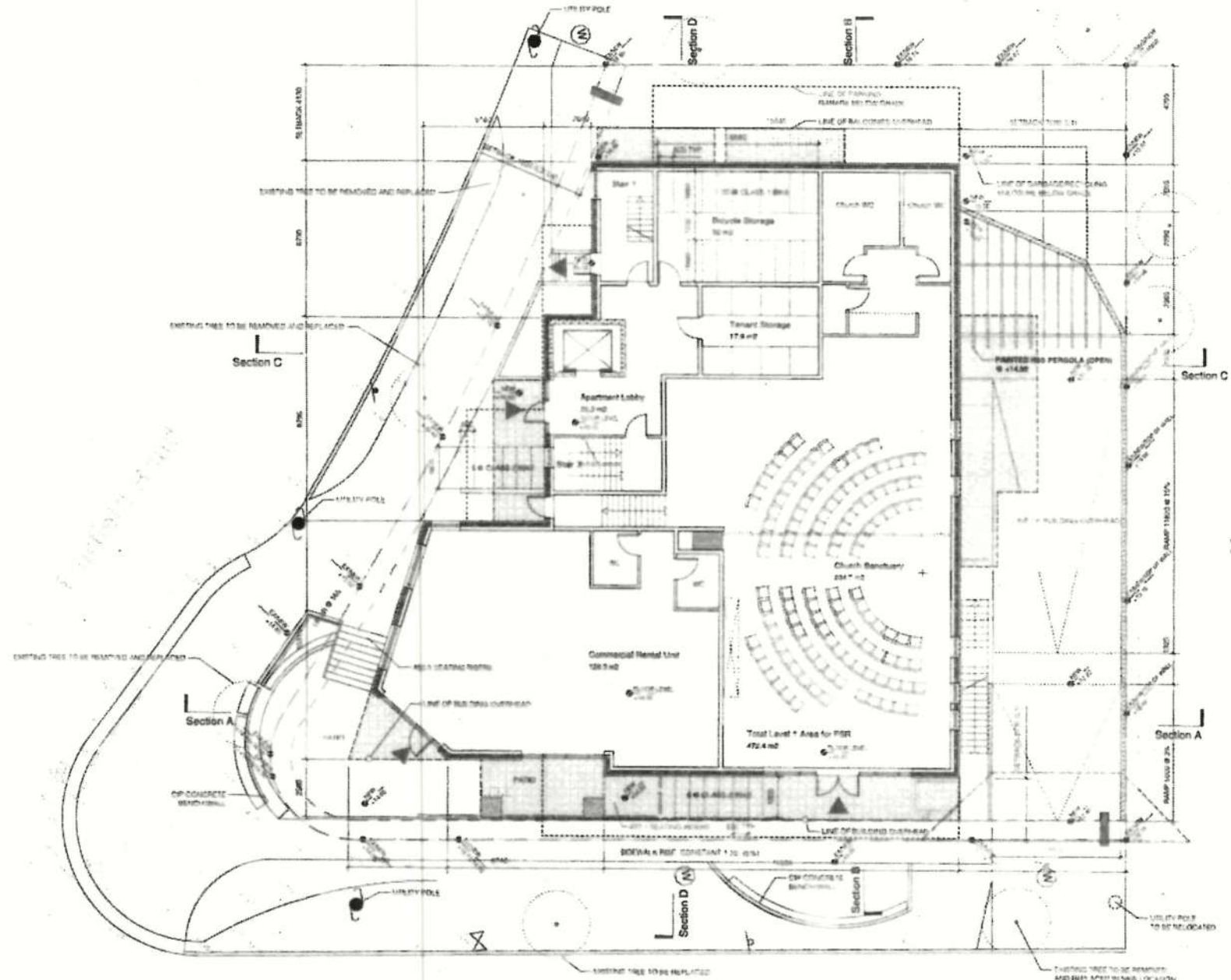


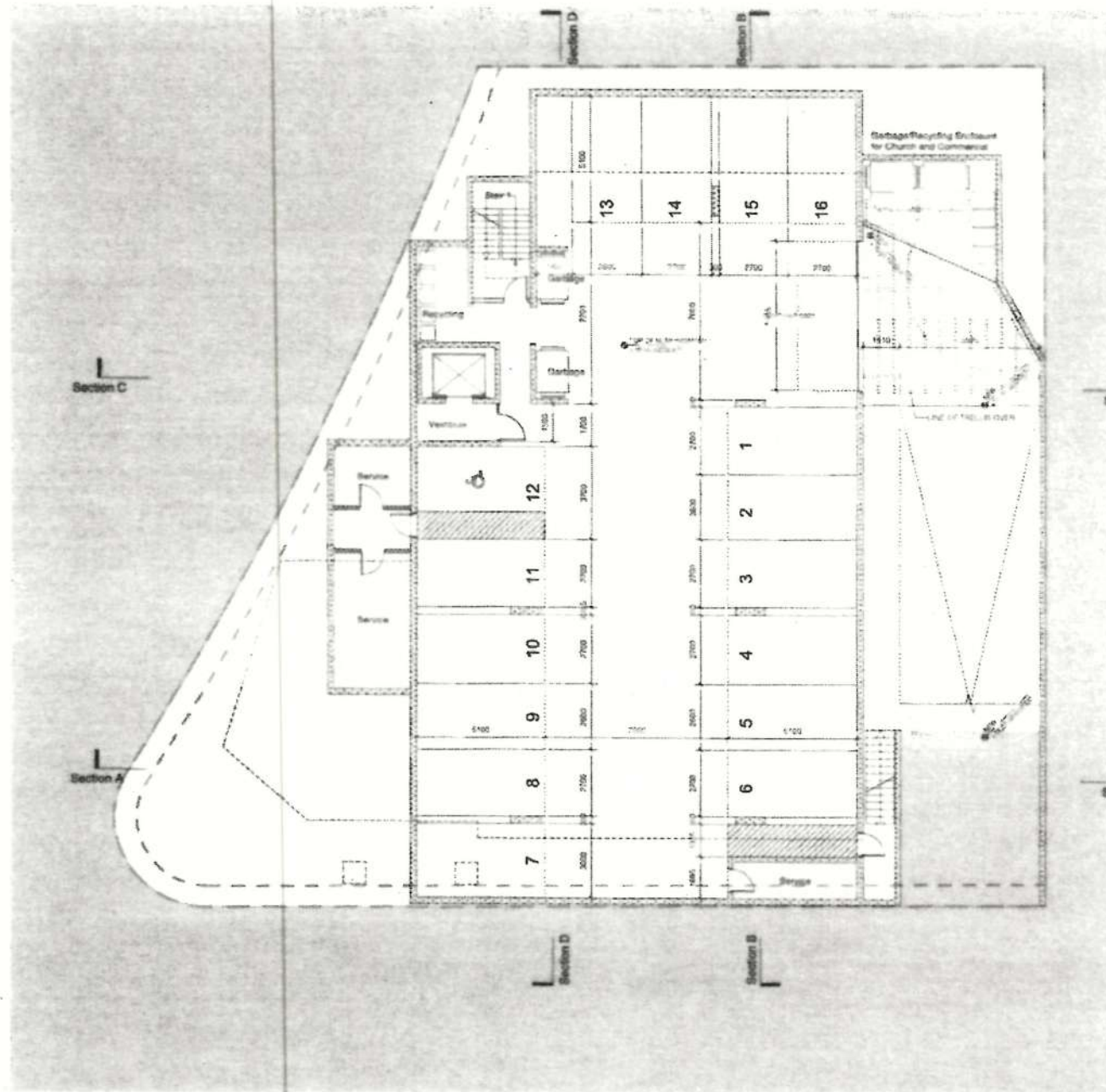
姓名: 王明 性别: 男 年龄: 25 身高: 175cm 体重: 70kg
 职业: 程序员 学历: 本科 籍贯: 浙江杭州
 婚姻状况: 未婚 子女: 0 宠物: 无
 兴趣爱好: 阅读、运动、旅行
 自我评价: 性格开朗, 工作认真负责, 善于沟通。

Unity Commons
1203 Fairfield Road

Plan - L1

D05





LOW
HAMMOND
ROWE
ARCHITECTS

200 WEST 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.LHRARCHITECTS.COM

Unity



| NO. | DESCRIPTION | DATE |
|-----|-------------------|----------|
| 1 | ISSUED FOR PERMIT | 01/11/11 |
| 2 | REVISION | 01/11/11 |
| 3 | REVISION | 01/11/11 |
| 4 | REVISION | 01/11/11 |
| 5 | REVISION | 01/11/11 |
| 6 | REVISION | 01/11/11 |
| 7 | REVISION | 01/11/11 |
| 8 | REVISION | 01/11/11 |
| 9 | REVISION | 01/11/11 |
| 10 | REVISION | 01/11/11 |
| 11 | REVISION | 01/11/11 |
| 12 | REVISION | 01/11/11 |
| 13 | REVISION | 01/11/11 |
| 14 | REVISION | 01/11/11 |
| 15 | REVISION | 01/11/11 |
| 16 | REVISION | 01/11/11 |
| 17 | REVISION | 01/11/11 |
| 18 | REVISION | 01/11/11 |

Unity Commons
1303 Fairfield Road

Plan - Parking Garage

D06



1. 在 1990 年 1 月 1 日以前，
 2. 在 1990 年 1 月 1 日以后，
 3. 在 1990 年 1 月 1 日以后，
 4. 在 1990 年 1 月 1 日以后，
 5. 在 1990 年 1 月 1 日以后，

U-I-Y

[illegible]

Unity Commons
1303 Fairfield Road

Plan - L2

D07



1. 定义一个函数，接收一个字符串，返回该字符串的逆序。
 2. 定义一个函数，接收一个列表，返回该列表的逆序。
 3. 定义一个函数，接收一个字典，返回该字典的逆序。
 4. 定义一个函数，接收一个字符串，返回该字符串中所有数字的平方和。
 5. 定义一个函数，接收一个字符串，返回该字符串中所有字母的平方和。

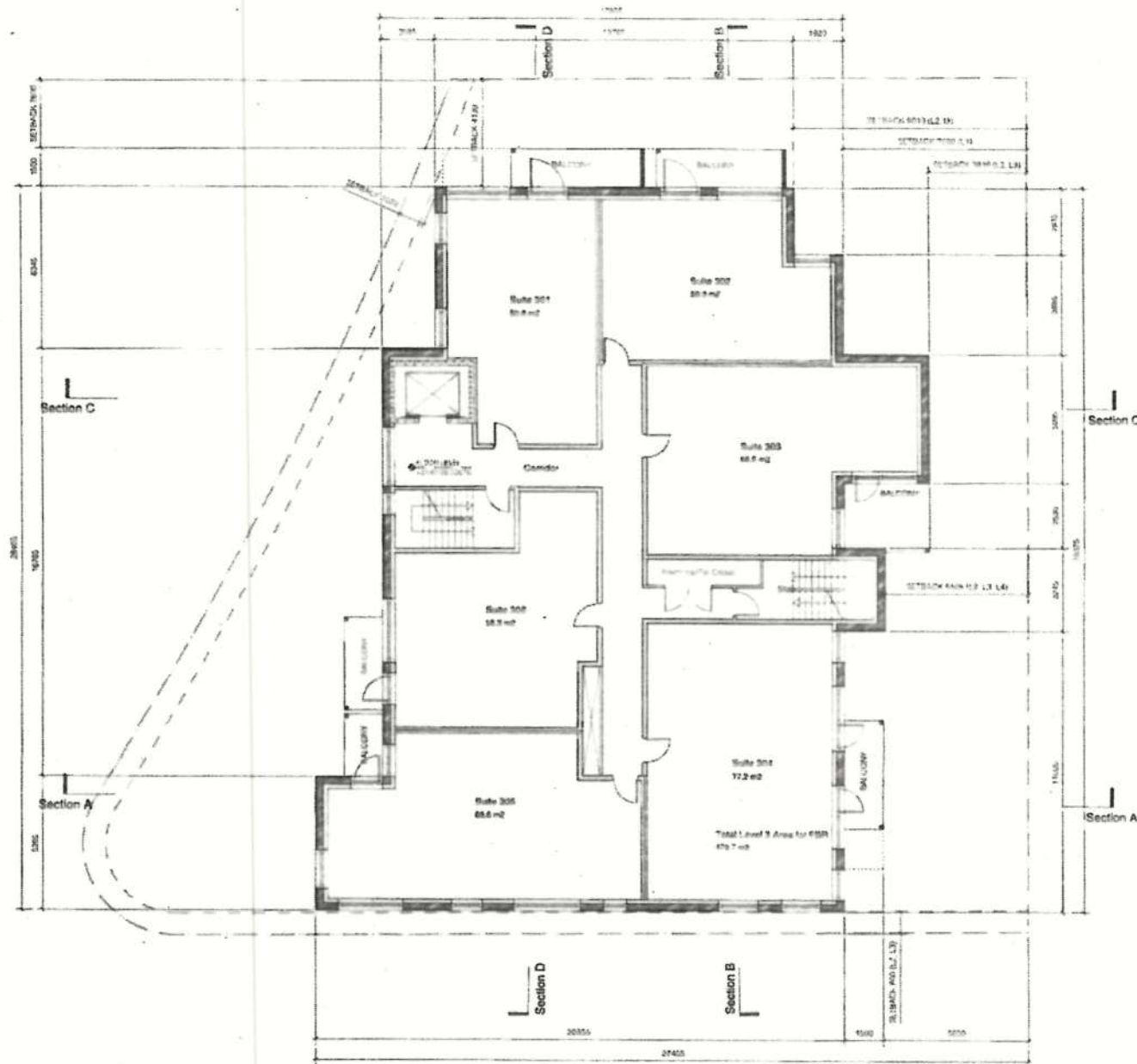
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Unity Commons
1303 Fairfield Road

Plan - L3

D08





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 DOI: 10.1002/(SICI)1047-4033(199804)10:4<1000::AID-POLA1000>3.0.CO;2-1

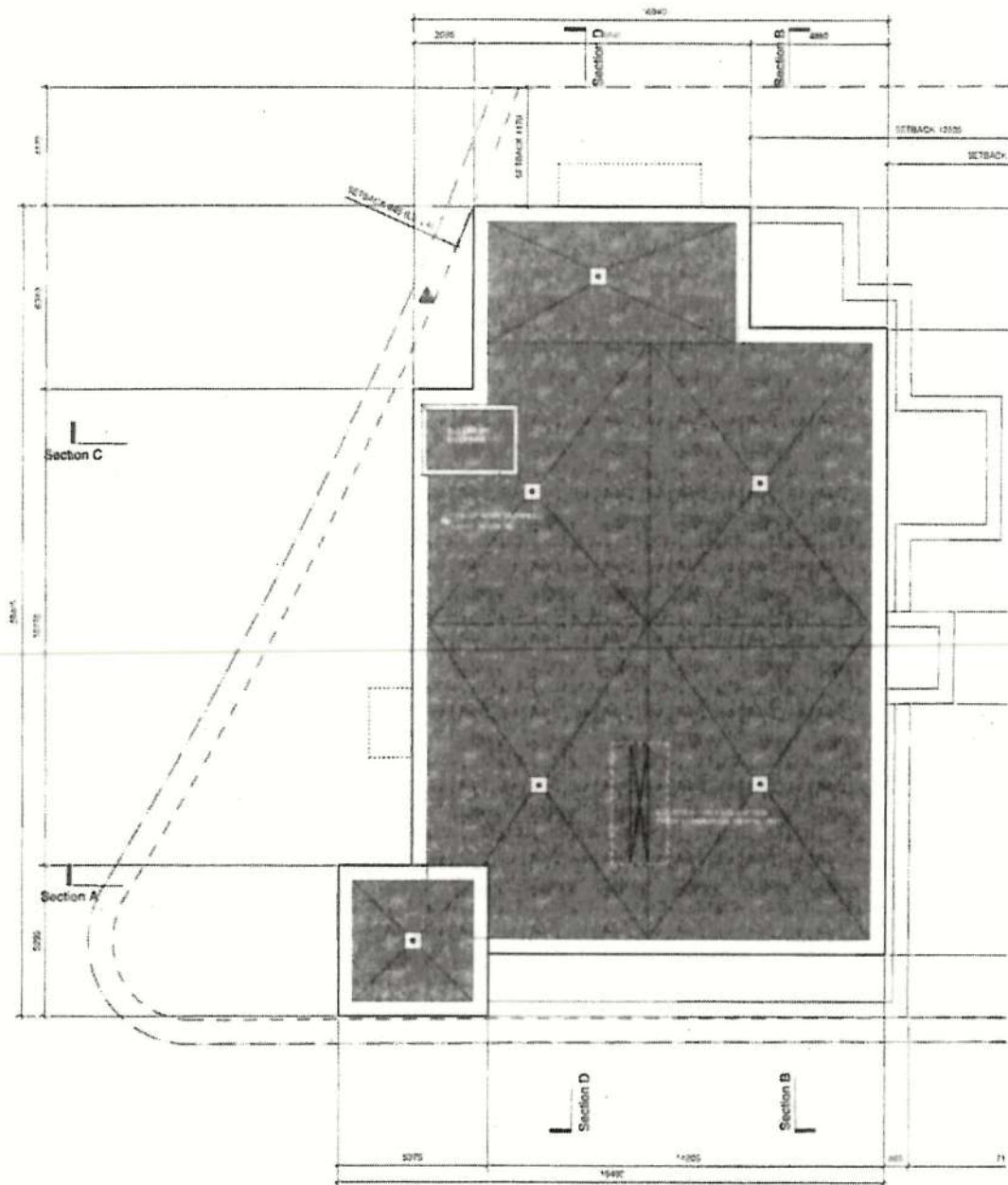
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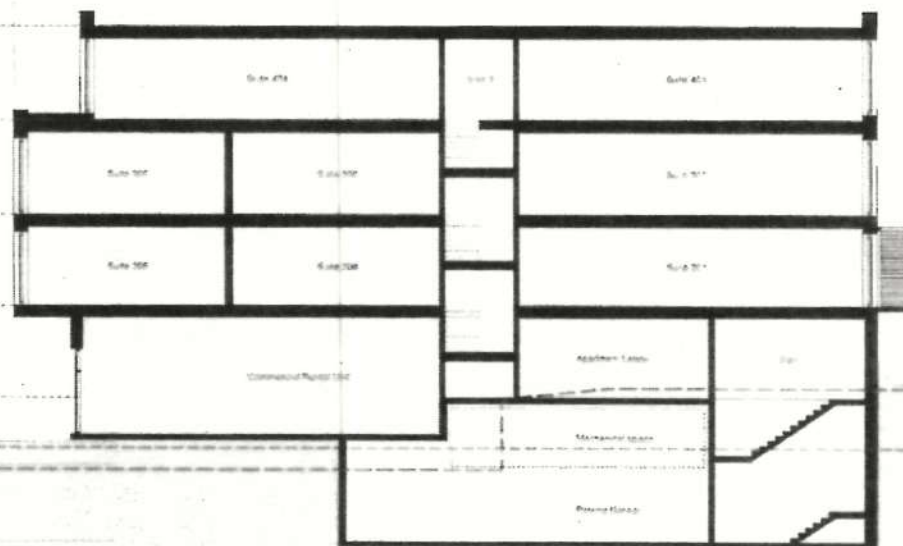
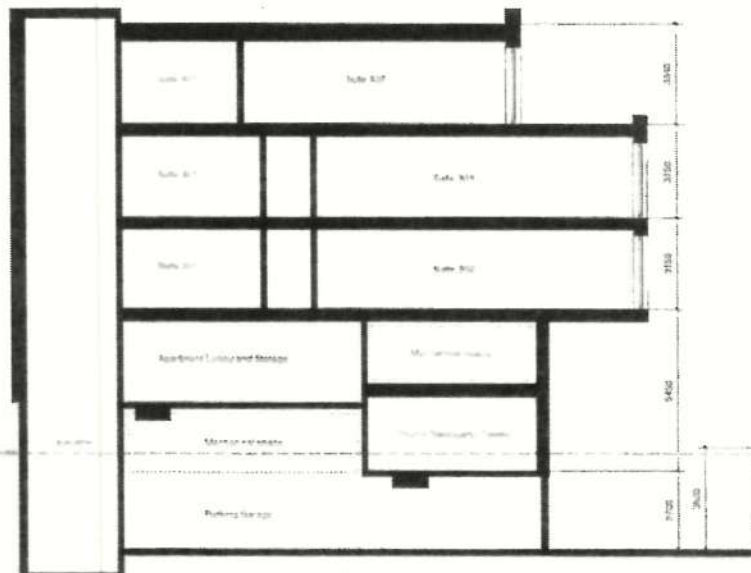
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Unity Commons
1303 Fairfield Road

Page 14

D09





D14



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1001 FARMFIELD ROAD
SHELTON, CT 06484
TEL: 203.375.1111
WWW.LHW.COM

U I Y

| PROJECT INFORMATION | |
|---------------------|---------------------|
| PROJECT NAME | 1001 FARMFIELD ROAD |
| PROJECT ADDRESS | 1001 FARMFIELD ROAD |
| PROJECT CITY | SHELTON, CT |
| PROJECT STATE | CT |
| PROJECT ZIP | 06484 |
| PROJECT PHONE | 203.375.1111 |
| PROJECT FAX | 203.375.1112 |
| PROJECT EMAIL | info@lhw.com |
| PROJECT WEBSITE | www.lhw.com |
| PROJECT STATUS | PLANNING |

1001 FARMFIELD ROAD
SHELTON, CT 06484

Context Photos

D15



Image 1: EASTING CHURCH, LOOKING EAST

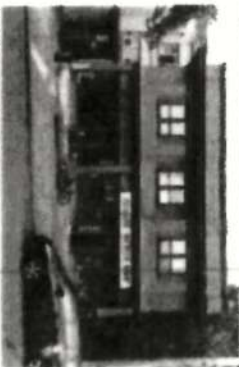


Image 2: EASTING CHURCH, LOOKING SOUTH



Image 3: EASTING CHURCH, LOOKING WEST



Image 4: EASTING CHURCH, LOOKING NORTH



Image 5: EASTING CHURCH, LOOKING EAST

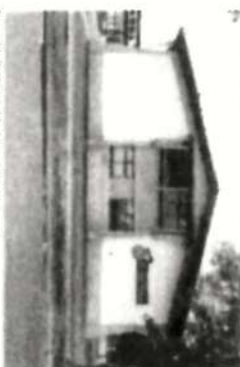


Image 6: EASTING CHURCH, LOOKING SOUTH

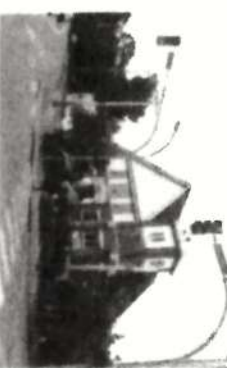


Image 7: EASTING CHURCH, LOOKING WEST

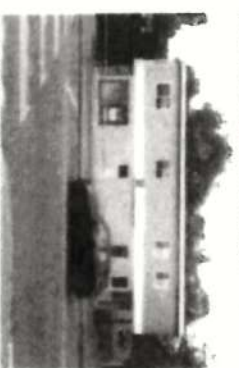


Image 8: EASTING CHURCH, LOOKING NORTH

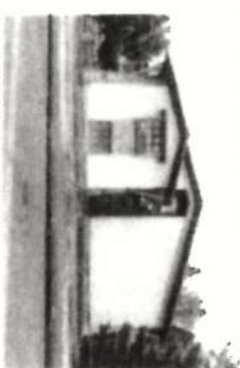


Image 9: EASTING CHURCH, LOOKING EAST



Image 10: EASTING CHURCH, LOOKING SOUTH



Image 11: EASTING CHURCH, LOOKING WEST

SITE CONTEXT MAP

SITE LOCATION MAP

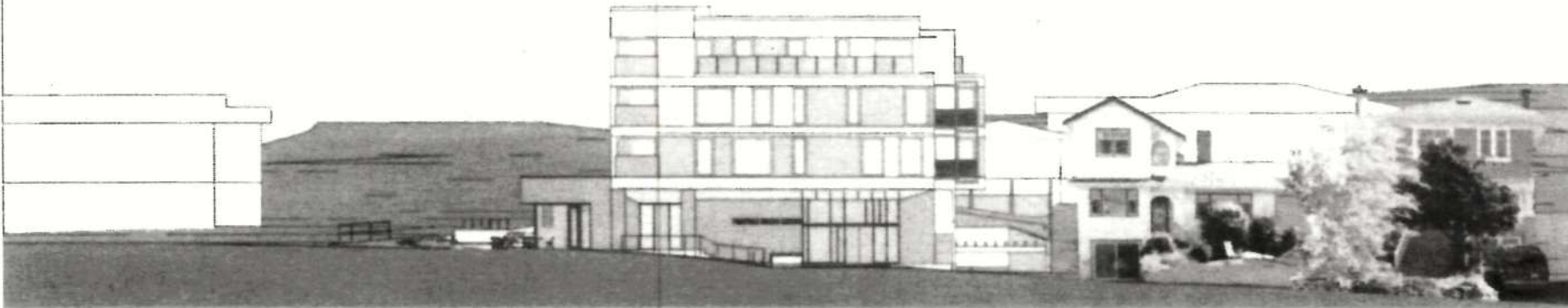
Moss Street



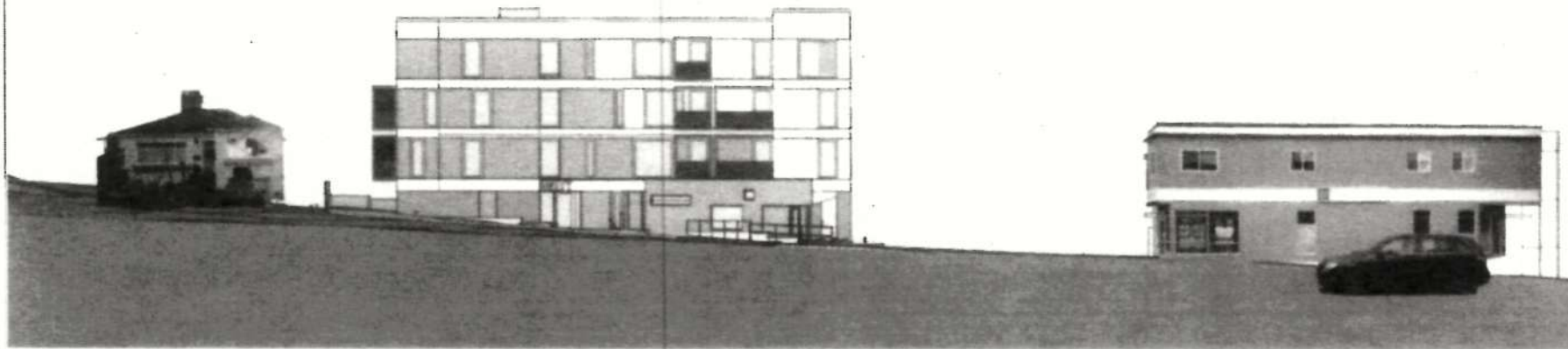
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Fairfield Road

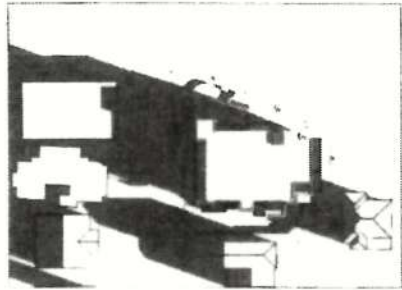


| NO. | DESCRIPTION | QUANTITY | UNIT PRICE | TOTAL |
|-----|-------------|----------|------------|---------|
| 1 | CONCRETE | 100 | 10.00 | 1000.00 |
| 2 | BRICK | 100 | 10.00 | 1000.00 |
| 3 | GLASS | 100 | 10.00 | 1000.00 |
| 4 | STEEL | 100 | 10.00 | 1000.00 |
| 5 | PAINT | 100 | 10.00 | 1000.00 |
| 6 | LABOR | 100 | 10.00 | 1000.00 |
| 7 | PERMIT | 1 | 1000.00 | 1000.00 |
| 8 | TOTAL | | | 7000.00 |

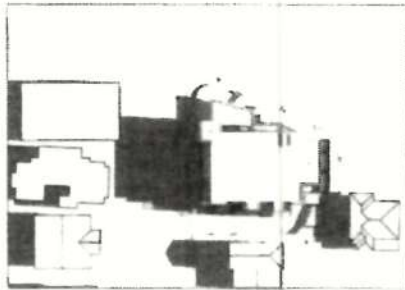
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1203 Fairfield Road

Street Elevations

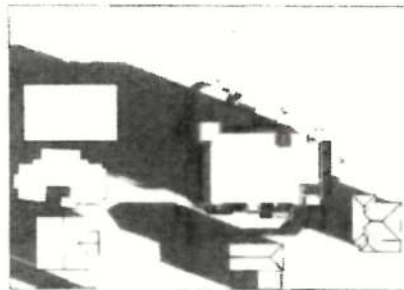
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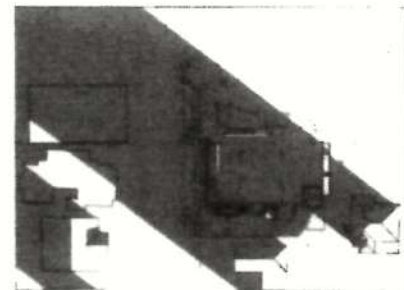
SPRING @ 3pm



SUMMER @ 6am



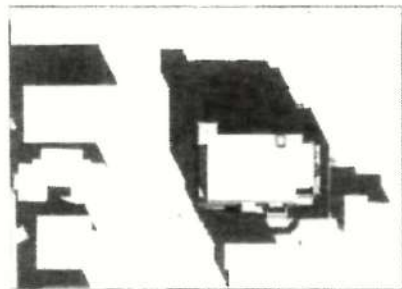
FALL @ 3pm



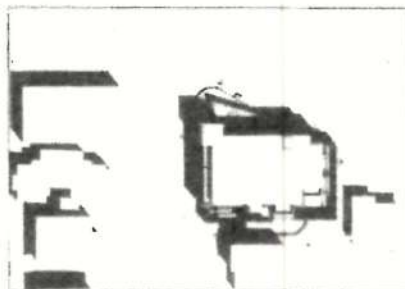
WINTER @ 3pm

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ROWE**
DRAFTING

300 West 10th Street, Suite 100
Portland, ME 04101
Tel: 603.771.1111
Fax: 603.771.1112
www.lowhammondrowe.com



SPRING @ 10am



SUMMER @ 10am

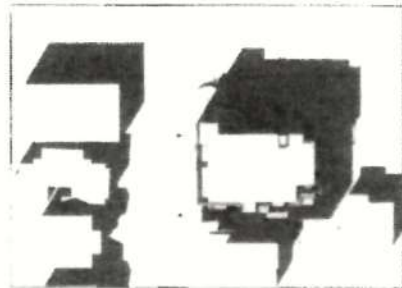


FALL @ 10am



WINTER @ 10am

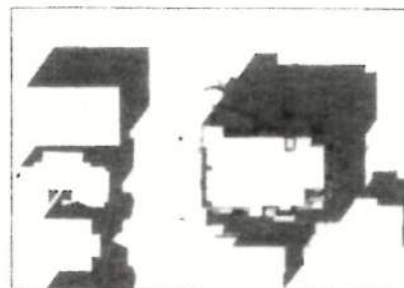
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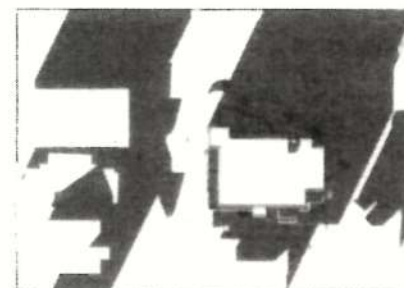
SPRING @ 3pm



SUMMER @ 3pm



FALL @ 3pm



WINTER @ 3pm

UTILITY COMMONS

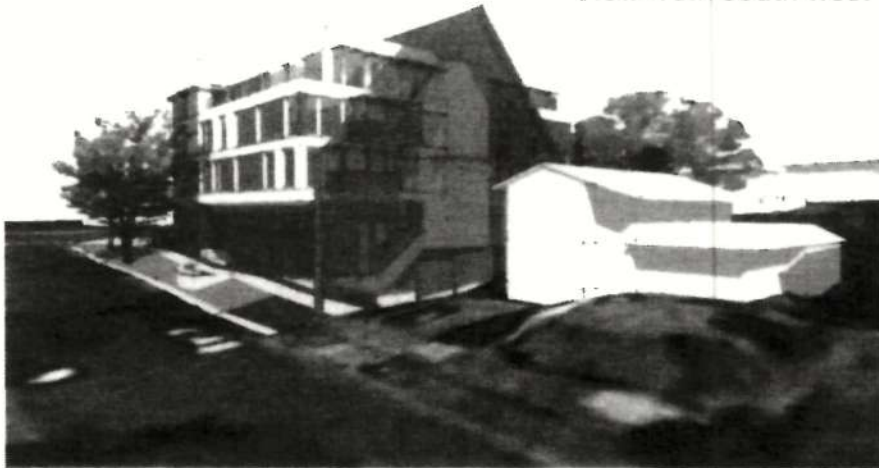
1302 Fairfield Road
Portland, ME 04101
Tel: 603.771.1111
Fax: 603.771.1112
www.utilitycommons.com

Utility Commons
1302 Fairfield Road

Sun Study

D17

View from south west



View from north

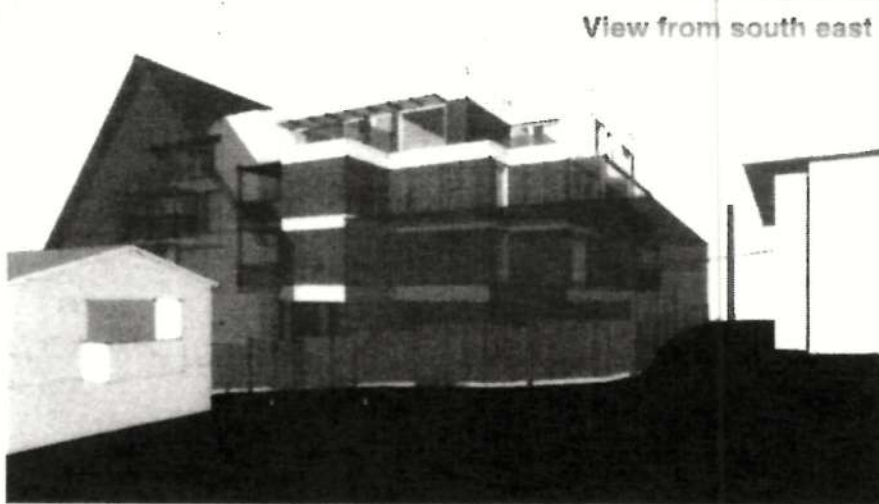


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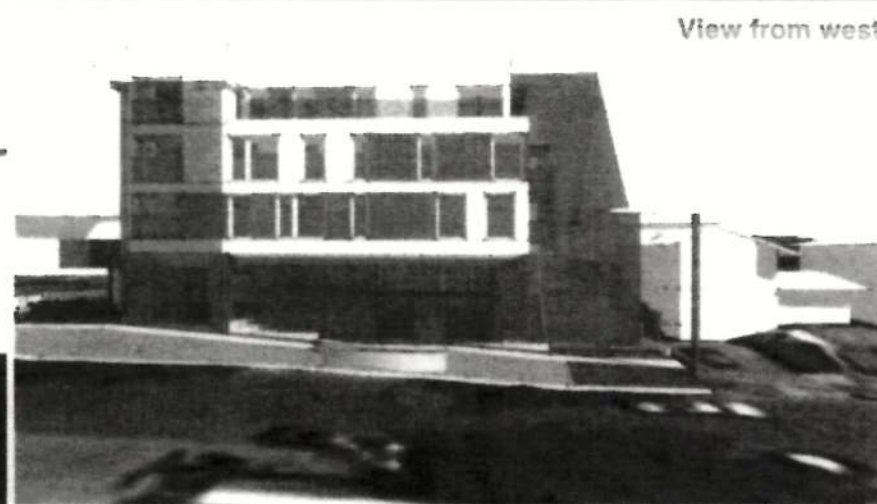
ARCHITECTS
1200 FAIRFIELD ROAD
DALLAS, TEXAS 75201
(214) 742-1100

UNITY

View from south east



View from west



| NO. | DESCRIPTION | DATE |
|-----|--------------------------|------|
| 1 | Initial Design | 1987 |
| 2 | Revised Design | 1988 |
| 3 | Final Design | 1989 |
| 4 | Construction Documents | 1990 |
| 5 | As-Built Documents | 1991 |
| 6 | Final As-Built Documents | 1992 |

Unity Commons
1203 Fairfield Road

Comparison of Existing Mapping

D18



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ARCHITECTS

10 April 2017

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

re Unity Commons, 1303 Fairfield Road
Resubmission for rezoning and development permit

Following review and discussions with City staff, Low Hammond Rowe Architects have made a number of design revisions to our submission to address the suggestions and recommendations made.

The revisions are divided into three broad categories: miscellaneous corrections to dimensions and layout to meet zoning criteria, revisions to the interface of semi-public space and public realm to address City intent for the Statutory Right-of-Way (SRW), and significant revisions to the massing, materials, and elevations to address staff comments on aesthetics and urban design.

Massing and Elevations

Discussions with staff indicated that their desire for the massing of the existing church bell tower to be echoed in the new building. This is understood as an intention to maintain a strong landmark corner to the site, as well as provide a memory of the old church building.

LHRA developed a number of design options using the identical dimensions and location of the church tower. These were reviewed with staff, who we understood to support the new massing direction, with some reservations about the execution of the design. Following this review, LHRA have developed a new iteration which uses the tower massing, but integrates it into the overall massing, and adds a different use of materials.

In addition to the new tower mass, the building is now stepped back from Moss Street on the top (4th) floor. Exterior balconies (designed to Passive House design principles to minimize thermal bridging) have been lightened in structure and appearance and are now proposed to be constructed of painted structural steel with aluminum railings and stained wood guards and privacy screens. We believe this will further reduce the impression of the building's size..

The exterior cladding has been changed from an exposed insulation finish system (EIFS) to a combination of rainscreen stucco and stained wood siding (over a 190mm exterior insulation layer. This cladding approach has been extended over all three upper floors. This new approach unifies the upper floors and through its patterning of windows and cladding, breaks up the visual bulk of the massing. The Passive

House construction details will provide for approximately 200mm (8") deep window reveals, which will emphasize a sense of solidity of the building.

The ground level walls adjacent to the public realm remain as brick masonry – although the proposed brick colour has been changed to a warm grey with matching flush-struck mortar.

Public Realm Interface

Staff indicated support for expanding the usefulness of both the semi-public open space and public right-of-way, providing that the entirety of the SRW was devoted to public access. In response to this, the level space to the north and west of the retail/café space has been expanded for potential café seating and a variety of public seating areas.

The complex sloping geometry of the public space around the site presents a challenging design problem to preserve safe public access on sloping streets adjacent to desired level space. This has been resolved by splitting the travelled area of the sidewalk as it descends Fairfield Road to the corner into an outer sloping sidewalk and an inner set of steps and seating risers. The difference between the sloping sidewalk and level area is handled with a curved retaining wall with public benches and railings along its top. New street trees around the corner will provide a leafy context for both the public seating and sidewalk café space.

As the site continues to slope down Moss Street in front of the church entrance, the semi-public and public paths are split into sloped sidewalk and two small sets of steps. Low retaining walls and railings ensure pedestrian safety, while maximizing useful space at the church entrance.

The site also slopes steeply from the property line along Moss Street down to the curb line. This is resolved with a paved lay-by area, accessible for vehicle drop-off over a roll curb, and a set of long steps up to the sidewalk/church entry level.

Semi-public and parts of the public pedestrian realm are proposed to be paved with brick, including brick salvaged from the existing church (subject to quality evaluation of the brick after deconstruction). Memorial bricks from the existing church plaza will be reinstalled. The public sidewalk along the perimeter of the property line is proposed to be paved in concrete to clearly delineate the boundary between public and semi-public areas.

The line of the ground floor walls of the retail/café space and church have been adjusted to move them further back from the SRW, increasing publicly accessible space, and coordinating them with the new columns for the new tower massing.

Conditions to be met prior to Committee of the Whole

"While staff note the mix of uses is positive and understand the challenges associated with providing an assembly use at grade, the current four storey proposal does not meet the goals and objectives of the Official Community Plan and cannot be supported by staff in its current form."

Response: The fourth storey allows for an additional four rental units that provide the revenue needed to sustain both the below-market sale or lease of the church space to the Fairfield United Church, and the additional costs involved in constructing the building to Certified Passive House standards. Elimination of the fourth floor would entail the deletion of the church sanctuary from the program and/or the elimination of the Passive House level of energy performance..

"Please consider the possibility of retaining and heritage designating the church. Alternatively, we would encourage exploring the adaptive reuse of the existing church structure or incorporating elements of the existing church's design and/or materials into the proposal."

Response: As previously noted, the cost of bringing the existing church up to even a fraction of current life safety requirements is prohibitive. The limitations of the existing buildings would also preclude both the continued participation of the Fairfield United Church in the project and the provision of Passive House sustainability.

"The ground floor plane will need to be refined to ensure that it responds positively to the street. Blank walls will not be supported. The use and placement of retaining walls should also be reconsidered to ensure connectivity to the sidewalk and pedestrian permeability."

Response: The design of the building edge and the semi-public and public realm have been redesigned in consultation with staff.

"The overall massing will need to be reduced to ensure that there is significant stepping back to provide a transition to the neighbouring low density residential uses along Moss Street and Fairfield."

Response: The top floor has been stepped back from Moss Street. The upper floor design already stepped back from the neighbouring single-family properties; the massing of the balconies has been made lighter and less obtrusive. Balconies are still screened to block views from them to the neighbouring rear gardens.

"Please consider the local context both in terms of massing and in terms of materials particularly along Moss Street."

Response: As noted above, the massing has been redesigned to retain an 'echo' of the church bell tower and mark the corner. We have tried numerous options of colour and material to attempt to respond to the context and have received a wide range of mixed responses from the community, FGCA CALUC, and staff. We consider the context to lack a coherent expression or materiality and have therefore proceeded with a design which we feel appropriate in massing, with its own complementary materiality, and expressive of the era in which it is being built.

"Please ensure that entrance features are prominent and at grade."

Response: As with the original submission, the entrances to the church sanctuary, retail/café space, and apartment entry remain at grade; all have a unique expression and a suitable semi-public forecourt area.

"Increased use of patios and/or outdoor spaces along Moss and Fairfield will help animate and enliven the buildings relationship with the street."

Response: As noted previously, the Moss Street and Fairfield Road frontages have been redesigned according to discussions with staff.

"Increased detail on the street elevations (adding details on the adjacent properties) will be useful."

Response: The resubmission includes new street elevations with photographic representation of the neighbouring properties.

"A third party land lift analysis may be required to justify the additional density above that envisioned in the Official Community Plan."

Response: Our client is prepared to consider this. A land-lift analysis is not currently available.

"A housing agreement is required to ensure the residential units remain rental in perpetuity."

Response: Our client re-confirms her desire to enter into an agreement that covenants the apartments as rental in perpetuity.

"A design covenant may be required to ensure the residential storeys are designed to a Passive House standard."

Response: Our client is prepared to consider this.

"The Plan Check for the proposal has significant outstanding issues/ missing/ or incorrect information. Please ensure that your resubmission addresses these items."

Unity Commons – 1303 Fairfield Road

Letter to Mayor and Council - Resubmission for rezoning and development permit

10 April 2017

page 5 of 5

If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check."

Response: Miscellaneous revisions are noted on the drawings and above in this letter to address these items.

"Updated letter to Mayor and Council providing more details on the proposal."

Response: We believe this letter addresses all the issues that have been raised by staff in correspondence and meetings. We would be pleased to provide further clarification on any details that are requested by staff or Council.

Conclusion

We hope that our revised submission has dealt with staff's concerns in a supportable manner. We remain committed to continuing our collaborative work with staff, committees, and Council to develop a project that provides true environmental, economic, and social sustainability.

This project delivers sixteen desirable rental homes and a lively corner café, and preserves an important cultural and spiritual sanctuary for its congregation in the Fairfield neighbourhood.

Sincerely,

Low Hammond Rowe Architects Inc

A handwritten signature in black ink that reads "Christopher Rowe". The signature is written in a cursive, flowing style.

Christopher Rowe
Architect AIBC, LEED AP
principal



LOW
HAMMOND
ROWE
ARCHITECTS

10 January 2017

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

re 1303 Fairfield Road – application for rezoning

Low Hammond Rowe Architects, on behalf of Unity Urban Properties Ltd, is pleased to submit this application for a new development on the property at 1303 Fairfield Road. The proposal will require an amendment to the Official Community Plan (for number of storeys), rezoning to a new zone and a Development Permit. A parking variance is also requested.

This proposal will replace the aging Fairfield United Church at the corner of Fairfield Road and Moss Street – which is otherwise in urgent need of expensive repairs and code upgrades unaffordable by the congregation – with a new mixed-use building including 16 covenanted rental apartments, a corner-focused retail space, and most importantly, a new home for the Fairfield United Church.

The project fulfills the aims of true triple-bottom-line sustainability:

Environmental Sustainability

- very low energy footprint and very low GHG emissions
- low energy costs for renters
- Built to last: Passive House construction means a solid, high-quality building

The main floor church sanctuary and commercial space will be built to the most stringent current energy codes, but the residential part of the building will be built to Certified Passive House standards. This will give the building an extremely low energy footprint – with energy use at least 65% below conventional modern construction. This is achieved through the use of high performance triple-glazed windows, almost 12" of insulation, complete air tightness, and a sophisticated heat-recovery ventilation system providing exceptional air quality. Solar gain and building envelope performance allow an entire apartment to be heated in the winter by a small electric baseboard in the bathroom.

Economic Sustainability

- viable long-term neighbourhood-focussed business plan
- locally-owned and operated
- quality durable building with low life cycle costs
- profits support important social and environmental goals

Market rents for both apartments and the commercial space will provide the return needed to pay for the Passive House building upgrades and to support lower than market rent or purchase of the church sanctuary.

Social Sustainability

- 16 units of rental housing
- compatible neighbourhood commercial
- Fairfield United Church and their partner organizations remain in community in their historic location

The Unity will provide a unique mix of desirable uses entirely compatible with the 5 Corners village and the Fairfield community. First of all, it provides 16 units of generously-sized one- and two-bedroom apartments (which will be permanently preserved as rental through covenant). Secondly, it can support a lively neighbourhood cafe or restaurant in a busy village location. Thirdly, and most exceptionally, it will sustain the congregation of the Fairfield United Church in its traditional location and its own community. The new sanctuary will also support a wider community of other faiths and continue to serve as a valuable venue for community arts and performances in a properly serviced and purpose-built facility.

The project has been designed with close consideration of the relevant objectives of the Official Community Plan and with extensive consultation with immediate neighbours. This proposal represents a special opportunity to maintain an important spiritual and cultural institution in its historic community while responding to the demand for rental apartments and adding to the vitality of street life at the Five Corners village. We look forward to presenting this proposal to Council and committees and demonstrating its many positive features.

Sincerely,
Low Hammond Rowe Architects Inc

A handwritten signature in black ink that reads "Christopher Rowe". The signature is written in a cursive, flowing style.

Christopher Rowe
Architect AIBC LEED AP
principal

1 Description of Proposal

1.1 Project components

- a concrete (non-combustible) ground floor with a 2,400 SF church sanctuary space, a 1,500 SF commercial unit with outdoor patio space, and apartment lobby and common storage and bicycle parking;
- upper storeys of wood-frame construction with 16 one- and two-bedroom rental apartments;
- a 16-space underground parking garage.

The upper three floors of apartments will be constructed to achieve Certified Passive House status, with an Energy Use Intensity of approximately 15 kWh/m²/year.

1.2 Massing

The new building mass is somewhat larger than the existing church and church hall buildings, but it is no higher, and has significantly increased south and east side yard setbacks from the two adjacent single-family homes. Because of its location north and west of the adjoining properties, there is minimal shadowing impact (and minimal change) on the sun access to neighbours.

The top penthouse floor steps back from the south elevation in order to reduce the apparent height of the building and to move the apartments and their decks away from direct overlook on neighbouring single-family lots.

Overall, the chosen design approach keeps the main massing of the building simple and rectilinear, and providing detail and scale through the exterior balconies and manipulation of the ground floor massing. The balconies take their form and structure from the needs of Passive House design – minimizing cantilevers which act as thermal bridges. The main level retail space angles up at the street corner to establish its presence and commercial scale. The entry to the church sanctuary shelters under the overhang of the building above, with its importance stressed with a colonnaded trellis facing Moss Street defining a new church *temenos* or porch.

1.3 Neighbourliness

Through direct consultation with the neighbours, the design of the building has been tweaked to minimize overlook and maintain privacy in both the houses and their rear gardens. Landscaping and fence design has been developed in close consultation with the neighbours.

1.4 Exterior Materials

The building exterior includes a brick masonry main floor (using a pale off-white brick and matching mortar) with deep window and entrance reveals. The upper residential floors are clad in an Exterior Insulation Finish system (EIFS). This includes approximately 150mm (6") of exterior insulation which creates deep reveals around the windows and enhances a feeling of mass and solidity.

1.5 Colours

Colours have been selected to maintain a visual reference to the original materials and colours of the Church, with an off-white base, a rich deep brick red for the middle floors, and a white penthouse level intended to blend into the sky to minimize the apparent height. The intent is to maintain the scale-giving proportions of the original Church building and continue to fit within the material and colour palette of the Five Corners village context.

1.6 Landscaping

Plantings, new trees, fences, and balcony screening have been selected and arranged to preserve the privacy of the single-family neighbours to the south and east. The street edge spaces have been designed as forecourts for the apartment entrance and the church sanctuary, and as potential patio seating area for the commercial space. Existing commemorative pavers used in the church forecourt will be reused in the hard landscape areas adjacent to the new sanctuary entrance.

The building's footprint and parking garage have been designed to minimize impacts on mature trees on the adjoining properties. A arborist has reviewed the trees in question and prepared a tree protection protocol for them. There are no mature trees on the subject property.

The location recommended by City staff for the parking ramp will require the removal of an existing cherry tree on the City boulevard on Moss Street. The consulting arborist has noted that the remaining street tree on Moss Street is diseased and recommends its replacement. Following submission of this application City staff will be consulted as to the best approach for the redevelopment of the street edge spaces.

The projecting main level retail space will have an extensive green roof. Along with detention and filtration of stormwater, this will enhance views from the upper level apartments and be visible from along Fairfield Road due to the height and character of planting.

2 Government Policies

2.1 Official Community Plan and Neighbourhood Plan

We believe that this proposal meets most of the policy objectives of the Official Community Plan with the exception of the number of storeys. This proposal is for a four-storey building, whereas the OCP policy for Small Urban Villages indicates a three-storey limit for streets other than arterial or secondary arterial roads. (Fairfield Road is neither.)

PLACE-BASED LAND USE MANAGEMENT

6.1 Urban place designations are established and identified on Map 2, including built form, place character, land use and density characteristics, to represent present and proposed conditions and to support the development of a diversity of places across the city defined generally as follows:

6.1.7 Small Urban Village consists of a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings generally up to four storeys in height along arterial and secondary arterial roads and three storeys in height in other locations, serving as a local transit service hub.

3 Project Benefits and Amenities

- Preserves the traditional meeting place of the Fairfield United Church's congregation on its original site and within its original community;
- Allows for expanded use of the church sanctuary for other faith groups and arts events in a safe and modern facility;
- Provides for the enhancement of neighbourhood vitality in the form of a potential new café or restaurant;
- Creates 16 new rental apartments, which will be protected by covenant on the property;

4 Need and Demand

The primary driver for this project is the desire of the congregation of the Fairfield United Church to remain in their traditional community. The congregation has not been able to afford the on-going maintenance of the building over many years and were not able to raise the \$1 million to \$2 million needed to reverse decades of deferred maintenance and bring the building up to even a portion of current safety codes. They accordingly sold the property to a local developer who would commit to making a new church sanctuary a key component of a new mixed-use development on the site.

There is a demonstrable demand for quality rental housing in desirable neighbourhoods such as Fairfield. The type of housing proposed not only accommodates small young families but also older residents wishing to down-size yet remain in their familiar neighbourhood.

Given its location as a one of the "Five Corners" in this small urban village, the provision of active commercial street life – in addition to that of the church sanctuary – is an obvious choice to round out the mix of uses proposed.

5 Impacts

The two adjoining single-family homes were built well after the original Church. With near-zero setbacks and virtually blank walls of the Church and hall as their property edges, both houses have been designed with relatively blank walls facing the subject site. Nevertheless the primary impact on these homes is that of overlook from the new apartment neighbours. Extensive consultation was undertaken with each of these neighbours to review and help us understand the potential impacts of the proposed design. Following this consultation, the location of windows, exterior balconies, and landscaping and screening was revised to minimize overlooks on rear gardens and decks, or on the few windows facing the site. Other windows and balconies are located to face only blank side walls of the neighbouring houses or are directed towards the street.

A thorough sun access study was completed. This demonstrates that the new building has little impact on sun access for neighbours due to its northerly location.

6 Design and Development Permit Guidelines

The project has been designed to meet or exceed the relevant guidelines, including:

- Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- Guidelines for Fences, Gates and Shutters (2010)
- Buildings are encouraged to have shop windows and building entrances that are oriented towards the street.

7 Safety and Security

The design follows best practices for CPTED including:

- all entrances located adjacent to the street with high visibility from the street;
- 24/7 occupation;
- good overlook of site landscape area and parking ramp from adjacent apartments;
- obvious distinction of semi-public from public areas;
- lighting and windows in entrance areas, common areas and parking garage to maximize visibility and surveillance;
- security gate for parking garage.

8 Transportation

The site is served by BC Transit's number 7 bus line, connecting the site with downtown Victoria and UVic, with a stop nearby to the site across Moss Street, and weekday buses every 15 minutes.

Class 1 Bicycle parking for apartment residents is provided in accordance with Schedule C requirements on the main apartment entry level directly off the street and connected to the apartment lobby. Additional Class 2 bicycle parking will be provided with racks adjacent to the commercial space and church sanctuary. Additional parking space for mobility scooters is provided adjacent to the apartment lobby.

The project's location on a rocky site makes the construction of underground parking challenging and expensive, nonetheless 16 parking spaces are provided – a ratio of one space per apartment. The underground garage is accessed from Moss Street via a ramp down the south edge of the property – as recommended by City of Victoria Engineering staff. (Apartment garbage and recycling will be stored in the garage. Commercial and church garbage and recycling will be stored in an enclosure at the foot of the parking ramp.) Parking in the garage will be available on a shared-use basis to church and commercial customers during the day. The garage will be secured after business hours with an overhead gate.

A transportation study was conducted by Watt Consulting Group and forms part of the application package. The purpose of this study was to determine if the proposed parking supply will accommodate the expected parking demand by considering parking demand at representative sites and identify appropriate parking management and transportation demand management (TDM) approaches.

The study notes that the 16 supplied parking spaces fall short of the current Schedule C requirement by either 36 or 47 parking spaces, depending on the method of calculation.

The Watt report concludes that *"resident parking demand will be 8 vehicles, residential visitor parking demand will be 1 vehicle, café parking demand will be 10 vehicles, retail parking demand will be 3 vehicles and non-event church parking demand will be 1 vehicle. Parking demand during an event at the church varies depending on size."*

Eight parking spaces will be reserved for residents at all times. Residential visitor, commercial, and typical weekday church parking demand will be in a shared pool of 8 spaces. All larger church- or event-related parking demand is expected to be accommodated off site, as has always been the case historically.

Clearly a mixed-use project of this type and size would be unrealizable if the Schedule C requirements were to be met without variance. The provably decreasing demand for car ownership and the project's convenient location in a highly walkable neighbourhood supports serious consideration of this parking variance.

9 Heritage

The church building is not on the City of Victoria heritage registry and there is no statement of significance to suggest it should be. The design and construction both inside and out is pleasant but relatively conventional for its time and unremarkable. The church was inexpensively built in 1926 using residential-grade methods and materials and has not endured well.

Refer to the attached letter from RJC (29 June 2016) for a detailed summary of building structural conditions and issues affecting rehabilitation of the existing structure.

The extent and complexity of the structural upgrades required to prepare the building for conversion to residential use makes this form of conversion financially unviable. This type of conversion has been undertaken elsewhere in Victoria without commercial success. Furthermore, as corroborated in RJC's letter, significant exterior alterations would be required to support new floor assemblies, windows, and entrances.

Most importantly, the congregation of the Fairfield United Church are passionate about being able to stay in their historic community. The high cost of stabilization and restoration of the existing building has proved unaffordable by the congregation. Economically-viable preservation of the building for some other use would result in the displacement of the congregation from the Fairfield community.

10 Green Building Features

10.1 GHG reduction through Passive House design and construction

The primary green building feature of this proposal is to make a significant reduction in greenhouse gas emissions. It will achieve this through design, construction, and certification as a Passive House building. Passive House standards will be applied to the three apartment floors. Because of ventilation requirements and the type and routine of occupation, a certified Passive House approach is not considered ideal or financially feasible at this time for the commercial space and the church sanctuary. These spaces will nevertheless employ best practice or better for insulation, equipment efficiency, and power and water consumption.

Passive House design and construction will include the following features:

- triple-glazed windows, certified by the German PassivHaus Institut;
- high level of air-tightness through a continuous liquid-applied air/vapour barrier;
- an additional 150mm (6") of EPS foam insulation on walls, and 200mm (8") of EPS under the floor slab and over the roof;
- air-to-air heat recovery ventilation units in each apartment and common areas, recycling heat from exhaust air to pre-heat incoming continuous ventilation air (resulting in very high indoor air quality levels), also certified by the PassivHaus Institut;
- condensing clothes dryers;
- LED lighting
- air tightness testing of the entire building prior to installation of cladding;
- verification of the design energy model by an accredited Passive House reviewer.

Each unit will be provided with additional make-up heat with a single 500W baseboard heater in the bathroom. No other heat sources will be needed. Total energy use for the apartments is expected to be at or below 15kW/m²/year, and will be provided by electricity, 93% of which is from renewable hydroelectric production.

(Note that the City of Vancouver is about to implement a new green building rezoning policy which will can be met at its highest level through Passive House certification.)

10.2 Other green building best practices to be employed

- low VOC emissions in materials and coatings;
- individual electric metering;
- water-conserving plumbing fixtures.

10.3 Stormwater management

The small site is located on rock and does not provide ideal conditions for return of stormwater to the ground. On-site stormwater detention will be provided in subgrade facilities prior to discharge to municipal mains. Further detention and pre-treatment will be provided by the intensive green roof over the main level retail space.

11 Infrastructure

Existing public services appear adequate to support the new development. Further consultation with City of Victoria Engineering staff will be undertaken during the formal review process and any required upgrades included in the proposal.

12 Consultation and Design Refinement Process to date

- 29 Jun 2016: Review with City of Victoria Planning staff;
18 Jul 2016: Presentation and discussion of initial program and design concept (by invitation to surrounding neighbours);
Jul/Aug 2016: Individual meetings with each of the immediate neighbours in single-family homes;

- 29 Aug 2016: Follow-up presentation and discussion of developed design concept (by invitation to surrounding neighbours);
- 01 Sep 2016: Review with City of Victoria Planning staff;
- 19 Sep 2016: Preliminary presentation to Fairfield Gonzales Community Association CALUC;
- 29 Oct 2016: Open House presentation to wider neighbourhood.
- 21 Nov 2016: Preliminary presentation to Fairfield Gonzales Community Association CALUC;
- 19 Dec 2016: Formal public presentation to Fairfield Gonzales Community Association CALUC.

A number of major revisions were made to the design in response to consultation with the project's immediate neighbours, prior to submission to the FGCA CALUC. These were focused on improving setbacks from the neighbouring rear gardens and eliminating or screening possible overlook of the neighbours' gardens from the new building. These revisions were subsequently presented to the neighbours at individual meetings.

We have yet to receive formal notes from the 19 December CALUC meeting but our understanding is that they would note some concerns expressed about the modernity of the design, the height, and the amount of parking being provided. We are not aware of any specific recommendations that would lead to design revisions at this time.



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Unity a project requesting re zoning at 1303 Fairfield Road

This application requests a change of zoning to allow the development of a building enclosing covenanted rental apartments, a commercial space and a church sanctuary and offices.

The following is drawn from a Community Meeting of the FGCA LUC on Monday December 19th attended by approximately 60 citizens. Comments from emails received have also been considered.

The building will be a stratum with only two units: the church space and a second title for the apartments and rental space. This will permit the United Church to purchase the space eventually, in the meantime they will rent.

Some consideration in the application may be given to the fact that the church hopes and expects to occupy this space for a long time; however, as they are initially renting the space, if they choose in the future to leave, the space will revert likely to commercial space and as such the situation in the building would change. This should be a factor in the consideration of this re zoning request.

FGCA LUC members Alice Albert and Heather Murphy declared a conflict of interest and removed themselves from discussion of the application at the meeting.

Community Concerns

Parking the major issue.

Parking is always an issue, however when the applicants parking consultant says that the project as designed now is 23- 58 parking stalls short of present requirements, the usual persistent complaints about parking and traffic may have increased validity.

The property is surrounded on all sides by residential Only parking zones and as such the adjoining streets offer little space for parking unless "scofflaws" park regardless of the signage. Residents pointed out that now parking generated by activities at the building at various times reaches as far as McKenzie and Oxford Streets to the south and Thurlow to the north, and Cornwall to the west. On street parking to the east on Fairfield is severely restricted. Residents are concerned that commercial activity and visitors to the new apartments will impact parking in the surrounding streets, most of which have residential restrictions now.

The project proposes some reserved residential stalls in the underground garage as well as a number of shared stalls. This is the only parking provided and as the parking consultant pointed out is somewhat short of present requirements.

The applicant pointed out that there will be new parking regulations in the spring of 2017 and it is her expectation to be in compliance with these new regulations.

This is an interesting notion that future requirements may be considered today, however when a resident asked about the Local Area Plan which may have policies which would impact the proposal, it was pointed out that applications cannot cease and HAVE TO BE ACCEPTED WITH CURRENT PLANS AND POLICIES IN PLACE.

Design

- *lack of design elements reflecting existing architecture and finishings, e.g. Red bricks used in most nearby buildings

- * lack of any Heritage elements which might reflect and honour the church building which has served the community for many years. Nor is there any design elements reflecting the new church space in the development, e.g. steeple, arched windows, etc

- * There was appreciation for the public sitting area, a neighbourhood" living room" along Moss street and at the corner of Moss and Fairfield.

The third area of concern was how this development will impact the "Small Urban Village" at Five Points as described and defined in the Official Community Plan

And last but by no means least is the substantial concerns by the immediate neighbour to the south of the site who is particularly concerned about possible negative impacts:

- * on his house,
- * privacy in the garden and in the house
- * nuisance from garbage bins and exhaust vents located near his house
- * and the possible structural damage to his house as a result of rock blasting

3.2 Development Permit No. 000496 and Rezoning No. 00588 for 1303 Fairfield Road

The City is considering a Rezoning and Development Permit Application to construct a four-storey mixed-use building consisting of ground floor commercial space and a church sanctuary with 16 residential rental units above.

Applicant Meeting attendees:

Christopher Rowe LOW HAMMOND ROWE ARCHITECTS

Ms. Wain provided the Panel with a brief introduction of the Application and the area that staff is seeking advice on, including the following:

- the transition along Moss Street and Fairfield Road
- the integration of the proposal within the existing Five Points Village context
- ground floor design and landscaping as it relates to the pedestrian experience along Fairfield Road and Moss Street, with particular attention to the corner of Fairfield and Moss and the residential and church entryways.

Christopher Rowe then provided the panel with a detailed presentation of the site and context of the proposal.

Questions of clarification were asked by the Panel on the following:

- where will deliveries occur?
 - no physical design solution; resolved in a similar way to Government Street deliveries downtown
- are there parking requirements?
 - a parking variance is required to maintain existing parking conditions
- is there a green roof on the café roof?
 - yes, an intensive green roof
- was a covered entrance into the church sanctuary considered?
 - the approximate 5 ft. overhang creates a small porch area and concrete pad creates a small breakout space with seating
- is the roof overhang slanted?
 - yes, to soften and resolve the overhanging mass
- was there consideration to making the tower a more prominent feature?
 - it is already taller than existing tower, with an elevated cornice
- how much taller is the tower in comparison to the existing structure?
 - roughly 7 ft. taller
- is the grass boulevard wide enough to accommodate street trees?
 - the boulevard on Fairfield Road is wide enough at about 5 ft.
- can the windows open in the units?
 - some of them can; if they are not on a deck they will tilt
- is there enough light let into the units with walls on the south façade?
 - the windows are almost 8 sq. feet across, and the Applicant sought to preserve neighbours' privacy as much as possible
- has the light exposure for the church space been considered?
 - coloured glass on the southern wall improves neighbours' privacy and a lot of light enters the church space via the glass entryway

Panel Members discussed:

- the massing is sensitive to the context; there is rationale for significant density
- south elevation shows visible tension to accommodate multiple requirements
- the wisteria could be brought forward to soften the south elevation
- The south façade has the least impact on the wider public; the east façade will be very visible for a long time
- concerns about how the eastern façade speaks to the Five Corners neighbourhood context
- the massing on the corner of Fairfield Road and Moss Street is adequate given the future of Fairfield Road
- More green landscaping around café seating wall would be beneficial
- a more permeable treatment at the corner of Fairfield Road and Moss Street such as shrub planting would be a better fit in the neighbourhood
- the tower is perceived to be floating; more height could improve its prominence
- looking for conceptual clarity to resolve the prominence of the tower

Action:

MOVED / SECONDED

It was moved by Justin Gammon, seconded by Patty Graham, that the Advisory Design Panel recommend to Council Development Permit Application No. 000496 and Rezoning Application No. 00588 for 1303 Fairfield Road be approved with the following recommendations:

- Review the landscaping and plant treatment at the plaza located at the intersection of Moss Street and Fairfield Road and consider additional planting to soften the edge along the south property line.
- Consider clarifying the prominence of the tower as it relates to the design intent.
- Review the composition of the south elevation to result in a more cohesive approach.
- Continue to refine the entrance to the church as a transitional threshold to the neighbourhood context.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

The Advisory Design Panel meeting of June 21, 2017 adjourned at 3:56 pm.

Jesse Garlick, Chair



1303 Fairfield Road Development

Parking Study

Prepared for: **Low Hammond Rowe Architects**

Prepared by: **Watt Consulting Group**

Our File: **2020.B01**

Date: **December 20, 2016**

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APPENDICES

- Appendix A: Summary of Resident Parking Observations
- Appendix B: Summary of Visitor Parking Observations
- Appendix C: Summary of On-Street Parking Observations

1.0 INTRODUCTION

Watt Consulting Group was retained by Low Hammond Rowe Architects to conduct a parking study for the proposed development at 1303 Fairfield Road in the City of Victoria. The purpose of this study is to determine if the proposed parking supply will accommodate expected parking demand by considering parking demand at representative sites and identify appropriate parking management and transportation demand management (TDM) approaches.

1.1 SUBJECT SITE

The proposed development site is 1303 Fairfield Road in the City of Victoria. The site is currently zoned R1-B Single Family Dwelling District, however, the applicant will apply to rezone the site. See Figure 1.

FIGURE 1 PROPOSED SITE



1.2 SITE CHARACTERISTICS

The site is located in close proximity to various transportation options and services including the following:

Transit The closest bus stop to the site is approximately 50 meters away (less than a 1 minute walk) and serves route 7 | Uvic/Downtown which provides service to Uvic and downtown Victoria with connections to local and regional transit routes. A major transit exchange is located within a 20 minute walk of the site, and it provides transit service to the majority of areas and destinations in the Capital Regional District. As identified in the Victoria Transit Future Plan¹, route 7 | Uvic/Downtown is a proposed frequent transit network route, with a service frequency of 15 minutes or better between 7:00AM and 7:00PM.

Walking The subject site is located in Fairfield, and has adequate sidewalks and crosswalks on the majority of roads surrounding the site. The site has a walkscore of 83², indicating that the majority of errands can be accomplished on foot.

Bikeways Fairfield Road is a part of Phase 3 for the proposed Biketoria project that will provide neighbourhood bikeways to enhance the network with regional and more neighbourhood connections. Moss Street is a neighbourhood bike route that connects cyclists to the Harris Green and Oak Bay area via Fort Street, and to the downtown core via Richardson Street and Dallas Road. These routes will also provide connection to the Galloping Goose Regional Trail.

Carshare Modo Carshare Co-op is the operator of the carshare program for the Victoria region. The closest carshare vehicle is located on Oxford Street close to the Moss Street / Oxford Street intersection; less than a 5 minute walk from the site. Another vehicle is located at Chapman Street between Linden Avenue and Cook Street.

Services At the intersection of Fairfield Road and Moss Street, there is an elementary school, medical clinic, café, restaurant and other retail services. Fairfield Plaza and Cook Street Village, both a 10 minute walk from the site offer amenities such as a grocery store, medical services, mailing services, bank, restaurants, cafes and other retail stores. Downtown is located within a 20 minute walk of the site that contains the majority of transportations options and services.

Neighbourhood Character The site is located in Small Urban Village "Five Points Village" which is defined in the City of Victoria Official Community Plan as a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings. This village serves as a neighbourhood amenity/focal point and not a destination for the region, suggesting it is mainly intended to be used by residents of Fairfield.

¹ Victoria Region Transit Future Plan, 2011, pg. 38. Available online at: <https://www.victoriaregion.ca/files/14/23641054473>

² As identified on the Walk Score website: <https://www.walkscore.com/score/1303-fairfield-rd-victoria-bc-canada>

2.0 PROPOSED DEVELOPMENT

The proposed development will include 16 one- and two-bedroom multi-family residential units (all apartment rental), 1,597 square feet of commercial floor area, and a church with 150 seats. See Table 1.

TABLE 1. SUMMARY OF PROPOSED DEVELOPMENT

| Land Use | Units | Floor Area | |
|---------------------------------|-------|-----------------------|----------------|
| | | sq. ft. | m ² |
| Multi-family (Apartment Rental) | 16 | | |
| Commercial ³ | | 1,597 | |
| | | 75 seats ⁴ | 148 |
| Church | | 2,617 | |
| | | 150 seats | 243 |

2.1 PROPOSED PARKING SUPPLY

The proposed parking supply is 16 parking spaces, located in an underground parking garage.

3.0 PARKING REQUIREMENT

The City of Victoria requires parking per Zoning Bylaw No. 80-159, Schedule C Off-Street Parking. See Table 2. Parking requirement for the site is 58 parking spaces; 42 parking spaces more than proposed parking.

TABLE 2. SUMMARY OF PARKING REQUIREMENT

| Land Use | Quantity | Parking Requirement | | Applied to the Site |
|----------------------------------|---------------------------|--|--|---------------------|
| Multi-family (Apartment Rental) | 16 units | Rental Attached Dwelling | 1.4 spaces per dwelling unit | 22 |
| Commercial (Café) | 38 seats | Eating and Drinking Establishments | 1 space per 5 seats | 8 |
| Commercial (Retail) | 798.5 sq.ft. | Retail stores, banks, personal service establishments or similar users | 1 space per 37.5m ² of GFA | 2 |
| Church | 2,617 sq.ft. 150 seats | Church | 1 space per 9.5m ² of floor area used or intended to be used for public assembly purposes | 26 |
| Total Parking Requirement | | | | 58 |

³ Commercial tenant has not been finalized, however, it is expected to be one tenant with half the space as retail and half as a cafe.

⁴ As identified by the client via email on August 22. Includes 50 seats inside and 25 seats on the patio – however, half of the floor area is expected to function as a "café" suggesting 38 seats..

4.0 EXPECTED PARKING DEMAND

Expected parking demand for the site is estimated in the following sections to determine if proposed parking supply will adequately accommodate demand. Expected parking demand is based on vehicle ownership information, observations, surveys and research.

4.1 UTSIDEN? PARKING DEMAND

4.1.1 VEHICLE OWNERSHIP INFORMATION

Vehicle ownership information was assessed for ten apartment rental multi-family sites. Sites selected are in close proximity to the site, or exhibit similar characteristics (similar proximity to downtown and transportation options).

Average vehicle ownership among representative sites is 0.51 vehicles per unit and ranges from 0.22 to 0.74 vehicles per unit. See Table 4. Those sites closest to the subject site (1049 Southgate Street, 967 Collinson Street, and 1025 Linden Street), had an average vehicle ownership of 0.63 vehicles per unit.

TABLE 4 SUMMARY OF VEHICLE OWNERSHIP INFORMATION

| Site | Units | Insured Vehicles ⁶ | Parking Demand (vehicles/unit) |
|-----------------------|-------|-------------------------------|-----------------------------------|
| 1049 Southgate Street | 29 | 14 | 0.48 |
| 967 Collinson Street | 42 | 30 | 0.71 |
| 1025 Linden Ave | 56 | 39 | 0.70 |
| 1039 View Street | 160 | 32 | 0.20 |
| 425 Simcoe Street | 175 | 105 | 0.60 |
| 655 Douglas Street | 126 | 54 | 0.43 |
| 535 Niagara Street | 65 | 48 | 0.74 |
| 1147 View Street | 22 | 10 | 0.45 |
| 1158 Yates Street | 18 | 4 | 0.22 |
| 1130 Pandora Avenue | 45 | 24 | 0.53 |
| | | | 0.51 |

A study was recently conducted in the City of Victoria that considered parking demand at different types of multi-family sites (condominium and rental) in different locations in the City. Results suggested that of the 19 rental apartment sites that are located in "remaining areas"

⁶ Vehicle ownership information obtained from Insurance Corporation of British Columbia (ICBC). Information is current as of November 30 2013

(those sites not in the downtown core or a large urban village, similar to the subject site⁶) had an average vehicle ownership rate of 0.53 vehicles per unit.

4.1.2 OBSERVATIONS

Observations were conducted at representative multi-family sites where the majority of vehicles could reasonably be attributed to the site, in close proximity to the subject site or in locations that exhibit similar characteristics. Observations were conducted over three periods – Friday August 12 at 9:30pm, Sunday August 14 at 2:00pm, and Tuesday August 16 at 9:30pm. See [Appendix B](#). Reserved resident spaces were observed to determine resident parking demand only.

Peak demand was observed during the Tuesday August 16 at 9:30pm observation. See [Table 4.1.1](#). Results suggest an average parking demand rate of 0.52 vehicles per unit and ranges from 0.44 vehicles per unit to 0.62 vehicles per unit.

TABLE 4.1.1 SUMMARY OF OBSERVATIONS AT REPRESENTATIVE SITES

| Site | Units | Observed Vehicles | Parking Demand (vehicles/unit) |
|------------------------|-------|-------------------|--------------------------------|
| 1150 Hilda Street | 21 | 13 | 0.62 |
| 350 Linden Avenue | 39 | 17 | 0.44 |
| 1233 Fairfield Road | 64 | 33 | 0.52 |
| 1250 Richardson Street | 15 | 7 | 0.47 |
| 1300 May Street | 18 | 10 | 0.56 |
| 1030 Pendergast Street | 57 | 32 | 0.56 |
| 1035 Pendergast Street | 57 | 28 | 0.49 |
| | | | 0.52 |

4.2 VISITOR PARKING DEMAND

Designated visitor parking spaces were observed at nine representative sites on three different days – Wednesday March 9 at 9:00pm, Friday March 11 at 8:30pm, and Monday April 11 at 8:30pm⁷. See [Appendix B](#).

The peak visitor parking demand occurred during the Friday March 11 at 8:30pm observation. See [Table 4.2.1](#). Average visitor parking demand was 0.05 vehicles per unit and ranged from 0.02

⁶ However, the site is located in a Small Urban Village "Five Points Village" as identified in the City of Victoria Official Community Plan, pg. 36, Map 2, <http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCPP/Replaced/Section%206%20Land%20Management%20and%20Development%20-%20June%202016.pdf>

⁷ These observations were conducted as part of the City of Victoria Schedule C Update

to 0.10 vehicles per unit. Seven of the nine sites are at or below the average visitor demand rate.

Of those sites located in James Bay/Cook Street area (535 Niagara Street, 343 Simcoe Street, 655 Douglas Street, 1049 Southgate Street), these sites had an average demand rate of 0.05 vehicles per unit, and ranged from 0.03 to 0.08 vehicles per unit.

SUMMARY OF VISITOR PARKING OBSERVATIONS

| Site | Units | Observed Vehicles | Parking Demand (vehicles/unit) |
|------------------------|-------|-------------------|--------------------------------|
| 535 Niagara Street | 65 | 5 | 0.08 |
| 343 Simcoe Street | 21 | 1 | 0.05 |
| 655 Douglas Street | 126 | 5 | 0.04 |
| 1049 Southgate Street | 29 | 1 | 0.03 |
| 921 North Park Street | 75 | 4 | 0.05 |
| 1955 Ashgrove Street | 43 | 1 | 0.02 |
| 3187 Shelbourne Street | 62 | 3 | 0.05 |
| 243 Gorge Road East | 99 | 10 | 0.10 |
| 2533 Dowler Place | 45 | 2 | 0.04 |
| | | | 0.05 |

The Shared Parking Manual⁸ recommends time-of-day factors for residential visitors, and identifies peak demand (100%) occurs from 7pm to 10pm; all other times throughout the day, visitor parking will have significantly lower demand. See Figure 3.

4.3 COMMERCIAL

A commercial land use is proposed, although exact tenant/type is unknown. The applicant's expectation is that one tenant will occupy the space using half as retail and half as café.

4.3.1 CAFE

The café would be expected to operate as a neighbourhood amenity and would likely target Fairfield residents.

Eleven representative cafés within close proximity to the site were contacted⁹ to determine their peak parking demand. Average parking demand rate was calculated to be 1 vehicle per 15m² and ranged from 1 vehicle per 38m² to 1 vehicle per 5m². See Table 6.

⁸ Based on results from the Shared Parking Manual, Urban Land Institute, pg. 16-19

⁹ Phone conversations occurred with a manager/owner/employee of each café on August 11 and August 12, 2016 with a follow-up phone call on September 13, 2016. Employees estimated the number of vehicles during their busiest time of the day.

TABLE 5 SUMMARY OF CAFE SURVEYS

| Site ¹⁰ | Floor Area ¹¹ (m ²) | Estimated Vehicles | Parking Demand |
|---|---|--------------------|--------------------------------|
| Moka House Café 345 Cook Street | 260 | 21 | 1 vehicle per 12m ² |
| Starbucks 320 Cook Street | 230 | 6 | 1 vehicle per 38m ² |
| Starbucks 1594 Fairfield Road | 110 | 23 | 1 vehicle per 5m ² |
| Serious Coffee 230 Cook Street | 140 | 15 | 1 vehicle per 9m ² |
| Discovery Coffee 1964 Oak Bay Avenue | 110 | 14 | 1 vehicle per 8m ² |
| Moka House Café 19 Dallas Road | 260 | 20 | 1 vehicle per 13m ² |
| Nourish Kitchen & Café 225 Quebec Street | 150 | 12 | 1 vehicle per 13m ² |
| Cornerstone Café 1301 Gladstone Avenue | 160 | 7 | 1 vehicle per 23m ² |
| Serious Coffee 225 Menzies Street | 110 | 8 | 1 vehicle per 14m ² |
| Arriba Coffee House 1610 Cook Street | 80 | 4 | 1 vehicle per 20m ² |
| Spiral Café 418 Craigflower Road | 105 | 8 | 1 vehicle per 13m ² |
| | | | 1 vehicle per 15m ² |

4.3.2 RETAIL

Retail parking demand is also representative of office parking demand, in the case office occupies the commercial space at the site.

Observations of parking demand were completed at retail sites that are believed to accommodate employee and customer vehicles on site (rather than on-street or elsewhere) and provide a full account of parking demand. Observations were completed over three time periods (1:00pm on Wednesday March 9 2016, 1:30pm on Saturday March 12 2016 and 1:30pm on Saturday April 16 2016) representing peak periods for retail.¹²

The Saturday April 16 observation had an 85th percentile parking demand of 1 vehicle per 50m², which is seen as representative for the site.

¹⁰ All sites assessed did not have their own parking supply

¹¹ Floor area was estimated based on Google Earth

¹² These observations were conducted as part of the City of Victoria Schedule C Update

4.4 CHURCH

4.4.1 EXISTING SITE

The existing church "Fairfield United Church" has been at the site for 125 years and has never had a parking lot. The church has built a reputation as a focal point for the Fairfield neighbourhood and a community gathering spot. The majority of the congregation are residents of the Fairfield neighbourhood, suggesting they do not live a far distance from the site and could walk to Church. Previously, the congregation had over 150 people, however, more recently the typical congregation size is approximately 80 people.

Sunday Service occurs every Sunday throughout the year at 10:00am. Other meetings/activities occur approximately 3 times during the week in the evening. Larger events such as funerals, concerts, etc. occur 3-5 times a year.

As there is no existing parking lot, nor has there ever been, the Church has made relations with adjacent land uses to utilize their parking lots including Fairfield/Gonzales Community Place, and Sir James Douglas School. Congregation members also utilize on-street parking. A carpool program is also in place that facilitates carpooling amongst congregation members who live in close proximity to each other.¹³

Existing parking demand is identified in Table 7.

TABLE 7 SUMMARY OF EXISTING CHURCH PARKING DEMAND

| Event/Time | Frequency | | Parking Demand |
|-----------------------|-----------|--------------------|----------------|
| | Annual | Per Week (average) | |
| Typical Sunday Church | 52 | 1 | 30 |
| Weekday Evening | 156 | 3 | 10 |
| Typical Weekday | | | 1 |
| Funeral/Special Event | 5 | | 45 |

4.4.2 OBSERVATIONS

Observations were conducted at church sites in proximity to the subject site that have their own parking lot. Observations were conducted over three different days – Sunday August 7 at 10:30am, Saturday August 13 at 10:30am and Sunday August 14 at 10:30am.

The observation on Sunday August 14 at 10:30am demonstrated the highest parking demand. Results suggest representative parking demands when comparing to the existing site. See

Table

¹³ Information was obtained via phone call on August 16.

TABLE 8: SUMMARY OF CHURCH PARKING DEMAND

| Location | Seats ¹⁴ | Observed Vehicles |
|---|---------------------|-------------------|
| St. Mathias Anglican Church 600 Richmond Avenue | 230 | 17 |
| First Church of Christ, Scientist 1205 Pandora Avenue | 350 | 28 |
| St Barnabas Church 1525 Begbie Street | 120 | 34 |
| Grace Lutheran Church 1273 Fort Street | 230 | 17 |
| Ukrainian Catholic Church of St. Nicholas 1112 Caledonia Avenue | 120 | 21 |

4.5 SUMMARY OF EXPECTED PARKING DEMAND

Results from observations and ICBC vehicle ownership information suggest peak resident parking demand will be 8 vehicles (0.53 vehicles per unit).

Expected visitor parking demand is based on observations and suggests demand will be for 1 vehicle (0.05 vehicles per unit).

Café parking demand was estimated based on surveys at representative sites. Results suggest parking demand at the site will be 1 vehicle per 15m²; 5 vehicles when applied to the site.

Retail parking demand was estimated based on observations. Results suggest a parking demand rate of 1 vehicle per 50m²; 2 vehicles when applied to the site.

Expected church parking demand is based on parking demand at the existing site and supported by observations at representative sites. Varying demand rates exist depending on the event occurring at the church. Typical weekday parking demand is 1 vehicle. Demand during Sunday service and other events may be as high as 45 vehicles.

Parking demand is expected to range from 17 vehicles during a typical day at the church with no event occurring, and up to 61 vehicles during the largest event at the church. See Table 8.

¹⁴ Number of seats was estimated at each location based on the ratio between number of seats and floor area at the proposed site. Floor area was estimated for each site from Google Earth, and the ratio was applied to calculate estimated number of seats.

TABLE 9 SUMMARY OF EXPECTED PARKING DEMAND (Typical Day)

| Land Use | | Parking Demand Rate | Expected Parking Demand | Parking Requirement |
|--------------------------|----------|--------------------------------|-------------------------|---------------------|
| Multi-family Residential | Resident | 0.53 vehicles per unit | 8 | 22 |
| | Visitor | 0.05 vehicles per unit | 1 | |
| Commercial (Café) | | 1 vehicle per 15m ² | 5 | 8 |
| Commercial (Retail) | | 1 vehicle per 50m ² | 2 | 2 |
| Church | | N/A | 1 | 26 |
| Total | | | 17 | 58 |

5.0 PRECIDENT SITES

The site is located in a Small Urban Village ("Five Points Village") that consists of a mix of commercial and community services primarily serving the surrounding residential area (as defined in the City of Victoria Official Community Plan).

A review of commercial tenants in the Village was conducted to determine their parking supply. See Table 10. Results suggest that half of the sites provide zero parking and the remaining sites provide less than the parking requirement (excluding the Fairfield Health and Wellness Clinic). The majority of customers are expected to utilize on-street parking, or other modes, and that parking demand is lower due to the Village being a community amenity and not a regional "destination".

TABLE 10 SUMMARY OF PARKING SUPPLY AT COMMERCIAL SITES

| Site | Floor Area (m ²) | Parking Supply | Parking Supply Rate |
|---|------------------------------|----------------|----------------------|
| Fairfield Health and Wellness Clinic | 96 | 3 | 1 / 32m ² |
| Cottage Bakery & Cafe | N/A | 0 | -- |
| Clare Mart Convenience Store | 130 | 2 | 1 / 65m ² |
| Fairfield Fish & Chips | N/A | 0 | -- |
| Duttons Real Estate and Property Management | 200 | 3 | 1 / 67m ² |
| Fairfield Market & Cafe | 56 | 0 | -- |
| Fairfield Bike Shop | 144 | 2 | 1 / 72m ² |

6.0 ON-STREET PARKING CONDITIONS

On-street parking conditions were observed surrounding the site bounded by Thurlow Road to the north, Masters Road to the east, McKenzie Street to the south and Harbinger Avenue to the west. Observations were conducted during five periods – Thursday August 11 at 9:30pm, Saturday August 13 at 10:45am, Sunday August 14 at 10:45am, Monday August 15 at 10:45am and Tuesday August 16 at 9:30pm. Observations were conducted during the “peak periods” for the various land uses on site, and the neighbourhood itself. This included Sunday during church, weekday evening when residents are at their peak, weekday daytime when commercial is at its peak, and Moss Street Market day. See Appendix A.

Results suggest that peak on-street parking occupancy was Sunday August 14 at 10:45am¹⁵ with a total occupancy of 56% with 39 spaces still available.

Unrestricted parking assessed surrounding the site, had a parking occupancy of 60% with 23 spaces unoccupied. Parking that is unrestricted within a one block radius of the site had a parking occupancy of 53% with 7 spaces unoccupied.

Short-term parking, located on Fairfield Road and Moss Street is restricted to 30 minutes or less had a parking occupancy of 45% with 11 spaces unoccupied. This parking would appeal to church patrons to facilitate pickup/drop off and short stay café customers.

7.0 PARKING MANAGEMENT

The following is the recommended parking management approach for each land use.

7.1 CHURCH

Events at the church vary depending on size, (and thus parking demand) and occur in various frequencies. Church parking demand is expected to be consistent with existing parking demand. As identified in Section 4.1, the existing church utilizes on-street parking and adjacent parking lots surrounding the site including Sir James Douglas School and the Fairfield/Gonzales Community Place, and is proposed to do so in future. All event-related church parking demand will be accommodated off-site. Fairfield/Gonzales Community Place has approximately 8 parking spaces, and Sir James Douglas School has approximately 42 parking spaces.

During the weekday evening events, parking demand is expected to be accommodated at the Fairfield/Gonzales Community Place, accessed off of Fairfield Road and on-street parking. During Sunday service or a funeral/special event, both parking supplies will be required to accommodate demand (or just Sir James Douglas School, however, the Fairfield/Gonzales

¹⁵ Highest total occupancy day, excluding Saturday count during the Moss Street Market as this is not representative of typical conditions.

Community Place parking lot is closer to the site and is seen as more valuable parking spaces). Existing drop-off spaces should remain on Fairfield Road so drivers can drop-off passengers (particularly if they have special mobility needs) and then park in more remote parking areas.

7.2 PARKING ALLOCATION

Eight on-site spaces will be reserved for residents. There may be opportunity for flexibility in terms of the timing the spaces are reserved for. These spaces may be available during the day for the commercial component of the site, as residential parking demand is low.

The remaining spaces should be managed as per the following recommendations during the day. There will be additional parking spaces available at night to accommodate an influx of resident vehicles (although not expected) when commercial parking demand is lower.

The remaining parking spaces (8), will be in a shared pool to be used by residential visitors, commercial (café and retail), and typical church weekday (all other church parking demand will be accommodated off site). The following is the expected parking demand generated from these uses during a typical day:

- Residential Visitor – 1 vehicle
- Church – 1 vehicle
- Café – 5 vehicles
- Retail – 2 vehicles
- Total – 9 vehicles

A time-of-day assessment was undertaken to identify the parking supply needed to accommodate the peak parking demand. Results suggest there will be demand for 8 vehicles, suggesting all parking can be accommodate on site. This suggests a reduction of one vehicle as visitor parking demand is low during the day. However, it is important to consider the functionality of retail, and particularly café parking demand – it is typically for short term parking only, and behaviors suggest many people will seek on-street parking before going on-site to look for parking. Results from the on-street parking assessment suggest that there is available on-street parking within a 1 block radius of the site to accommodate "short-term" parkers.

8.0 CONCLUSIONS

The proposed development is for 16 multi-family apartments, 1,597 sq.ft. of commercial land use (combination of café and retail), and 150 seats for a church. The proposed parking supply is 16 spaces; 42 parking spaces less than the parking requirement.

Expected parking demand was generated based on vehicle ownership information, observations, surveys and research. Results suggest resident parking demand will be 8 vehicles, residential visitor parking demand will be 1 vehicle, café parking demand will be 5 vehicles, retail parking demand will be 2 vehicles and non-event church parking demand will be 1 vehicle. Parking demand during an event at the church varies depending on size.

Eight parking spaces should be reserved for residents. Residential visitor, commercial, and typical weekday church parking demand will be in a shared pool of parking (8 spaces). All larger church related parking demand will be accommodated off site.

8.1 RECOMMENDATIONS

1. Day-to-day parking demand will be accommodated on site with a combination of retail and café uses. Eight parking spaces should be available to residential visitors, retail and café users.
2. Church parking demand should continue to be accommodated off site on on-street parking and at Sir James Douglas School and the Fairfield/Gonzales Community Place; and
3. Eight parking spaces should be assigned to residential units.

APPENDIX A: SUMMARY OF RESIDENT PARKING OBSERVATIONS

1303 Fairfield Parking Study
Multi Family Parking Observations

| Road | Units | Friday August 12 9:30pm | | Sunday August 14 2:00pm | | Tuesday Aug 9:30pm | |
|------------------------|-------|----------------------------|---------------------------|----------------------------|---------------------------|-----------------------|----|
| | | Observed Vehicles | Demand (vehicles/unit) | Observed Vehicles | Demand (vehicles/unit) | Observed Vehicles | (v |
| 1150 Hilda Street | 21 | 11 | 0.52 | 10 | 0.48 | 13 | |
| 350 Linden Ave | 39 | 14 | 0.36 | 16 | 0.41 | 17 | |
| 1233 Fairfield Road | 64 | 28 | 0.44 | 30 | 0.47 | 33 | |
| 1250 Richardson Street | 15 | 6 | 0.40 | 6 | 0.40 | 7 | |
| 1300 May Street | 18 | 8 | 0.44 | 6 | 0.33 | 10 | |
| 1030 Pendergast Street | 57 | 34 | 0.60 | 30 | 0.53 | 32 | |
| 1035 Pendergast St | 57 | 25 | 0.44 | 21 | 0.37 | 28 | |
| Average | | | 0.46 | | 0.43 | | |

APPENDIX B: SUMMARY OF VISITOR PARKING OBSERVATIONS

1303 Fairfield Road Parking Study
Visitor Parking Observations

| Site | No. Units | PARKING SUPPLY | | OBSERVED VEHICLES (visitor vehicles only) | | | | | |
|--|-----------|----------------------|--------------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | Total (visitor only) | Rate (spaces/unit) | Wed March 09, 9:00pm | | Fri March 11, 8:30pm | | Mon April 11, 8:30pm | |
| | | | | Total | Rate (vehicles/unit) | Total | Rate (vehicles/unit) | Total | Rate (vehicles/unit) |
| 3187 Shelbourne Street "3187 Shelbourne" | 62 | 8 | 0.13 | 1 | 0.02 | 3 | 0.05 | 3 | 0.05 |
| 243 Gorge Road East "Gorge Apartments" | 99 | 14 | 0.14 | 8 | 0.08 | 10 | 0.10 | 3 | 0.03 |
| 2533 Dowler Place "Dowler Place" | 45 | 4 | 0.09 | 0 | 0.00 | 2 | 0.04 | 4 | 0.09 |
| 535 Niagara Street "Niagara Court" | 65 | 9 | 0.14 | 4 | 0.06 | 5 | 0.08 | 1 | 0.02 |
| 343 Simcoe Street "Simcoe/Whitecap" | 21 | 2 | 0.10 | 0 | 0.00 | 1 | 0.05 | 2 | 0.10 |
| 655 Douglas Street "The Q" | 126 | 8 | 0.06 | 3 | 0.02 | 5 | 0.04 | 2 | 0.02 |
| 1049 Southgate Street "Southview Arms" | 29 | 3 | 0.10 | 0 | 0.00 | 1 | 0.03 | 0 | 0.00 |
| 921 North Park Street "Balmoral Garden Court" | 75 | 7 | 0.09 | 3 | 0.04 | 4 | 0.05 | 1 | 0.01 |
| 1955 Ashgrove Street "Madrona Manor" | 43 | 3 | 0.07 | 1 | 0.02 | 1 | 0.02 | 2 | 0.05 |
| Average | | | 0.10 | | 0.03 | | 0.05 | | 0.04 |

APPENDIX C: SUMMARY OF ON-STREET PARKING OBSERVATIONS

1303 Fairfield Road Parking Study
On-Street Parking Observations

| Street Segment | Side | Parking Restrictions | Parking Supply | Thursday August 11, 2016 9:30pm | | |
|---|------|--|----------------|------------------------------------|---------------|------------------|
| | | | | Observed Vehicles | Occupancy (%) | Spaces Remaining |
| Moss Street, Fairfield Rd to McKenzie Ave | E | No Parking 15 min. at all times | 3 | 0 | N/A 0% | 3 |
| | W | 2hr, 8am-6pm, Mon.- Sat. | 3 | 1 | 33% | 2 |
| | E | No Restrictions No Parking | 9 | 6 | 67% N/A | 3 |
| Moss Street, Thurlow Rd to Fairfield Rd | W | No Parking, Sat, April-Nov, 8am-4pm | 7 | 5 | 71% | 2 |
| | | 30 min. at all times | 3 | 0 | 0% | 3 |
| | N | No Restrictions | 8 | 5 | 63% | 3 |
| Fairfield Road, Harbinger Ave to Cornwall St | | No Restrictions | 6 | 4 | 67% | 2 |
| | S | Passenger Loading Zone | 2 | 0 | 0% | 2 |
| | N | No Restrictions 30 min. at all times | 3 6 | 1 0 | 33% 0% | 2 6 |
| Fairfield Road, Cornwall St to Moss St | S | 30 min. 8am-8pm, Mon-Fri | 5 | 3 | 60% | 2 |
| | N | No Parking | | | N/A | |
| | S | Passenger Zone 3 min. Max | 1 | | 0% | 1 |
| Fairfield Road, Briar Pl to Masters Rd | | No Restrictions | 6 | 3 | 50% | 3 |
| | N | No Parking | | | N/A | |
| | S | No Restrictions | 6 | 4 | 67% | 2 |
| Oscar Street, Mid-block to Moss St | N | No Restrictions | 8 | 5 | 63% | 3 |
| | S | General Loading Zone, 8am-6pm, Mon-Sat | 1 | | 0% | 1 |
| | | No Restrictions | 11 | 6 | 55% | 5 |
| Total | | | 88 | 43 | 49% | 45 |

1303 Fairfield Road Parking Study
On-Street Parking Observations

| Street Segment | Side | Parking Restrictions | Parking Supply | Sunday August 14, 2016 10:45am | | | Observed Vehicles | Occupancy (%) | Spaces Remaining | Observed Vehicles |
|---|------|--|----------------|-----------------------------------|----|-----|-------------------|---------------|------------------|-------------------|
| | | | | | | | | | | |
| Moss Street, Fairfield Rd to McKenzie Ave | E | No Parking | | | | | | N/A | | |
| | | 15 min. at all times | 3 | | 1 | 33% | 2 | | | |
| | W | 2hr, 8am-6pm, Mon.-Sat. | 3 | | 2 | 67% | 1 | | | |
| Moss Street, Thurlow Rd to Fairfield Rd | | No Restrictions | 9 | | 6 | 67% | 3 | | | |
| | E | No Parking | | | | N/A | | | | |
| | W | No Parking, Sat, April-Nov, 8am-4pm | 7 | | 4 | 57% | 3 | | | |
| Fairfield Road, Harbinger Ave to Cornwall St | | 30 min. at all times | 3 | | 2 | 67% | 1 | | | |
| | N | No Restrictions | 8 | | 4 | 50% | 4 | | | |
| | | No Restrictions | 6 | | 3 | 50% | 3 | | | |
| Fairfield Road, Cornwall St to Moss St | S | Passenger Loading Zone | 2 | | 1 | 50% | 1 | | | |
| | | No Restrictions | 3 | | 2 | 67% | 1 | | | |
| | N | 30 min. at all times | 6 | | 3 | 50% | 3 | | | |
| Fairfield Road, Moss st to Briar Pl | S | 30 min. 8am-8pm, Mon-Fri | 5 | | 2 | 40% | 3 | | | |
| | | No Parking | | | | N/A | | | | |
| | S | Passenger Zone 3 min. Max | 1 | | | 0% | 1 | | | |
| Fairfield Road, Briar Pl to Masters Rd | | No Restrictions | 6 | | 2 | 33% | 4 | | | |
| | N | No Parking | | | | N/A | | | | |
| | S | No Restrictions | 6 | | 5 | 83% | 1 | | | |
| Oscar Street, Mid-block to Moss St | | No Restrictions | 8 | | 6 | 75% | 2 | | | |
| | | General Loading Zone, 8am-6pm, Mon-Sat | 1 | | | 0% | 1 | | | |
| | S | | | | | | | | | |
| Total | | | 88 | | 49 | 55% | 5 | | | |
| | | | | | | 56% | 39 | | | |

1303 Fairfield Road Parking Study
On-Street Parking Observations

| Street Segment | Side | Parking Restrictions | Parking Supply | Tuesday August 16 9:30pm | | |
|---|------|--|----------------|-----------------------------|---------------|------------------|
| | | | | Observed Vehicles | Occupancy (%) | Spaces Remaining |
| Moss Street, Fairfield Rd to McKenzie Ave | E | No Parking 15 min. at all times | 3 | 0 | N/A 0% | 3 |
| | W | 2hr, 8am-6pm, Mon.-Sat. | 3 | 1 | 33% | 2 |
| | E | No Restrictions No Parking | 9 | 5 | 56% N/A | 4 |
| Moss Street, Thurlow Rd to Fairfield Rd | W | No Parking, Sat, April-Nov, 8am-4pm | 7 | 5 | 71% | 2 |
| | N | 30 min. at all times No Restrictions | 3 8 | | 0% 75% | 3 2 |
| | N | No Restrictions | 6 | 4 | 67% | 2 |
| Fairfield Road, Harbinger Ave to Cornwall St | S | Passenger Loading Zone | 2 | 1 | 50% | 1 |
| | N | No Restrictions 30 min. at all times | 3 6 | 2 | 67% 33% | 1 4 |
| | S | 30 min. 8am-8pm, Mon-Fri | 5 | 1 | 20% | 4 |
| Fairfield Road, Moss st to Briar Pl | N | No Parking | | | N/A | |
| | S | Passenger Zone 3 min. Max | 1 | 0 | 0% | 1 |
| | N | No Restrictions | 6 | 3 | 50% | 3 |
| Fairfield Road, Briar Pl to Masters Rd | S | No Parking | | | N/A | |
| | S | No Restrictions | 6 | 4 | 67% | 2 |
| | N | No Restrictions | 8 | 6 | 75% | 2 |
| Oscar Street, Mid-block to Moss St | S | General Loading Zone, 8am-6pm, Mon-Sat | 1 | | 0% | 1 |
| | | No Restrictions | 11 | 7 | 64% | 4 |
| | | Total | 88 | 47 | 53% | 41 |



Talbot Mackenzie & Associates

Consulting Arborists

September 15, 2016

661523 BC Ltd.
3471 Short Street
Victoria, BC V8X2V6
Attn: Nicole Roberts

Re: Tree Impact Mitigation Report – 1303 Fairfield Road

Assignment: Review the plans provided of the mixed use building that is proposed on the 1303 Fairfield Road property and provide recommendations to mitigate impacts to trees located on adjacent properties and trees located on the municipal boulevard.

Methodology: Each tree that is plotted on the attached site survey is identified numerically in the attached tree resource spreadsheet. Information such as tree species, size(d.b.h.), critical root zone(c.r.z.), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Observations:

- A 40/55cm d.b.h. Big leaf maple and a 45cm d.b.h. laburnum grow on the 1311 Fairfield Road property, in close proximity to the property line.
- A 50cm d.b.h. Rhobinia, a 10cm d.b.h. Western Red cedar and a 10cm d.b.h. Mountain ash grow on the neighbouring property at 339 Moss Street, in close proximity to the property line.
- A 56cm d.b.h., Flowering cherry, a 69cm d.b.h. Flowering cherry, a 34cm d.b.h. Flowering cherry, a 4cm d.b.h. magnolia and a 3cm d.b.h. magnolia are growing on municipal property, directly fronting the subject property.

Potential impacts:

Underground parking footprint:

- According to the plans provided the footprint of the underground parking area encroaches within the critical root zone of the 40/55cm d.b.h. Big Leaf maple located on the neighboring property at 1311 Fairfield Road. The existing building on the subject property is located where it may be obstructing root growth toward the footprint of the proposed underground parking area. While it may be possible to retain this tree if impacts can be mitigated, this tree has outgrown its growing location, has existing structural defects, and in our opinion, it would be most prudent to offer a replacement tree, planted in a more suitable growing location, rather than attempting to this tree. If this tree is to be retained, we recommend the following course of action:
 - Excavation to remove the portion of the foundation of the existing building that encroaches within the critical root zone of this tree be removed under arborist supervision.

.../2

- Depending on the soil conditions encountered, shoring may be required to stabilize the embankment, within the critical root zone of this tree, as opposed to cut slope excavation.
- Space will likely be limited to form the walls of the underground parking area and install perimeter drains and waterproofing, and if it is found that there isn't sufficient working room, between the tree and the building foundation, this tree will likely require removal.
- According to the plans provided, the footprint of the proposed entrance/exit ramp to the underground parking area encroaches within the critical root zones of the 45cm d.b.h. laburnum located on the neighbouring property at 1311 Fairfield Road, and the 50cm d.b.h. Rhobinia located on the neighbouring property at 339 Moss Street. If these trees are to be retained, we recommend the following course of action:
 - The project arborist supervise excavation for the portion of the footprint of the proposed underground entrance/exit ramp that encroaches within the critical root zones of these trees. If significant structural roots are encountered during excavation that cannot be retained, we may recommend that trees be removed.
 - Depending on the soil conditions encountered, shoring may be required to stabilize the embankment, within the critical root zone of this tree, as opposed to cut slope excavation.
 - Exploratory excavation could be performed to determine the extent of root structures within the area of proposed excavation, once the footprint is laid out onsite.

Offsite work:

- According to the plans provided, the location of the proposed entrance/exit ramp will necessitate the removal of the 56cm d.b.h. flowering cherry(no tag 7) located on the municipal boulevard.
- According to the plans provided, excavation will be required for the building foundation/underground parking walls, within the critical root zone of the 69cm d.b.h. flowering cherry(no tag 8) located on the municipal boulevard. This tree is in declining health, is infected with the *Ganoderma* wood decay pathogen. In our opinion, it would be most prudent to replace this tree with a young, healthy specimen.
- According to the plans provided, excavation for a retaining wall will be required within the critical root zone of the 34cm d.b.h. Flowering cherry(No tag 9) located on the municipal boulevard. At this time we have not seen plans that show grade requirements or construction details of this retaining wall; however, we anticipate that root pruning will be required. Once we see more detailed plans of this retaining wall we can provide recommendations to be used to mitigate impacts during construction, if this tree is to be retained.

Underground Servicing: At this time we have not seen plans showing locations of proposed underground service corridors. We recommend that underground service corridors be located outside of critical root zones of trees to be retained.

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Pruning: We do not anticipate pruning requirements to trees surrounding the proposed mixed use structure that cannot be resolved through standard pruning practices. We recommend that any required pruning be performed to ANSI A300 standards.

Demolition: We recommend that the portions of the foundation of the existing building that encroaches within the critical root zone of the 40/55cm d.b.h. Big Leaf maple(No tag 1) be removed under the supervision of the project arborist.

Mitigation of impacts:

Barrier fencing: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. If the 40/55 cm d.b.h. Big Leaf maple is to be retained, we recommend that solid hording be used to protect its trunk from mechanical injury. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Blasting and rock removal: If it is necessary to blast areas of bedrock near critical root zones of trees to be retained, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.

Arborist supervision during excavation: If excavation is required and permitted within critical root zones, this excavation must be supervised by an ISA certified arborist. The arborist will determine which roots can be pruned and which roots must be retained. If during excavation, roots are encountered that are critical to tree stability or survival, and cannot be retained, we will likely recommend removal to eliminate any associate risk with the trees.

Work Area and Material Storage: It is important that the issue of storage of excavated soil, construction material, and site parking be reviewed prior to the start of construction; where possible, these activities should be kept outside of the critical root zones of trees that are to be retained. If there is insufficient room for onsite storage and working room, the arborist must determine if there is a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).

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Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation for the building driveway and service footprints
- Reviewing and advising of any pruning requirements for building clearances.

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie

ISA Certified, & Consulting Arborists

Encl. – Tree Resource Spreadsheet, Site survey showing tree locations, Site plans showing underground parking footprint, Barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

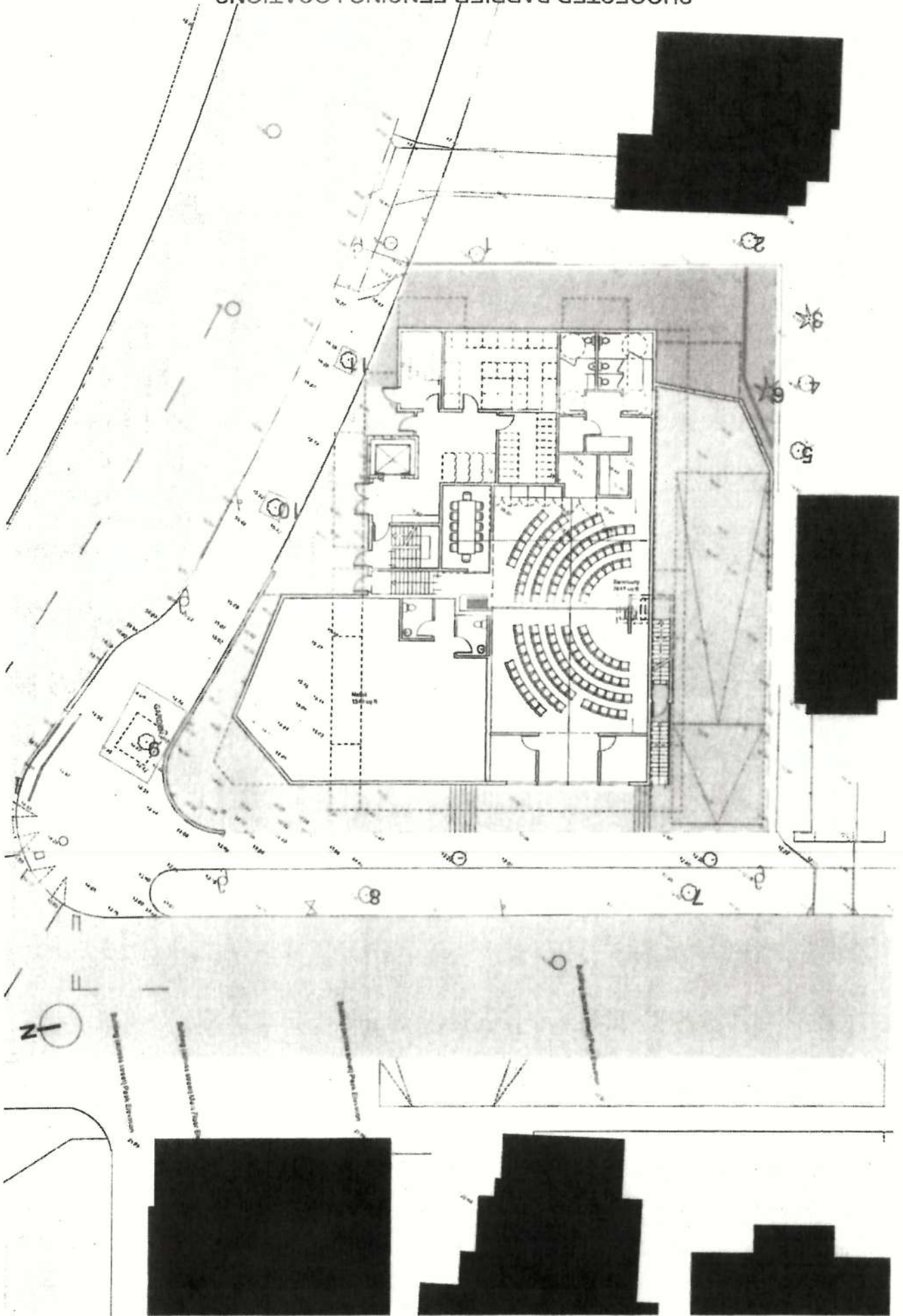
Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

**TREE RESOURCE
for
1303 Fairfield Road**

| Tree # | d.b.h. (cm) | CRZ | Species | Condition Health | Condition Structure | Relative Tolerance | Remarks / Recommendations |
|--------|----------------|-----|----------------------|---------------------|------------------------|-----------------------|--|
| 1 | 40, 55 | 6 | Big Leaf maple | Fair | Fair/poor | Moderate | Located on the neighbouring property at 1311 Fairfield Road. Growing in to existing building on West side. Canopy heavily pruned on North side. utilities clearances. Large stem previously removed - stump at base. Su base of co-dominant stems. 40cm stem previously topped - decay and w activity at topping location. 55cm stem has a weak union with included t been heavily pruned and is conflicting with the residential overhead utili |
| 2 | 45 | 5 | laburnum | Fair/poor | Poor | Poor | Located on the neighbouring property at 1311 Fairfield Road. Ivy covere weakness at stem unions, internal decay is highly likley, over-mature spe recommended for retention if the target area increases. |
| 3 | 10 | 1 | Western Red cedar | Fair/poor | Fair | Moderate | Located on neighbouring property, severely drought stressed. |
| 4 | 50 | 5 | Robinia | Fair | Fair | Good | Located on neighbouring property, surface rooted. Approximatley 1/2 m line. |
| 5 | 10 | 1 | Mountain ash | Fair | Fair | Moderate | Located on neighbouring property. Approximatley 1/2 meter from proper |
| 6 | 5 | 1 | Western Red cedar | Good | Good | Moderate | Suppressed by larger surrounding trees. |
| 7 | 56 | 6 | Flowering cherry | Fair | Fair | Moderate | Municipal tree, mature specimen, conflicting with overhead utility lines. |
| 8 | 69 | 7 | Flowering cherry | Poor | Poor | Moderate | Municipal tree. <i>Ganoderma</i> fruiting body attached to root collar, suckeri existing decay in 2 or 3 scaffold limbs, declining health, conflicting with c lines, over-mature specimen. |
| 9 | 34 | 3.5 | Flowering cherry | Fair | Fair | Moderate | Municipal tree, twig dieback. |
| 10 | 4 | 1 | Magnolia | Good | Fair | Good | Municipal tree. Small tearout wound, growing in city planting grate. |
| 11 | 3 | 1 | Magnolia | Fair | Fair | Good | Municipal tree, growing in city planting grate. |

SUGGESTED BARBED FENCING LOCATIONS

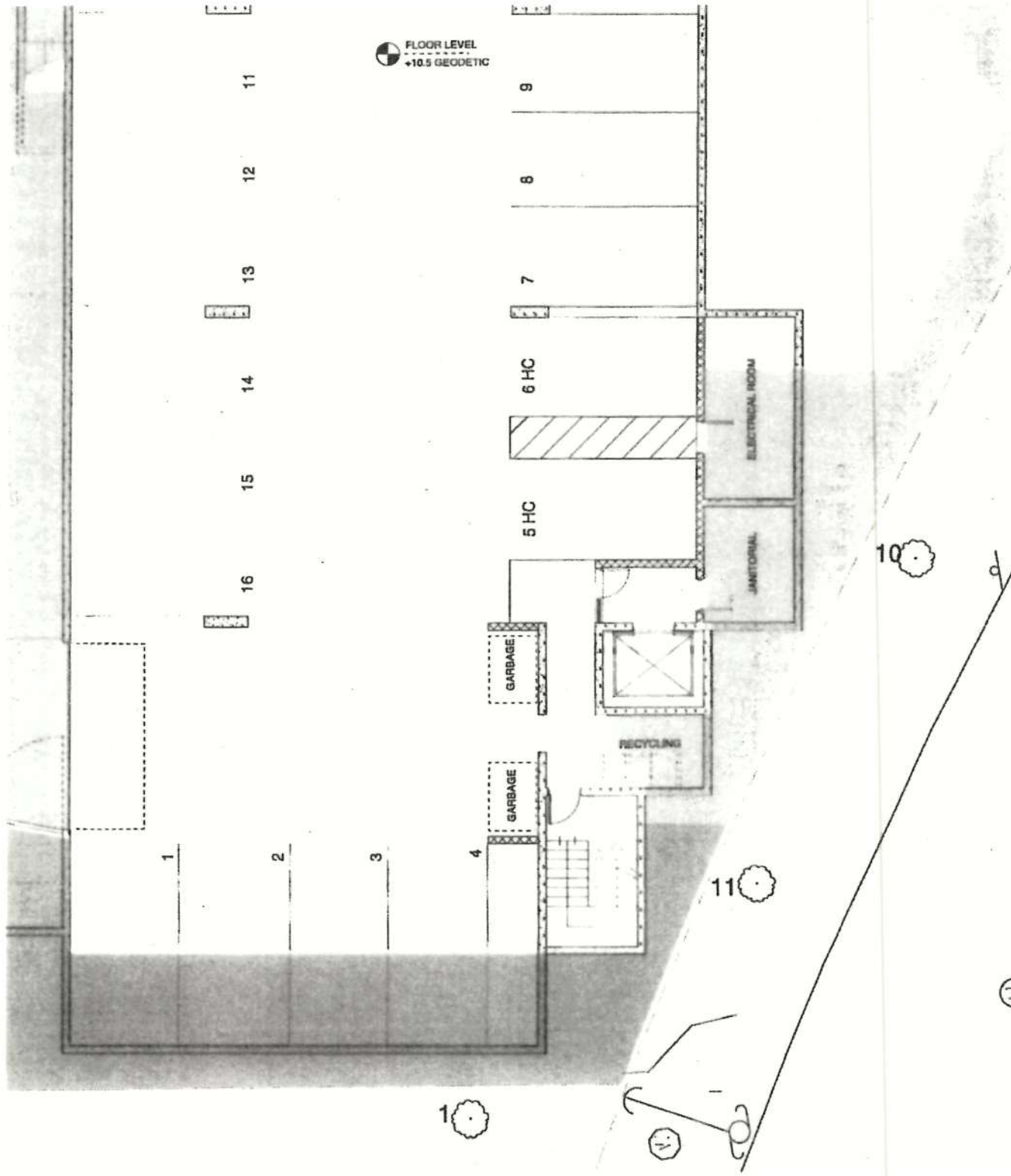


LOW HAMMOND ROWE

1:200
GR
160730

1303 Fairfield Mixed-use

Plan:Site



FAIRFIELD ROAD

PUNAT

Special Techniques are arranged only and will be under
 Practices are referenced to Chapter Numbers B-101 to B-121
 Standards (Standards are found in the General Standards B-101
 to B-121 and Standards appear in the text)

See also page 101 (page 101)

JEA
JE ANDERSON
& ASSOCIATES
1400 AVENUE
FURNACE

CUBICLAND

1303 FAIRFIELD ROAD

with PLAN
- (1) Faintly visible
- 1956

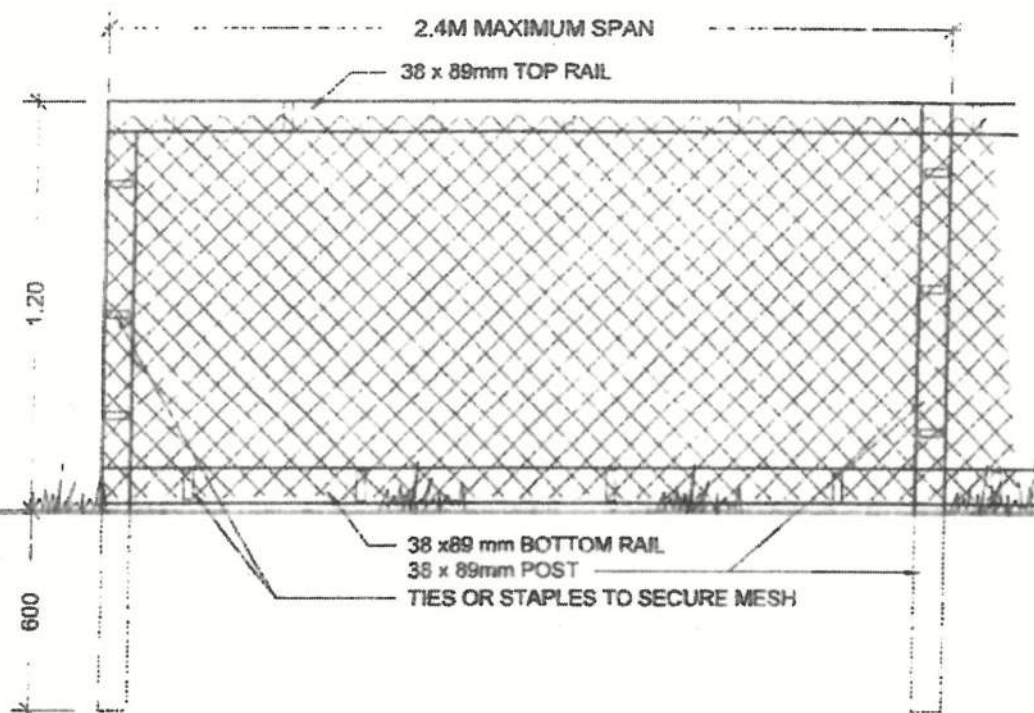
LOT "A" (B0)
VICTORIA CITY, PLUM
ESTATE

| | | |
|----------|----------|----------|
| DATE | PROJECT | STATUS |
| 10/10/01 | 10/10/01 | 10/10/01 |

DATE: 10/11/00
BY: [illegible]
RE: [illegible]

| | |
|----------|----------|
| DATE | 10/10/19 |
| TIME | 10:10 |
| LOCATION | 10:10 |
| REMARKS | 10:10 |

OUR FILE : 80-100



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"x4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME.

TREE PROTECTION FENCING

| | |
|-------|-----------|
| DATE | Oct 30/07 |
| DRAWN | DM |
| APP'D | RR |
| SCALE | N.T.S. |

E105
 DRAWING



Fairfield United

ATTACHMENT J

January 8, 2017

To whom it may concern:

On behalf of the congregation of Fairfield United Church, we write in support of Unity Urban Properties Ltd redevelopment application for the corner of Fairfield Road and Moss Street.

Fairfield United is on a pilgrimage. We are entering a 3-year period of significant redevelopment that includes its physical meeting spaces, community partnerships and congregational systems. We expect to be transformed by the people, the challenges and the wisdom of our neighbourhood.

One could say that the people of Fairfield United have always been in redevelopment. Since the first mission tent in 1912, the community has adopted the corner of Fairfield Road and Moss Street as their own space for spiritual practice, celebration and connection. We have always been a congregation drawn together by the desire to experience and enable a deeper life, to care for one another, and to contribute to the surrounding community.

As the congregation grew, the people of Fairfield United journeyed with the neighbourhood, offering Christian traditions and a place of sanctuary to anyone who sought belonging, relationship and meaning.

We have partnered and continue to partner with local groups and initiatives like Victoria's Fringe Festival, and the string ensemble, Coastline, and local Brownie groups, Life Ring, AA and Al-anon groups, and the Victoria Health Co-op and its Hans Kai wellness initiatives. In addition to the Little Hands Day Care, our neighbors rent our space for dance, drumming groups, music and other cultural events.

While many people who use our church space, walk, bike or take the bus to Fairfield United, we have also created partnerships with our neighbors, such as the Fairfield Gonzales Community Association, Sir James Douglas School and our neighboring businesses, for parking opportunities. These arrangements have worked well for many years.

We have had our challenges. The long-term sustainability of the Fairfield United Church congregation was threatened by ever-increasing costs of maintenance and necessary upgrades to the building. The building needed significant roof repairs, seismic stabilization, and handicap accessible washrooms, as well as life safety systems such as; fire alarms, a sprinkler system and additional exit stairs to meet current fire code requirements. These costs were insurmountable.

In considering our future options, we wondered about amalgamating, relocating or closing the church. We sought a **platform for ministry and partnerships** that will be more appealing or accessible to the Fairfield community.

We conducted congregational visioning processes. The congregation also reached out to the community in November 2015, sending over 2500 invitations by mail and through the Fairfield Gonzales Community center webpage. Nine community gatherings were held, with approximately 40 people attending. Our goals were: to listen; to create a dialogue; to share the news and information about the congregation, the status of the building and property and our intention to continue to be the 'spirited heart of Fairfield'. In June 2015, the congregation made the brave decision to sell the building, with a view to reintegrating into new space. In offering our property for sale, we sought a purchaser who could partner with our congregation – allowing us to continue to gather together as well as maintain a community presence and partnerships at this vital corner – and to do so in a modern, safe building. **We believe that the vision set forth by Unity Urban Properties Ltd aligns with these goals.**

belonging relationship meaning



Fairfield United

We look forward to a new, multi-purpose building in which Fairfield United Church will occupy a few thousand square feet of the ground floor with street-front access and level accessibility. In support of environmental stewardship, we are excited by the opportunity to gather within a facility built to passive house standards. We look forward to exploring our community presence, **providing accessible sacred space** within a multipurpose building that includes much needed rental housing.

During our transition and in our new space, **we will continue** to operate as a faith community, weaving ancient and modern Christian rhythms into our lives, and empowered to make a difference in the world. **We will continue** to offer Sunday morning worship in our community for all ages, "Eat Play Love" evenings for local families and "Soul in a Bowl" lunches for the community.

We will continue to work with our neighbors to bring about positive change in our community through initiatives such as The 12 Days to Fight Hunger (a food drive in December), Sock Toss (a sock drive in March to raise awareness about poverty and homelessness in Victoria), the TD Art Gallery Paint-In (we provide space for and celebration of vulnerable local artists during this annual city-wide event), and our monthly attendance at the Moss Street Market. We look forward to exploring how our new space can be an asset to the community.

Through these initiatives, we are **part of a growing global movement** known as 'the commons' that explores the potential for change in the unique facets of particular communities. For further conversation about our hopes and vision for the ongoing work of Fairfield United Church, please feel free to contact us.

With blessings and respect,

Rev. Beth Walker
Fairfield United Church

Annemieke Holthuis
Acting Chair of Council Fairfield United Church

belonging relationship meaning

Noraye Fjeldstad

From: Marita Dachsel [REDACTED]
Sent: Wednesday, April 19, 2017 1:12 PM
To: Victoria Mayor and Council
Subject: 1303 Fairfield

Hello Mayor Helps and City Council,

My family and I have lived in Fairfield for five years. We pass the church that is slated for demolition almost daily as all three of our children currently attend Sir James Douglas Elementary.

I have looked at the proposal for the change in zoning and I have some reservations. While my first impulse was to be against it as it would be tragic to lose such a beautiful building and an important part of Fairfield/Victoria history, I was pleased to see that there would be apartments, rather than condos being built there.

We are renters and as this market spins wildly out of control, we know we will be forced out of this neighbourhood soon as rent is becoming so we can no longer afford it. I'm grateful that there will be more rentals available here. That said, this is a family neighbourhood. Why are there no 3 bedroom suites in the building? It's across the street from an elementary school. Please consider making at least some of them family-friendly.

I'm also concerned about the look of the building. It's, well, kind of ugly and doesn't really fit with the rest of the neighbourhood.

While I'm bereft that this beautiful old church is being torn down (can't part of it be saved?), if it must, please consider making the property to replace it aesthetically pleasing, but more importantly, family friendly.

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

Alec Johnston

From: John Kell [REDACTED]
Sent: May 4, 2017 1:15 PM
To: planandzone@fairfieldcommunity.ca
Cc: president@fairfieldcommunity.ca; Kimberley Stratford; Lisa Helps (Mayor); Chris Coleman (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); ChristopherRowe@lhra.ca
Subject: 1303 Fairfield Road - Rezoning Application for Fairfield United Church Replacement
Attachments: 1303-Tower-with-Steeple.jpg; Stockman-Billings.jpg; NW-Energy-Butte.jpg; Stockman-Bozeman.jpg

Hello,

I have reviewed the latest documents posted on the City's Development Tracker website pertaining to the Rezoning Application for a new 4-storey building at 1303 Fairfield Road:

- 2017-04-12 - Letter to Mayor and Council
- 2017-04-12 - Plans Resubmission

Here are my comments ...

1. Notwithstanding any reluctance to return to the era of adding "hats" to buildings for visual interest, I believe the new proposal would benefit significantly from a copper-clad steeple on the new "bell tower". See attached (1303-Tower-with-Steeple.jpg).

<<...>>

2. For the name, I would suggest something like "Fairkirk", which better reflects its history, rather than the overly hopeful "Unity Commons".

3. I believe that brick facing would be a better choice for the exterior cladding (now proposed as rain-screen stucco and stained wood siding), even if it were only applied to the new "bell tower".

Different color bricks and colored glass, combined with setbacks and cornices, can be used to produce a warm, yet modern, building. See attached (Stockman-Billings.jpg, NW-Energy-Butte.jpg, and Stockman-Bozeman.jpg).

<<...>> <<...>> <<...>>

Thanks for the opportunity to comment.

John Kell

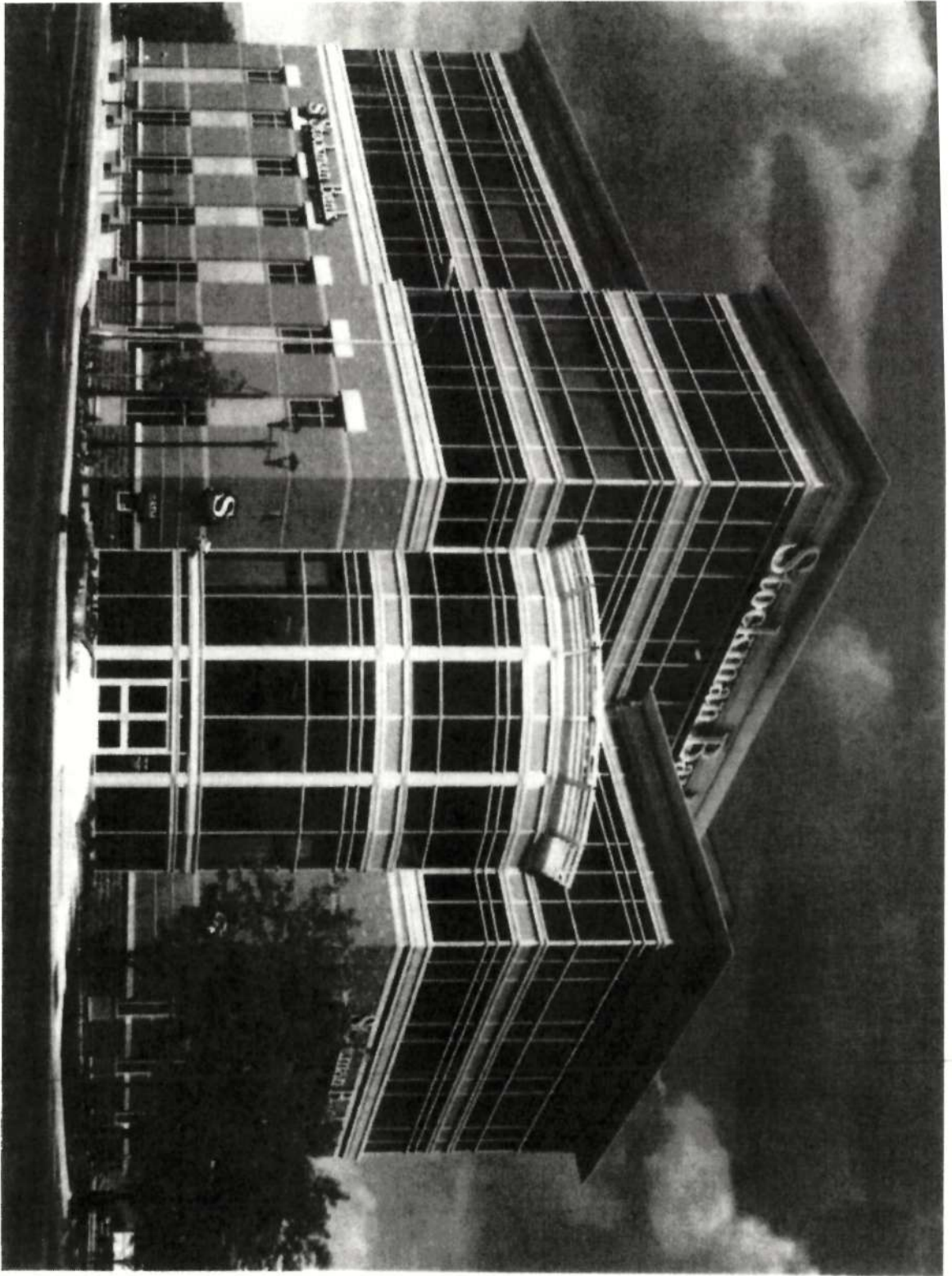
204 Memorial Crescent

Victoria, BC, V8S 3J2

P.S. Interesting rendering of utility poles in the new computer-generated images ...









Noraye Fjeldstad

From: David Biltek [REDACTED] >
Sent: Friday, July 21, 2017 11:13 AM
To: Noraye Fjeldstad
Cc: Alec Johnston
Subject: 1303 Fairfield Road: UNITY, REZ No. 00558

Noraye:

The CALUC has reviewed the revised plans and would ask the Council to consider the comments we submitted on behalf of residents in this neighbourhood at the Community meeting and by email.

There are two major concerns we would like to highlight based on revised plans

1. **Privacy of neighbours on east and south.** The balconies on those sides of the building will over look already existing neighbours properties/house. In some cases, the view will be directly into rooms, or over gardens. This was raised at our meeting and was the subject of some concern from both neighbours. We would also point out that at time of original review we thought, assumed, especially given the address of the project and the location of entrances that the front of the building was on Fairfield road. In the revised plans, we note that the front is in fact Moss street so that the setbacks although all the same are now in places we did not expect and we also assume that the neighbours did not expect. Yes, the setbacks are all the same, except what we assumed was the front is now in fact a side yard set back and this also causes some concern because it places the building closer to Fairfield rd. than we assumed and also changes the relationship to the neighbours to the east and south. We realize this was not an intentional plan but the designation of what was front, back side etc. was left off original set of plans submitted to us. We assumed, from which we have learned to perhaps be more circumspect about plans submitted to us, but we ask you to look closely at those new, to us, set backs. You are aware of our concern about setbacks and we consider some of these to fall into that area of concern
2. **Parking Variance:** at the community meeting and in subsequent emails, parking was a major topic. The site in question is surrounded by no parking zones or residential restricted zones of varying degrees and as a result there is limited on street parking for several blocks around and this concern was raised consistently during the meeting and in our report. We understand, as does the applicant, that there was to be new parking requirements in Schedule C but those have yet to be approved and the existing requirements are in place now. We also understand the requirement of 43 stalls is derived by combining the residential spaces, the commercial and spaces for the church. At the meeting, there was much discussion about the church parking and how it was accepted now, and it is, but there are not the apartments nor the commercial activity at that site both of which will have a much bigger impact on parking than does the present stand-alone church. Also raised was the possibility of the church not continuing in that location. A change in use of that space or the church space being used for other purposes would exacerbate the parking with no prospect for alterations. On the other hand, if the church was to succeed and increase the number of parishioners above their currently low numbers the situation could be worse as regards parking. These factors lead

to much concern by neighbours and adjoining businesses. We ask you to consider any variances regarding parking quite closely as this project will have a major impact on Five Corners, and the school, neighbours and the businesses located nearby, as well as the crosswalks used by residents and the school.

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council

Lacey Maxwell

From: John Kell [REDACTED] >
Sent: August 5, 2017 1:51 PM
To: planandzone@fairfieldcommunity.ca
Cc: president@fairfieldcommunity.ca; Kimberley Stratford; Lisa Helps (Mayor); Chris Coleman (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); [REDACTED]
Subject: RE: 1303 Fairfield Road - Rezoning Application for Fairfield United Church Replacement

Hello,

I have reviewed the latest documents posted on the City's Development Tracker website pertaining to the Rezoning Application for a new 4-storey building at 1303 Fairfield Road:

- 2017-06-28 - Plans_Resubmission
- 2017-06-28 - Plans_Resubmission_Bubbled
- 2017-06-28 - Transmittal Letter

I was unable to attend the Advisory Design Panel Meeting scheduled for Jul 26, 2017, and would like to know what happened there. Can you let me know when the minutes might be posted? Thanks.

My observations on the latest resubmission:

- I think something odd has happened to Drawings D11 and D12. The shading / color layers do not align with the building outline layers, except on the East Elevation of the bubbled plans. This makes them hard to comprehend.
- The transmittal letter provided a thorough list of the revisions, but no overall summary beyond "in accordance with the Application Review". These revisions appear to address minor concerns from City staff for clarity and to meet standards and regulations.

My conclusions:

- There has been no real attempt to retain anything of the character of the church. Without major changes to do so, this will be just another faceless box, with a name to match.
- As it stands, I **remain opposed** to this proposal.

John Kell, Fairfield, Victoria

5. LAND USE MATTERS

5.4 Rezoning Application No. 00558 & Development Permit with Variances Application No. 000496 for 1303 Fairfield Road and associated Official Community Plan Amendment

Committee received reports dated November 29, 2017, from the Director of Sustainable Planning and Community Development regarding an application to increase the density to 1.84:1 floor space ratio and allow for construction of a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor and rental apartments above.

Committee discussed:

- Affects to the neighbouring school and parking for the church.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto:

Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community

meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped October 10, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- Appropriate uses for the site.

Amendment: It was moved by Councillor Madoff, seconded by Mayor Helps, that the motion be amended to include the following point under the development permit:

5. **Further consideration of the finishes on the tower element of the proposal.**

Amendment: It was moved by Councillor Isitt, that the motion be amended to include the following point under the development permit:

6. **That consideration be given to a step back on the fourth floor on the north and west frontages.**

MOTION FAILED DUE TO NO SECONDER

Main motion as amended:

Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no

referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.

5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped October 10, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.
5. Further consideration of the finishes on the tower element of the proposal."

On the main motion as amended:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and Thornton-Joe

Against: Councillor Isitt

Councillor Young returned to the meeting at 2:08 p.m.



Council Report
For the Meeting of May 10, 2018

To: Council **Date:** April 27, 2018
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: **Update on OCP Amendment Application, Rezoning Application No. 00558 and Development Permit with Variances Application No. 000496 for 1303 Fairfield Road**

RECOMMENDATION

OCP Amendment and Rezoning Application No. 00558 and Housing Agreement

1. That Council give first and second reading to the Official Community Plan Amendment Bylaw (Bylaw No. 18-046) and Zoning Regulation Bylaw Amendment (Bylaw No. 18-045).
2. That Council give first, second and third reading to Bylaw No. 18-047 to authorize a Housing Agreement for rental housing.

Development Permit with Variances Application No. 000496

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following updated motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped April 26, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iii. reduce the rear setback from 6.00m to 4.13m (to the building) and to 2.63m (to the balconies)
 - iv. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - v. reduce the flanking street setback (Fairfield Road) from 2.40m to 0.62m
 - vi. reduce the vehicle parking requirement to 0.62 stalls per residential unit, 1.0 stall per 35m² of commercial floor area, and 1 stall for a place of religious worship.

3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information regarding an Official Community Plan (OCP) Amendment Application, Rezoning Application and Development Permit with Variances Application for the property located at 1303 Fairfield Road. The recommended motion for Development Permit with Variances Application No. 000496 has been updated above to reflect minor changes identified during drafting the proposed site-specific zone and to provide a more detailed description of the proposed parking variance. Changes to the motion are shown in bold text.

The applicant proposed an OCP amendment to change the Urban Place Designation from Small Urban Village to Large Urban Village. The proposed rezoning is from the R1-B Zone, Single Family Dwelling District to a new site-specific zone in order to increase the density and allow for the construction of a four-storey mixed-use building consisting of commercial and church sanctuary uses on the ground floor with residential units above.

The necessary conditions that would authorize the approval of the OCP amendment and rezoning for the subject site have been fulfilled in accordance with Council motion of December 14, 2017.

BACKGROUND

The Committee of the Whole (COTW) reports dated November 29, 2017 together with the Council meeting minutes are attached to this report. The motions from the Council meeting were as follows:

Rezoning Application No. 00558 and associated Official Community Plan Amendment

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the Local Government Act and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. *Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:*
 - a. *Housing Agreement to ensure the residential units remain rental in perpetuity*
 - b. *Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages*
 - c. *Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road*
 - d. *Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.*

2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped October 10, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%

- iii. *reduce the front setback (Moss Street) from 6.00m to 0.86m*
 - iv. *reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)*
 - v. *reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)*
 - vi. *reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m*
 - vii. *reduce the vehicle parking requirement from 44 stalls to 16 stalls.*
3. *Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.*
 4. *The Development Permit lapsing two years from the date of this resolution.*
 5. *Further consideration of the finishes on the tower element of the proposal.*

OCP Amendment and Community Feedback

The OCP currently identifies the site as being located in the Small Urban Village urban place designation, which envisions floor space ratios up to approximately 1.5:1 and mixed-use buildings up to approximately three storeys. For sites adjacent to arterial or secondary arterial roads, increased floor space ratios and height up to approximately 2.0:1 and four storeys are envisioned. However, Fairfield Road and Moss Street are not classified as arterial or secondary arterial roads; therefore, the subject site does not meet the location criteria to qualify for additional density and height under the Small Urban Village designation.

In drafting the Official Community Plan amendment and preparing the mail-out notice, staff determined that the approach outlined in the December 14, 2018 COTW report, to modify the description of a Small Urban Village by adding a policy specific to this site, is inconsistent with the *Local Government Act*, which directs municipalities to adopt OCP policies that provide general direction for land use and not site-specific regulations. Therefore, the recommended approach is to amend the OCP to change the urban place designation to Large Urban Village, which would accommodate the proposed rezoning for a four-storey mixed-use building with a 1.84:1 floor space ratio.

Under the Urban Residential Urban Place Designation, the OCP supports consideration of densities above the base density of 1.2:1 and up to approximately 2:1 for strategic locations, which includes sites that are within 200m of a Large Urban Village. There are five properties to the west of the subject site along Fairfield Road that are within 200m and are designated as Urban Residential in the OCP; however, staff would recommend that these five sites do not meet the OCP policy, which encourages higher densities on sites designated Urban Residential that are within close proximity to established (i.e. named) Large Urban Villages, such as Cook Street Village, James Bay Village or Quadra Village.

This amendment would only apply to the subject property and would accommodate a proposed Rezoning Application for a four-storey mixed-use building with a 1.84:1 floor space ratio. It is important to note that this designation would not confer any additional development rights to the property beyond those included in the proposed zoning.

On February 20, 2018, staff posted a notice on the City's website and sent a mailed notice of the proposed OCP amendment to all property owners and occupants within 200m of the subject site, inviting owners and occupants to ask questions of staff and provide written or verbal

comments to Council for their consideration by March 13, 2018. During the notification period, the City received correspondence from 32 members of the public. In addition, the Fairfield Gonzales Community Association Land Use Committee hosted a community meeting on the proposed OCP amendment on March 15, 2018. Letters from the public and a letter from the Committee are attached to this report.

Sanitary Sewer Impact Assessment

The applicant has submitted a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, and it has been determined that the proposed increase in density would not result in a need for sewage attenuation.

Revised Plans

Following the December 14, 2017 COTW meeting, the applicant has submitted revised plans in response to Council's direction for "further consideration of the finishes on the tower element of the proposal." The revised design includes the following changes to the tower element of the building:

- the columns on the west elevation have been removed
- vertical cedar siding has been added to portions of the second and third levels on the north and east elevations
- an additional window has been added to the third level on the north elevation.

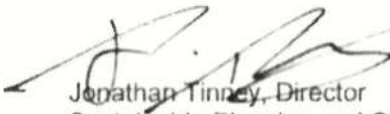
There are no other changes to the proposed building design.

CONCLUSIONS

The necessary conditions that would authorize the approval of the OCP Amendment and Rezoning Application for the property located at 1303 Fairfield Road have been fulfilled. The recommendation provided for Council's consideration contains updated language to advance these Applications to a Public Hearing and Opportunity for Public Comment.

Respectfully submitted,


Alec Johnston
Senior Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:



List of Attachments:

- Attachment A: Committee of the Whole reports dated November 30, 2017
- Attachment B: Minutes from Committee of the Whole Meeting date December 14, 2017
- Attachment C: Minutes from Council Meeting dated December 14, 2017
- Attachment D: Revised Plans date stamped April 26, 2018
- Attachment E: OCP Amendment Notice Responses.



Committee of the Whole Report
For the Meeting of December 14, 2017

To: Committee of the Whole **Date:** November 30, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 000496 for 1303 Fairfield Road

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped October 10, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1303 Fairfield Road. The proposal is to construct a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor, and residential units above. The variances are related to height, setbacks, site coverage and parking.

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives of Development Permit Area 16: General Form and Character and the associated design guidelines
- the height variance is supportable as the fourth storey does not create shadowing or overlook issues, and will not visually impact on the street
- the setback variances are supportable as the siting of the proposed building contributes to a vibrant and animated small urban village
- the applicant has provided a parking study with the proposal to support the proposed parking variance
- the applicant would target Passive House Design for the residential portion of the building.

BACKGROUND

Description of Proposal

The proposal is for a four-storey mixed-use building with ground floor commercial and church sanctuary uses, and residential rental units above. Specific details include:

- a low-rise building form consisting of contemporary architectural features
- architectural elements reflective of the existing church building
- one level of underground parking with 16 parking stalls, accessed via Moss Street
- a residential entryway fronting Fairfield Road
- a projecting ground level commercial unit located at the corner of Fairfield Road and Moss Street
- a church sanctuary entryway fronting Moss Street
- exterior materials including grey brick veneer, white stucco, and vertical cedar siding with a transparent grey stain
- balcony materials including painted structural steel, aluminium railings, stained wood guards and privacy screens
- a green roof above the projecting commercial space with plantings and substantial landscaping around the perimeter of the site
- outdoor patio areas at the corner, in front of the commercial space, and along Moss Street in front of the church sanctuary entrance
- the replacement of boulevard trees along Moss Street and Fairfield Road, and new trees located at the corner of the property
- retaining walls to manage grade challenges, and to provide seating areas and stair access at the perimeter of the building.

The proposed variances are related to:

- increasing the height from 12.00m to 15.60m
- increasing the site coverage from 40% to 62.60%
- reducing the front setback (Moss Street) from 6.00m to 0.86m
- reducing the rear setback from 7.80m to 4.13m (building) and to 2.63m (balconies)
- reducing the south side setback from 3.90m to 3.81m (building) and 0.00m (pergola)
- reducing the flanking street setback (Fairfield Road) from 6.00m to 0.62m reduce
- reducing the vehicle parking requirement from 44 stalls to 16 stalls

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on July 26, 2017. The Panel was asked to comment on the overall design with particular attention to the street relationship, massing, character and overall landscaping improvements, specifically related to:

- the transition along Moss Street and Fairfield Road
- the integration of the proposal within the existing Five Corners Village context
- ground floor design and landscaping as it relates to the pedestrian experience along Fairfield Road and Moss Street, with particular attention to the corner of Fairfield and Moss, and the residential and church entryways.

The ADP minutes from the meeting are attached for reference, and the following motion was carried:

"It was moved ... that the Advisory Design Panel recommend to Council Development Permit Application No. 000496 and Rezoning Application No. 00588 for 1303 Fairfield Road be approved with the following recommendations:

- Review the landscaping and plant treatment at the plaza located at the intersection of Moss Street and Fairfield Road and consider additional planting to soften the edge along the south property line.*
- Review the composition of the south elevation to result in a more cohesive approach.*
- Consider clarifying the prominence of the tower as it relates to the design intent.*
- Continue to refine the entrance to the church as a transitional threshold to the neighbourhood context."*

In response to the ADP recommendations, the applicant has made the following changes to the proposal:

- additional plantings have been added to the boulevard in front of the church entrance along Moss Street to soften the appearance of the hardscaped patio area
- two of the proposed ornamental pear trees near the corner of Fairfield Road and Moss Street have been removed to improve sightlines for vehicles and pedestrians
- additional planters and trellis elements have been added to the apartment entrance, church entrance and corner plaza to soften the building's appearance and provide visual interest for pedestrians
- the material and colour composition of the south elevation have been revised
- as mentioned, a steel trellis element has been introduced over the church entrance that matches the other trellis elements around the building and supports the church signage.

The applicant has not made changes to the tower element; however, several options of materials, colour, detailing, etc. were considered and the current proposal, which relates to the

existing bell tower element of the church without being imitative, is considered supportable by staff.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies the site within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate mixed-use buildings in a manner that compliments and enhances the established character of an area through high-quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form that is often three-storeys or lower, and to achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts and safety and accessibility. Given the site is located in the Five Corners Village, the project's overall fit within the small urban village context is also an important consideration.

Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

Where a new development is directly abutting lands in a different OCP Urban Place Designation, the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (MURCID) encourage design that provides a transition between areas in ways that respond to established form and character and that anticipates any future development. In addition, where a new multi-unit residential building abuts a residential building that is lower and smaller in scale (e.g. single-family dwelling), the design of the new building should transition in form and massing to lower-density building forms, and should address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.

The properties located east and south of the subject site are designated as Traditional Residential and developed as single-family dwellings. Both the neighbouring buildings were developed after the church and have nearly blank walls facing the subject site, so privacy within the buildings is not an issue. The primary impact on these properties is one of overlook into the side and rear yards. The applicant has incorporated the following design elements to provide transition and mitigate potential privacy and overlook issues:

- increased east and south setbacks (compared to the existing church buildings)
- stepping back of the fourth storey on the south elevation
- window placement directed towards the street or blank walls of adjacent buildings
- balcony locations and balcony screens to minimize overlook
- a solid wood privacy fence along the east and south perimeter
- new tree plantings along the east property line to provide additional screening.

The proposed variances related to the east and south setback, as well as height, are considered supportable given the design interventions noted above.

The MURCID encourages new development that is compatible with, and improves, the character of established areas; the architectural approach should provide unity and coherence through the use of appropriate form, massing, building articulation, features and materials. The *Advisory Design Guidelines for Buildings Signs and Awnings* also encourages a comprehensive design approach that is sensitive to the surrounding context.

Properties within the Five Corners Village are developed with residential, commercial and mixed-use buildings that range in height from one to three-storeys. Architectural styles are varied, although brick masonry and stucco are common exterior materials. The existing church building is not designated heritage nor is it on the heritage registry; however, its form and character contribute a distinctive landmark to the overall character of the Five Corners Village.

The proposed contemporary form is simple and rectilinear with limited articulation to meet the building performance requirements of the Passive House design. Although the height of the proposed building is generally consistent with the ridge height of the existing church building, the mass of the new building is larger than the church and is brought much closer to Moss Street and Fairfield Road. Through discussions with staff, the applicant has revised the proposed massing to soften the impact of the new building and enhance the place character of the Village. Design interventions include:

- stepping back of the fourth storey along Moss Street
- echoing the massing of the existing church bell tower to maintain an important neighbourhood landmark feature
- placing windows and balconies and arranging exterior materials to break up the massing of the building.

The requested street setback variances are considered supportable as the proposed building and streetscape improvements would add to the vibrancy of the Five Corners Village and the design interventions noted above would mitigate the impact of the larger building mass.

In terms of exterior materials, the proposal incorporates a brick masonry ground floor with stucco and wood as the primary materials for the upper storey. The contemporary expression of the existing church materials introduces variety in the streetscape and distinguishes this building from the adjacent developments while providing unity and coherence with the surrounding context.

The MURCID encourages incorporation of distinctive massing, building articulation and architectural treatments for corner sites that contribute to both streetscapes. The proposed ground level commercial space projects from the main bulk of the building at the corner of Fairfield Road and Moss Street; the entrance to the commercial space is placed to bring prominence to the corner. The proposed green roof above the commercial unit, and an outdoor seating area extending into the public realm, adds to the prominence and would be visible from Fairfield Road. The challenging grades are managed at the corner with a low retaining wall that wraps the corner and provides seating on both sides of the wall to further animate the corner.

Following the recommendation of staff and the ADP, the applicant has added additional planters, trellises and colour detailing to the Fairfield Road and Moss Street frontages to create a more cohesive look, create more prominent entrances, and enhance the pedestrian experience.

Regulatory Considerations

The proposal includes a variance for off street parking from 44 stalls to 16 stalls. A parking study has been provided to support the reduced parking requirement. The study indicates that with the exception of the church, the demand for the residential and commercial uses on the site will be accommodated within the 16 spaces proposed. The site does not currently provide any off-street parking for the church. Parking demand for the church is expected to continue to range from 17 vehicles during a typical day with no event, up to 61 vehicles during the largest events at the church. The report states that the church parking demand is expected to continue

to be accommodated on the surrounding streets and nearby properties; therefore, the requested parking variance is considered supportable as the parking shortfall would be the same as the current situation.

CONCLUSIONS

The Application is generally consistent with the applicable design guidelines prescribed within DPA 16. The proposed four-storey building is designed with consideration to the existing Five Corners Village and surrounding neighbourhood context. Staff recommend for Council's consideration that the Application be advanced to an opportunity for public comment.

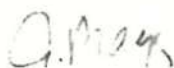
ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000496 for the property located at 1303 Fairfield Road.

Respectfully submitted,

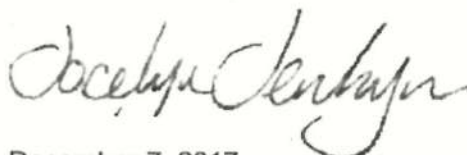


Alec Johnston
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



December 7, 2017

Date: _____

List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped October 10, 2017
- Attachment D – Letters from applicant to Mayor and Council dated January 10, 2017 and April 10, 2017
- Attachment E – Community Association Land Use Committee meeting minutes
- Attachment F – Advisory Design Panel meeting minutes
- Attachment G – Parking study dated December 20, 2016
- Attachment H – Arborist report dated September 15, 2016
- Attachment I – Land Lift Analysis dated October 12, 2017
- Attachment J – Correspondence



Committee of the Whole Report

For the Meeting of December 14, 2017

To: Committee of the Whole **Date:** November 29, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00558 for 1303 Fairfield Road and associated Official Community Plan Amendment

RECOMMENDATION

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community

Association Land Use Committee (CALUC) Community Meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

LEGISLATIVE AUTHORITY

In accordance with Section 472 of the *Local Government Act*, Council may adopt one or more Official Community Plans. Pursuant to Section 137(1)(b) of the *Community Charter*, the power to amend an Official Community Plan Bylaw is subject to the same approval and other requirements as the power to adopt a new Official Community Plan Bylaw.

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application and an Official Community Plan Amendment Application for the property located at 1303 Fairfield Road. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density and allow for construction of a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor, and rental apartments above.

The request to amend the Official Community Plan, 2012 (OCP) is necessary because the proposed number of storeys and floor space ratio of 1.84:1 exceed the height and density envisioned for sites designated as Small Urban Village.

The following points were considered in assessing this application:

- the proposed mix of commercial, community service and residential uses is consistent with the OCP description of Small Urban Villages
- the proposal is inconsistent with the OCP Small Urban Village designation with regards to height and density, which envisions four-storey buildings with floor space ratios up to 2.0:1 where a site is located next to an arterial or secondary arterial road
- the application advances the objectives of the Place Making - Urban Design and Heritage, and the Housing and Homelessness policies of the OCP
- The existing church building, constructed circa 1926, is not a designated heritage building nor is it on the heritage registry.
- consistent with the City's Density Bonus Policy, a land lift analysis was prepared to determine if the proposal could support a community amenity contribution and it was determined that the increase in land value is insufficient to support a community amenity contribution.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District, to a new site-specific zone in order to increase the density to 1.84:1 floor space ratio and allow for construction of a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor and rental apartments above.

The following differences from the standard C-1 Zone, Limited Commercial District are being proposed and would be accommodated in the new zone:

- limited number of commercial uses
- increase floor space ratio up to 1.84:1.

Additionally, a number of variances related to setbacks, height and parking are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application.

The request to amend the *Official Community Plan, 2012 (OCP)* is necessary in order to change the Small Urban Village urban place designation to allow for a four-storey building with a floor space ratio of 1.84:1 at this location.

Affordable Housing Impacts

The applicant proposes the creation of 16 new residential units which would increase the overall supply of housing in the area. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units.

Sustainability Features

As indicated in the applicant's letter dated January 10, 2017, construction of the residential floors of the building would target Passive House Design standards and the ground floor commercial portion of the building would be built to meet the most stringent current energy

codes.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- twenty secure class 1 bicycle parking stalls located on the ground floor
- twelve weather protected class 2 bicycle parking stalls located next to the residential and church sanctuary entrances.

Public Realm Improvements

The following public realm improvements are proposed in association with this Rezoning Application:

- concrete seating wall, decorative pavers and landscape planter with metal trellis at the corner of Moss Street and Fairfield Road
- concrete seating wall and decorative pavers with the Moss Street boulevard adjacent the church sanctuary entrance.

These improvements would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The Five Corners Village is characterized by low-rise commercial and mixed-use buildings. Sir James Douglas Elementary School is located north of the subject site on the opposite side of Fairfield Road. The surrounding residential area is designated as Traditional Residential in the OCP and characterized by single-family dwellings, duplexes and house conversions to multiple dwelling units.

Existing Site Development and Development Potential

The site is presently developed with two church buildings. The original church building, constructed circa 1926, is not a designated heritage building nor is it on the heritage registry. As indicated in the applicant's letter to Mayor and Council dated January 10, 2017, the renovation of the existing building to current minimum standards of occupancy was determined to be not economically feasible.

Under the current R1-B Zone, the property could be developed as a public building (e.g. church) or subdivided into two lots with a single-family dwelling (with a secondary suite or garden suite) on each lot.

Data Table

The following data table compares the proposal with the existing R1-B Zone and the standard C1-Zone. An asterisk is used to identify where the proposal is less stringent than the standard zone.

| Zoning Criteria | Proposal | Existing Zone R1-B | Zone Standard C-1 |
|---|---|--|----------------------|
| Site area (m ²) - minimum | 993.90 | 460.00 | N/A |
| Density (Floor Space Ratio) - maximum | 1.84:1* | N/A | 1.4:1 |
| Total floor area (m ²) - maximum | 1829.30* | 420.00 (single family dwelling) N/A (public building) | 1391.46 |
| Height (m) - maximum | 15.60* | 7.60 (single family dwelling) 11.00 (public building) | 12.00 |
| Storeys - maximum | 4 | 2 (single family dwelling) 2.5 (public building) | N/A |
| Site coverage % - maximum | 62.60 | 40% | N/A |
| Open site space % - minimum | 32.40 | N/A | N/A |
| Setbacks (m) – minimum: | | | |
| Front (Moss Street) | 0.86* | 7.50 | 6.00 |
| Rear (east) | 4.13* (to building) 2.63* (to balconies) | 8.38 | 7.80 |
| Side (south) | 3.81* (to building) 0.00* (to pergola) | 3.38 | 3.90 |
| Flanking Street (Fairfield Road) | 0.62* | 3.50 | 6.00 |
| Parking - minimum | | | |
| Residential | 16* | 1 | 21 |
| Commercial | 0* | N/A | 3 |
| Church Sanctuary | 0* | 20 | 20 |
| Residential visitor parking (minimum) included in the overall units | 0* | N/A | 2 |

| Zoning Criteria | Proposal | Existing Zone R1-B | Zone Standard C-1 |
|-------------------------------------|----------|-----------------------|----------------------|
| Bicycle parking stalls (minimum) | | | |
| Class 1 | 20 | N/A | 19 |
| Class 2 | 12 | N/A | 12 |

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on December 19, 2017. The meeting minutes are attached to this report.

ANALYSIS

Official Community Plan

The OCP identifies the site as being located in the Small Urban Village urban place designation, which envisions floor space ratios up to approximately 1.5:1 and mixed-use buildings up to approximately three-storeys. Increased floor space ratios and height up to approximately 2.0:1 and four-storeys, respectively, are envisioned for sites adjacent to arterial and secondary arterial roads. Fairfield Road and Moss Street are classified as collector roads, therefore, the subject site does not meet the location criteria to qualify for additional density and height. The OCP does, however, note that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block and local area context; and will include consideration of consistency with all relevant policies within the OCP and local area plans.

The proposal supports the OCP vision for enhancing Small Urban Villages in Fairfield by retaining the existing church use and introducing commercial and residential uses that contribute to the mix of uses in the Five Corners Village and are complementary to adjacent residential uses.

The OCP encourages a range of housing types, forms and tenures across the City; this proposal would provide 16 new rental dwelling units in a Passive House designed building. Staff are recommending a Housing Agreement to ensure these new units are part of the city's rental housing stock in perpetuity. The proposal also includes the provision of a commercial unit (retail or café) and church sanctuary on the ground level with associated outdoor plaza spaces. These uses and associated public realm improvements foster social vibrancy and a sense of place, consistent with the OCP policies for Place Making – Urban Design and Heritage.

The *Local Government Act* (LGA) Section 475 requires a Council to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by an amendment to the OCP. Consistent with Section 475 of the LGA, Council must further consider whether consultation should be early and ongoing. This statutory obligation is in addition to the Public Hearing requirements. Staff recommend that notifying owners and occupiers of land located within 200 metres of the subject

site, along with positing a notice on the City's website, will provide adequate opportunities for consultation with those affected.

The OCP Amendment Application would change the description of the Small Urban Village Urban Place Designation to allow for a four-storey mixed-use building with a floor space ratio of 1.84:1 at this location. Given the proposal is consistent with the maximum height and density envisioned for Small Urban Village designated sites adjacent to secondary arterial roads, and given that through the Community Association Land Use Committee (CALUC) Community Meeting process, all owners and occupiers within a 200m radius of the site were notified and invited to participate in a Community Meeting. The consultation proposed at this stage in the process is recommended as adequate and consultation with specific authorities, under Section 475 of the LGA, is not recommended as necessary.

Should Council support the OCP amendment, Council is required to consider consultation with the Capital Regional District Board; Councils of Oak Bay, Esquimalt and Saanich; the Songhees and Esquimalt First Nations; the School District Board and the provincial government and its agencies; however, further consultation is not recommended as necessary due to the nature of this amendment.

Council is also required to consider OCP Amendments in relation to the City's *Financial Plan*, and the *Capital Regional District Liquid Waste Management Plan* and the *Capital District Solid Waste Management Plan*. This proposal will have no impact on any of these plans.

Density Bonus Policy

Under the City of Victoria's Density Bonus Policy, the value of a Community Amenity Contribution from a rezoning that requires an OCP amendment is negotiated based on an independent land lift analysis. The City of Victoria retained G.P. Rollo & Associates to analyze the financial performance of the proposed project, and to estimate the change in property value associated with the proposed rezoning. The analysis indicates that the value of the subject site will not increase due to the proposed rezoning application and recommends that the lack of a lift in value is attributable to two factors:

- a shift from strata ownership of the residential units in the base scenario to market rental in the proposal
- the inclusion of a church sanctuary space for the ongoing operation of the Fairfield United Church, which would generate below market income for the proposal.

A summary of the analysis is attached to the report.

Tree Preservation Bylaw and Urban Forest Master Plan

There are five boulevard trees that would be removed with this proposal. These trees would be replaced with five new boulevard trees along Fairfield Road and three new boulevard trees along Moss Street. In addition, there are five mature trees on neighbouring properties that would be impacted by this proposed development. The consulting arborist has assessed the impact on the trees and recommends removal of one large Maple tree located on 1311 Fairfield Road. The applicant has provided an arborist report which outlines measures to mitigate impacts on the four retained trees on the adjacent properties. In total, six trees would be removed and 13 new trees would be added on or adjacent the site. There are no bylaw protected trees on or off site associated with this application.

CONCLUSIONS

The rezoning application and associated OCP amendment are generally consistent with the place character features of the Small Urban Village urban place designation, and the place-making and housing policies in the OCP which supports mixed-use buildings and associated streetscape improvements that enhance urban villages, foster social vibrancy and contribute to a broad range of rental housing types within each neighbourhood. Staff recommend that Council consider advancing the application to a public hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00558 for the property located at 1303 Fairfield Road.

Respectfully submitted,

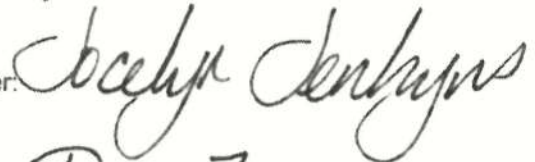


Alec Johnston
Senior Planner
Development Services Division



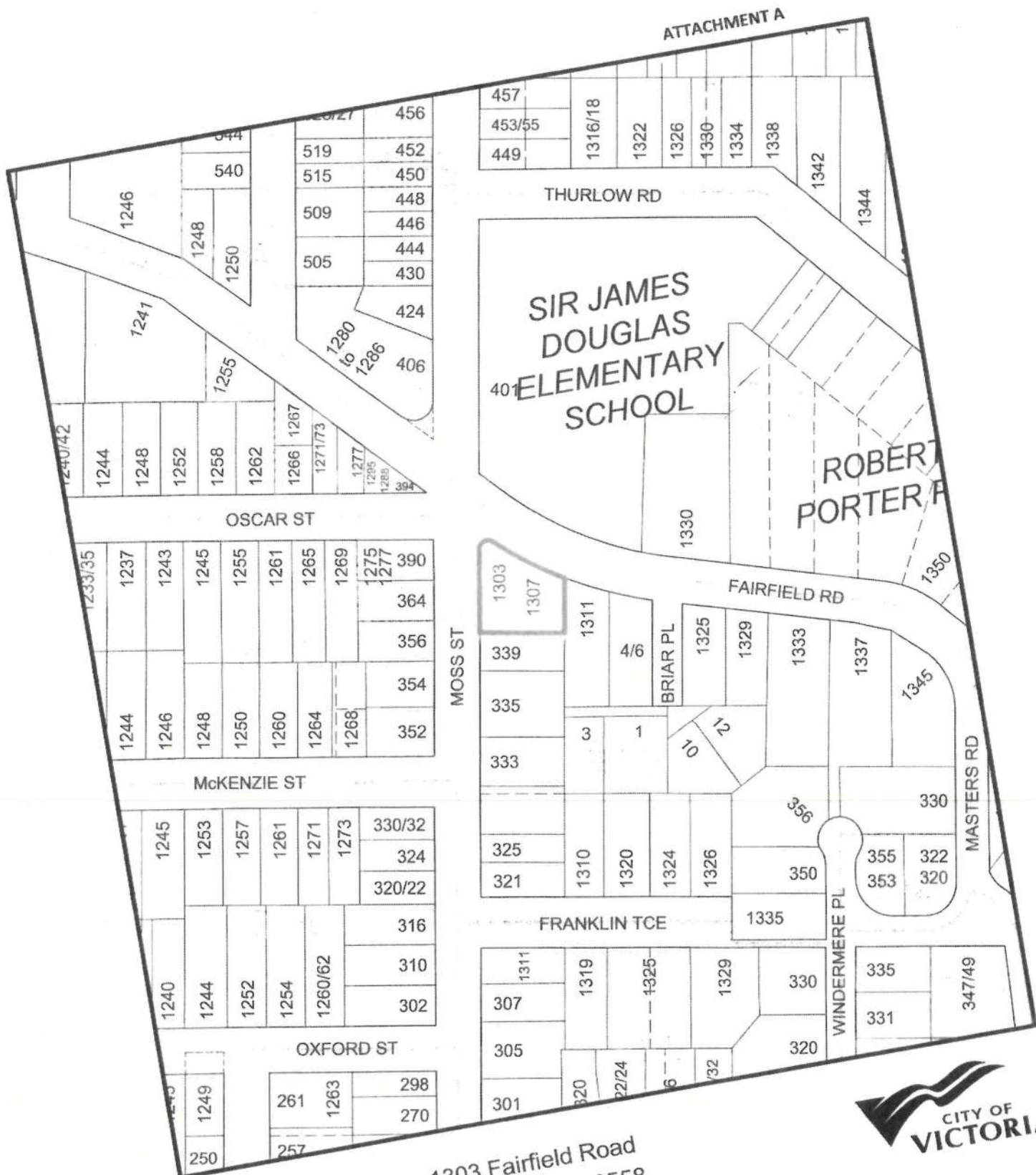
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Dec 7, 2017

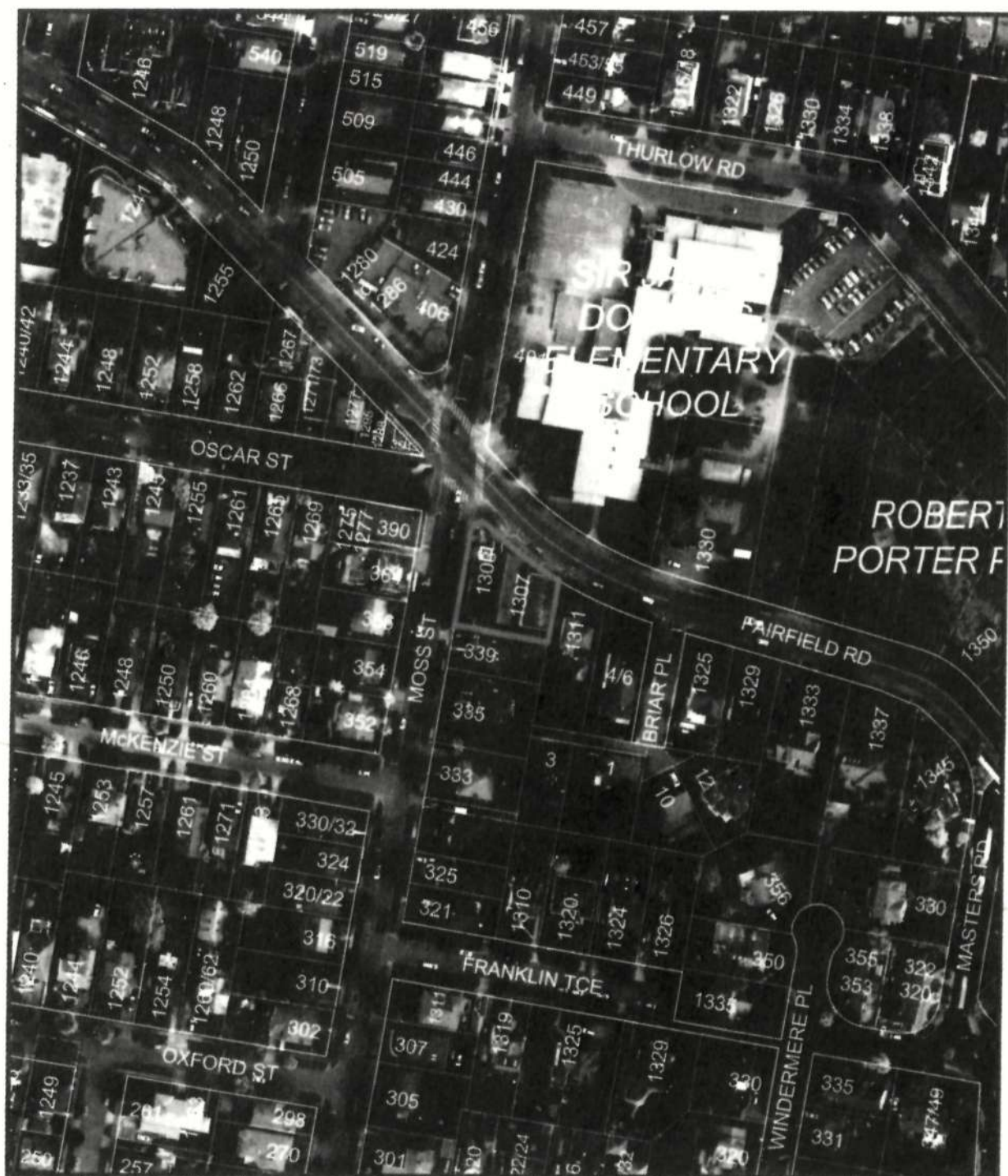
List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped October 10, 2017
- Attachment D – Letters from applicant to Mayor and Council dated January 10, 2017 and April 10, 2017
- Attachment E – Community Association Land Use Committee meeting minutes
- Attachment F – Advisory Design Panel meeting minutes
- Attachment G – Parking study dated December 20, 2016
- Attachment H – Arborist report dated September 15, 2016
- Attachment I – Land Lift Analysis dated October 12, 2017
- Attachment J – Correspondence



1303 Fairfield Road
Rezoning No. 00558





1303 Fairfield Road
Rezoning No. 00558



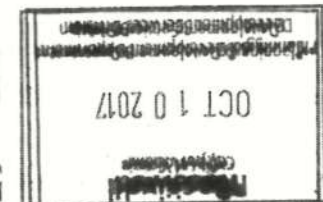
ATTACHMENT C

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COMMONS

1303 FAIRFIELD ROAD

SUBMISSION FOR
REZONING AND
DEVELOPMENT PERMIT

28 SEPTEMBER 2017



LOW
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DRAWING LIST

- D01 CONTEXT PLAN (AIR PHOTO)
- D02 CONTEXT PLAN
- D03 PROJECT DATA
- D04 PLAN - SITE AND L1 (ILLUSTRATIVE)
- D05 PLAN - SITE AND L1
- D06 PLAN - PARKING GARAGE
- D07 PLAN - L2
- D08 PLAN - L3
- D09 PLAN - L4
- D10 PLAN - ROOF
- D11 ELEVATIONS
- D12 ELEVATIONS
- D13 SECTIONS
- D14 SECTIONS
- D15 CONTEXT PHOTOS
- D16 STREET ELEVATIONS
- D17 SUN STUDY
- D18 COMPARISON WITH EXISTING MASSING

LANDSCAPE PLAN
PLANT REFERENCE PHOTOS



LOW
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ARCHITECTS

1000 WEST 10TH AVENUE
VICTORIA B.C. V8M 2C6
TEL: 251-1111
WWW.LHR.ABC

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City of Victoria

OCT 10 2017

Planning & Development Department
Development Services Division

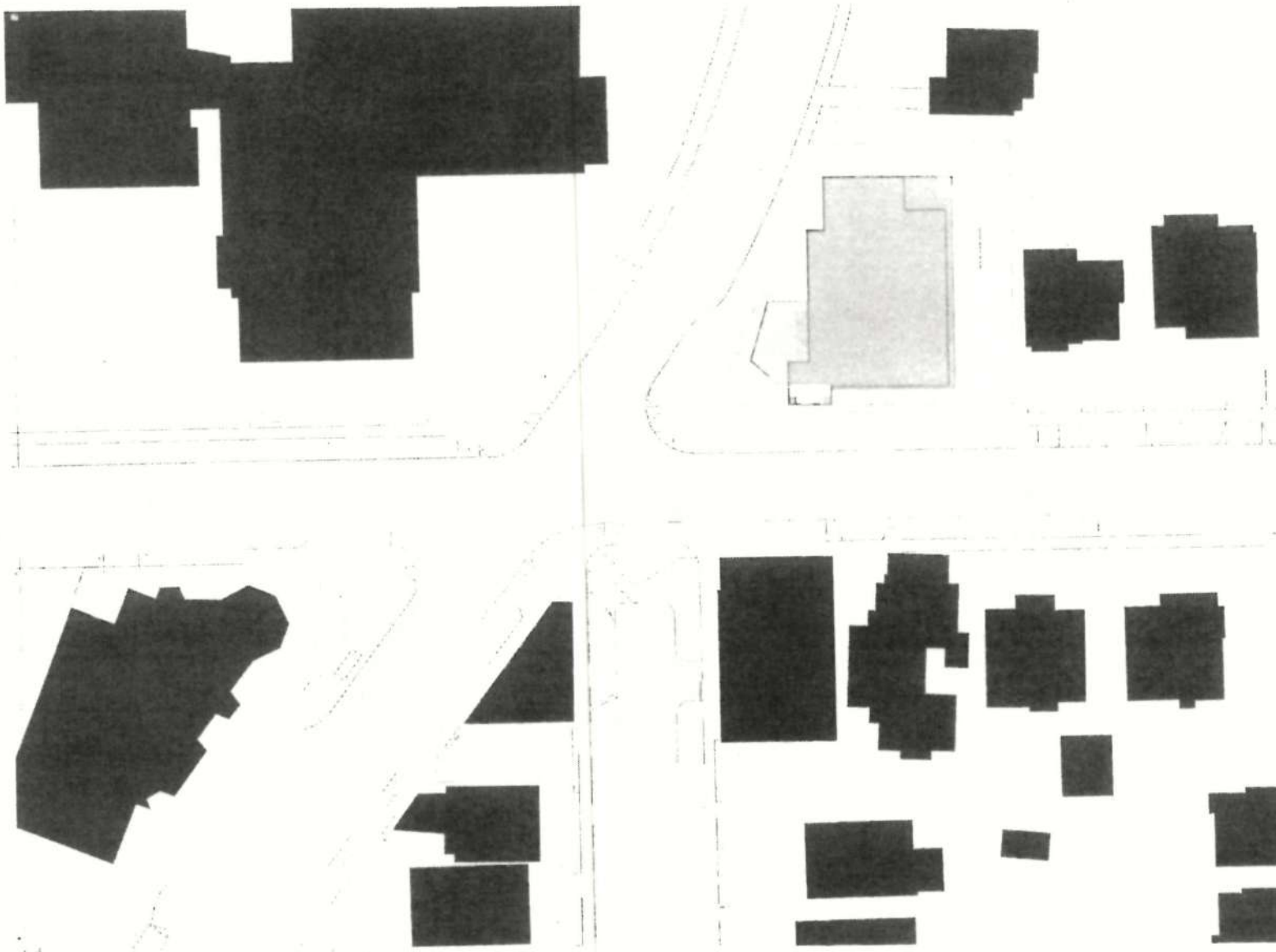
Z-

1000 WEST 10TH AVENUE
VICTORIA B.C. V8M 2C6
TEL: 251-1111
WWW.LHR.ABC

Unity Commons
1203 Fairfield Road

Context Plan

D01



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LOW HAMMOND ROWE ARCHITECTS
1000 E. 10TH AVE.
SUITE 100
DENVER, CO 80202
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OCT 10 2017

Planning & Development Department
Development Services Division



PROJECT: 1303 FAIRFIELD ROAD
SHEET: 1 OF 1
DATE: 10/10/17
BY: [redacted]
CHECKED: [redacted]
APPROVED: [redacted]

Unity Commons
1303 Fairfield Road

Context Plan

D02

| | | | | | |
|----------------------------|--|---|--|--|--|
| Project Description | Design and construction of a 1000 sq. ft. addition to an existing 2000 sq. ft. building. The addition will include a new kitchen, dining area, and living room. The existing building will be renovated to match the new addition. | | | | |
| Owner | Mr. John Doe, 123 Main St., Suite 100, Anytown, CA 90210 | | | | |
| Architect Address | 456 Elm St., Suite 200, Anytown, CA 90210 | | | | |
| Legal Description | 1000 sq. ft. addition to an existing 2000 sq. ft. building. | | | | |
| | Existing/Proposed | Proposed | | | |
| Zoning | R-1 (Residential Single-Family) | R-1 (Residential Single-Family) | | | |
| Lot Area | 10,000 sq. ft. | 10,000 sq. ft. | | | |
| Lot Coverage | 40% (4,000 sq. ft.) | 42.0% (4,200 sq. ft.) | | | |
| Open Area Ratio | | 57.8% (5,800 sq. ft.) | | | |
| Basement | No | Yes (Below Rd.) | | | |
| Foundation | Foundation: 12" x 12" concrete piers Footing: 12" x 12" concrete piers | Foundation: 12" x 12" concrete piers Footing: 12" x 12" concrete piers | | | |
| Roofing Height | 10' 0" (10' 0" to 10' 0") | 10' 0" (10' 0" to 10' 0") | | | |
| Roofing Area | 10,000 sq. ft. | 10,000 sq. ft. | | | |
| Roofing Type | Asphalt/Flt. Shingles | Asphalt/Flt. Shingles | | | |
| Roofing Notes | No | | | | |
| Exp. Notes | None | | | | |
| Roofing Notes | 10' 0" (10' 0" to 10' 0") | 10' 0" (10' 0" to 10' 0") | | | |
| Roofing Notes | 10' 0" (10' 0" to 10' 0") | 10' 0" (10' 0" to 10' 0") | | | |
| Flow Rate Ratio | 10' 0" (10' 0" to 10' 0") | 10' 0" (10' 0" to 10' 0") | | | |

| Grade Point | Frequency | Percentage | Cumulative Percent |
|--------------|---------------|------------|--------------------|
| A | 14 (5%) | 13.9% | 13.1% |
| B | 19 (8%) | 19.1% | 32.2% |
| C | 14 (5%) | 14.1% | 46.3% |
| D | 10 (4%) | 10.1% | 56.4% |
| F | 10 (4%) | 10.1% | 66.5% |
| W | 10 (4%) | 10.1% | 76.6% |
| L | 10 (4%) | 10.1% | 86.7% |
| S | 12 (5%) | 12.1% | 98.8% |
| U | 10 (4%) | 10.1% | 108.9% |
| D | 10 (4%) | 10.1% | 119.0% |
| P | 14 (5%) | 14.1% | 133.1% |
| Grade Point | Points Earned | Average | Weight |
| A | 14 (5%) | 14.0% | 56.0% |
| B | 19 (8%) | 19.0% | 72.2% |
| C | 14 (5%) | 14.0% | 49.4% |
| D | 10 (4%) | 10.0% | 36.6% |
| F | 10 (4%) | 10.0% | 36.6% |
| W | 10 (4%) | 10.0% | 36.6% |
| L | 10 (4%) | 10.0% | 36.6% |
| S | 12 (5%) | 12.0% | 49.4% |
| U | 10 (4%) | 10.0% | 36.6% |
| D | 10 (4%) | 10.0% | 36.6% |
| P | 14 (5%) | 14.0% | 49.4% |
| Total | | | 1,000.0% |

| Grade Point | Frequency | Percentage | Cumulative Percent |
|--------------|---------------|------------|--------------------|
| A | 14 (5%) | 13.9% | 13.1% |
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| S | 12 (5%) | 12.0% | 49.4% |
| U | 10 (4%) | 10.0% | 36.6% |
| D | 10 (4%) | 10.0% | 36.6% |
| P | 14 (5%) | 14.0% | 49.4% |
| Total | | | 1,000.0% |

Grade Calculation

| Existing | Proposed | Linear Footage |
|----------|----------|----------------|
| 14.50 | 13.40 | 13.00 |
| 13.40 | 12.10 | 13.00 |
| 12.10 | 10.80 | 13.00 |
| 10.80 | 9.50 | 13.00 |
| 9.50 | 8.20 | 13.00 |
| 8.20 | 6.90 | 13.00 |
| 6.90 | 5.60 | 13.00 |
| 5.60 | 4.30 | 13.00 |
| 4.30 | 3.00 | 13.00 |
| 3.00 | 1.70 | 13.00 |
| 1.70 | 0.40 | 13.00 |
| 0.40 | -0.90 | 13.00 |
| -0.90 | -2.20 | 13.00 |
| -2.20 | -3.50 | 13.00 |
| -3.50 | -4.80 | 13.00 |
| -4.80 | -6.10 | 13.00 |
| -6.10 | -7.40 | 13.00 |
| -7.40 | -8.70 | 13.00 |
| -8.70 | -10.00 | 13.00 |
| -10.00 | -11.30 | 13.00 |
| -11.30 | -12.60 | 13.00 |
| -12.60 | -13.90 | 13.00 |
| -13.90 | -15.20 | 13.00 |
| -15.20 | -16.50 | 13.00 |
| -16.50 | -17.80 | 13.00 |
| -17.80 | -19.10 | 13.00 |
| -19.10 | -20.40 | 13.00 |
| -20.40 | -21.70 | 13.00 |
| -21.70 | -23.00 | 13.00 |
| -23.00 | -24.30 | 13.00 |
| -24.30 | -25.60 | 13.00 |
| -25.60 | -26.90 | 13.00 |
| -26.90 | -28.20 | 13.00 |
| -28.20 | -29.50 | 13.00 |
| -29.50 | -30.80 | 13.00 |
| -30.80 | -32.10 | 13.00 |
| -32.10 | -33.40 | 13.00 |
| -33.40 | -34.70 | 13.00 |
| -34.70 | -36.00 | 13.00 |
| -36.00 | -37.30 | 13.00 |
| -37.30 | -38.60 | 13.00 |
| -38.60 | -39.90 | 13.00 |
| -39.90 | -41.20 | 13.00 |
| -41.20 | -42.50 | 13.00 |
| -42.50 | -43.80 | 13.00 |
| -43.80 | -45.10 | 13.00 |
| -45.10 | -46.40 | 13.00 |
| -46.40 | -47.70 | 13.00 |
| -47.70 | -49.00 | 13.00 |
| -49.00 | -50.30 | 13.00 |
| -50.30 | -51.60 | 13.00 |
| -51.60 | -52.90 | 13.00 |
| -52.90 | -54.20 | 13.00 |
| -54.20 | -55.50 | 13.00 |
| -55.50 | -56.80 | 13.00 |
| -56.80 | -58.10 | 13.00 |
| -58.10 | -59.40 | 13.00 |
| -59.40 | -60.70 | 13.00 |
| -60.70 | -62.00 | 13.00 |
| -62.00 | -63.30 | 13.00 |
| -63.30 | -64.60 | 13.00 |
| -64.60 | -65.90 | 13.00 |
| -65.90 | -67.20 | 13.00 |
| -67.20 | -68.50 | 13.00 |
| -68.50 | -69.80 | 13.00 |
| -69.80 | -71.10 | 13.00 |
| -71.10 | -72.40 | 13.00 |
| -72.40 | -73.70 | 13.00 |
| -73.70 | -75.00 | 13.00 |
| -75.00 | -76.30 | 13.00 |
| -76.30 | -77.60 | 13.00 |
| -77.60 | -78.90 | 13.00 |
| -78.90 | -80.20 | 13.00 |
| -80.20 | -81.50 | 13.00 |
| -81.50 | -82.80 | 13.00 |
| -82.80 | -84.10 | 13.00 |
| -84.10 | -85.40 | 13.00 |
| -85.40 | -86.70 | 13.00 |
| -86.70 | -88.00 | 13.00 |
| -88.00 | -89.30 | 13.00 |
| -89.30 | -90.60 | 13.00 |
| -90.60 | -91.90 | 13.00 |
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| -97.10 | -98.40 | 13.00 |
| -98.40 | -99.70 | 13.00 |
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| -103.60 | -104.90 | 13.00 |
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| -106.20 | -107.50 | 13.00 |
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| -108.80 | -110.10 | 13.00 |
| -110.10 | -111.40 | 13.00 |
| -111.40 | -112.70 | 13.00 |
| -112.70 | -114.00 | 13.00 |
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| -115.30 | -116.60 | 13.00 |
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| -124.40 | -125.70 | 13.00 |
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| -127.00 | -128.30 | 13.00 |
| -128.30 | -129.60 | 13.00 |
| -129.60 | -130.90 | 13.00 |
| -130.90 | -132.20 | 13.00 |
| -132.20 | -133.50 | 13.00 |

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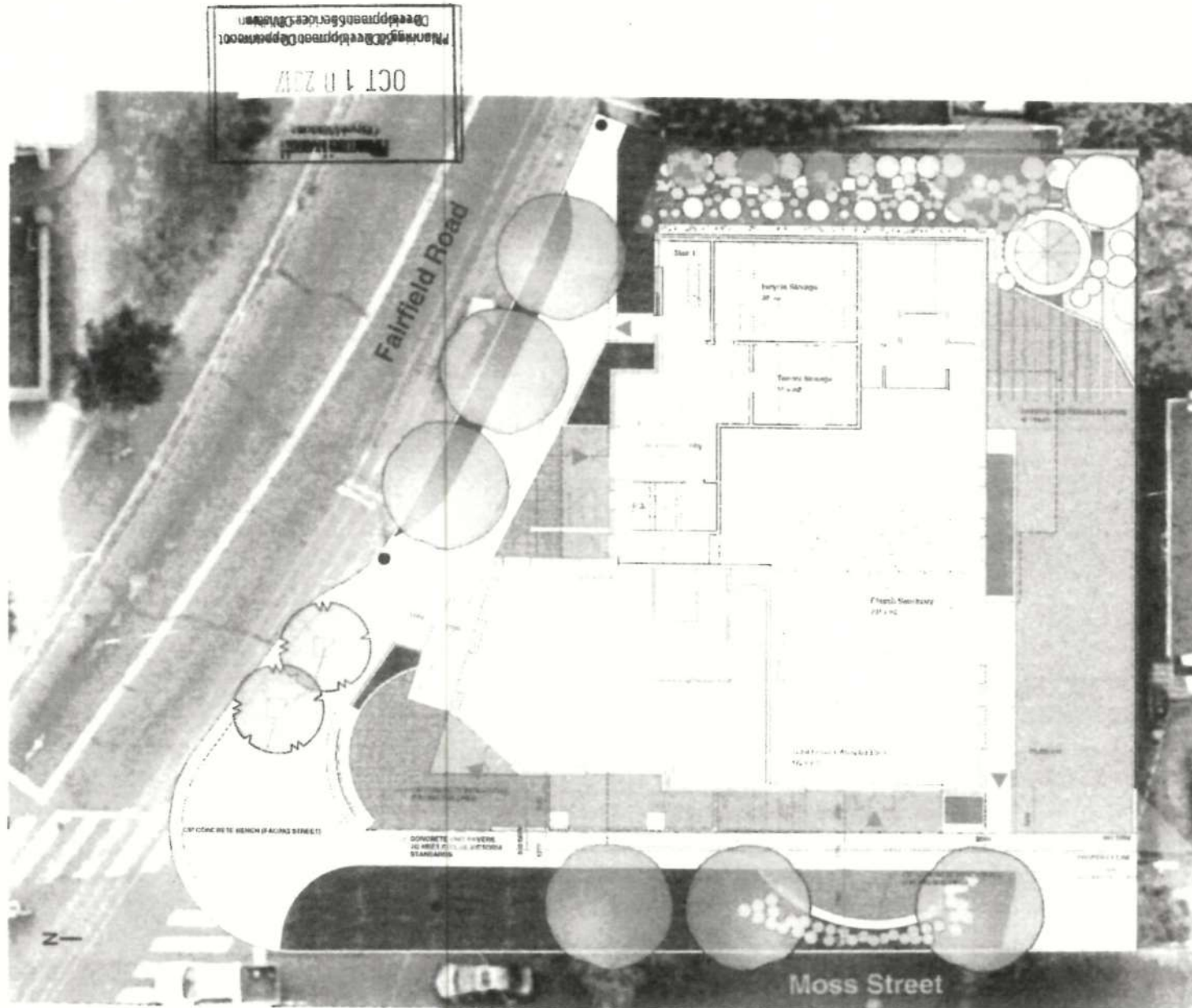
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Unity Commons
1303 Fairfield Road

Project Data

D03

Moss Street



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1303 Fairfield Road
Uxley Commons
Fairfield Road
Moss Street

Uxley Commons

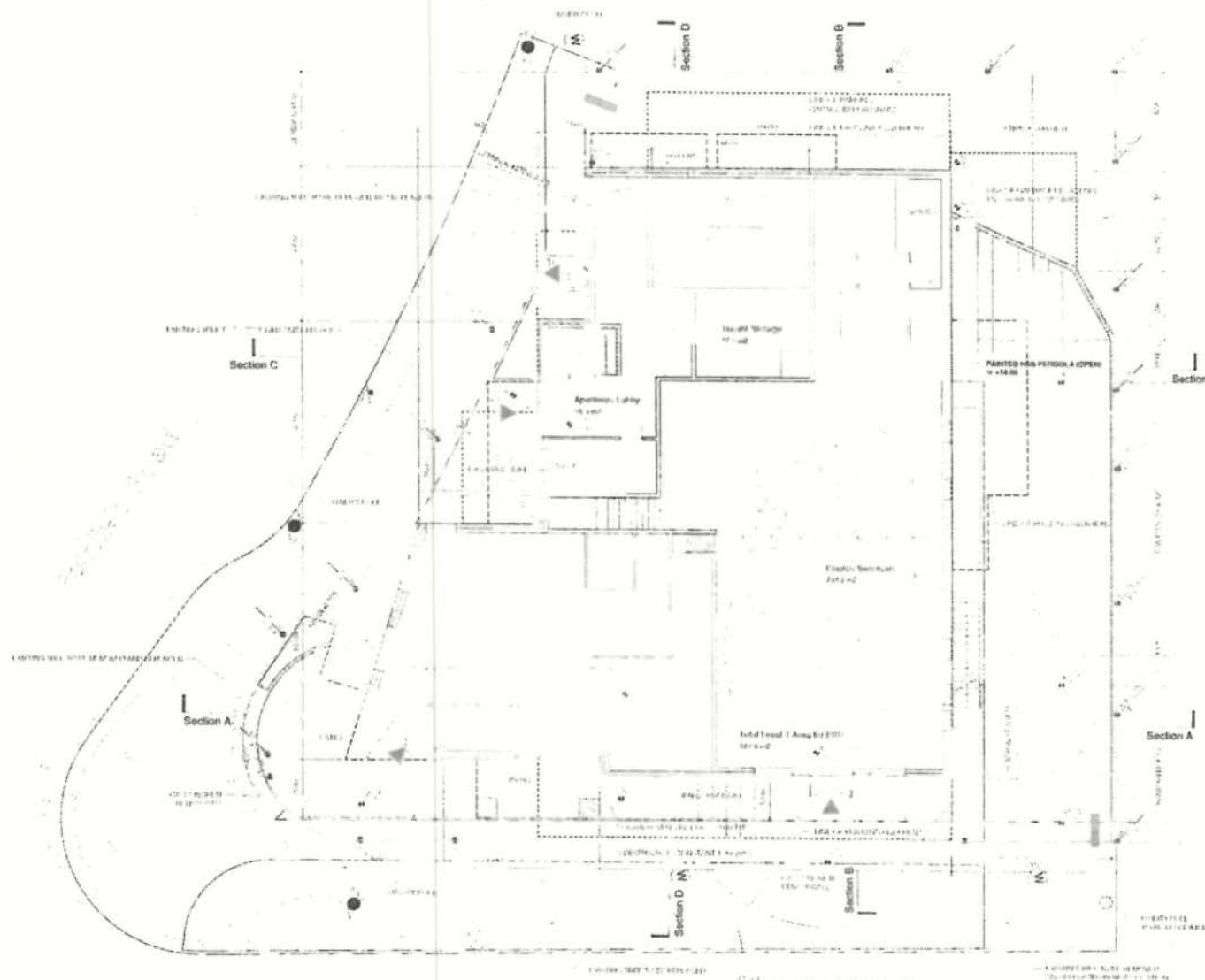
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1303 Fairfield Road
Uxley Commons
Fairfield Road
Moss Street

Uxley Commons
1303 Fairfield Road

Plan - Site and L1

D04



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ARCHITECTS
1000 10th Street
San Francisco, CA 94103
Tel: 415.774.1000
Fax: 415.774.1001
www.lowhammondrowe.com

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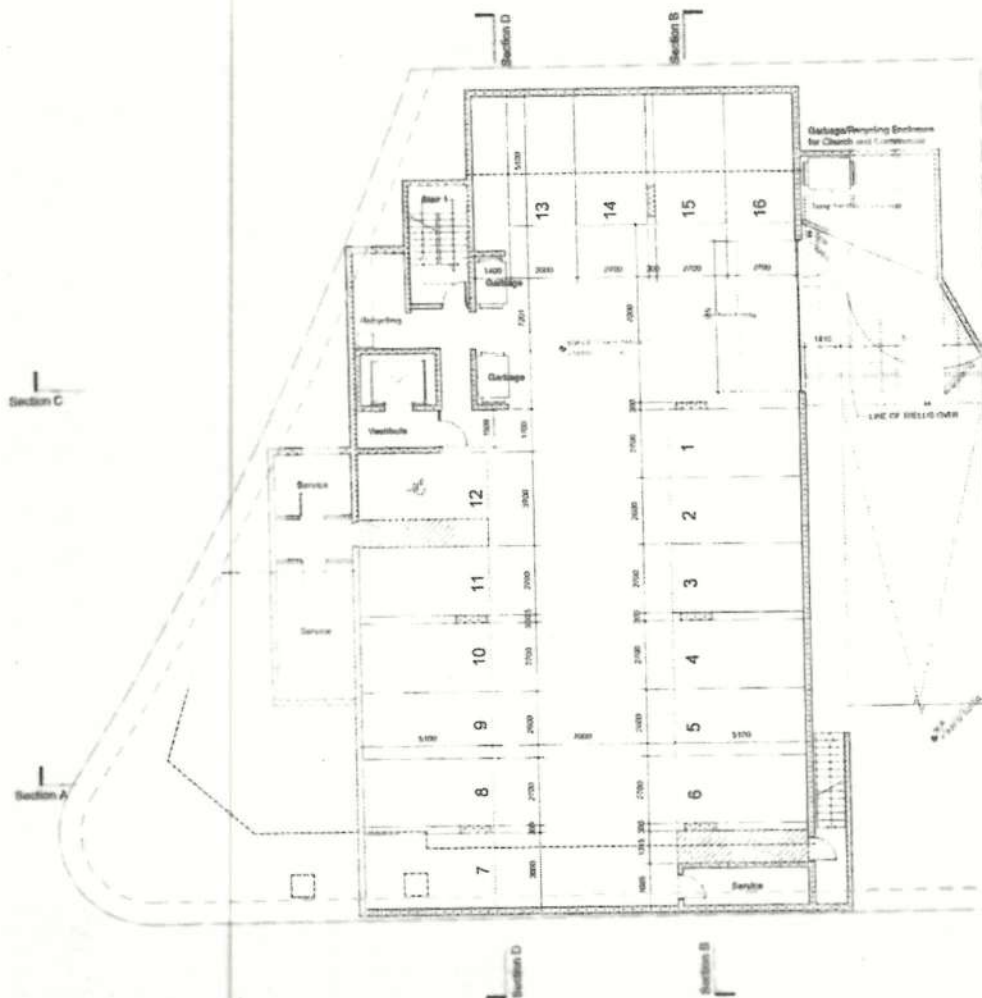
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BRAND NAME: U I Y
1000 10th Street
San Francisco, CA 94103
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Fax: 415.774.1001
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Plan - L1

D05



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300 W. 100th St., Suite 1000
Minneapolis, MN 55426
Tel: 612.437.1234
Fax: 612.437.1235
www.lowhammondrowe.com

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| DATE | BY | APP'D |
|----------|-------|-------|
| 10/10/17 | J. H. | J. H. |
| 10/10/17 | J. H. | J. H. |
| 10/10/17 | J. H. | J. H. |

Section A

Unity Commons
1303 Fairfield Road

Plan - Parking Garage

D06



THE 1997-1998 FORD EXPLORER
 4.0L V6 200 HP 4-Door
 MSRP \$24,999
 For more information
 visit us online at

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City of Worcester

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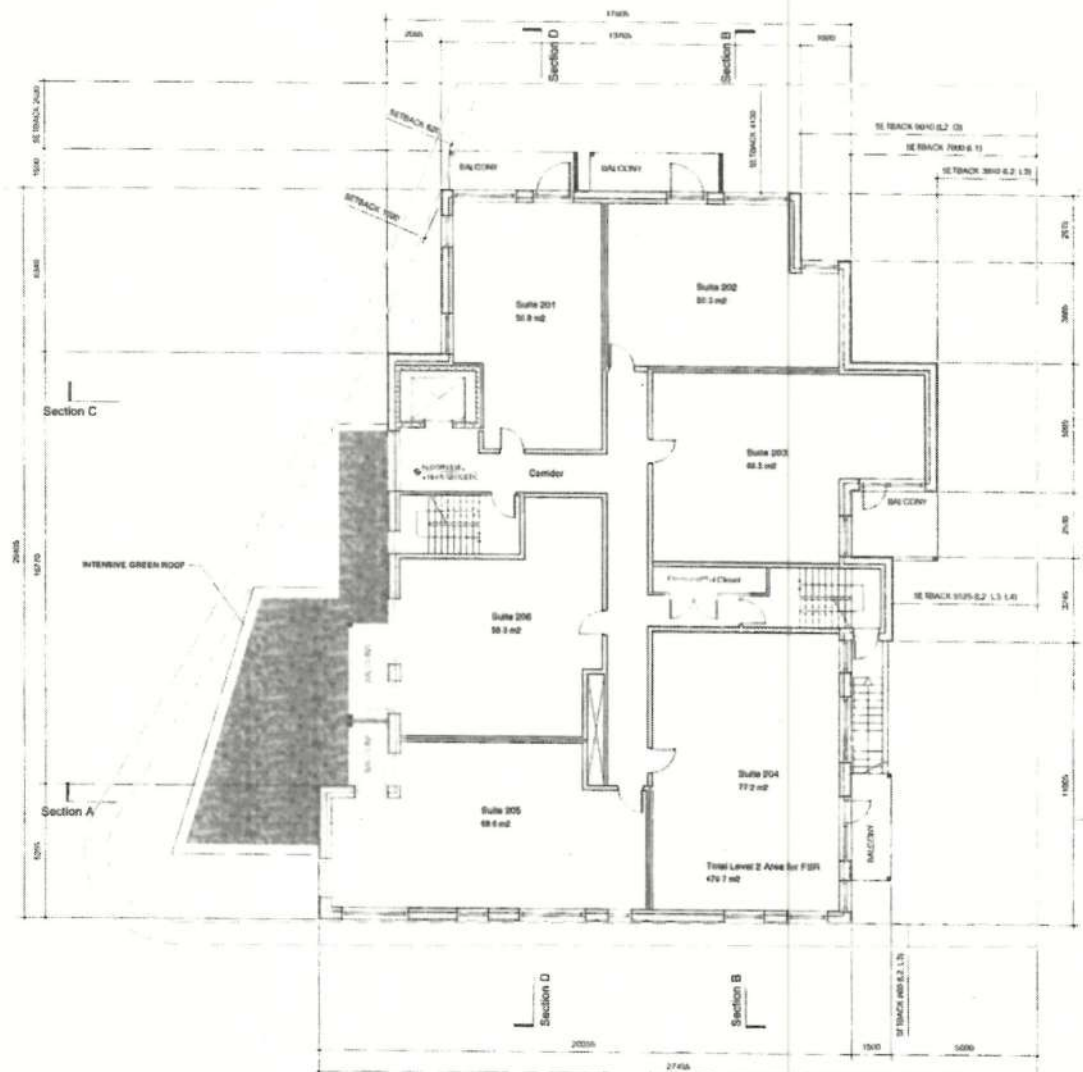
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Development Services Division

[illegible]

Unity Commons
1303 Fairfield Road

Plan - L2

D07





1001 W. 10TH AVE. • TULSA, OKLA.
918-492-1111 • FAX 918-492-1112
WWW.1001W10TH.COM

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 Planning & Development Department
 Development Services Division

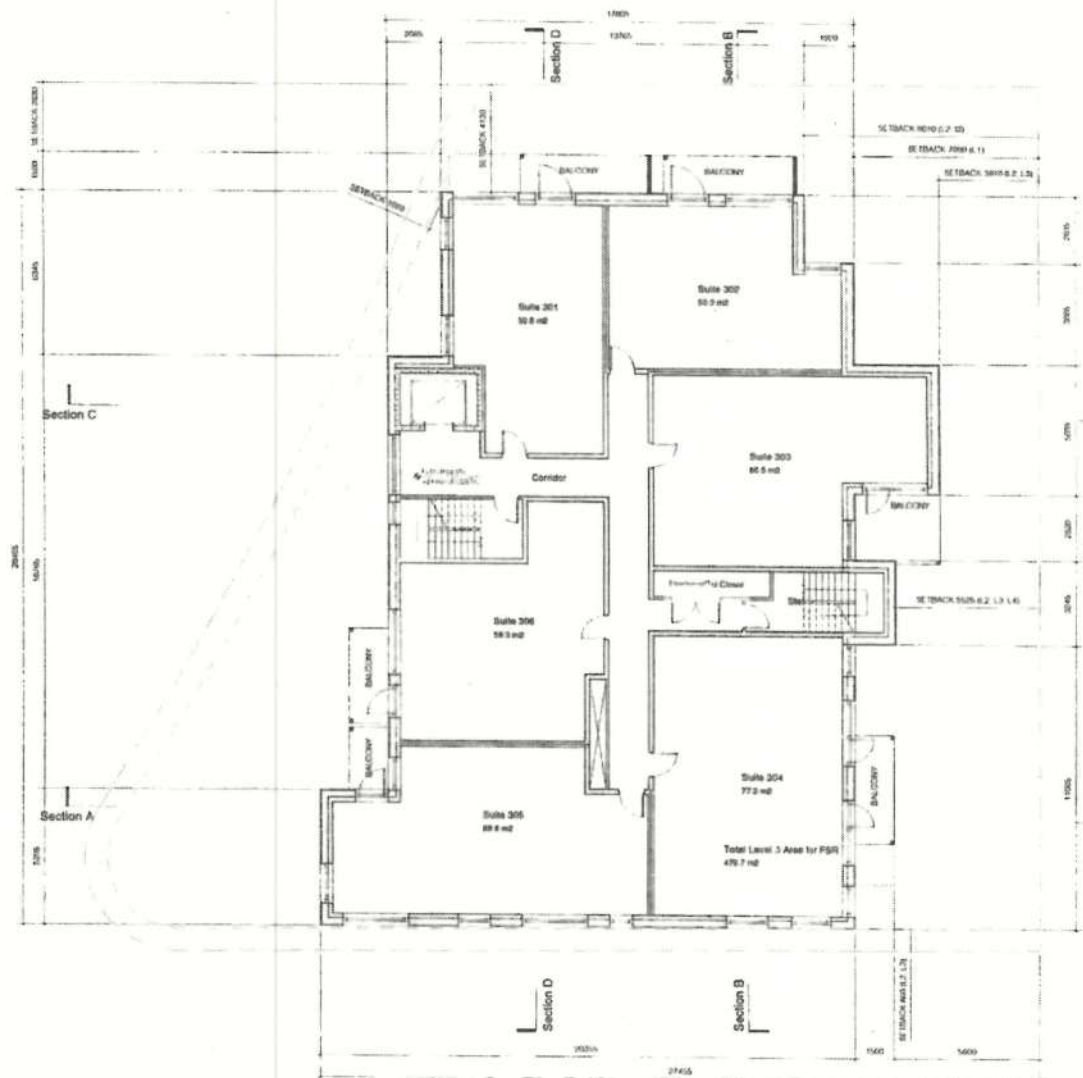


| Project Name | Start Date | End Date | Status |
|--------------|------------|------------|-------------|
| Project A | 2023-01-15 | 2023-03-31 | Completed |
| Project B | 2023-04-01 | 2023-06-30 | In Progress |
| Project C | 2023-07-01 | 2023-09-30 | On Hold |
| Project D | 2023-10-01 | 2023-12-31 | Planned |

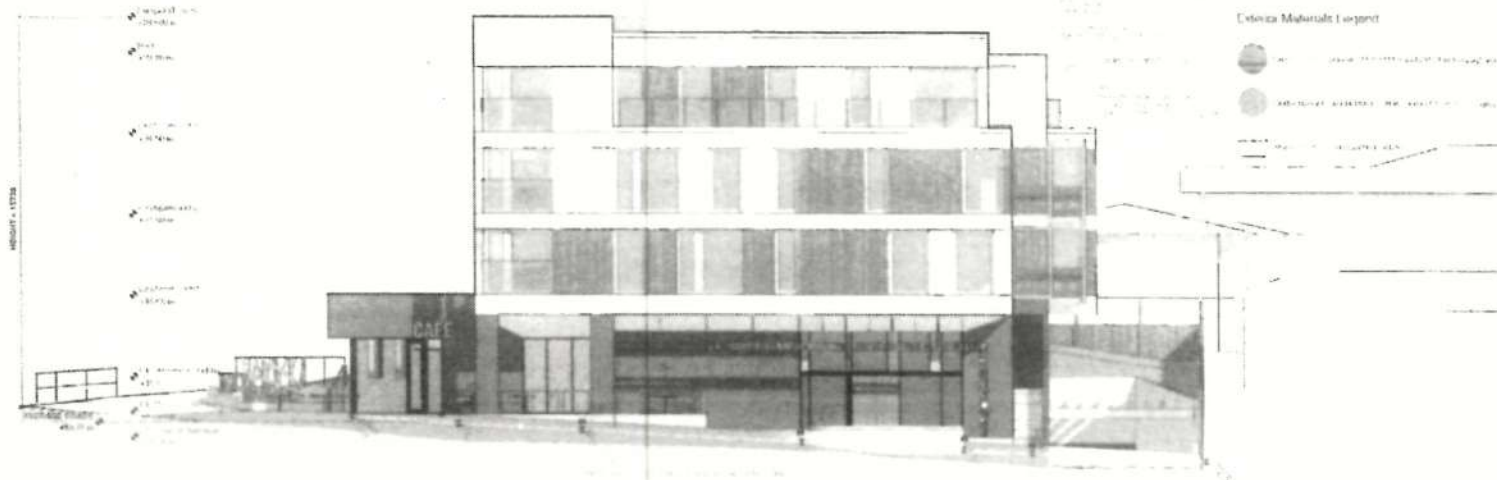
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1303 Fairfield Road

Plan - L3

D08







West Elevation (Moss Street)

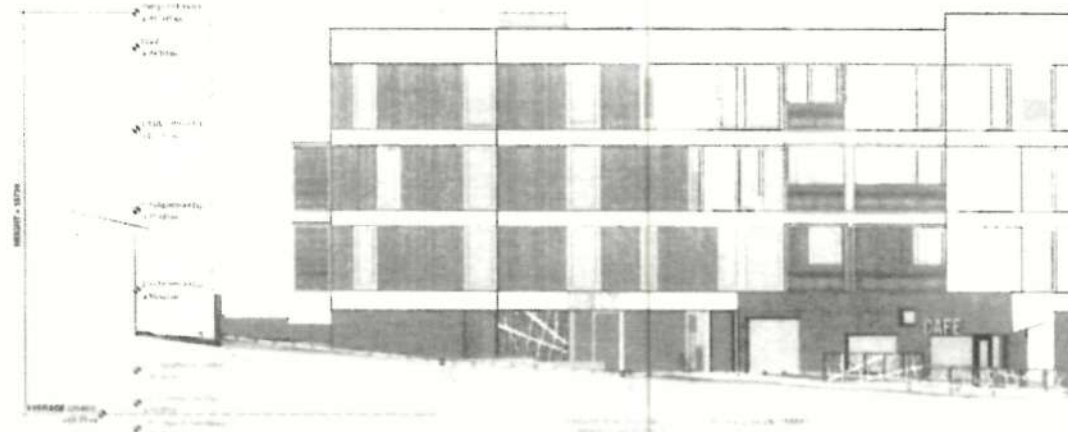
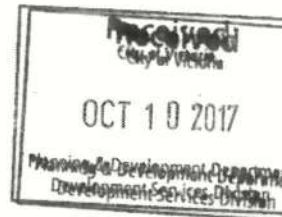
Exterior Materials Legend

- BRICK - CLAY BRICK, 4" x 8" x 16"
- CONCRETE - POLISHED CONCRETE, 2" THICK
- GLASS - CLEAR GLASS, 1/2" THICK
- METAL - ALUMINUM, ANODIZED
- STONE - GRANITE, 2" THICK



LOW HAMMOND
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ARCHITECTS

300 HARRISON AVENUE, SUITE 200
BOSTON, MA 02118
TEL: 617.552.1234
WWW.LHRARCHITECTS.COM



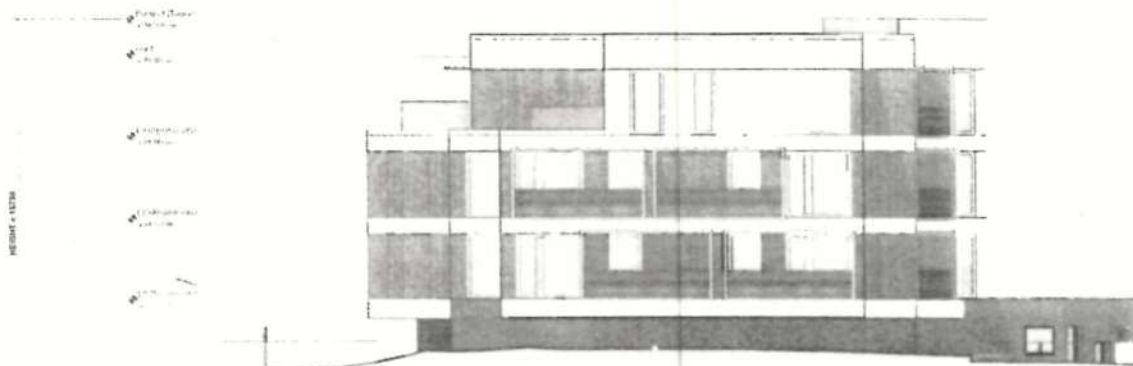
North Elevation (Fairfield Road)

PROJECT: 1503 FAIRFIELD ROAD
LOCATION: 1503 FAIRFIELD ROAD
DATE: 10/19/2017
BY: [Signature]
FOR: [Signature]

Unity Commons
1503 Fairfield Road

Elevations

D11



Exterior Materials Legend

- Concrete (with 10mm texture) to match existing
- Polished concrete (with 10mm texture) to match existing
- White-painted concrete (with 10mm texture)



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ARCHITECTS

LOW HAMMOND ROWE
ARCHITECTS
1000 BROADWAY
SUITE 1000
NEW YORK, NY 10003
212.512.1000
LOWHAMMONDROWE.COM

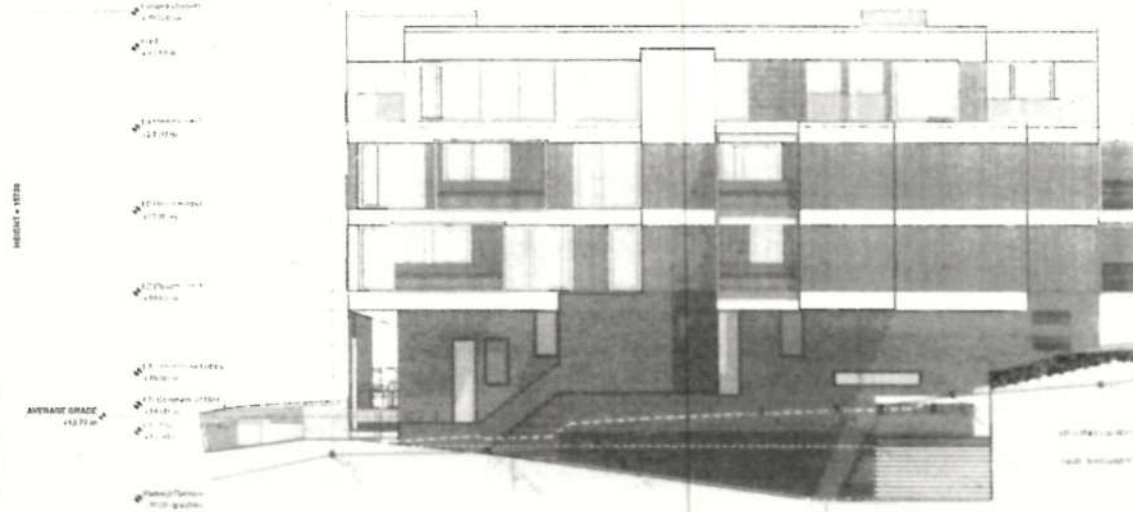
U I Y

East Elevation (side yard)

McGraw-Hill
City & Planning

OCT 10 2017

Planning & Development Division
Development Services Bureau



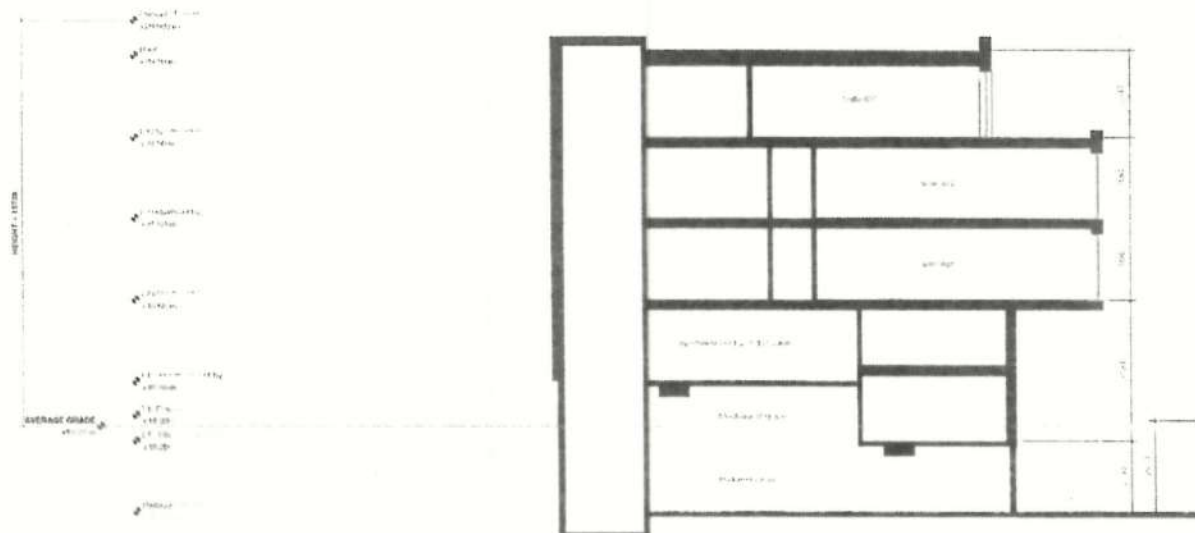
South Elevation (side yard)

McGraw-Hill
City & Planning
OCT 10 2017
Planning & Development Division
Development Services Bureau

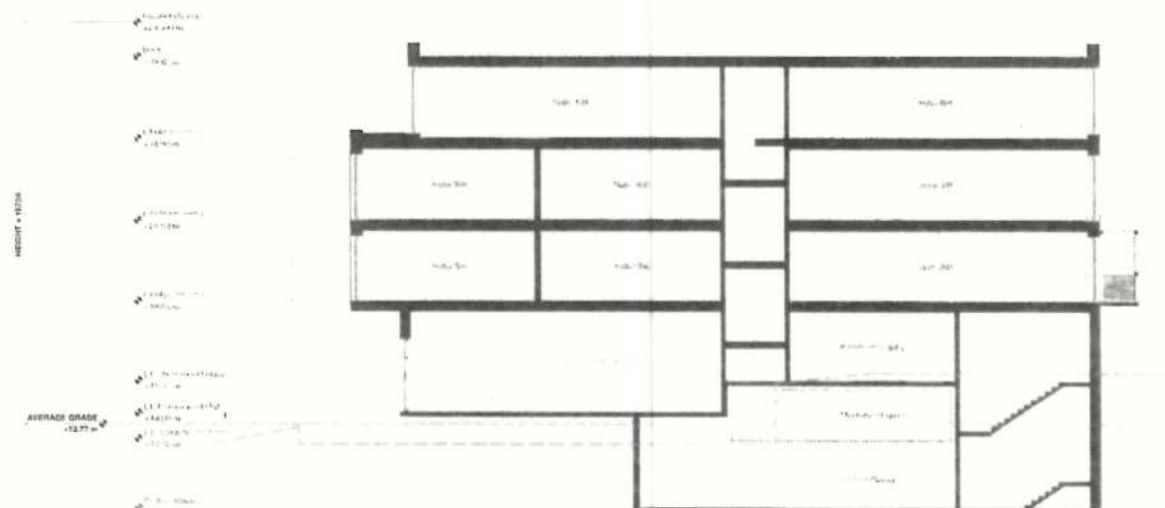
Unity Commons
1303 Fairfield Road

Elevations

D12



Section C



Section D



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ARCHITECTS

1000 10th Avenue
New York, NY 10018
Tel: 212 691 1000
Fax: 212 691 1001

u i y

Received
City of New York

OCT 10 2017

Planning & Development Department
Development Service Division

Project: 1000 10th Avenue
Site: 1000 10th Avenue
Drawing: 1000 10th Avenue
Scale: 1/8" = 1'-0"
Date: 10/10/17
Sheet: 1000 10th Avenue

Unity Commons
1303 Fairfield Road

Section
Section

D14

Moss Street



LOW
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ROWE

100 YEARS OF SERVICE
1917-2017
100 YEARS OF SERVICE
1917-2017
100 YEARS OF SERVICE
1917-2017

UNITY

Fairfield Road

Received
City of Vernon

OCT 10 2017

Planning & Development Department
Development Services Division

Project Name: _____
Project Number: _____
Project Location: _____
Project Status: _____
Project Date: _____
Project Type: _____

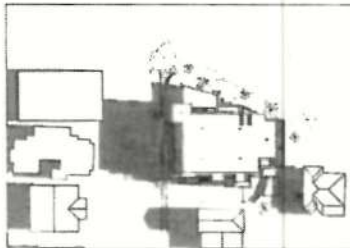
Unity Commons
1303 Fairfield Road

Street Elevations

D16



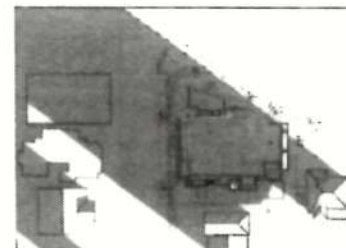
SPRING @ 9am



SUMMER @ 9am



FALL @ 9am



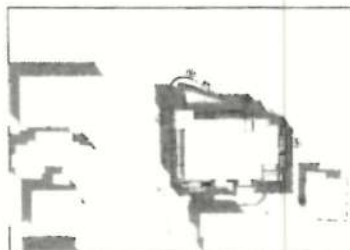
WINTER @ 9am

LOW HAMMOND ROWE
ARCHITECTS

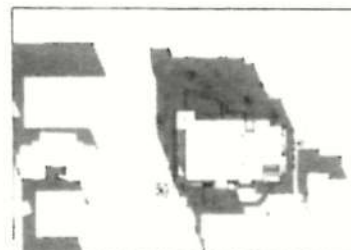
500 FARM ROAD, SUITE 100
CITY OF KANSAS CITY, MO 64108
TEL: 816.452.1000
WWW.LHRARCHITECTS.COM



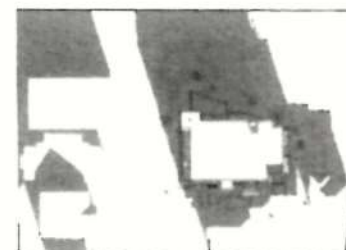
SPRING @ 12pm



SUMMER @ 12pm

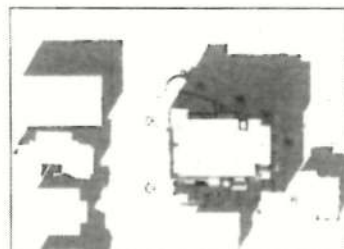


FALL @ 12pm



WINTER @ 12pm

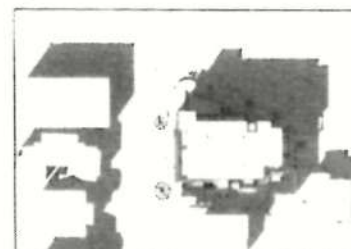
Reinforced
City of Kansas
OCT 10 2017
Planning & Development Services Division



SPRING @ 3pm



SUMMER @ 3pm



FALL @ 3pm



WINTER @ 3pm

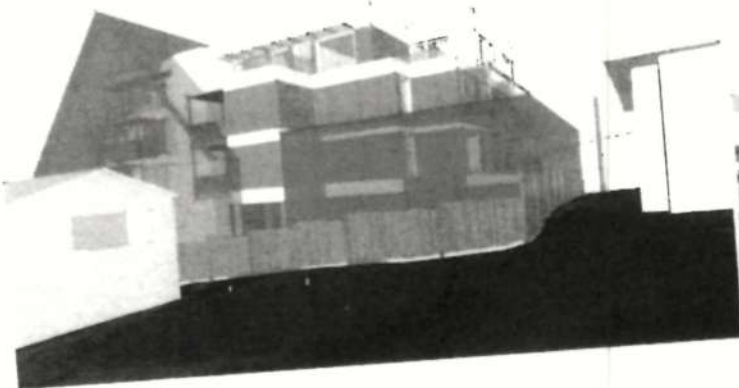
UNIVERSITY OF KANSAS
1303 Fairfield Road
Kansas City, MO 64108
TEL: 816.452.1000
WWW.LHRARCHITECTS.COM

Unity Commons
1303 Fairfield Road

View from south west



View from south east



View from north



View from west



LOW
HAMMOND
ROWE
ARCHITECTS

1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
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FAX: 303.733.1112
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OCT 10 2017

Planning & Development Department
Development Services Division

| | |
|--------------|-------|
| Project Name | 17018 |
| Address | |
| City | |
| County | |
| State | |
| Zip | |
| Phone | |
| Fax | |
| E-mail | |
| Website | |

Utility Commons
1303 Fairfield Road

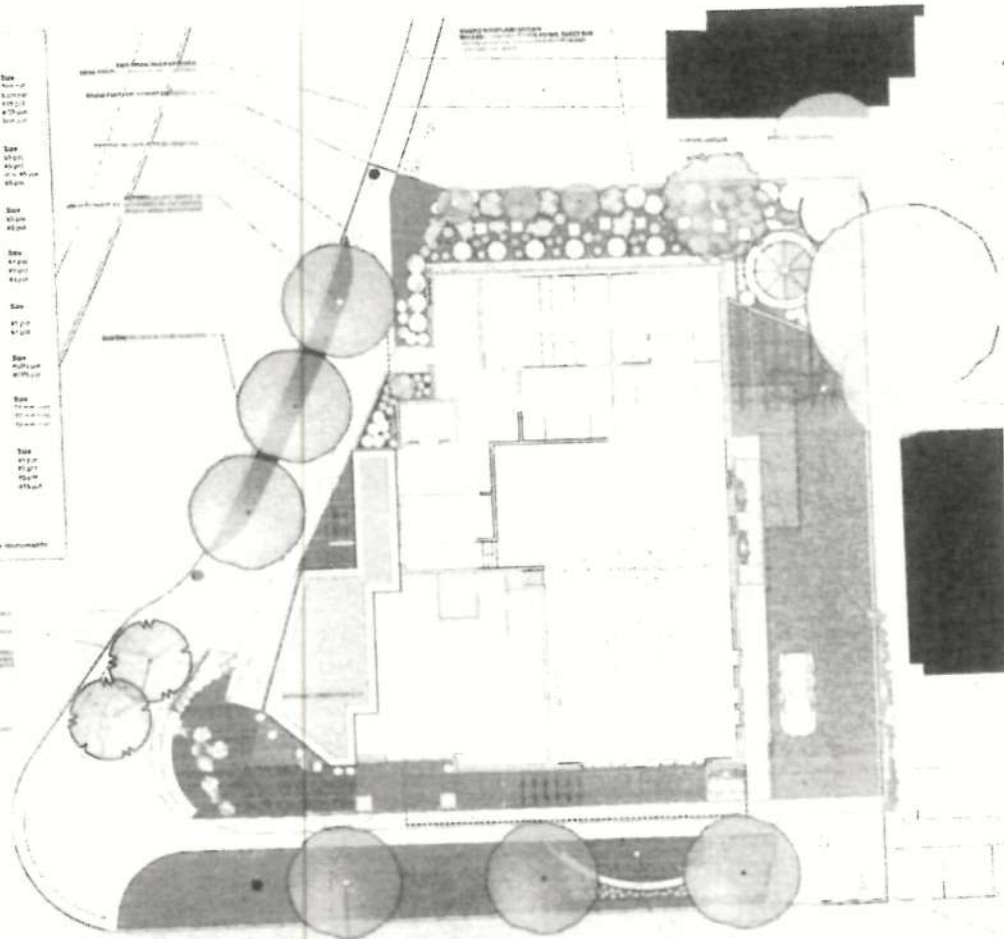
Comparison w/ Existing Massing

D18

| Size | Quantity | Botanical Name | Common Name | Size |
|---------|----------|---|-----------------|------------|
| 1/8" | 1 | <i>Asplenium adnigrum</i> (L.) Presl | Black Rock Fern | 1000 sq ft |
| 1/4" | 2 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 3/8" | 3 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 1/2" | 4 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 3/4" | 5 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 1" | 6 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 1 1/4" | 7 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 1 1/2" | 8 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 1 3/4" | 9 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 2" | 10 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 2 1/4" | 11 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 2 1/2" | 12 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 2 3/4" | 13 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 3" | 14 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 3 1/4" | 15 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 3 1/2" | 16 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 3 3/4" | 17 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 4" | 18 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 4 1/4" | 19 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 4 1/2" | 20 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 4 3/4" | 21 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 5" | 22 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
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| 5 1/2" | 24 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 5 3/4" | 25 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 6" | 26 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
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| 6 1/2" | 28 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 6 3/4" | 29 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 7" | 30 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 7 1/4" | 31 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 7 1/2" | 32 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 7 3/4" | 33 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 8" | 34 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 8 1/4" | 35 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 8 1/2" | 36 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 8 3/4" | 37 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
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| 9 1/4" | 39 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
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| 9 3/4" | 41 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
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| 10 1/2" | 44 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 10 3/4" | 45 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 11" | 46 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 11 1/4" | 47 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 11 1/2" | 48 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 11 3/4" | 49 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |
| 12" | 50 | <i>Asplenium platyneuron</i> (L.) Presl | Rock Fern | 1000 sq ft |

Notes:

1. All work to be completed to meet BCLA Landscape Standards
2. All soil conditions to be improved with an approved nitrogen system
3. Slovee seed to be planted in 150mm (5") depth substrate as specified in the landscape document

 LADDER

Submitted: 24 April 2004; Accepted: 10 July 2004
 Editor: John D. Reynolds

u i y

Received
City of Victoria

DEC 05 2017

Planning & Development Department
Development Services Division

| 項目 | 金額 | 金額 | 金額 |
|----|--------|--------|--------|
| 合計 | 100.00 | 100.00 | 100.00 |
| 売上 | 80.00 | 80.00 | 80.00 |
| 経費 | 20.00 | 20.00 | 20.00 |
| 利益 | 80.00 | 80.00 | 80.00 |

Unity Commons
1303 Fairfield Road

Landscape Plan

CITY OF VICTORIA

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OCT 10 2017

2- L1



3800 Owens Ave. Victoria, B.C. V8T 1A2
Phone: (250) 360-8100

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City of Victoria

DEC 05 2017

Planning & Development Department
Development Services Division

UPDATED LANDSCAPE PLAN
Project # 1521
Date 11/15/17
Scale 1:25
Date 11/15/17
Project 1521

Unity Commons
1303 Fairfield Road

Plant Reference Images

L2



Acer rubrum 'October Glory'



Carpinus betulus 'Frans Fontaine'



Fatsia japonica



Mahonia x media 'Charity'



Magnolia grandiflora 'Edith Bogue'



Cornus kousa 'Milly Way'



Eleocharis acicularis



Polystichum latifolium



Carex lasiocarpa



Kuhnia macrocarpa



Festuca stolonifera 'Sodding Blue'



Rhododendron 'Smile de Sarge'



Anaphalis margaritacea



Archifragaria rosea and 'Vancouver Jade'



Vaccinium x 'Northsky'



Solidago canadensis



Vaccinium ovalifolium



Carex patryae



Sarcococca ruscifolia



Thymus serpyllifolius



Wibornia americana 'Frosty'



Pieris japonica 'Frosty'



Rhododendron 'Ranajo'



Mahonia nervosa



Lupinus albus



LOW
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ROWE
ARCHITECTS

10 April 2017

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

re Unity Commons, 1303 Fairfield Road
Resubmission for rezoning and development permit

Following review and discussions with City staff, Low Hammond Rowe Architects have made a number of design revisions to our submission to address the suggestions and recommendations made.

The revisions are divided into three broad categories: miscellaneous corrections to dimensions and layout to meet zoning criteria, revisions to the interface of semi-public space and public realm to address City intent for the Statutory Right-of-Way (SRW), and significant revisions to the massing, materials, and elevations to address staff comments on aesthetics and urban design.

Massing and Elevations

Discussions with staff indicated that their desire for the massing of the existing church bell tower to be echoed in the new building. This is understood as an intention to maintain a strong landmark corner to the site, as well as provide a memory of the old church building.

LHRA developed a number of design options using the identical dimensions and location of the church tower. These were reviewed with staff, who we understood to support the new massing direction, with some reservations about the execution of the design. Following this review, LHRA have developed a new iteration which uses the tower massing, but integrates it into the overall massing, and adds a different use of materials.

In addition to the new tower mass, the building is now stepped back from Moss Street on the top (4th) floor. Exterior balconies (designed to Passive House design principles to minimize thermal bridging) have been lightened in structure and appearance and are now proposed to be constructed of painted structural steel with aluminum railings and stained wood guards and privacy screens. We believe this will further reduce the impression of the building's size.

The exterior cladding has been changed from an exposed insulation finish system (EIFS) to a combination of rainscreen stucco and stained wood siding (over a 190mm exterior insulation layer). This cladding approach has been extended over all three upper floors. This new approach unifies the upper floors and through its patterning of windows and cladding, breaks up the visual bulk of the massing. The Passive

House construction details will provide for approximately 200mm (8") deep window reveals, which will emphasize a sense of solidity of the building.

The ground level walls adjacent to the public realm remain as brick masonry – although the proposed brick colour has been changed to a warm grey with matching flush-struck mortar.

Public Realm Interface

Staff indicated support for expanding the usefulness of both the semi-public open space and public right-of-way, providing that the entirety of the SRW was devoted to public access. In response to this, the level space to the north and west of the retail/café space has been expanded for potential café seating and a variety of public seating areas.

The complex sloping geometry of the public space around the site presents a challenging design problem to preserve safe public access on sloping streets adjacent to desired level space. This has been resolved by splitting the travelled area of the sidewalk as it descends Fairfield Road to the corner into an outer sloping sidewalk and an inner set of steps and seating risers. The difference between the sloping sidewalk and level area is handled with a curved retaining wall with public benches and railings along its top. New street trees around the corner will provide a leafy context for both the public seating and sidewalk café space.

As the site continues to slope down Moss Street in front of the church entrance, the semi-public and public paths are split into sloped sidewalk and two small sets of steps. Low retaining walls and railings ensure pedestrian safety, while maximizing useful space at the church entrance.

The site also slopes steeply from the property line along Moss Street down to the curb line. This is resolved with a paved lay-by area, accessible for vehicle drop-off over a roll curb, and a set of long steps up to the sidewalk/church entry level.

Semi-public and parts of the public pedestrian realm are proposed to be paved with brick, including brick salvaged from the existing church (subject to quality evaluation of the brick after deconstruction). Memorial bricks from the existing church plaza will be reinstalled. The public sidewalk along the perimeter of the property line is proposed to be paved in concrete to clearly delineate the boundary between public and semi-public areas.

The line of the ground floor walls of the retail/café space and church have been adjusted to move them further back from the SRW, increasing publicly accessible space, and coordinating them with the new columns for the new tower massing.

Conditions to be met prior to Committee of the Whole

"While staff note the mix of uses is positive and understand the challenges associated with providing an assembly use at grade, the current four storey proposal does not meet the goals and objectives of the Official Community Plan and cannot be supported by staff in its current form."

Response: The fourth storey allows for an additional four rental units that provide the revenue needed to sustain both the below-market sale or lease of the church space to the Fairfield United Church, and the additional costs involved in constructing the building to Certified Passive House standards. Elimination of the fourth floor would entail the deletion of the church sanctuary from the program and/or the elimination of the Passive House level of energy performance..

"Please consider the possibility of retaining and heritage designating the church. Alternatively, we would encourage exploring the adaptive reuse of the existing church structure or incorporating elements of the existing church's design and/or materials into the proposal."

Response: As previously noted, the cost of bringing the existing church up to even a fraction of current life safety requirements is prohibitive. The limitations of the existing buildings would also preclude both the continued participation of the Fairfield United Church in the project and the provision of Passive House sustainability.

"The ground floor plane will need to be refined to ensure that it responds positively to the street. Blank walls will not be supported. The use and placement of retaining walls should also be reconsidered to ensure connectivity to the sidewalk and pedestrian permeability."

Response: The design of the building edge and the semi-public and public realm have been redesigned in consultation with staff.

"The overall massing will need to be reduced to ensure that there is significant stepping back to provide a transition to the neighbouring low density residential uses along Moss Street and Fairfield."

Response: The top floor has been stepped back from Moss Street. The upper floor design already stepped back from the neighbouring single-family properties; the massing of the balconies has been made lighter and less obtrusive. Balconies are still screened to block views from them to the neighbouring rear gardens.

"Please consider the local context both in terms of massing and in terms of materials particularly along Moss Street."

Unity Commons – 1303 Fairfield Road

Letter to Mayor and Council – Resubmission for rezoning and development permit

10 April 2017

page 4 of 5

Response: As noted above, the massing has been redesigned to retain an 'echo' of the church bell tower and mark the corner. We have tried numerous options of colour and material to attempt to respond to the context and have received a wide range of mixed responses from the community, FGCA CALUC, and staff. We consider the context to lack a coherent expression or materiality and have therefore proceeded with a design which we feel appropriate in massing, with its own complementary materiality, and expressive of the era in which it is being built.

"Please ensure that entrance features are prominent and at grade."

Response: As with the original submission, the entrances to the church sanctuary, retail/café space, and apartment entry remain at grade; all have a unique expression and a suitable semi-public forecourt area.

"Increased use of patios and/or outdoor spaces along Moss and Fairfield will help animate and enliven the buildings relationship with the street."

Response: As noted previously, the Moss Street and Fairfield Road frontages have been redesigned according to discussions with staff.

"Increased detail on the street elevations (adding details on the adjacent properties) will be useful."

Response: The resubmission includes new street elevations with photographic representation of the neighbouring properties.

"A third party land lift analysis may be required to justify the additional density above that envisioned in the Official Community Plan."

Response: Our client is prepared to consider this. A land-lift analysis is not currently available.

"A housing agreement is required to ensure the residential units remain rental in perpetuity."

Response: Our client re-confirms her desire to enter into an agreement that covenants the apartments as rental in perpetuity.

"A design covenant may be required to ensure the residential storeys are designed to a Passive House standard."

Response: Our client is prepared to consider this.

"The Plan Check for the proposal has significant outstanding issues/ missing/ or incorrect information. Please ensure that your resubmission addresses these items."

Unity Commons – 1303 Fairfield Road

Letter to Mayor and Council – Resubmission for rezoning and development permit

10 April 2017

page 5 of 5

If you need clarification on any of the items contained in the Plan Check, please contact the Zoning Administration staff as noted on the Plan Check."

Response: Miscellaneous revisions are noted on the drawings and above in this letter to address these items.

"Updated letter to Mayor and Council providing more details on the proposal."

Response: We believe this letter addresses all the issues that have been raised by staff in correspondence and meetings. We would be pleased to provide further clarification on any details that are requested by staff or Council.

Conclusion

We hope that our revised submission has dealt with staff's concerns in a supportable manner. We remain committed to continuing our collaborative work with staff, committees, and Council to develop a project that provides true environmental, economic, and social sustainability.

This project delivers sixteen desirable rental homes and a lively corner café, and preserves an important cultural and spiritual sanctuary for its congregation in the Fairfield neighbourhood.

Sincerely,

Low Hammond Rowe Architects Inc

A handwritten signature in black ink that reads "Christopher Rowe". The signature is written in a cursive, flowing style.

Christopher Rowe
Architect AIBC, LEED AP
principal



LOW
HAMMOND
ROWE
ARCHITECTS

10 January 2017

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC

re 1303 Fairfield Road – application for rezoning

Low Hammond Rowe Architects, on behalf of Unity Urban Properties Ltd, is pleased to submit this application for a new development on the property at 1303 Fairfield Road. The proposal will require an amendment to the Official Community Plan (for number of storeys), rezoning to a new zone and a Development Permit. A parking variance is also requested.

This proposal will replace the aging Fairfield United Church at the corner of Fairfield Road and Moss Street – which is otherwise in urgent need of expensive repairs and code upgrades unaffordable by the congregation – with a new mixed-use building including 16 covenanted rental apartments, a corner-focused retail space, and most importantly, a new home for the Fairfield United Church.

The project fulfills the aims of true triple-bottom-line sustainability:

Environmental Sustainability

- very low energy footprint and very low GHG emissions
- low energy costs for renters
- Built to last: Passive House construction means a solid, high-quality building

The main floor church sanctuary and commercial space will be built to the most stringent current energy codes, but the residential part of the building will be built to Certified Passive House standards. This will give the building an extremely low energy footprint - with energy use at least 65% below conventional modern construction. This is achieved through the use of high performance triple-glazed windows, almost 12" of insulation, complete air tightness, and a sophisticated heat-recovery ventilation system providing exceptional air quality. Solar gain and building envelope performance allow an entire apartment to be heated in the winter by a small electric baseboard in the bathroom.

Economic Sustainability

- viable long-term neighbourhood-focussed business plan
- locally-owned and operated
- quality durable building with low life cycle costs
- profits support important social and environmental goals

Unity Commons, 1303 Fairfield Road
Letter to Mayor and Council
10 January 2017

page 2 of 8

Market rents for both apartments and the commercial space will provide the return needed to pay for the Passive House building upgrades and to support lower than market rent or purchase of the church sanctuary.

Social Sustainability

- 16 units of rental housing
- compatible neighbourhood commercial
- Fairfield United Church and their partner organizations remain in community in their historic location

The Unity will provide a unique mix of desirable uses entirely compatible with the 5 Corners village and the Fairfield community. First of all, it provides 16 units of generously-sized one- and two-bedroom apartments (which will be permanently preserved as rental through covenant). Secondly, it can support a lively neighbourhood cafe or restaurant in a busy village location. Thirdly, and most exceptionally, it will sustain the congregation of the Fairfield United Church in its traditional location and its own community. The new sanctuary will also support a wider community of other faiths and continue to serve as a valuable venue for community arts and performances in a properly serviced and purpose-built facility.

The project has been designed with close consideration of the relevant objectives of the Official Community Plan and with extensive consultation with immediate neighbours. This proposal represents a special opportunity to maintain an important spiritual and cultural institution in its historic community while responding to the demand for rental apartments and adding to the vitality of street life at the Five Corners village. We look forward to presenting this proposal to Council and committees and demonstrating its many positive features.

Sincerely,

Low Hammond Rowe Architects Inc

A handwritten signature in black ink that reads "Christopher Rowe". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Christopher Rowe
Architect AIBC LEED AP
principal

1 Description of Proposal

1.1 Project components

- a concrete (non-combustible) ground floor with a 2,400 SF church sanctuary space, a 1,500 SF commercial unit with outdoor patio space, and apartment lobby and common storage and bicycle parking;
- upper storeys of wood-frame construction with 16 one- and two-bedroom rental apartments;
- a 16-space underground parking garage.

The upper three floors of apartments will be constructed to achieve Certified Passive House status, with an Energy Use Intensity of approximately 15 kWh/m²/year.

1.2 Massing

The new building mass is somewhat larger than the existing church and church hall buildings, but it is no higher, and has significantly increased south and east side yard setbacks from the two adjacent single-family homes. Because of its location north and west of the adjoining properties, there is minimal shadowing impact (and minimal change) on the sun access to neighbours.

The top penthouse floor steps back from the south elevation in order to reduce the apparent height of the building and to move the apartments and their decks away from direct overlook on neighbouring single-family lots.

Overall, the chosen design approach keeps the main massing of the building simple and rectilinear, and providing detail and scale through the exterior balconies and manipulation of the ground floor massing. The balconies take their form and structure from the needs of Passive House design – minimizing cantilevers which act as thermal bridges. The main level retail space angles up at the street corner to establish its presence and commercial scale. The entry to the church sanctuary shelters under the overhang of the building above, with its importance stressed with a colonnaded trellis facing Moss Street defining a new church *temenos* or porch.

1.3 Neighbourliness

Through direct consultation with the neighbours, the design of the building has been tweaked to minimize overlook and maintain privacy in both the houses and their rear gardens. Landscaping and fence design has been developed in close consultation with the neighbours.

1.4 Exterior Materials

The building exterior includes a brick masonry main floor (using a pale off-white brick and matching mortar) with deep window and entrance reveals. The upper residential floors are clad in an Exterior Insulation Finish system (EIFS). This includes approximately 150mm (6") of exterior insulation which creates deep reveals around the windows and enhances a feeling of mass and solidity.

1.5 Colours

Colours have been selected to maintain a visual reference to the original materials and colours of the Church, with an off-white base, a rich deep brick red for the middle floors, and a white penthouse level intended to blend into the sky to minimize the apparent height. The intent is to maintain the scale-giving proportions of the original Church building and continue to fit within the material and colour palette of the Five Corners village context.

1.6 Landscaping

Plantings, new trees, fences, and balcony screening have been selected and arranged to preserve the privacy of the single-family neighbours to the south and east. The street edge spaces have been designed as forecourts for the apartment entrance and the church sanctuary, and as potential patio seating area for the commercial space. Existing commemorative pavers used in the church forecourt will be reused in the hard landscape areas adjacent to the new sanctuary entrance.

The building's footprint and parking garage have been designed to minimize impacts on mature trees on the adjoining properties. A arborist has reviewed the trees in question and prepared a tree protection protocol for them. There are no mature trees on the subject property.

The location recommended by City staff for the parking ramp will require the removal of an existing cherry tree on the City boulevard on Moss Street. The consulting arborist has noted that the remaining street tree on Moss Street is diseased and recommends its replacement. Following submission of this application City staff will be consulted as to the best approach for the redevelopment of the street edge spaces.

The projecting main level retail space will have an extensive green roof. Along with detention and filtration of stormwater, this will enhance views from the upper level apartments and be visible from along Fairfield Road due to the height and character of planting.

2 Government Policies

2.1 Official Community Plan and Neighbourhood Plan

We believe that this proposal meets most of the policy objectives of the Official Community Plan with the exception of the number of storeys. This proposal is for a four-storey building, whereas the OCP policy for Small Urban Villages indicates a three-storey limit for streets other than arterial or secondary arterial roads. (Fairfield Road is neither.)

PLACE-BASED LAND USE MANAGEMENT

6.1 Urban place designations are established and identified on Map 2, including built form, place character, land use and density characteristics, to represent present and proposed conditions and to support the development of a diversity of places across the city defined generally as follows:

6.1.7 Small Urban Village consists of a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings generally up to four storeys in height along arterial and secondary arterial roads and three storeys in height in other locations, serving as a local transit service hub.

3 Project Benefits and Amenities

- Preserves the traditional meeting place of the Fairfield United Church's congregation on its original site and within its original community;
- Allows for expanded use of the church sanctuary for other faith groups and arts events in a safe and modern facility;
- Provides for the enhancement of neighbourhood vitality in the form of a potential new café or restaurant;
- Creates 16 new rental apartments, which will be protected by covenant on the property;

4 Need and Demand

The primary driver for this project is the desire of the congregation of the Fairfield United Church to remain in their traditional community. The congregation has not been able to afford the on-going maintenance of the building over many years and were not able to raise the \$1 million to \$2 million needed to reverse decades of deferred maintenance and bring the building up to even a portion of current safety codes. They accordingly sold the property to a local developer who would commit to making a new church sanctuary a key component of a new mixed-use development on the site.

There is a demonstrable demand for quality rental housing in desirable neighbourhoods such as Fairfield. The type of housing proposed not only accommodates small young families but also older residents wishing to down-size yet remain in their familiar neighbourhood.

Given its location as a one of the "Five Corners" in this small urban village, the provision of active commercial street life – in addition to that of the church sanctuary – is an obvious choice to round out the mix of uses proposed.

5 Impacts

The two adjoining single-family homes were built well after the original Church. With near-zero setbacks and virtually blank walls of the Church and hall as their property edges, both houses have been designed with relatively blank walls facing the subject site. Nevertheless the primary impact on these homes is that of overlook from the new apartment neighbours. Extensive consultation was undertaken with each of these neighbours to review and help us understand the potential impacts of the proposed design. Following this consultation, the location of windows, exterior balconies, and landscaping and screening was revised to minimize overlooks on rear gardens and decks, or on the few windows facing the site. Other windows and balconies are located to face only blank side walls of the neighbouring houses or are directed towards the street.

A thorough sun access study was completed. This demonstrates that the new building has little impact on sun access for neighbours due to its northerly location.

6 Design and Development Permit Guidelines

The project has been designed to meet or exceed the relevant guidelines, including:

- Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- Guidelines for Fences, Gates and Shutters (2010)
- Buildings are encouraged to have shop windows and building entrances that are oriented towards the street.

7 Safety and Security

The design follows best practices for OPTED including:

- all entrances located adjacent to the street with high visibility from the street;
- 24/7 occupation;
- good overlook of site landscape area and parking ramp from adjacent apartments;
- obvious distinction of semi-public from public areas;
- lighting and windows in entrance areas, common areas and parking garage to maximize visibility and surveillance;
- security gate for parking garage.

8 Transportation

The site is served by BC Transit's number 7 bus line, connecting the site with downtown Victoria and UVic, with a stop nearby to the site across Moss Street, and weekday buses every 15 minutes.

Class 1 Bicycle parking for apartment residents is provided in accordance with Schedule C requirements on the main apartment entry level directly off the street and connected to the apartment lobby.

Additional Class 2 bicycle parking will be provided with racks adjacent to the commercial space and church sanctuary. Additional parking space for mobility scooters is provided adjacent to the apartment lobby.

The project's location on a rocky site makes the construction of underground parking challenging and expensive, nonetheless 16 parking spaces are provided – a ratio of one space per apartment. The underground garage is accessed from Moss Street via a ramp down the south edge of the property – as recommended by City of Victoria Engineering staff. (Apartment garbage and recycling will be stored in the garage. Commercial and church garbage and recycling will be stored in an enclosure at the foot of the parking ramp.) Parking in the garage will be available on a shared-use basis to church and commercial customers during the day. The garage will be secured after business hours with an overhead gate.

A transportation study was conducted by Watt Consulting Group and forms part of the application package. The purpose of this study was to determine if the proposed parking supply will accommodate the expected parking demand by considering parking demand at representative sites and identify appropriate parking management and transportation demand management (TDM) approaches.

The study notes that the 16 supplied parking spaces fall short of the current Schedule C requirement by either 36 or 47 parking spaces, depending on the method of calculation.

The Watt report concludes that *"resident parking demand will be 8 vehicles, residential visitor parking demand will be 1 vehicle, café parking demand will be 10 vehicles, retail parking demand will be 3 vehicles and non-event church parking demand will be 1 vehicle. Parking demand during an event at the church varies depending on size."*

Eight parking spaces will be reserved for residents at all times. Residential visitor, commercial, and typical weekday church parking demand will be in a shared pool of 8 spaces. All larger church- or event-related parking demand is expected to be accommodated off site, as has always been the case historically.

Clearly a mixed-use project of this type and size would be unrealizable if the Schedule C requirements were to be met without variance. The provably decreasing demand for car ownership and the project's convenient location in a highly walkable neighbourhood supports serious consideration of this parking variance.

9 Heritage

The church building is not on the City of Victoria heritage registry and there is no statement of significance to suggest it should be. The design and construction both inside and out is pleasant but relatively conventional for its time and unremarkable. The church was inexpensively built in 1926 using residential-grade methods and materials and has not endured well.

Refer to the attached letter from RJC (29 June 2016) for a detailed summary of building structural conditions and issues affecting rehabilitation of the existing structure.

The extent and complexity of the structural upgrades required to prepare the building for conversion to residential use makes this form of conversion financially unviable. This type of conversion has been undertaken elsewhere in Victoria without commercial success. Furthermore, as corroborated in RJC's letter, significant exterior alterations would be required to support new floor assemblies, windows, and entrances.

Most importantly, the congregation of the Fairfield United Church are passionate about being able to stay in their historic community. The high cost of stabilization and restoration of the existing building has proved unaffordable by the congregation. Economically-viable preservation of the building for some other use would result in the displacement of the congregation from the Fairfield community.

10 Green Building Features

10.1 GHG reduction through Passive House design and construction

The primary green building feature of this proposal is to make a significant reduction in greenhouse gas emissions. It will achieve this through design, construction, and certification as a Passive House building. Passive House standards will be applied to the three apartment floors. Because of ventilation requirements and the type and routine of occupation, a certified Passive House approach is not considered ideal or financially feasible at this time for the commercial space and the church sanctuary. These spaces will nevertheless employ best practice or better for insulation, equipment efficiency, and power and water consumption.

Passive House design and construction will include the following features:

- triple-glazed windows, certified by the German PassivHaus Institut;
- high level of air-tightness through a continuous liquid-applied air/vapour barrier;
- an additional 150mm (6") of EPS foam insulation on walls, and 200mm (8") of EPS under the floor slab and over the roof;
- air-to-air heat recovery ventilation units in each apartment and common areas, recycling heat from exhaust air to pre-heat incoming continuous ventilation air (resulting in very high indoor air quality levels), also certified by the PassivHaus Institut;
- condensing clothes dryers;
- LED lighting
- air tightness testing of the entire building prior to installation of cladding;
- verification of the design energy model by an accredited Passive House reviewer.

Each unit will be provided with additional make-up heat with a single 500W baseboard heater in the bathroom. No other heat sources will be needed. Total energy use for the apartments is expected to be at or below 15kW/m²/year, and will be provided by electricity, 93% of which is from renewable hydroelectric production.

(Note that the City of Vancouver is about to implement a new green building rezoning policy which will can be met at its highest level through Passive House certification.)

10.2 Other green building best practices to be employed

- low VOC emissions in materials and coatings;
- individual electric metering;
- water-conserving plumbing fixtures.

10.3 Stormwater management

The small site is located on rock and does not provide ideal conditions for return of stormwater to the ground. On-site stormwater detention will be provided in subgrade facilities prior to discharge to municipal mains. Further detention and pre-treatment will be provided by the intensive green roof over the main level retail space.

11 Infrastructure

Existing public services appear adequate to support the new development. Further consultation with City of Victoria Engineering staff will be undertaken during the formal review process and any required upgrades included in the proposal.

12 Consultation and Design Refinement Process to date

- 29 Jun 2016: Review with City of Victoria Planning staff;
18 Jul 2016: Presentation and discussion of initial program and design concept (by invitation to surrounding neighbours);
Jul/Aug 2016: Individual meetings with each of the immediate neighbours in single-family homes;

- 29 Aug 2016: Follow-up presentation and discussion of developed design concept (by invitation to surrounding neighbours);
- 01 Sep 2016: Review with City of Victoria Planning staff;
- 19 Sep 2016: Preliminary presentation to Fairfield Gonzales Community Association CALUC;
- 29 Oct 2016: Open House presentation to wider neighbourhood.
- 21 Nov 2016: Preliminary presentation to Fairfield Gonzales Community Association CALUC;
- 19 Dec 2016: Formal public presentation to Fairfield Gonzales Community Association CALUC.

A number of major revisions were made to the design in response to consultation with the project's immediate neighbours, prior to submission to the FGCA CALUC. These were focused on improving setbacks from the neighbouring rear gardens and eliminating or screening possible overlook of the neighbours' gardens from the new building. These revisions were subsequently presented to the neighbours at individual meetings.

We have yet to receive formal notes from the 19 December CALUC meeting but our understanding is that they would note some concerns expressed about the modernity of the design, the height, and the amount of parking being provided. We are not aware of any specific recommendations that would lead to design revisions at this time.



Engineers

June 29, 2016

Nicole Roberts
661523 BC Ltd.
3471 Short St.
Victoria, BC V8X 2V6

Dear Nicole,

RE: Fairfield United Church
1303 Fairfield Road, Victoria, BC

RJC No. VIC.115708.0001

At the request of Nicole Roberts, we visited the above-referenced site on June 9, 2016 to review the general condition of the building and provide our opinion of the feasibility/ practicality of re-purposing the building for residential use.

The original building was constructed circa 1926, and is a single storey plus partially buried basement. Construction consists of a timber roof and ground floor, with unreinforced masonry (URM) perimeter bearing walls. Primary roof framing consists of vaulted trusses at approximately 10'0" o/c. The ground floor is supported on the URM perimeter walls and interior columns.

In 1985 minor renovations were done, which included the addition of 2 large glulam beams running the length of the auditorium to provide additional support to the existing roof. The beams are supported on new columns and footings. These beams were likely added to arrest roof deflection and spreading of supporting URM walls.

Building Condition

The structure is in good condition, with no signs of significant deterioration. There is some minor outward 'bowing' of the West exterior URM wall, which was likely one of the primary reasons the roof support beams were added in 1985. With the beams in place there is no longer any outward thrust on the walls from the roof. The bowing is not a structural concern at this time.

Feasibility of Re-Purposing for Residential Use

We understand consideration has been given to creating two new (for a total of three) residential levels within the existing auditorium space, and that underground parking is required on site. The new floors and underground parking are structurally feasible, but only at significant cost.

Creating new residential spaces within the existing auditorium constitutes a change in building use, thereby likely triggering seismic upgrading of the building. Based on our past experience with similar structures, we estimate the seismic resistance of the existing building is likely in the range of 15 to 20 % of current Code requirements. The requirement for seismic upgrading is at the discretion of the Building Inspector, but local

past practice has been that upgrading to at least a 'life safety' level of seismic resistance is required for a change in use; 'life safety' seismic resistance is approximately 60% of current Code seismic force levels.

Seismic loads are proportional to building weight. The proposed building conversion would result in a building with well over twice the seismic demand than that of a typical 3 storey residential building, due to the considerable weight of the exterior URM walls and the reduced ductility of URM walls as compared to a building with seismic resistance provided solely by plywood-sheathed 'shear' walls (as typical 3 storey buildings are constructed). While it may be feasible to resist seismic loads with new plywood-sheathed interior shear walls, these would need to be much more extensive and costly than seismic-resisting shear walls in a typical residential building. It is quite likely that the length of shear wall required would not be practical with a residential building layout and function, thereby requiring the use of steel diagonal bracing in lieu of plywood shear walls. In addition, whereas in a typical residential building the shear wall overturning loads are spread out onto a concrete slab (such as over parking), in this case heavy beams would be required to 'transfer' the loads out to available support points (unless the main floor was demolished and replaced with a new concrete suspended slab). Other seismic considerations include the requirement to tie the existing URM walls into the new floor and existing roof 'diaphragms' with bolts, straps, and blocking.

We note additionally that the residential layouts would likely be compromised to accommodate the existing windows, as the height of these extend over two floors, unless the windows are modified, with resultant change in the building's exterior appearance. The existing main floor is sloped; this would need to be either demolished and reconstructed level, or a new built-up floor constructed on top of the existing to create a level floor. New columns and foundations would be required at the basement level to support the additional loading of the new floors and provide uplift resistance for the seismic walls/ bracing.


The requirement to provide on-site underground parking represents a very considerable challenge for this site. We understand the adjacent annex building would be demolished, but the width of site available East of the Church building upon removal of the annex is not adequate for a practical parking layout, including access and circulation. It is thereby likely that the parking would need to extend a considerable distance below the existing Church building. This would likely require temporary support of the Church below at least the East URM wall and much of the interior so that column supports could be relocated to accommodate a functional parking layout. This temporary shoring represents a considerable construction challenge, at a very high cost.

We trust the above adequately addresses the issues we were asked to review.

Please contact the writer if you have any questions or concerns

Yours truly,

READ JONES CHRISTOFFERSEN LTD.


Bruce Johnson, P.Eng., Struct.Eng., MStructE
Managing Director

BLJ/dd

June 29/16



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Unity a project requesting re zoning at 1303 Fairfield Road

This application requests a change of zoning to allow the development of a building enclosing covenanted rental apartments, a commercial space and a church sanctuary and offices.

The following is drawn from a Community Meeting of the FGCA LUC on Monday December 19th attended by approximately 60 citizens. Comments from emails received have also been considered.

The building will be a stratum with only two units: the church space and a second title for the apartments and rental space. This will permit the United Church to purchase the space eventually, in the meantime they will rent.

Some consideration in the application may be given to the fact that the church hopes and expects to occupy this space for a long time; however, as they are initially renting the space, if they choose in the future to leave, the space will revert likely to commercial space and as such the situation in the building would change. This should be a factor in the consideration of this re zoning request.

FGCA LUC members Alice Albert and Heather Murphy declared a conflict of interest and removed themselves from discussion of the application at the meeting.

Community Concerns

Parking the major issue.

Parking is always an issue, however when the applicants parking consultant says that the project as designed now is 23- 58 parking stalls short of present requirements, the usual persistent complaints about parking and traffic may have increased validity.

The property is surrounded on all sides by residential Only parking zones and as such the adjoining streets offer little space for parking unless "scofflaws" park regardless of the signage. Residents pointed out that now parking generated by activities at the building at various times reaches as far as McKenzie and Oxford Streets to the south and Thurlow to the north, and Cornwall to the west. On street parking to the east on Fairfield is severely restricted. Residents are concerned that commercial activity and visitors to the new apartments will impact parking in the surrounding streets, most of which have residential restrictions now.

The project proposes some reserved residential stalls in the underground garage as well as a number of shared stalls. This is the only parking provided and as the parking consultant pointed out is somewhat short of present requirements.

The applicant pointed out that there will be new parking regulations in the spring of 2017 and it is her expectation to be in compliance with these new regulations.

This is an interesting notion that future requirements may be considered today, however when a resident asked about the Local Area Plan which may have policies which would impact the proposal, it was pointed out that applications cannot cease and HAVE TO BE ACCEPTED WITH CURRENT PLANS AND POLICIES IN PLACE.

Design

- *lack of design elements reflecting existing architecture and finishings, e.g. Red bricks used in most nearby buildings

- * lack of any Heritage elements which might reflect and honour the church building which has served the community for many years. Nor is there any design elements reflecting the new church space in the development, e.g. steeple, arched windows, etc

- * There was appreciation for the public sitting area, a neighbourhood "living room" along Moss street and at the corner of Moss and Fairfield.

The third area of concern was how this development will impact the "Small Urban Village" at Five Points as described and defined in the Official Community Plan

And last but by no means least is the substantial concerns by the immediate neighbour to the south of the site who is particularly concerned about possible negative impacts:

- * on his house,
- * privacy in the garden and in the house
- * nuisance from garbage bins and exhaust vents located near his house
- * and the possible structural damage to his house as a result of rock blasting

3.2 Development Permit No. 000496 and Rezoning No. 00588 for 1303 Fairfield Road

The City is considering a Rezoning and Development Permit Application to construct a four-storey mixed-use building consisting of ground floor commercial space and a church sanctuary with 16 residential rental units above.

Applicant Meeting attendees:

Christopher Rowe LOW HAMMOND ROWE ARCHITECTS

Ms. Wain provided the Panel with a brief introduction of the Application and the area that staff is seeking advice on, including the following:

- the transition along Moss Street and Fairfield Road
- the integration of the proposal within the existing Five Points Village context
- ground floor design and landscaping as it relates to the pedestrian experience along Fairfield Road and Moss Street, with particular attention to the corner of Fairfield and Moss and the residential and church entryways.

Christopher Rowe then provided the panel with a detailed presentation of the site and context of the proposal.

Questions of clarification were asked by the Panel on the following:

- where will deliveries occur?
 - no physical design solution; resolved in a similar way to Government Street deliveries downtown
- are there parking requirements?
 - a parking variance is required to maintain existing parking conditions
- is there a green roof on the café roof?
 - yes, an intensive green roof
- was a covered entrance into the church sanctuary considered?
 - the approximate 5 ft. overhang creates a small porch area and concrete pad creates a small breakout space with seating
- is the roof overhang slanted?
 - yes, to soften and resolve the overhanging mass
- was there consideration to making the tower a more prominent feature?
 - it is already taller than existing tower, with an elevated cornice
- how much taller is the tower in comparison to the existing structure?
 - roughly 7 ft. taller
- is the grass boulevard wide enough to accommodate street trees?
 - the boulevard on Fairfield Road is wide enough at about 5 ft.
- can the windows open in the units?
 - some of them can; if they are not on a deck they will tilt
- is there enough light let into the units with walls on the south façade?
 - the windows are almost 8 sq. feet across, and the Applicant sought to preserve neighbours' privacy as much as possible
- has the light exposure for the church space been considered?
 - coloured glass on the southern wall improves neighbours' privacy and a lot of light enters the church space via the glass entryway

Panel Members discussed:

- the massing is sensitive to the context; there is rationale for significant density
- south elevation shows visible tension to accommodate multiple requirements
- the wisteria could be brought forward to soften the south elevation
- The south façade has the least impact on the wider public; the east façade will be very visible for a long time
- concerns about how the eastern façade speaks to the Five Corners neighbourhood context
- the massing on the corner of Fairfield Road and Moss Street is adequate given the future of Fairfield Road
- More green landscaping around café seating wall would be beneficial
- a more permeable treatment at the corner of Fairfield Road and Moss Street such as shrub planting would be a better fit in the neighbourhood
- the tower is perceived to be floating; more height could improve its prominence
- looking for conceptual clarity to resolve the prominence of the tower

Action:

MOVED / SECONDED

It was moved by Justin Gammon, seconded by Patty Graham, that the Advisory Design Panel recommend to Council Development Permit Application No. 000496 and Rezoning Application No. 00588 for 1303 Fairfield Road be approved with the following recommendations:

- Review the landscaping and plant treatment at the plaza located at the intersection of Moss Street and Fairfield Road and consider additional planting to soften the edge along the south property line.
- Consider clarifying the prominence of the tower as it relates to the design intent.
- Review the composition of the south elevation to result in a more cohesive approach.
- Continue to refine the entrance to the church as a transitional threshold to the neighbourhood context.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

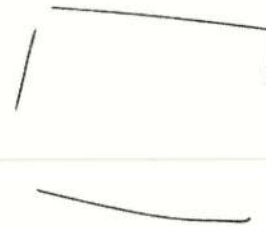
The Advisory Design Panel meeting of June 21, 2017 adjourned at 3:56 pm.

Jesse Garlick, Chair

ATTACHMENT G



1303 Fairfield Road Development
Parking Study



Prepared for: **Low Hammond Rowe Architects**
Prepared by: **Watt Consulting Group**
Our File: **2020.B01**
Date: **December 20, 2016**

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APPENDICES

- Appendix A: Summary of Resident Parking Observations
- Appendix B: Summary of Visitor Parking Observations
- Appendix C: Summary of On-Street Parking Observations

1.0 INTRODUCTION

Watt Consulting Group was retained by Low Hammond Rowe Architects to conduct a parking study for the proposed development at 1303 Fairfield Road in the City of Victoria. The purpose of this study is to determine if the proposed parking supply will accommodate expected parking demand by considering parking demand at representative sites and identify appropriate parking management and transportation demand management (TDM) approaches.

1.1 SUBJECT SITE

The proposed development site is 1303 Fairfield Road in the City of Victoria. The site is currently zoned R1-B Single Family Dwelling District, however, the applicant will apply to rezone the site. See Figure 1.1.

FIGURE 1.1 PROPOSED SITE



1.2 SITE CHARACTERISTICS

The site is located in close proximity to various transportation options and services including the following:

Transit The closest bus stop to the site is approximately 50 meters away (less than a 1 minute walk) and serves route 7 | Uvic/Downtown which provides service to Uvic and downtown Victoria with connections to local and regional transit routes. A major transit exchange is located within a 20 minute walk of the site, and it provides transit service to the majority of areas and destinations in the Capital Regional District. As identified in the Victoria Transit Future Plan¹, route 7 | Uvic/Downtown is a proposed frequent transit network route, with a service frequency of 15 minutes or better between 7:00AM and 7:00PM.

Walking The subject site is located in Fairfield, and has adequate sidewalks and crosswalks on the majority of roads surrounding the site. The site has a walkscore of 83², indicating that the majority of errands can be accomplished on foot.

Cycling Fairfield Road is a part of Phase 3 for the proposed Biketoria project that will provide neighbourhood bikeways to enhance the network with regional and more neighbourhood connections. Moss Street is a neighbourhood bike route that connects cyclists to the Harris Green and Oak Bay area via Fort Street, and to the downtown core via Richardson Street and Dallas Road. These routes will also provide connection to the Galloping Goose Regional Trail.

Carshare Modo Carshare Co-op is the operator of the carshare program for the Victoria region. The closest carshare vehicle is located on Oxford Street close to the Moss Street / Oxford Street intersection; less than a 5 minute walk from the site. Another vehicle is located at Chapman Street between Linden Avenue and Cook Street.

Services At the intersection of Fairfield Road and Moss Street, there is an elementary school, medical clinic, café, restaurant and other retail services. Fairfield Plaza and Cook Street Village, both a 10 minute walk from the site offer amenities such as a grocery store, medical services, mailing services, bank, restaurants, cafes and other retail stores. Downtown is located within a 20 minute walk of the site that contains the majority of transportation options and services.

Neighbourhood Urban Form The site is located in Small Urban Village "Five Points Village" which is defined in the City of Victoria Official Community Plan as a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings. This village serves as a neighbourhood amenity/focal point and not a destination for the region, suggesting it is mainly intended to be used by residents of Fairfield.

¹ Victoria Region Transit Future Plan, 2011, pg. 38. Available online at:

² As identified on the Walk Score website: <https://www.walkscore.com/score/1303-fairfield-rd-victoria-bc-canada>

2.0 PROPOSED DEVELOPMENT

The proposed development will include 16 one- and two-bedroom multi-family residential units (all apartment rental), 1,597 square feet of commercial floor area, and a church with 150 seats. See Table 1.

TABLE 1 SUMMARY OF PROPOSED DEVELOPMENT

| Land Use | Units | Floor Area | |
|---------------------------------|-------|--------------------------------|----------------|
| | | sq. ft. | m ² |
| Multi-family (Apartment Rental) | 16 | | |
| Commercial ³ | | 1,597 75 seats ⁴ | 148 |
| Church | | 2,617 150 seats | 243 |

2.1 PROPOSED PARKING SUPPLY

The proposed parking supply is 16 parking spaces, located in an underground parking garage.

3.0 PARKING REQUIREMENT

The City of Victoria requires parking per Zoning Bylaw No. 80-159, Schedule C Off-Street Parking. See Table 2. Parking requirement for the site is 58 parking spaces; 42 parking spaces more than proposed parking.

TABLE 2 SUMMARY OF PARKING REQUIREMENT

| Land Use | Quantity | Parking Requirement | Applied to the Site |
|---------------------------------|---|--|---------------------|
| Multi-family (Apartment Rental) | 16 units | Rental Attached Dwelling ^{1.5 units} 1 ³ / ₄ spaces per dwelling unit | 24 |
| Commercial (Café) | 38 seats | Eating and Drinking Establishments | 8 |
| Commercial (Retail) | 798.5 sq. ft. | Retail stores, banks, personal service establishments or similar users | 2 |
| Church | ^{1,597} 2,617 sq. ft. 150 seats | Church | 26 ^{19.5} |
| Total Parking Requirement | | | 58 ⁵⁶ |

³ Commercial tenant has not been finalized, however, it is expected to be one tenant with half the space as retail and half as a cafe.

⁴ As identified by the client via email on August 22. Includes 50 seats inside and 25 seats on the patio – however, half of the floor area is expected to function as a "café" suggesting 38 seats.

4.0 EXPECTED PARKING DEMAND

Expected parking demand for the site is estimated in the following sections to determine if proposed parking supply will adequately accommodate demand. Expected parking demand is based on vehicle ownership information, observations, surveys and research.

4.1 RESIDENT PARKING DEMAND

4.1.1 NEIGHBOURHOOD OWNERSHIP INFORMATION

Vehicle ownership information was assessed for ten apartment rental multi-family sites. Sites selected are in close proximity to the site, or exhibit similar characteristics (similar proximity to downtown and transportation options).

Average vehicle ownership among representative sites is 0.51 vehicles per unit and ranges from 0.22 to 0.74 vehicles per unit. See Table 4.1. Those sites closest to the subject site (1049 Southgate Street, 967 Collinson Street, and 1025 Linden Street), had an average vehicle ownership of 0.63 vehicles per unit.

TABLE 4.1 SUMMARY OF VEHICLE OWNERSHIP INFORMATION

| Site | Units | Insured Vehicles ⁵ | Parking Demand (vehicles/unit) |
|-----------------------|-------|-------------------------------|--------------------------------|
| 1049 Southgate Street | 29 | 14 | 0.48 |
| 967 Collinson Street | 42 | 30 | 0.71 |
| 1025 Linden Ave | 56 | 39 | 0.70 |
| 1039 View Street | 160 | 32 | 0.20 |
| 425 Simcoe Street | 175 | 105 | 0.60 |
| 655 Douglas Street | 126 | 54 | 0.43 |
| 535 Niagara Street | 65 | 48 | 0.74 |
| 1147 View Street | 22 | 10 | 0.45 |
| 1158 Yates Street | 18 | 4 | 0.22 |
| 1130 Pandora Avenue | 45 | 24 | 0.53 |
| | | | 0.51 |

A study was recently conducted in the City of Victoria that considered parking demand at different types of multi-family sites (condominium and rental) in different locations in the City. Results suggested that of the 19 rental apartment sites that are located in "remaining areas"

⁵ Vehicle ownership information obtained from Insurance Corporation of British Columbia (ICBC). Information is current as of November 30 2013

(those sites not in the downtown core or a large urban village, similar to the subject site⁶) had an average vehicle ownership rate of 0.53 vehicles per unit.

4.1.2 OBSERVATION

Observations were conducted at representative multi-family sites where the majority of vehicles could reasonably be attributed to the site, in close proximity to the subject site or in locations that exhibit similar characteristics. Observations were conducted over three periods – Friday August 12 at 9:30pm, Sunday August 14 at 2:00pm, and Tuesday August 16 at 9:30pm. See [Appendix B](#). Reserved resident spaces were observed to determine resident parking demand only.

Peak demand was observed during the Tuesday August 16 at 9:30pm observation. See [Figure 1](#). Results suggest an average parking demand rate of 0.52 vehicles per unit and ranges from 0.44 vehicles per unit to 0.62 vehicles per unit.

TABLE 4 SUMMARY OF OBSERVATIONS AT REPRESENTATIVE SITES

| Site | Units | Observed Vehicles | Parking Demand (vehicles/unit) |
|------------------------|-------|-------------------|--------------------------------|
| 1150 Hilda Street | 21 | 13 | 0.62 |
| 350 Linden Avenue | 39 | 17 | 0.44 |
| 1233 Fairfield Road | 64 | 33 | 0.52 |
| 1250 Richardson Street | 15 | 7 | 0.47 |
| 1300 May Street | 18 | 10 | 0.56 |
| 1030 Pendergast Street | 57 | 32 | 0.56 |
| 1035 Pendergast Street | 57 | 28 | 0.49 |
| | | | 0.52 |

4.2 VISITOR PARKING DEMAND

Designated visitor parking spaces were observed at nine representative sites on three different days – Wednesday March 9 at 9:00pm, Friday March 11 at 8:30pm, and Monday April 11 at 8:30pm⁷. See [Appendix B](#).

The peak visitor parking demand occurred during the Friday March 11 at 8:30pm observation. See [Table 5](#). Average visitor parking demand was 0.05 vehicles per unit and ranged from 0.02

⁶ However, the site is located in a Small Urban Village "Five Points Village" as identified in the City of Victoria Official Community Plan, pg. 36, Map 2, <http://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCPP/Replaced/Section%206%20Land%20Management%20and%20Development%20-%20June%202016.pdf>

⁷ These observations were conducted as part of the City of Victoria Schedule C Update

to 0.10 vehicles per unit. Seven of the nine sites are at or below the average visitor demand rate.

Of those sites located in James Bay/Cook Street area (535 Niagara Street, 343 Simcoe Street, 655 Douglas Street, 1049 Southgate Street), these sites had an average demand rate of 0.05 vehicles per unit, and ranged from 0.03 to 0.08 vehicles per unit.

TABLE 5 SUMMARY OF VISITOR PARKING OBSERVATIONS

| Site | Units | Observed Vehicles | Parking Demand (vehicles/unit) |
|------------------------|-------|-------------------|--------------------------------|
| 535 Niagara Street | 65 | 5 | 0.08 |
| 343 Simcoe Street | 21 | 1 | 0.05 |
| 655 Douglas Street | 126 | 5 | 0.04 |
| 1049 Southgate Street | 29 | 1 | 0.03 |
| 921 North Park Street | 75 | 4 | 0.05 |
| 1955 Ashgrove Street | 43 | 1 | 0.02 |
| 3187 Shelbourne Street | 62 | 3 | 0.05 |
| 243 Gorge Road East | 99 | 10 | 0.10 |
| 2533 Dowler Place | 45 | 2 | 0.04 |
| | | | 0.05 |

The Shared Parking Manual⁸ recommends time-of-day factors for residential visitors, and identifies peak demand (100%) occurs from 7pm to 10pm; all other times throughout the day, visitor parking will have significantly lower demand. See Figure 6.

4.3 COMMERCIAL

A commercial land use is proposed, although exact tenant/type is unknown. The applicant's expectation is that one tenant will occupy the space using half as retail and half as café.

4.3.1 CAFE

The café would be expected to operate as a neighbourhood amenity and would likely target Fairfield residents.

Eleven representative cafés within close proximity to the site were contacted⁹ to determine their peak parking demand. Average parking demand rate was calculated to be 1 vehicle per 15m² and ranged from 1 vehicle per 38m² to 1 vehicle per 5m². See Table 6.

⁸ Based on results from the Shared Parking Manual, Urban Land Institute, pg. 16-19

⁹ Phone conversations occurred with a manager/owner/employee of each café on August 11 and August 12, 2016 with a follow-up phone call on September 13, 2016. Employees estimated the number of vehicles during their busiest time of the day.

TABLE 6 SUMMARY OF CAFE SURVEYS

| Site ¹⁰ | Floor Area ¹¹ (m ²) | Estimated Vehicles | Parking Demand |
|---|---|--------------------|--------------------------------------|
| Moka House Café 345 Cook Street | 260 | 21 | 1 vehicle per 12m ² |
| Starbucks 320 Cook Street | 230 | 6 | 1 vehicle per 38m ² |
| Starbucks 1594 Fairfield Road | 110 | 23 | 1 vehicle per 5m ² |
| Serious Coffee 230 Cook Street | 140 | 15 | 1 vehicle per 9m ² |
| Discovery Coffee 1964 Oak Bay Avenue | 110 | 14 | 1 vehicle per 8m ² |
| Moka House Café 19 Dallas Road | 260 | 20 | 1 vehicle per 13m ² |
| Nourish Kitchen & Café 225 Quebec Street | 150 | 12 | 1 vehicle per 13m ² |
| Cornerstone Café 1301 Gladstone Avenue | 160 | 7 | 1 vehicle per 23m ² |
| Serious Coffee 225 Menzies Street | 110 | 8 | 1 vehicle per 14m ² |
| Arriba Coffee House 1610 Cook Street | 80 | 4 | 1 vehicle per 20m ² |
| Spiral Café 418 Craigflower Road | 105 | 8 | 1 vehicle per 13m ² |
| | | | 1 vehicle per 15m² |

4.3.2 RETAIL

Retail parking demand is also representative of office parking demand, in the case office occupies the commercial space at the site.

Observations of parking demand were completed at retail sites that are believed to accommodate employee and customer vehicles on site (rather than on-street or elsewhere) and provide a full account of parking demand. Observations were completed over three time periods (1:00pm on Wednesday March 9 2016, 1:30pm on Saturday March 12 2016 and 1:30pm on Saturday April 16 2016) representing peak periods for retail.¹²

The Saturday April 16 observation had an 85th percentile parking demand of 1 vehicle per 50m², which is seen as representative for the site.

¹⁰ All sites assessed did not have their own parking supply

¹¹ Floor area was estimated based on Google Earth

¹² These observations were conducted as part of the City of Victoria Schedule C Update

4.4 CHURCH

4.4.1 EXISTING SITE

The existing church "Fairfield United Church" has been at the site for 125 years and has never had a parking lot. The church has built a reputation as a focal point for the Fairfield neighbourhood and a community gathering spot. The majority of the congregation are residents of the Fairfield neighbourhood, suggesting they do not live a far distance from the site and could walk to Church. Previously, the congregation had over 150 people, however, more recently the typical congregation size is approximately 80 people.

Sunday Service occurs every Sunday throughout the year at 10:00am. Other meetings/activities occur approximately 3 times during the week in the evening. Larger events such as funerals, concerts, etc. occur 3-5 times a year.

As there is no existing parking lot, nor has there ever been, the Church has made relations with adjacent land uses to utilize their parking lots including Fairfield/Gonzales Community Place, and Sir James Douglas School. Congregation members also utilize on-street parking. A carpool program is also in place that facilitates carpooling amongst congregation members who live in close proximity to each other.¹³

Existing parking demand is identified in Table 7.

TABLE 7. SUMMARY OF EXISTING CHURCH PARKING DEMAND

| Event/Time | Frequency | | Parking Demand |
|-----------------------|-----------|--------------------|----------------|
| | Annual | Per Week (average) | |
| Typical Sunday Church | 52 | 1 | 30 |
| Weekday Evening | 156 | 3 | 10 |
| Typical Weekday | | | 1 |
| Funeral/Special Event | 5 | | 45 |

4.4.2 OBSERVATIONS

Observations were conducted at church sites in proximity to the subject site that have their own parking lot. Observations were conducted over three different days – Sunday August 7 at 10:30am, Saturday August 13 at 10:30am and Sunday August 14 at 10:30am.

The observation on Sunday August 14 at 10:30am demonstrated the highest parking demand. Results suggest representative parking demands when comparing to the existing site. See Figure 8.

¹³ Information was obtained via phone call on August 16.

TABLE 8 SUMMARY OF CHURCH PARKING DEMAND

| Location | Seats ¹⁴ | Observed Vehicles |
|---|---------------------|-------------------|
| St. Mathias Anglican Church 600 Richmond Avenue | 230 | 17 |
| First Church of Christ, Scientist 1205 Pandora Avenue | 350 | 28 |
| St Barnabas Church 1525 Begbie Street | 120 | 34 |
| Grace Lutheran Church 1273 Fort Street | 230 | 17 |
| Ukrainian Catholic Church of St. Nicholas 1112 Caledonia Avenue | 120 | 21 |

4.5 SUMMARY OF EXPECTED PARKING DEMAND

Results from observations and ICBC vehicle ownership information suggest peak resident parking demand will be 8 vehicles (0.53 vehicles per unit).

Expected visitor parking demand is based on observations and suggests demand will be for 1 vehicle (0.05 vehicles per unit).

Café parking demand was estimated based on surveys at representative sites. Results suggest parking demand at the site will be 1 vehicle per 15m²; 5 vehicles when applied to the site.

Retail parking demand was estimated based on observations. Results suggest a parking demand rate of 1 vehicle per 50m²; 2 vehicles when applied to the site.

Expected church parking demand is based on parking demand at the existing site and supported by observations at representative sites. Varying demand rates exist depending on the event occurring at the church. Typical weekday parking demand is 1 vehicle. Demand during Sunday service and other events may be as high as 45 vehicles.

Parking demand is expected to range from 17 vehicles during a typical day at the church with no event occurring, and up to 61 vehicles during the largest event at the church. See Table 9.

¹⁴ Number of seats was estimated at each location based on the ratio between number of seats and floor area at the proposed site. Floor area was estimated for each site from Google Earth, and the ratio was applied to calculate estimated number of seats.

TABLE 9 SUMMARY OF EXPECTED PARKING DEMAND (Typical Day)

| Land Use | | Parking Demand Rate | Expected Parking Demand | Parking Requirement |
|--------------------------|----------|--------------------------------|-------------------------|---------------------|
| Multi-family Residential | Resident | 0.53 vehicles per unit | 8 | 22 |
| | Visitor | 0.05 vehicles per unit | 1 | |
| Commercial (Café) | | 1 vehicle per 15m ² | 5 | 8 |
| Commercial (Retail) | | 1 vehicle per 50m ² | 2 | 2 |
| Church | | N/A | 1 | 26 |
| Total | | | 17 | 58 |

5.0 PRECEDENT SITES

The site is located in a Small Urban Village ("Five Points Village") that consists of a mix of commercial and community services primarily serving the surrounding residential area (as defined in the City of Victoria Official Community Plan).

A review of commercial tenants in the Village was conducted to determine their parking supply. See Table 11. Results suggest that half of the sites provide zero parking and the remaining sites provide less than the parking requirement (excluding the Fairfield Health and Wellness Clinic). The majority of customers are expected to utilize on-street parking, or other modes, and that parking demand is lower due to the Village being a community amenity and not a regional "destination".

TABLE 11 SUMMARY OF PARKING SUPPLY AT COMMERCIAL SITES

| Site | Floor Area (m ²) | Parking Supply | Parking Supply Rate |
|---|------------------------------|----------------|----------------------|
| Fairfield Health and Wellness Clinic | 96 | 3 | 1 / 32m ² |
| Cottage Bakery & Cafe | N/A | 0 | -- |
| Clare Mart Convenience Store | 130 | 2 | 1 / 65m ² |
| Fairfield Fish & Chips | N/A | 0 | -- |
| Duttons Real Estate and Property Management | 200 | 3 | 1 / 67m ² |
| Fairfield Market & Cafe | 56 | 0 | -- |
| Fairfield Bike Shop | 144 | 2 | 1 / 72m ² |

6.0 ON-STREET PARKING CONDITIONS

On-street parking conditions were observed surrounding the site bounded by Thurlow Road to the north, Masters Road to the east, McKenzie Street to the south and Harbinger Avenue to the west. Observations were conducted during five periods – Thursday August 11 at 9:30pm, Saturday August 13 at 10:45am, Sunday August 14 at 10:45am, Monday August 15 at 10:45am and Tuesday August 16 at 9:30pm. Observations were conducted during the “peak periods” for the various land uses on site, and the neighbourhood itself. This included Sunday during church, weekday evening when residents are at their peak, weekday daytime when commercial is at its peak, and Moss Street Market day. See [Appendix A](#).

Results suggest that peak on-street parking occupancy was Sunday August 14 at 10:45am¹⁵ with a total occupancy of 56% with 39 spaces still available.

Unrestricted parking assessed surrounding the site, had a parking occupancy of 60% with 23 spaces unoccupied. Parking that is unrestricted within a one block radius of the site had a parking occupancy of 53% with 7 spaces unoccupied.

Short-term parking, located on Fairfield Road and Moss Street is restricted to 30 minutes or less had a parking occupancy of 45% with 11 spaces unoccupied. This parking would appeal to church patrons to facilitate pickup/drop off and short stay café customers.

7.0 PARKING MANAGEMENT

The following is the recommended parking management approach for each land use.

7.1 CHURCH

Events at the church vary depending on size, (and thus parking demand) and occur in various frequencies. Church parking demand is expected to be consistent with existing parking demand. As identified in Section 4.1, the existing church utilizes on-street parking and adjacent parking lots surrounding the site including Sir James Douglas School and the Fairfield/Gonzales Community Place, and is proposed to do so in future. All event-related church parking demand will be accommodated off-site. Fairfield/Gonzales Community Place has approximately 8 parking spaces, and Sir James Douglas School has approximately 42 parking spaces.

During the weekday evening events, parking demand is expected to be accommodated at the Fairfield/Gonzales Community Place, accessed off of Fairfield Road and on-street parking. During Sunday service or a funeral/special event, both parking supplies will be required to accommodate demand (or just Sir James Douglas School, however, the Fairfield/Gonzales

¹⁵ Highest total occupancy day, excluding Saturday count during the Moss Street Market as this is not representative of typical conditions.

Community Place parking lot is closer to the site and is seen as more valuable parking spaces). Existing drop-off spaces should remain on Fairfield Road so drivers can drop-off passengers (particularly if they have special mobility needs) and then park in more remote parking areas.

7.2 PARKING ALLOCATION

Eight on-site spaces will be reserved for residents. There may be opportunity for flexibility in terms of the timing the spaces are reserved for. These spaces may be available during the day for the commercial component of the site, as residential parking demand is low.

The remaining spaces should be managed as per the following recommendations during the day. There will be additional parking spaces available at night to accommodate an influx of resident vehicles (although not expected) when commercial parking demand is lower.

The remaining parking spaces (8), will be in a shared pool to be used by residential visitors, commercial (café and retail), and typical church weekday (all other church parking demand will be accommodated off site). The following is the expected parking demand generated from these uses during a typical day:

- Residential Visitor – 1 vehicle
- Church – 1 vehicle
- Café – 5 vehicles
- Retail – 2 vehicles
- Total – 9 vehicles

A time-of-day assessment was undertaken to identify the parking supply needed to accommodate the peak parking demand. Results suggest there will be demand for 8 vehicles, suggesting all parking can be accommodate on site. This suggests a reduction of one vehicle as visitor parking demand is low during the day. However, it is important to consider the functionality of retail, and particularly café parking demand – it is typically for short term parking only, and behaviors suggest many people will seek on-street parking before going on-site to look for parking. Results from the on-street parking assessment suggest that there is available on-street parking within a 1 block radius of the site to accommodate “short-term” parkers.

8.0 CONCLUSIONS

The proposed development is for 16 multi-family apartments, 1,597 sq.ft. of commercial land use (combination of café and retail), and 150 seats for a church. The proposed parking supply is 16 spaces; 42 parking spaces less than the parking requirement.

Expected parking demand was generated based on vehicle ownership information, observations, surveys and research. Results suggest resident parking demand will be 8 vehicles, residential visitor parking demand will be 1 vehicle, café parking demand will be 5 vehicles, retail parking demand will be 2 vehicles and non-event church parking demand will be 1 vehicle. Parking demand during an event at the church varies depending on size.

Eight parking spaces should be reserved for residents. Residential visitor, commercial, and typical weekday church parking demand will be in a shared pool of parking (8 spaces). All larger church related parking demand will be accommodated off site.

8.1 RECOMMENDATIONS

1. Day-to-day parking demand will be accommodated on site with a combination of retail and café uses. Eight parking spaces should be available to residential visitors, retail and café users.
2. Church parking demand should continue to be accommodated off site on on-street parking and at Sir James Douglas School and the Fairfield/Gonzales Community Place; and
3. Eight parking spaces should be assigned to residential units.

APPENDIX A: SUMMARY OF RESIDENT PARKING OBSERVATIONS

1303 Fairfield Parking Study
Multi Family Parking Observations

| Road | Units | Friday August 12 9:30pm | | Sunday August 14 2:00pm | | Tuesday August 16 9:30pm | |
|------------------------|-------|----------------------------|---------------------------|----------------------------|---------------------------|-----------------------------|---------------------------|
| | | Observed Vehicles | Demand (vehicles/unit) | Observed Vehicles | Demand (vehicles/unit) | Observed Vehicles | Demand (vehicles/unit) |
| 1150 Hilda Street | 21 | 11 | 0.52 | 10 | 0.48 | 13 | 0.62 |
| 350 Linden Ave | 39 | 14 | 0.36 | 16 | 0.41 | 17 | 0.44 |
| 1233 Fairfield Road | 64 | 28 | 0.44 | 30 | 0.47 | 33 | 0.52 |
| 1250 Richardson Street | 15 | 6 | 0.40 | 6 | 0.40 | 7 | 0.47 |
| 1300 May Street | 18 | 8 | 0.44 | 6 | 0.33 | 10 | 0.56 |
| 1030 Pendergast Street | 57 | 34 | 0.60 | 30 | 0.53 | 32 | 0.56 |
| 1035 Pendergast St | 57 | 25 | 0.44 | 21 | 0.37 | 28 | 0.49 |
| Average | | | 0.46 | | 0.43 | | 0.52 |

APPENDIX B: SUMMARY OF VISITOR PARKING OBSERVATIONS

1303 Fairfield Road Parking Study
Visitor Parking Observations

| Site | No. Units | PARKING SUPPLY | | OBSERVED VEHICLES (Visitor vehicles only) | | | | | |
|--|-----------|----------------------|--------------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | Total (visitor only) | Rate (spaces/unit) | Wed March 09, 9:00pm | | Fri March 11, 8:30pm | | Mon April 11, 8:30pm | |
| | | | | Total | Rate (vehicles/unit) | Total | Rate (vehicles/unit) | Total | Rate (vehicles/unit) |
| 3187 Shelbourne Street "3187 Shelbourne" | 62 | 8 | 0.13 | 1 | 0.02 | 3 | 0.05 | 3 | 0.05 |
| 243 Gorge Road East "Gorge Apartments" | 99 | 14 | 0.14 | 8 | 0.08 | 10 | 0.10 | 3 | 0.03 |
| 2533 Dowler Place "Dowler Place" | 45 | 4 | 0.09 | 0 | 0.00 | 2 | 0.04 | 4 | 0.09 |
| 535 Niagara Street "Niagara Court" | 65 | 9 | 0.14 | 4 | 0.06 | 5 | 0.08 | 1 | 0.02 |
| 343 Simcoe Street "Simcoe/Whitecap" | 21 | 2 | 0.10 | 0 | 0.00 | 1 | 0.05 | 2 | 0.10 |
| 655 Douglas Street "The Q" | 126 | 8 | 0.06 | 3 | 0.02 | 5 | 0.04 | 2 | 0.02 |
| 1049 Southgate Street "Southview Arms" | 29 | 3 | 0.10 | 0 | 0.00 | 1 | 0.03 | 0 | 0.00 |
| 921 North Park Street "Balmoral Garden Court" | 75 | 7 | 0.09 | 3 | 0.04 | 4 | 0.05 | 1 | 0.01 |
| 1955 Ashgrove Street "Madrona Manor" | 43 | 3 | 0.07 | 1 | 0.02 | 1 | 0.02 | 2 | 0.05 |
| Average | | | 0.10 | | 0.03 | | 0.05 | | 0.04 |

APPENDIX C: SUMMARY OF ON-STREET PARKING OBSERVATIONS

1303 Fairfield Road Parking Study
On-Street Parking Observations

| Street Segment | Side | Parking Restrictions | Parking Supply | Thursday August 11, 2016 9-30pm | | | Saturday August 13, 2016 10-45am | | |
|---|------|--|----------------|------------------------------------|---------------|------------------|-------------------------------------|---------------|------------------|
| | | | | Observed Vehicles | Occupancy (%) | Spaces Remaining | Observed Vehicles | Occupancy (%) | Spaces Remaining |
| Moss Street, Fairfield Rd to McKenzie Ave | E | No Parking | | | N/A | | | N/A | |
| | | 15 min. at all times | 3 | 0 | 0% | 3 | 1 | 33% | 2 |
| | W | 2hr, 8am-6pm, Mon.-Sat. | 3 | 1 | 33% | 2 | 2 | 67% | 1 |
| Moss Street, Thurlow Rd to Fairfield Rd | | No Restrictions | 9 | 6 | 67% | 3 | 6 | 67% | 3 |
| | E | No Parking | | | N/A | | | N/A | |
| | W | No Parking, Sat, April-Nov, 8am-4pm | 7 | 5 | 71% | 2 | 0 | 0% | 7 |
| Fairfield Road, Harbinger Ave to Cornwall St | | 30 min. at all times | 3 | 0 | 0% | 3 | 2 | 67% | 1 |
| | N | No Restrictions | 8 | 5 | 63% | 3 | 7 | 88% | 1 |
| | | No Restrictions | 6 | 4 | 67% | 2 | 6 | 100% | 0 |
| Fairfield Road, Cornwall St to Moss St | S | Passenger Loading Zone | 2 | 0 | 0% | 2 | 1 | 50% | 1 |
| | | No Restrictions | 3 | 1 | 33% | 2 | 3 | 100% | 0 |
| | N | 30 min. at all times | 6 | 0 | 0% | 6 | 3 | 50% | 3 |
| Fairfield Road, Moss st to Briar Pl | S | 30 min. 8am-8pm, Mon-Fri | 5 | 3 | 60% | 2 | 4 | 80% | 1 |
| | N | No Parking | | | N/A | | | N/A | |
| | S | Passenger Zone 3 min. Max | 1 | | 0% | 1 | 1 | 100% | 0 |
| Fairfield Road, Briar Pl to Masters Rd | | No Restrictions | 6 | 3 | 50% | 3 | 5 | 83% | 1 |
| | N | No Parking | | | N/A | | | N/A | |
| | S | No Restrictions | 6 | 4 | 67% | 2 | 4 | 67% | 2 |
| Oscar Street, Mid-block to Moss St | N | No Restrictions | 8 | 5 | 63% | 3 | 6 | 75% | 2 |
| | | General Loading Zone, 8am-6pm, Mon-Sat | 1 | | 0% | 1 | 0 | 0% | 1 |
| | S | No Restrictions | 11 | 6 | 55% | 5 | 8 | 73% | 3 |
| Total | | | 88 | 43 | 49% | 45 | 59 | 67% | 29 |

1303 Fairfield Road Parking Study
On-Street Parking Observations

| Street Segment | Side | Parking Restrictions | Parking Supply | Sunday August 14, 2016 10:45am | | | Monday August 15 10:45am | | |
|---|------|--|----------------|-----------------------------------|---------------|------------------|-----------------------------|---------------|------------------|
| | | | | Observed Vehicles | Occupancy (%) | Spaces Remaining | Observed Vehicles | Occupancy (%) | Spaces Remaining |
| Moss Street, Fairfield Rd to McKenzie Ave | E | No Parking | | | N/A | | | N/A | |
| | | 15 min. at all times | 3 | 1 | 33% | 2 | 1 | 33% | 2 |
| | W | 2hr, 8am-6pm, Mon.-Sat. | 3 | 2 | 67% | 1 | 1 | 33% | 2 |
| Moss Street, Thurlow Rd to Fairfield Rd | | No Restrictions | 9 | 6 | 67% | 3 | 5 | 56% | 4 |
| | E | No Parking | | | N/A | | | N/A | |
| | W | No Parking, Sat, April-Nov, 8am-4pm | 7 | 4 | 57% | 3 | 4 | 57% | 3 |
| Fairfield Road, Harbinger Ave to Cornwall St | | 30 min. at all times | 3 | 2 | 67% | 1 | 2 | 67% | 1 |
| | N | No Restrictions | 8 | 4 | 50% | 4 | 3 | 38% | 5 |
| | | No Restrictions | 6 | 3 | 50% | 3 | 3 | 50% | 3 |
| Fairfield Road, Cornwall St to Moss St | S | Passenger Loading Zone | 2 | 1 | 50% | 1 | 1 | 50% | 1 |
| | | No Restrictions | 3 | 2 | 67% | 1 | 2 | 67% | 1 |
| | N | 30 min. at all times | 6 | 3 | 50% | 3 | 3 | 50% | 3 |
| Fairfield Road, Moss st to Briar Pl | S | 30 min. 8am-8pm, Mon-Fri | 5 | 2 | 40% | 3 | 2 | 40% | 3 |
| | N | No Parking | | | N/A | | | N/A | |
| | S | Passenger Zone 3 min. Max | 1 | | 0% | 1 | 1 | 100% | 0 |
| Fairfield Road, Briar Pl to Masters Rd | | No Restrictions | 6 | 2 | 33% | 4 | 3 | 50% | 3 |
| | N | No Parking | | | N/A | | | N/A | |
| | S | No Restrictions | 6 | 5 | 83% | 1 | 4 | 67% | 2 |
| Oscar Street, Mid-block to Moss St | N | No Restrictions | 8 | 6 | 75% | 2 | 4 | 50% | 4 |
| | | General Loading Zone, 8am-6pm, Mon-Sat | 1 | | 0% | 1 | 1 | 100% | 0 |
| | S | No Restrictions | 11 | 6 | 55% | 5 | 6 | 55% | 5 |
| Total | | | 88 | 49 | 56% | 39 | 46 | 52% | 42 |

1303 Fairfield Road Parking Study
On-Street Parking Observations

| Street Segment | Side | Parking Restrictions | Parking Supply | Tuesday August 16 9-30pm | | |
|---|------|--|----------------|-----------------------------|---------------|------------------|
| | | | | Observed Vehicles | Occupancy (%) | Spaces Remaining |
| Moss Street, Fairfield Rd to McKenzie Ave | E | No Parking | | | N/A | |
| | | 15 min. at all times | 3 | 0 | 0% | 3 |
| | W | 2hr, 8am-6pm, Mon.-Sat. | 3 | 1 | 33% | 2 |
| Moss Street, Thurflow Rd to Fairfield Rd | | No Restrictions | 9 | 5 | 56% | 4 |
| | E | No Parking | | | N/A | |
| | | No Parking, Sat, April-Nov, 8am-4pm | 7 | 5 | 71% | 2 |
| | W | 30 min. at all times | 3 | | 0% | 3 |
| Fairfield Road, Harbinger Ave to Cornwall St | N | No Restrictions | 8 | 6 | 75% | 2 |
| | | No Restrictions | 6 | 4 | 67% | 2 |
| | S | Passenger Loading Zone | 2 | 1 | 50% | 1 |
| | | No Restrictions | 3 | 2 | 67% | 1 |
| | N | 30 min. at all times | 6 | 2 | 33% | 4 |
| Fairfield Road, Cornwall St to Moss St | S | 30 min. 8am-8pm, Mon-Fri | 5 | 1 | 20% | 4 |
| | N | No Parking | | | N/A | |
| Fairfield Road, Moss st to Briar Pl | | Passenger Zone 3 min. Max | 1 | 0 | 0% | 1 |
| | S | No Restrictions | 6 | 3 | 50% | 3 |
| Fairfield Road, Briar Pl to Masters Rd | N | No Parking | | | N/A | |
| | S | No Restrictions | 6 | 4 | 67% | 2 |
| | N | No Restrictions | 8 | 6 | 75% | 2 |
| Oscar Street, Mid-block to Moss St | | General Loading Zone, 8am-6pm, Mon-Sat | 1 | | 0% | 1 |
| | S | No Restrictions | 11 | 7 | 64% | 4 |
| | | Total | 88 | 47 | 53% | 41 |



Talbot Mackenzie & Associates

Consulting Arborists

September 15, 2016

661523 BC Ltd.
3471 Short Street
Victoria, BC V8X2V6
Attn: Nicole Roberts

Re: Tree Impact Mitigation Report – 1303 Fairfield Road

Assignment: Review the plans provided of the mixed use building that is proposed on the 1303 Fairfield Road property and provide recommendations to mitigate impacts to trees located on adjacent properties and trees located on the municipal boulevard.

Methodology: Each tree that is plotted on the attached site survey is identified numerically in the attached tree resource spreadsheet. Information such as tree species, size(d.b.h.), critical root zone(c.r.z.), crown spread, health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Observations:

- A 40/55cm d.b.h. Big leaf maple and a 45cm d.b.h. laburnum grow on the 1311 Fairfield Road property, in close proximity to the property line.
- A 50cm d.b.h. Rhobinia, a 10cm d.b.h. Western Red cedar and a 10cm d.b.h. Mountain ash grow on the neighbouring property at 339 Moss Street, in close proximity to the property line.
- A 56cm d.b.h., Flowering cherry, a 69cm d.b.h. Flowering cherry, a 34cm d.b.h. Flowering cherry, a 4cm d.b.h. magnolia and a 3cm d.b.h. magnolia are growing on municipal property, directly fronting the subject property.

Potential impacts:

Underground parking footprint:

- According to the plans provided the footprint of the underground parking area encroaches within the critical root zone of the 40/55cm d.b.h. Big Leaf maple located on the neighboring property at 1311 Fairfield Road. The existing building on the subject property is located where it may be obstructing root growth toward the footprint of the proposed underground parking area. While it may be possible to retain this tree if impacts can be mitigated, this tree has outgrown its growing location, has existing structural defects, and in our opinion, it would be most prudent to offer a replacement tree, planted in a more suitable growing location, rather than attempting to this tree. If this tree is to be retained, we recommend the following course of action:
 - Excavation to remove the portion of the foundation of the existing building that encroaches within the critical root zone of this tree be removed under arborist supervision.

.../2

- Depending on the soil conditions encountered, shoring may be required to stabilize the embankment, within the critical root zone of this tree, as opposed to cutslope excavation.
 - Space will likely be limited to form the walls of the underground parking area and install perimeter drains and waterproofing, and if it is found that there isn't sufficient working room, between the tree and the building foundation, this tree will likely require removal.
- According to the plans provided, the footprint of the proposed entrance/exit ramp to the underground parking area encroaches within the critical root zones of the 45cm d.b.h. laburnum located on the neighbouring property at 1311 Fairfield Road, and the 50cm d.b.h. Rhobinia located on the neighbouring property at 339 Moss Street. If these trees are to be retained, we recommend the following course of action:
 - The project arborist supervise excavation for the portion of the footprint of the proposed underground entrance/exit ramp that encroaches within the critical root zones of these trees. If significant structural roots are encountered during excavation that cannot be retained, we may recommend that trees be removed.
 - Depending on the soil conditions encountered, shoring may be required to stabilize the embankment, within the critical root zone of this tree, as opposed to cut slope excavation.
 - Exploratory excavation could be performed to determine the extent of root structures within the area of proposed excavation, once the footprint is laid out onsite.

Offsite work:

- According to the plans provided, the location of the proposed entrance/exit ramp will necessitate the removal of the 56cm d.b.h. flowering cherry(no tag 7) located on the municipal boulevard.
- According to the plans provided, excavation will be required for the building foundation/underground parking walls, within the critical root zone of the 69cm d.b.h. flowering cherry(no tag 8) located on the municipal boulevard. This tree is in declining health, is infected with the *Ganoderma* wood decay pathogen. In our opinion, it would be most prudent to replace this tree with a young, healthy specimen.
- According to the plans provided, excavation for a retaining wall will be required within the critical root zone of the 34cm d.b.h. Flowering cherry(No tag 9) located on the municipal boulevard. At this time we have not seen plans that show grade requirements or construction details of this retaining wall; however, we anticipate that root pruning will be required. Once we see more detailed plans of this retaining wall we can provide recommendations to be used to mitigate impacts during construction, if this tree is to be retained.

Underground Servicing: At this time we have not seen plans showing locations of proposed underground service corridors. We recommend that underground service corridors be located outside of critical root zones of trees to be retained.

.../3

Pruning: We do not anticipate pruning requirements to trees surrounding the proposed mixed use structure that cannot be resolved through standard pruning practices. We recommend that any required pruning be performed to ANSI A300 standards.

Demolition: We recommend that the portions of the foundation of the existing building that encroaches within the critical root zone of the 40/55cm d.b.h. Big Leaf maple (No tag 1) be removed under the supervision of the project arborist.

Mitigation of impacts:

Barrier fencing: The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. If the 40/55 cm d.b.h. Big Leaf maple is to be retained, we recommend that solid hording be used to protect its trunk from mechanical injury. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

Blasting and rock removal: If it is necessary to blast areas of bedrock near critical root zones of trees to be retained, the blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints. The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity, and techniques that minimize tree damage, are to be used. Provisions must be made to store blast rock, and other construction materials and debris, away from critical tree root zones.

Arborist supervision during excavation: If excavation is required and permitted within critical root zones, this excavation must be supervised by an ISA certified arborist. The arborist will determine which roots can be pruned and which roots must be retained. If during excavation, roots are encountered that are critical to tree stability or survival, and cannot be retained, we will likely recommend removal to eliminate any associated risk with the trees.

Work Area and Material Storage: It is important that the issue of storage of excavated soil, construction material, and site parking be reviewed prior to the start of construction; where possible, these activities should be kept outside of the critical root zones of trees that are to be retained. If there is insufficient room for onsite storage and working room, the arborist must determine if there is a suitable working area within the critical root zone, and outline methods of mitigating the associated impacts (i.e. mulch layer, bridging etc).

.../4

Arborist Role: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the report with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation for the building driveway and service footprints
- Reviewing and advising of any pruning requirements for building clearances.

Review and site meeting: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Encl. – Tree Resource Spreadsheet, Site survey showing tree locations, Site plans showing underground parking footprint, Barrier fencing specifications

Disclosure Statement

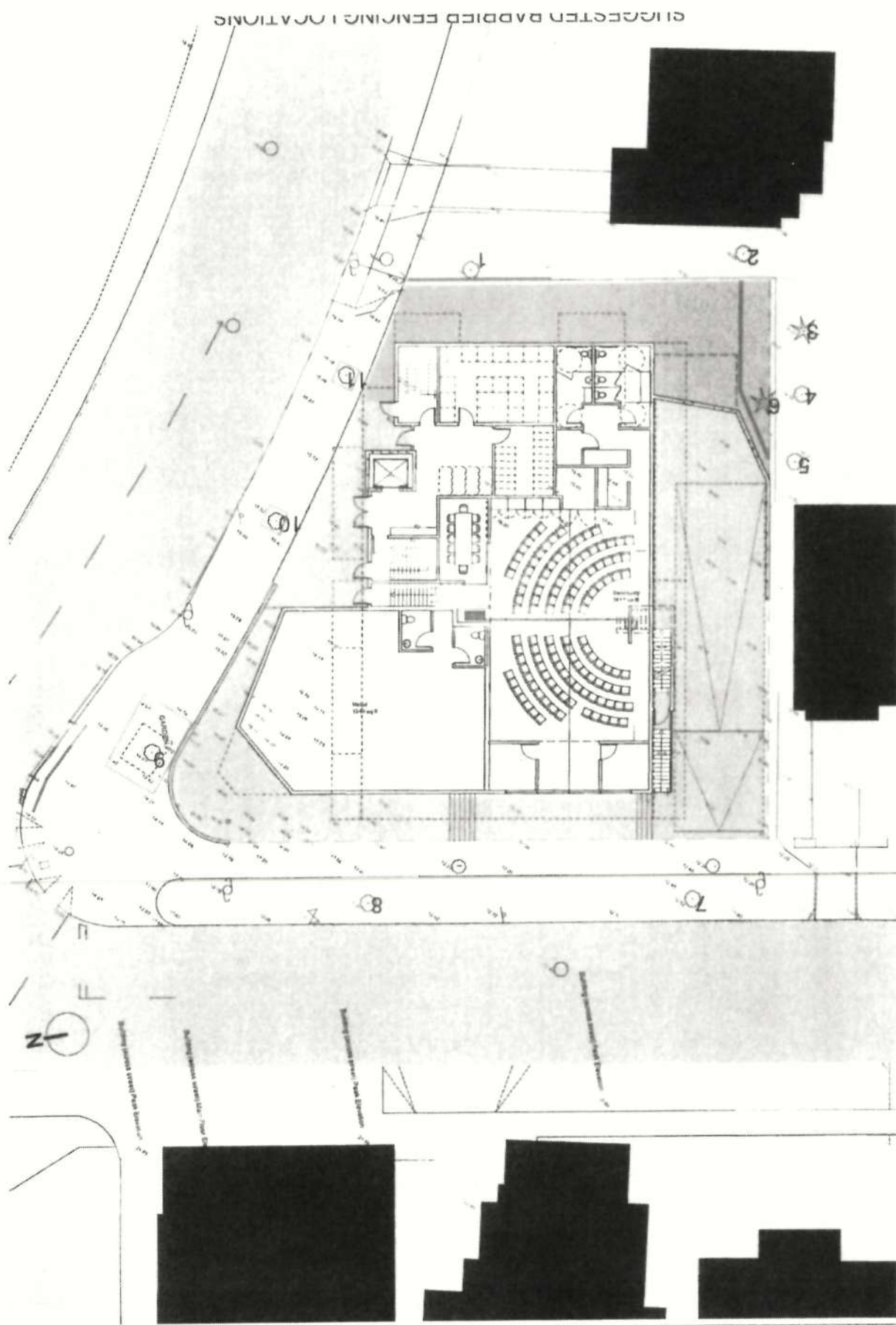
Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

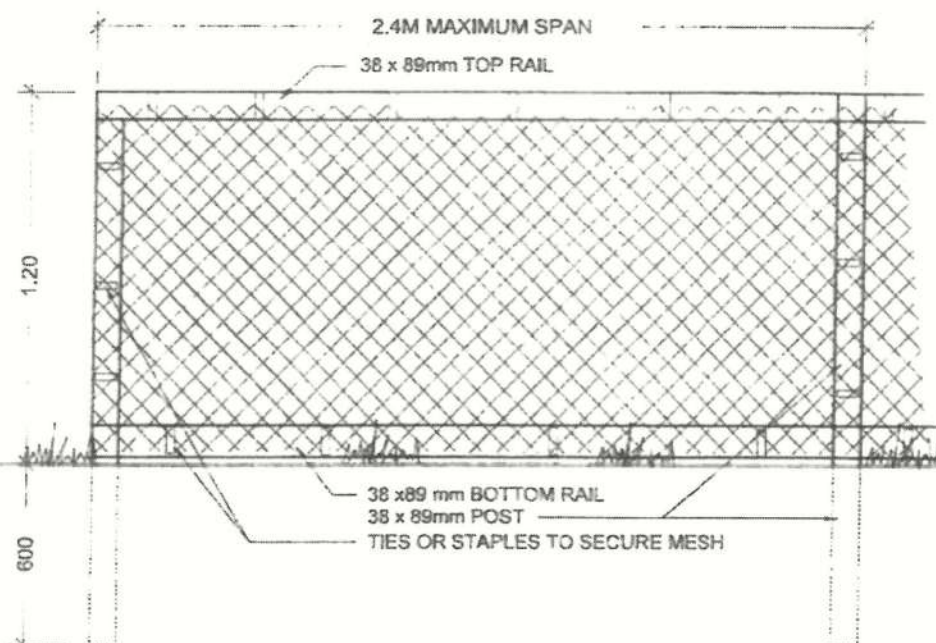
Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

TREE RESOURCE
for
1303 Fairfield Road

| Tree # | d.b.h. (cm) | CRZ | Species | Condition Health | Condition Structure | Relative Tolerance | Remarks / Recommendations |
|--------|----------------|-----|----------------------|---------------------|------------------------|-----------------------|--|
| 1 | 40, 55 | 6 | Big Leaf maple | Fair | Fair/poor | Moderate | Located on the neighbouring property at 1311 Fairfield Road. Growing in close proximity to existing building on West side. Canopy heavily pruned on North side for overhead utilities clearances. Large stem previously removed - stump at base. Suckering from base of co-dominant stems. 40cm stem previously topped - decay and woodpecker activity at topping location. 55cm stem has a weak union with included bark. Canopy has been heavily pruned and is conflicting with the residential overhead utilities connection. |
| 2 | 45 | 5 | laburnum | Fair/poor | Poor | Poor | Located on the neighbouring property at 1311 Fairfield Road. Ivy covered, decay and weakness at stem unions, internal decay is highly likely, over-mature specimen. Not recommended for retention if the target area increases. |
| 3 | 10 | 1 | Western Red cedar | Fair/poor | Fair | Moderate | Located on neighbouring property, severely drought stressed. |
| 4 | 50 | 5 | Robinia | Fair | Fair | Good | Located on neighbouring property, surface rooted. Approximately 1/2 meter from property line. |
| 5 | 10 | 1 | Mountain ash | Fair | Fair | Moderate | Located on neighbouring property. Approximately 1/2 meter from property line. |
| 6 | 5 | 1 | Western Red cedar | Good | Good | Moderate | Suppressed by larger surrounding trees. |
| 7 | 56 | 6 | Flowering cherry | Fair | Fair | Moderate | Municipal tree, mature specimen, conflicting with overhead utility lines. |
| 8 | 69 | 7 | Flowering cherry | Poor | Poor | Moderate | Municipal tree. <i>Ganoderma</i> fruiting body attached to root collar, suckering at base, existing decay in 2 or 3 scaffold limbs, declining health, conflicting with overhead utility lines, over-mature specimen. |
| 9 | 34 | 3.5 | Flowering cherry | Fair | Fair | Moderate | Municipal tree, twig dieback. |
| 10 | 4 | 1 | Magnolia | Good | Fair | Good | Municipal tree. Small tearout wound, growing in city planting grate. |
| 11 | 3 | 1 | Magnolia | Fair | Fair | Good | Municipal tree, growing in city planting grate. |





TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME.

TREE PROTECTION FENCING

| | |
|-------|-----------|
| DATE | Oct 30/07 |
| DRAWN | DM |
| APP'D | RR |
| SCALE | N.T.S. |

E105
 DRAWING



October 12, 2017

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

Re: 1303 Fairfield Road Land Lift Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete an Economic Analysis for the rezoning of 1303 Fairfield Road (hereafter referred to as 'the Site') in order to determine an estimate of the value to Unity Urban Properties (the Developer) from an increase in density from 1.5 FSR mixed use commercial and residential building (identified as the 'base density' under the current Official Community Plan) to a proposed density of 1.84 FSR mixed commercial, residential rental project on the Site. The Developer is proposing to provide roughly 2,500 square feet at grade to be used as a new home for the Fairfield United Church (to be rented at 20% below market rates), along with approximately 1,400 square feet for a CRU at grade, with 16 market rental units comprising roughly 11,350 square feet of rentable area on the second to fourth floor to be secured in perpetuity by covenant on title. Parking is to be provided in a single level underground with 16 stalls proposed to be shared by residents, the CRU, and the church.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the site if developed under current policies as well as the land value supported by the proposed change in density. GPRA used standard developer proformas for each case to model the economics of typical development as proposed/allowed under the new zoning. The 'Lift' is then calculated as the difference in residual land values under both current policies and the proposed new zoning.

METHODOLOGY & ASSUMPTIONS

Base Case:

The Site is 10,698 square feet in area and can be developed under current policies, with rezoning, at a density up to 1.5 FSR with a mix of ground floor commercial amounting to 1,381 square feet and 14,667 square feet in gross floor area of residential above (net saleable area of 12,026 square feet), in 14 strata units. Parking at the base density would be proposed to be commensurate with that which is proposed in the rezoning application (parking at a 1:1 ratio to residential units).

Proposed Development:

Under the proposed new zoning the building would have a density of 1.84 FSR with the approximate floor areas for each use as described above (roughly 2,500 sq.ft. church space, 1,400 sq.ft. CRU, and 11,350 sq.ft. residential rental secured by a covenant on title).



The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired output. In typical proformas this output is usually profit, following a revenues minus costs equals profit formula.

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For the analyses GPRA has determined the residual value for the mixed residential strata and commercial based on the developer achieving an acceptable profit of 12% on total project costs (calculated as a representative portion of overall project costs for the proposed development). The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving an acceptable return for their project.

It is often the case that a developer cannot achieve a profit on the sale of a project entirely used for rental or commercial immediately after completion and instead takes a long term perspective looking at value as an ongoing income stream with a potential disposition at some point in the future. As such, for the residual value of the components for market rentals and commercial retail uses GPRA has instead looked at the developer achieving an acceptable return on their investment measured as an Internal Rate of Return (IRR) and the maximum supported land value that would allow a developer to achieve a target IRR.

The residual land values determined from this analysis of the property developed as proposed under the rezoned density of 1.84 FSR is then compared to the residual land value of the Site if developed under current policies at 1.5 FSR to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required only from the proposed rezoning and not from development under current policies would impact the lift and would need to be identified, priced, and included in a revised analysis.

Typically there is some sharing of the lift value between the Municipality/District and the developer, but the percentage shared varies by community and by project. It is GPRA's understanding that in compliance with current policy, the City has determined that they will seek 75% of the lift for amenities.

GPRA determined strata revenues used in the analyses from a review of recent sales and offerings for sale of recently developed apartments of wood frame and of concrete construction within roughly 10 km of the Site, with a focus on projects that were deemed comparable to that which has been proposed for the Site. Market rental rates were derived from a similar search within 10 km of the Site. Commercial rents were derived from a scan of rental rates in a similar area. Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. Development or soft costs have been drawn from industry standards, and from the City's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

The base density of 1.5 FSR with underground parking based on the premise that a parking ratio similar to the ratio proposed for 1.84 FSR development scenario was established, GPRA identifies that there is no lift from rezoning to 1.84 FSR. The lack of lift is attributable to two factors:

- 1) The shift from strata in the base scenario to market rental for the residential floor area (with market rental supporting a lower value for land on a per square foot basis compared to strata), and;
- 2) The incorporation of a 2,500 square foot church space for the ongoing operation of the Fairfield United Church. This space has been assumed to generate below market income and thus creates a drag on the supported land value of the rezoned project.

Given the conclusion that there is no lift from the base density and the rezoned property as proposed, we recommend that the City does not seek an amenity contribution from this rezoning.

I trust that our work will be of use in the City's decision on the rezoning 1303 Fairfield Road. I am available to discuss this further at your convenience.



Gerry Mulholland | Vice President
G.P. Rollo & Associates Ltd., Land Economists
T 604 275 4848 | M 778 772 8872 |
E gerry@rolloassociates.com | W www.rolloassociates.com



Fairfield United

ATTACHMENT J

January 8, 2017

To whom it may concern:

On behalf of the congregation of Fairfield United Church, we write in support of Unity Urban Properties Ltd redevelopment application for the corner of Fairfield Road and Moss Street.

Fairfield United is on a pilgrimage. We are entering a 3-year period of significant redevelopment that includes its physical meeting spaces, community partnerships and congregational systems. We expect to be transformed by the people, the challenges and the wisdom of our neighbourhood.

One could say that the people of Fairfield United have always been in redevelopment. Since the first mission tent in 1912, the community has adopted the corner of Fairfield Road and Moss Street as their own space for spiritual practice, celebration and connection. We have always been a congregation drawn together by the desire to experience and enable a deeper life, to care for one another, and to contribute to the surrounding community.

As the congregation grew, the people of Fairfield United journeyed with the neighbourhood, offering Christian traditions and a place of sanctuary to anyone who sought belonging, relationship and meaning.

We have **partnered and continue to partner** with local groups and initiatives like Victoria's Fringe Festival, and the string ensemble, Coastline, and local Brownie groups, Life Ring, AA and Al-anon groups, and the Victoria Health Co-op and its Hans Kai wellness initiatives. In addition to the Little Hands Day Care, our neighbors rent our space for dance, drumming groups, music and other cultural events.

While many people who use our church space, walk, bike or take the bus to Fairfield United, we have also created partnerships with our neighbors, such as the Fairfield Gonzales Community Association, Sir James Douglas School and our neighboring businesses, for parking opportunities. These arrangements have worked well for many years.

We have had **our challenges**. The long-term sustainability of the Fairfield United Church congregation was threatened by ever-increasing costs of maintenance and necessary upgrades to the building. The building needed significant roof repairs, seismic stabilization, and handicap accessible washrooms, as well as life safety systems such as; fire alarms, a sprinkler system and additional exit stairs to meet current fire code requirements. **These costs were insurmountable.**

In considering our future options, we wondered about amalgamating, relocating or closing the church. We sought a **platform for ministry and partnerships** that will be more appealing or accessible to the Fairfield community.

We conducted congregational visioning processes. The congregation also reached out to the community in November 2015, sending over 2500 invitations by mail and through the Fairfield Gonzales Community center webpage. Nine community gatherings were held, with approximately 40 people attending. Our goals were: to listen; to create a dialogue; to share the news and information about the congregation, the status of the building and property and our intention to continue to be the 'spirited heart of Fairfield'. In June 2015, the congregation made the brave decision to sell the building, with a view to reintegrating into new space. In offering our property for sale, we sought a purchaser who could partner with our congregation - allowing us to continue to gather together as well as maintain a community presence and partnerships at this vital corner - and to do so in a modern, safe building. **We believe that the vision set forth by Unity Urban Properties Ltd aligns with these goals.**

belonging relationship meaning



Fairfield United

We look forward to a new, multi-purpose building in which Fairfield United Church will occupy a few thousand square feet of the ground floor with street-front access and level accessibility. In support of environmental stewardship, we are excited by the opportunity to gather within a facility built to passive house standards. We look forward to exploring our community presence, **providing accessible sacred space** within a multipurpose building that includes much needed rental housing.

During our transition and in our new space, **we will continue** to operate as a faith community, weaving ancient and modern Christian rhythms into our lives, and empowered to make a difference in the world. We will continue to offer Sunday morning worship in our community for all ages, "Eat Play Love" evenings for local families and "Soul in a Bowl" lunches for the community.

We will continue to work with our neighbors to bring about positive change in our community through initiatives such as The 12 Days to Fight Hunger (a food drive in December), Sock Toss (a sock drive in March to raise awareness about poverty and homelessness in Victoria), the TD Art Gallery Paint-In (we provide space for and celebration of vulnerable local artists during this annual city-wide event), and our monthly attendance at the Moss Street Market. We look forward to exploring how our new space can be an asset to the community.

Through these initiatives, we are **part of a growing global movement** known as 'the commons' that explores the potential for change in the unique facets of particular communities. For further conversation about our hopes and vision for the ongoing work of Fairfield United Church, please feel free to contact us.

With blessings and respect,

Rev. Beth Walker
Fairfield United Church

Annemieke Holthuis
Acting Chair of Council Fairfield United Church

belonging relationship meaning

Fairfield United 1303 Fairfield Road Victoria BC V8S 1E3 FairfieldUnited.ca

Noraye Fjeldstad

From: Marita Dachsel [REDACTED]
Sent: Wednesday, April 19, 2017 1:12 PM
To: Victoria Mayor and Council
Subject: 1303 Fairfield

Hello Mayor Helps and City Council,

My family and I have lived in Fairfield for five years. We pass the church that is slated for demolition almost daily as all three of our children currently attend Sir James Douglas Elementary.

I have looked at the proposal for the change in zoning and I have some reservations. While my first impulse was to be against it as it would be tragic to lose such a beautiful building and an important part of Fairfield/Victoria history, I was pleased to see that there would be apartments, rather than condos being built there.

We are renters and as this market spins wildly out of control, we know we will be forced out of this neighbourhood soon as rent is becoming so we can no longer afford it. I'm grateful that there will be more rentals available here. That said, this is a family neighbourhood. Why are there no 3 bedroom suites in the building? It's across the street from an elementary school. Please consider making at least some of them family-friendly.

I'm also concerned about the look of the building. It's, well, kind of ugly and doesn't really fit with the rest of the neighbourhood.

While I'm bereft that this beautiful old church is being torn down (can't part of it be saved?), if it must, please consider making the property to replace it aesthetically pleasing, but more importantly, family friendly.

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

Alec Johnston

From: John Kell [REDACTED]
Sent: May 4, 2017 1:15 PM
To: planandzone@fairfieldcommunity.ca
Cc: president@fairfieldcommunity.ca; Kimberley Stratford; Lisa Helps (Mayor); Chris Coleman (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); ChristopherRowe@lhra.ca
Subject: 1303 Fairfield Road - Rezoning Application for Fairfield United Church Replacement
Attachments: 1303-Tower-with-Steeple.jpg; Stockman-Billings.jpg; NW-Energy-Butte.jpg; Stockman-Bozeman.jpg

Hello,

I have reviewed the latest documents posted on the City's Development Tracker website pertaining to the Rezoning Application for a new 4-storey building at 1303 Fairfield Road:

- 2017-04-12 - Letter to Mayor and Council
- 2017-04-12 - Plans Resubmission

Here are my comments ...

1. Notwithstanding any reluctance to return to the era of adding "hats" to buildings for visual interest, I believe the new proposal would benefit significantly from a copper-clad steeple on the new "bell tower". See attached (1303-Tower-with-Steeple.jpg).

<<...>>

2. For the name, I would suggest something like "Fairkirk", which better reflects its history, rather than the overly hopeful "Unity Commons".

3. I believe that brick facing would be a better choice for the exterior cladding (now proposed as rain-screen stucco and stained wood siding), even if it were only applied to the new "bell tower".

Different color bricks and colored glass, combined with setbacks and cornices, can be used to produce a warm, yet modern, building. See attached (Stockman-Billings.jpg, NW-Energy-Butte.jpg, and Stockman-Bozeman.jpg).

<<...>> <<...>> <<...>>

Thanks for the opportunity to comment.

John Kell

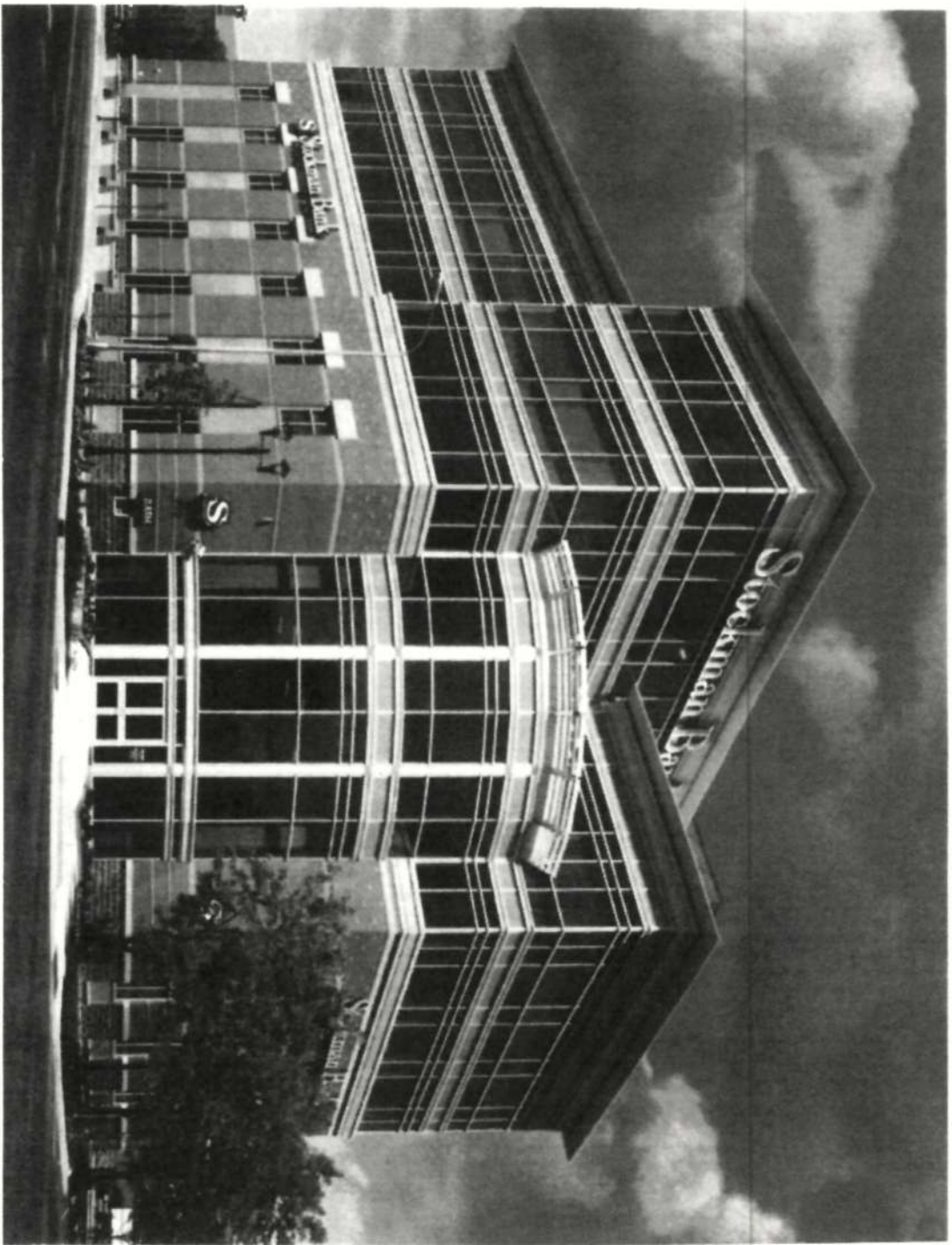
204 Memorial Crescent

Victoria, BC, V8S 3J2

P.S. Interesting rendering of utility poles in the new computer-generated images ...









Noraye Fjeldstad

From: David Biltek [REDACTED]
Sent: Friday, July 21, 2017 11:13 AM
To: Noraye Fjeldstad
Cc: Alec Johnston
Subject: 1303 Fairfield Road: UNITY, REZ No. 00558

Noraye:

The CALUC has reviewed the revised plans and would ask the Council to consider the comments we submitted on behalf of residents in this neighbourhood at the Community meeting and by email.

There are two major concerns we would like to highlight based on revised plans

1. **Privacy of neighbours on east and south.** The balconies on those sides of the building will over look already existing neighbours properties/house. In some cases, the view will be directly into rooms, or over gardens. This was raised at our meeting and was the subject of some concern from both neighbours. We would also point out that at time of original review we thought, assumed, especially given the address of the project and the location of entrances that the front of the building was on Fairfield road. In the revised plans, we note that the front is in fact Moss street so that the setbacks although all the same are now in places we did not expect and we also assume that the neighbours did not expect. Yes, the setbacks are all the same, except what we assumed was the front is now in fact a side yard set back and this also causes some concern because it places the building closer to Fairfield rd. than we assumed and also changes the relationship to the neighbours to the east and south. We realize this was not an intentional plan but the designation of what was front, back side etc. was left off original set of plans submitted to us. We assumed, from which we have learned to perhaps be more circumspect about plans submitted to us, but we ask you to look closely at those new, to us, set backs. You are aware of our concern about setbacks and we consider some of these to fall into that area of concern
2. **Parking Variance:** at the community meeting and in subsequent emails, parking was a major topic. The site in question is surrounded by no parking zones or residential restricted zones of varying degrees and as a result there is limited on street parking for several blocks around and this concern was raised consistently during the meeting and in our report. We understand, as does the applicant, that there was to be new parking requirements in Schedule C but those have yet to be approved and the existing requirements are in place now. We also understand the requirement of 43 stalls is derived by combining the residential spaces, the commercial and spaces for the church. At the meeting, there was much discussion about the church parking and how it was accepted now, and it is, but there are not the apartments nor the commercial activity at that site both of which will have a much bigger impact on parking than does the present stand-alone church. Also raised was the possibility of the church not continuing in that location. A change in use of that space or the church space being used for other purposes would exacerbate the parking with no prospect for alterations. On the other hand, if the church was to succeed and increase the number of parishioners above their currently low numbers the situation could be worse as regards parking. These factors lead

to much concern by neighbours and adjoining businesses. We ask you to consider any variances regarding parking quite closely as this project will have a major impact on Five Corners, and the school, neighbours and the businesses located nearby, as well as the crosswalks used by residents and the school.

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council

Lacey Maxwell

From: John Kell [REDACTED] >
Sent: August 5, 2017 1:51 PM
To: planandzone@fairfieldcommunity.ca
Cc: president@fairfieldcommunity.ca; Kimberley Stratford; Lisa Helps (Mayor); Chris Coleman (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); [REDACTED]
Subject: RE: 1303 Fairfield Road - Rezoning Application for Fairfield United Church Replacement

Hello,

I have reviewed the latest documents posted on the City's Development Tracker website pertaining to the Rezoning Application for a new 4-storey building at 1303 Fairfield Road:

- 2017-06-28 - Plans_Resubmission
- 2017-06-28 - Plans_Resubmission_Bubbled
- 2017-06-28 - Transmittal Letter

I was unable to attend the Advisory Design Panel Meeting scheduled for Jul 26, 2017, and would like to know what happened there. Can you let me know when the minutes might be posted? Thanks.

My observations on the latest resubmission:

- I think something odd has happened to Drawings D11 and D12. The shading / color layers do not align with the building outline layers, except on the East Elevation of the bubbled plans. This makes them hard to comprehend.
- The transmittal letter provided a thorough list of the revisions, but no overall summary beyond "in accordance with the Application Review". These revisions appear to address minor concerns from City staff for clarity and to meet standards and regulations.

My conclusions:

- There has been no real attempt to retain anything of the character of the church. Without major changes to do so, this will be just another faceless box, with a name to match.
- As it stands, **I remain opposed** to this proposal.

John Kell, Fairfield, Victoria

5. LAND USE MATTERS

5.4 Rezoning Application No. 00558 & Development Permit with Variances Application No. 000496 for 1303 Fairfield Road and associated Official Community Plan Amendment

Committee received reports dated November 29, 2017, from the Director of Sustainable Planning and Community Development regarding an application to increase the density to 1.84:1 floor space ratio and allow for construction of a four-storey mixed-use building with commercial and church sanctuary uses on the ground floor and rental apartments above.

Committee discussed:

- Affects to the neighbouring school and parking for the church.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto:

Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community

meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.

4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped October 10, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- Appropriate uses for the site.

Amendment: It was moved by Councillor Madoff, seconded by Mayor Helps, that the motion be amended to include the following point under the development permit:

5. **Further consideration of the finishes on the tower element of the proposal.**

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Amendment: It was moved by Councillor Isitt, that the motion be amended to include the following point under the development permit:

6. **That consideration be given to a step back on the fourth floor on the north and west frontages.**

MOTION FAILED DUE TO NO SECONDER

Main motion as amended:

Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. That Council determine, pursuant to section 475(1) of the Local Government Act, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.
3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no

referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.

5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped October 10, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.
5. Further consideration of the finishes on the tower element of the proposal."

On the main motion as amended:

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and Thornton-Joe

Against: Councillor Isitt

Councillor Young returned to the meeting at 2:08 p.m.

ATTACHMENT C

early and ongoing, and determine that no further consultation is required, pursuant to Section 475(1) of the *Local Government Act*.

4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the *Local Government Act*, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2012 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the *Local Government Act*, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 00035

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00525, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00035 for 1201 Fort Street and 1050 Pentrelew Place, in accordance with:

1. Plans date stamped November 15, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. increase the maximum height for Building A from 12.00m to 21.42m
 - b. increase the maximum height for Building B from 12.00m to 15.11m
 - c. increase the maximum site coverage from 40% to 42.60%
 - d. reduce the Fort Street setback for Building A from 10.50m to 6.40m (to the building)
 - e. reduce the south setback for Building B from 7.56m to 6.13m
 - f. reduce the west setback for Building A from 10.71m to 4.00m (to the parkade structure)
 - g. reduce the west setback for Building B from 7.56m to 0.60m (to ground floor parking area and patio screen)
 - h. reduce the Pentrelew Place setback from 3.65m to 2.79m (to stairs)
 - i. reduce the required parking from 120 parking stalls to 119 parking stalls
 - j. reduce the required visitor parking from 12 stalls to 9 stalls.
3. Refinement of balcony materials on Buildings A and B to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution."

Carried

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Thornton-Joe, and Young
Opposed: Councillors Isitt and Madoff

Councillor Young withdrew from the meeting at 9:06 p.m. due to a non-pecuniary conflict of interest with the following item, as there was a comment from the Land Use Committee relating to parking impacts on the street where he owns property.

10. Rezoning Application No. 00558 & Development Permit with Variances Application No. 000496 for 1303 Fairfield Road and associated Official Community Plan Amendment

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto:

Rezoning Application No. 00558

That Council instruct staff to prepare the necessary Official Community Plan Amendment Bylaw in accordance with Section 475 of the *Local Government Act* and the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00558 for 1303 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant, to the satisfaction of City Staff:
 - a. Housing Agreement to ensure the residential units remain rental in perpetuity
 - b. Statutory Right-of-Way of 0.86 meters along the Moss Street and Fairfield Road frontages
 - c. Section 219 Covenant for public realm improvements to Moss Street and Fairfield Road
 - d. Submission of a sanitary sewer impact assessment to the satisfaction of the Director of Engineering and Public Works, determining if the increase in density results in a need for sewage attenuation; and if sewage attenuation is necessary, preparation of legal agreements to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.
2. That Council determine, pursuant to section 475(1) of the *Local Government Act*, that the affected persons, organizations and authorities are those property owners and occupiers within a 200m radius of the subject properties; that the appropriate consultation measures would include a mailed notice of the proposed OCP Amendment to the affected persons; posting of a notice on the City's website inviting

affected persons, organizations and authorities to ask questions of staff and provide written or verbal comments to Council for their consideration.

3. That Council, having provided the opportunity for consultation pursuant to Section 475(1) of the Local Government Act with persons, organizations and authorities it considers will be affected, specifically, the property owners and occupiers within a 200m radius of the subject properties have been consulted at a Community Association Land Use Committee (CALUC) Community meeting, consider whether the opportunity for consultation should be early and ongoing, and determine that no further consultation is required.
4. That Council, specifically consider whether consultation is required under Section 475(2)(b) of the Local Government Act, and determine that no referrals are necessary with the Capital Regional District Board, Councils of Oak Bay, Esquimalt and Saanich, the Songhees and Esquimalt First Nations, the School District Board and the provincial and federal governments and their agencies due to the nature of the proposed amendment.
5. That Council give first reading to the Official Community Plan Amendment Bylaw.
6. That Council consider the Official Community Plan Amendment Bylaw in conjunction with the City of Victoria 2017-2021 Financial Plan, the Capital Regional District Liquid Waste Management Plan and the Capital Regional District Solid Waste Management Plan pursuant to Section 477(3)(a) of the Local Government Act, and deem those Plans to be consistent with the proposed Official Community Plan Amendment Bylaw.
7. That Council give second reading to the Official Community Plan Amendment Bylaw.
8. That Council refer the Official Community Plan Amendment Bylaw for consideration at a Public Hearing.

Development Permit with Variances Application No. 000496

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00558, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000496 for 1303 Fairfield Road, in accordance with:

1. Plans date stamped October 10, 2017.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. increase the height from 12.00m to 15.60m
 - ii. increase the site coverage from 40% to 62.60%
 - iii. reduce the front setback (Moss Street) from 6.00m to 0.86m
 - iv. reduce the rear setback from 7.80m to 4.13m (to the building) and to 2.63m (to the balconies)
 - v. reduce the south side setback from 3.90m to 3.81m (to the building) and 0.00m (to the pergola)
 - vi. reduce the flanking street setback (Fairfield Road) from 6.00m to 0.62m
 - vii. reduce the vehicle parking requirement from 44 stalls to 16 stalls.
3. Refinement of trellis materials, colour and design to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.
5. Further consideration of the finishes on the tower element of the proposal."

Carried

For: Mayor Helps, Councillors Alto, Coleman, Loveday, Lucas, Madoff, and Thornton-Joe
Opposed: Councillor Isitt

Councillor Young returned to the meeting at 9 07 p.m.

11. Rezoning Application No. 00549 & Development Permit Application No. 000490 for 2813 - 2887 Quadra Street and 2814 - 2890 and 2780/82 Fifth Street

Motion:

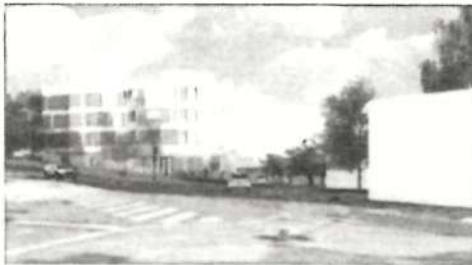
It was moved by Councillor Coleman, seconded by Councillor Lucas:

Rezoning Application No. 00549

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00549 for 2813-2887 Quadra Street and 2814-2890 and 2780/82 Fifth Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:

That Rezoning Application No. 00549 for 2813-2887 Quadra Street and 2814-2890 and 2780/82 Fifth Street proceed for consideration at a Public Hearing and that staff prepare the necessary Zoning Regulation Bylaw amendments, subject to completion of the following for the new project prior to a Public Hearing:

1. Securing a car share agreement that includes the purchase of two cars and a car share membership for all units (existing and new) to the satisfaction of the Director of Engineering and Public Works.
2. Restrictive covenant ensuring two car share stalls are allocated on the site for access by residents of both buildings, or an alternative arrangement as approved by the Director of Engineering and Public Works.
3. Registration of a Statutory Right-of-Way agreement for 2.72m along the entire frontage of Quadra Street.
4. A restrictive covenant be registered on the title which will prohibit the issuance of any building permits for the new project until the small parking lots are constructed for the existing units (Quadra Villa).



SYNOPSIS LIST

- C22 CONTEXT PLAN
- C23 PROJECT DATA
- D24 PLAN - SITE AND L1 ILLUSTRATIVE
- D25 PLAN - SITE AND L1
- D26 PLAN - PARKING GARAGE
- D27 PLAN - L2
- D28 PLAN - L3
- D29 PLAN - L4
- D30 PLAN - ROOF
- D31 ELEVATIONS
- D32 ELEVATIONS
- D33 SECTIONS
- D34 SECTIONS
- D35 CONTEXT PHOTOS
- D36 STREET ELEVATIONS
- D37 SUN STUDY
- D38 COMPARISON WITH EXISTING MASSING
- D39 PERSPECTIVES
- D40 PHOTOMONTAGE
- L1 LANDSCAPE PLAN
- L2 PLANT REFERENCE PHOTOS



U i y
COMMONS

1303 FAIRFIELD ROAD

SUBMISSION FOR
REZONING AND
DEVELOPMENT PERMIT

12 JANUARY 2018

Received
City of Victoria

APR 26 2018

Planning & Development Department
Development Services Division



LOW
HAMMOND
ROWE
ARCHITECTS

300 - 1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5 | 250 472 8013

ATTACHMENT D



1999. *Journal of the American Academy of Child and Adolescent Psychiatry*, 38, 10, 1231-1237.

u i y



● 2019년 10월 1일부터 2020년 9월 30일까지

price: 1000000
 make: 4000
 date: 1992-01-01
 on: 2012

Unity Commons
1203 Fairfield Road

Contest Plan

D02

Received
City of Victoria

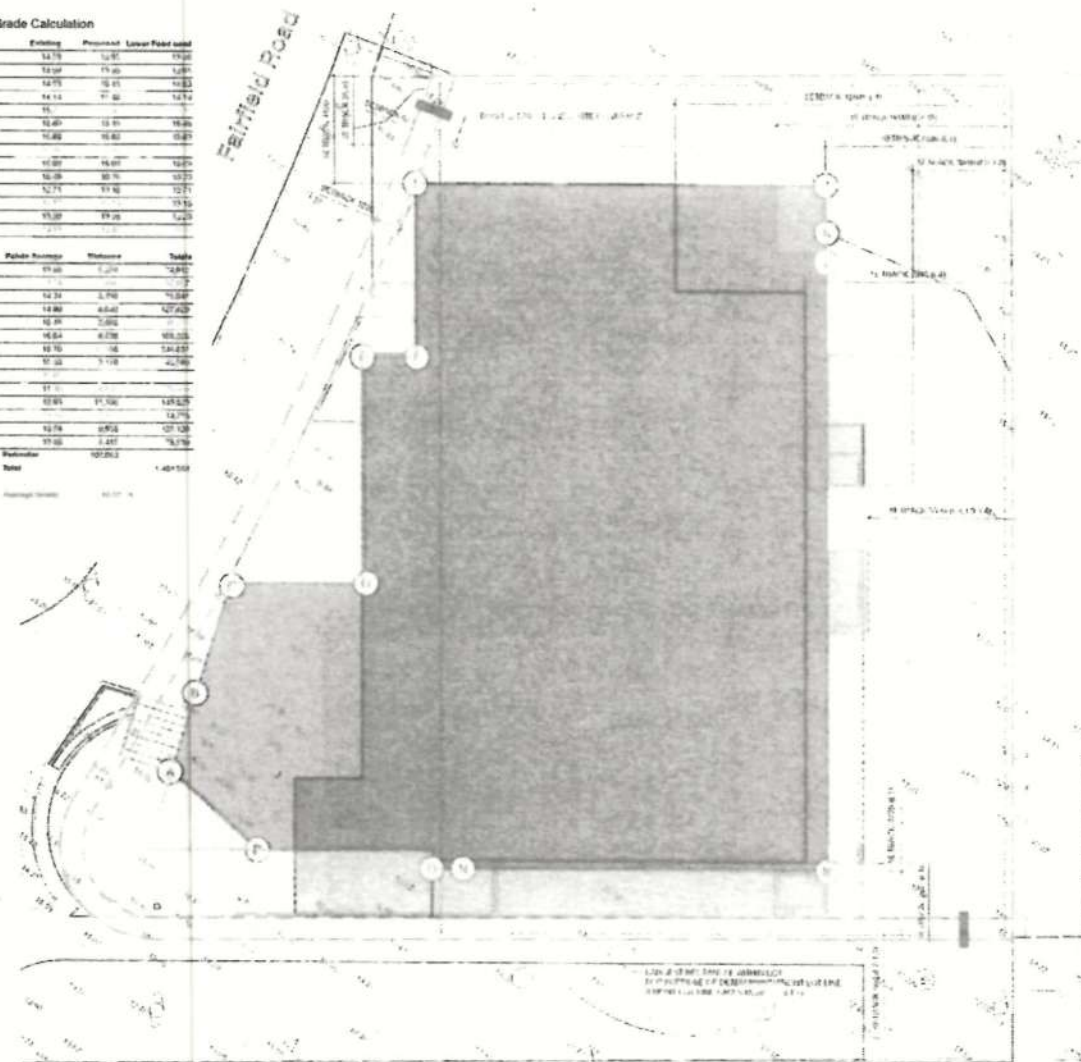
APR 26 2018

Planning & Development Department

| | | | |
|----------------------------|---|---|--|
| Project description | <p>1. New development of 100,000 sq. ft. office space.</p> <p>2. Existing building to be renovated and expanded to total of 200,000 sq. ft. office space.</p> <p>3. New parking garage to be constructed.</p> | | |
| Owner | <p>Smith & Jones Co., 1234 Main St., Suite 500, New York, NY 10001</p> | | |
| Estimated Address | <p>1234 Main St., Suite 500, New York, NY 10001</p> | | |
| Legal Description | <p>Lot 1, 1234 Main St., New York, NY 10001, 100,000 sq. ft. (200,000 sq. ft. total)</p> | | |
| | Existing/Proposed | Proposed | |
| zoning | <p>Office, Medium Density</p> | <p>Office, Medium Density</p> | |
| Lot Area | 100,000 sq. ft. | 100,000 sq. ft. | |
| Lot Coverage | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft.</p> | |
| Plot Area Ratio | | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Building Footprint | 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Building Height | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Value | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Cost | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Profit | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Return | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Risk | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Time | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Quality | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Quantity | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Price | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Profit | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
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| Estimated Risk | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
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| Estimated Quality | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
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| Estimated Quality | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
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| Estimated Price | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
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| Estimated Return | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Risk | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Time | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Quality | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Quantity | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq. ft. / 100,000 sq. ft. = 100.0%</p> | |
| Estimated Price | 100,000 sq. ft. / 100,000 sq. ft. | <p>100,000 sq.</p> | |

[illegible]

| Grade Point | Enrollment | Percentage | Larger Grade Point |
|-------------|------------|------------|--------------------|
| A | 12,875 | 12.87 | 12.87 |
| B | 13,879 | 13.88 | 14.08 |
| C | 14,175 | 14.17 | 14.18 |
| D | 14,113 | 14.11 | 14.12 |
| E | 15 | 0.15 | 0.15 |
| F | 10,840 | 10.84 | 10.84 |
| G | 10,840 | 10.84 | 10.84 |
| H | 10,840 | 10.84 | 10.84 |
| I | 10,840 | 10.84 | 10.84 |
| J | 10,840 | 10.84 | 10.84 |
| K | 10,840 | 10.84 | 10.84 |
| L | 10,840 | 10.84 | 10.84 |
| M | 10,840 | 10.84 | 10.84 |
| N | 10,840 | 10.84 | 10.84 |
| O | 10,840 | 10.84 | 10.84 |
| P | 10,840 | 10.84 | 10.84 |
| Q | 10,840 | 10.84 | 10.84 |
| R | 10,840 | 10.84 | 10.84 |
| S | 10,840 | 10.84 | 10.84 |
| T | 10,840 | 10.84 | 10.84 |
| U | 10,840 | 10.84 | 10.84 |
| V | 10,840 | 10.84 | 10.84 |
| W | 10,840 | 10.84 | 10.84 |
| X | 10,840 | 10.84 | 10.84 |
| Y | 10,840 | 10.84 | 10.84 |
| Z | 10,840 | 10.84 | 10.84 |
| AA | 10,840 | 10.84 | 10.84 |
| AB | 10,840 | 10.84 | 10.84 |
| AC | 10,840 | 10.84 | 10.84 |
| AD | 10,840 | 10.84 | 10.84 |
| AE | 10,840 | 10.84 | 10.84 |
| AF | 10,840 | 10.84 | 10.84 |
| AG | 10,840 | 10.84 | 10.84 |
| AH | 10,840 | 10.84 | 10.84 |
| AI | 10,840 | 10.84 | 10.84 |
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| AM | 10,840 | 10.84 | 10.84 |
| AN | 10,840 | 10.84 | 10.84 |
| AO | 10,840 | 10.84 | 10.84 |
| AP | 10,840 | 10.84 | 10.84 |
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| AR | 10,840 | 10.84 | 10.84 |
| AS | 10,840 | 10.84 | 10.84 |
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| AW | 10,840 | 10.84 | 10.84 |
| AX | 10,840 | 10.84 | 10.84 |
| AY | 10,840 | 10.84 | 10.84 |
| AZ | 10,840 | 10.84 | 10.84 |
| BA | 10,840 | 10.84 | 10.84 |
| BB | 10,840 | 10.84 | 10.84 |
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| BM | 10,840 | 10.84 | 10.84 |
| BN | 10,840 | 10.84 | 10.84 |
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| BP | 10,840 | 10.84 | 10.84 |
| BQ | 10,840 | 10.84 | 10.84 |
| BR | 10,840 | 10.84 | 10.84 |
| BS | 10,840 | 10.84 | 10.84 |
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| BU | 10,840 | 10.84 | 10.84 |
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| BW | 10,840 | 10.84 | 10.84 |
| BX | 10,840 | 10.84 | 10.84 |
| BY | 10,840 | 10.84 | 10.84 |
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| CA | 10,840 | 10.84 | 10.84 |
| CB | 10,840 | 10.84 | 10.84 |
| CC | 10,840 | 10.84 | 10.84 |
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| CE | 10,840 | 10.84 | 10.84 |
| CF | 10,840 | 10.84 | 10.84 |
| CG | 10,840 | 10.84 | 10.84 |
| CH | 10,840 | 10.84 | 10.84 |
| CI | 10,840 | 10.84 | 10.84 |
| CJ | 10,840 | 10.84 | 10.84 |
| CK | 10,840 | 10.84 | 10.84 |
| CL | 10,840 | 10.84 | 10.84 |
| CM | 10,840 | 10.84 | 10.84 |
| CN | 10,840 | 10.84 | 10.84 |
| CO | 10,840 | 10.84 | 10.84 |
| CP | 10,840 | 10.84 | 10.84 |
| CQ | 10,840 | 10.84 | |



Received
City of Victoria

APR 26 2018

Planning & Development Department
Development Services Division



LOW
HAMMOND
ROWE

1995-1996
 1997-1998
 1999-2000
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 2003-2004
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Unity Commons
1303 Fairfield Road

Project Data

D03



THE 1990-1991 FISCAL YEAR
WAS THE FIRST YEAR
THAT THE STATE
OF TEXAS
HAS EVER HAD A
BUDGET SURPLUS.

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1302 Fairfield Road

Plan - L1

D05

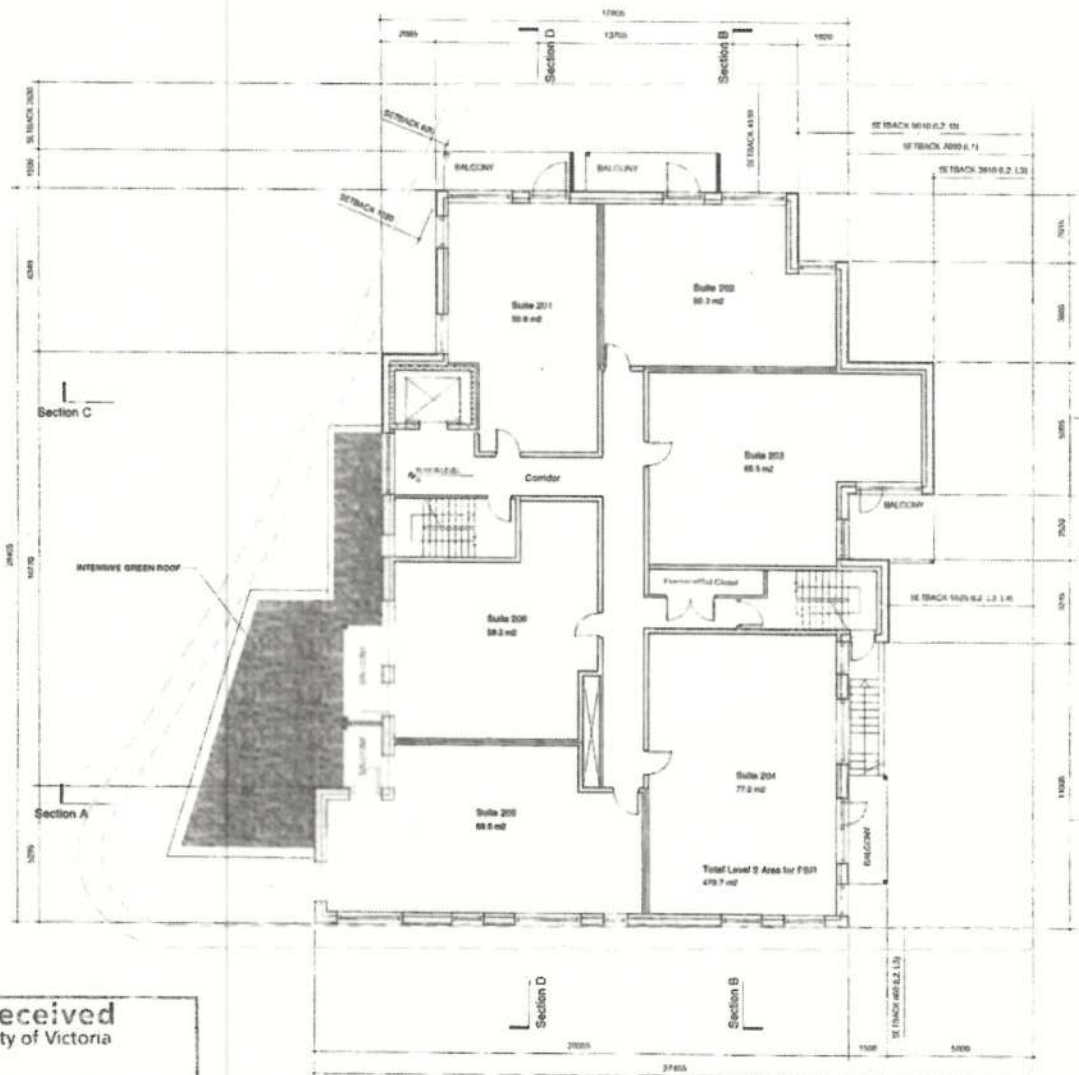
Received
City of Victoria

APR 26 2018

Planning & Development Department
Development Services Division

Planning & Development Department
Development Services Division





LOW
HAMMOND
ROWE

300-1000000-0000-0000
OFFICE: 07-000-0000
TEL: 000 000 0000
FAX: 000 000 0000
WWW: 0000000000000000

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PROPERTY NAME: REHABILITATION
PROJECT NUMBER: 1001 - 0000
DATE: 1/15
REV: 000000 - 000000
PROJECT: Unity Commons
1303 Fairfield Road

Plan - L2

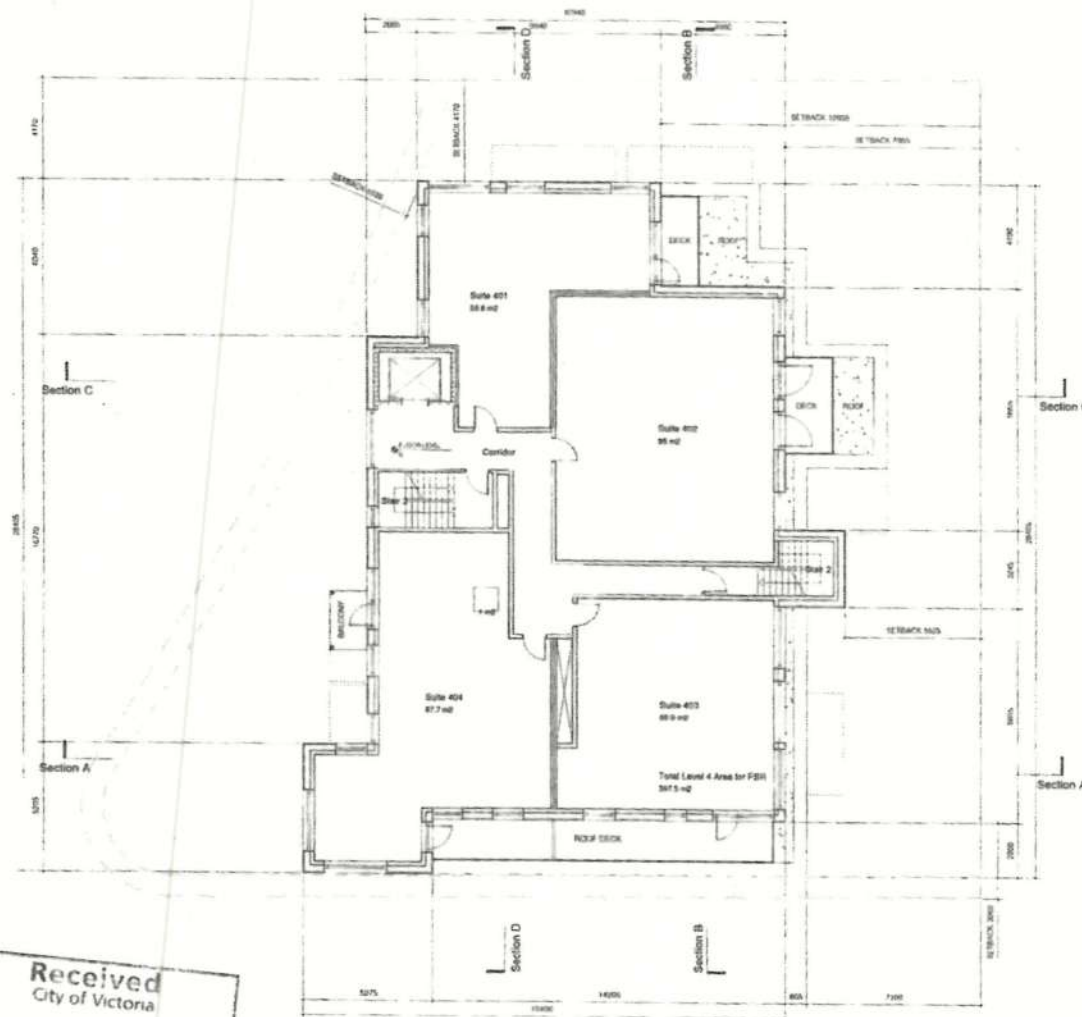
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ROWE

300 North Melbourne Road, Melbourne VIC 3000
TEL 03 9277 1111
FAX 03 9277 1111
WWW.LOWHAMMONDROWE.COM.AU

u i v



| PROPERTY INFORMATION | |
|----------------------|---------------------|
| Project Name | Unity Commons |
| Project Address | 1363 Fairfield Road |
| Project Type | Commercial |
| Project Status | Proposed |
| Project Date | 1/1/2018 |
| Project Drawn By | Unity Commons |
| Project Checked By | Unity Commons |
| Project Approved By | Unity Commons |

Unity Commons
1363 Fairfield Road

Plan - L4

D09

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POWE

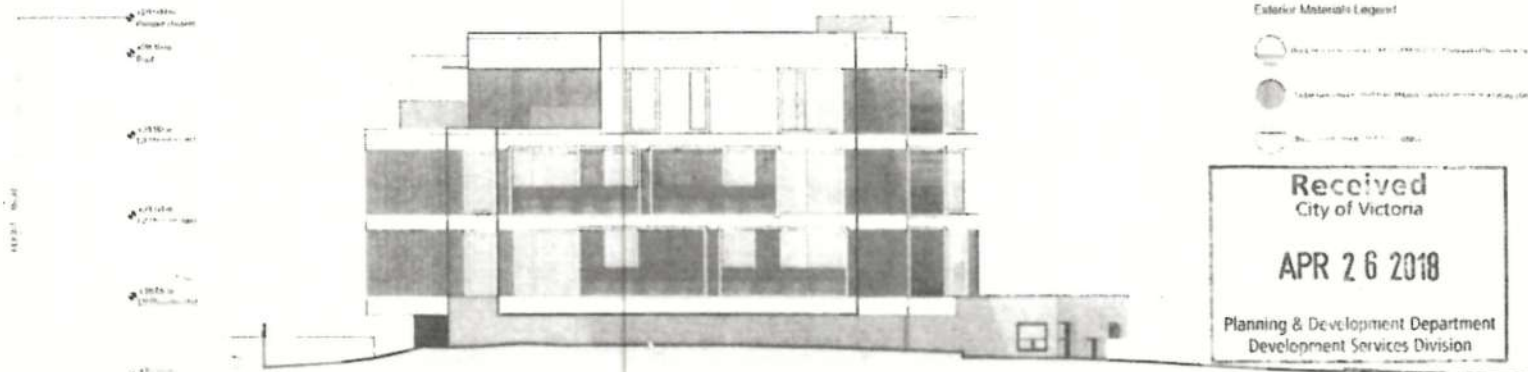
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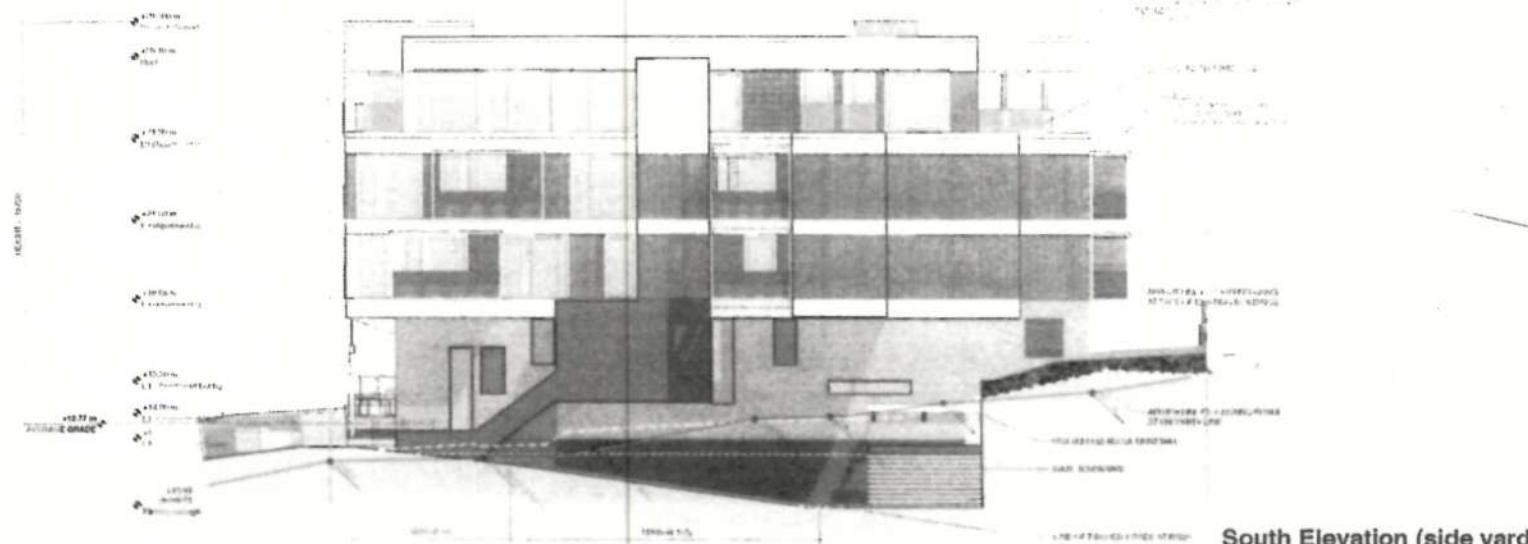
Plan - Roof

D10

[illegible]



East Elevation (side yard)



South Elevation (side yard)

LOW HAMMOND ROWE
ARCHITECTS
100-1000 BROADVIEW AVE
VICTORIA BC V8T 4G1
TEL: 250-363-1000
FAX: 250-363-1001
WWW.LHR.AE

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USEY COMMONS
1303 Fairfield Road

Elevations

D12

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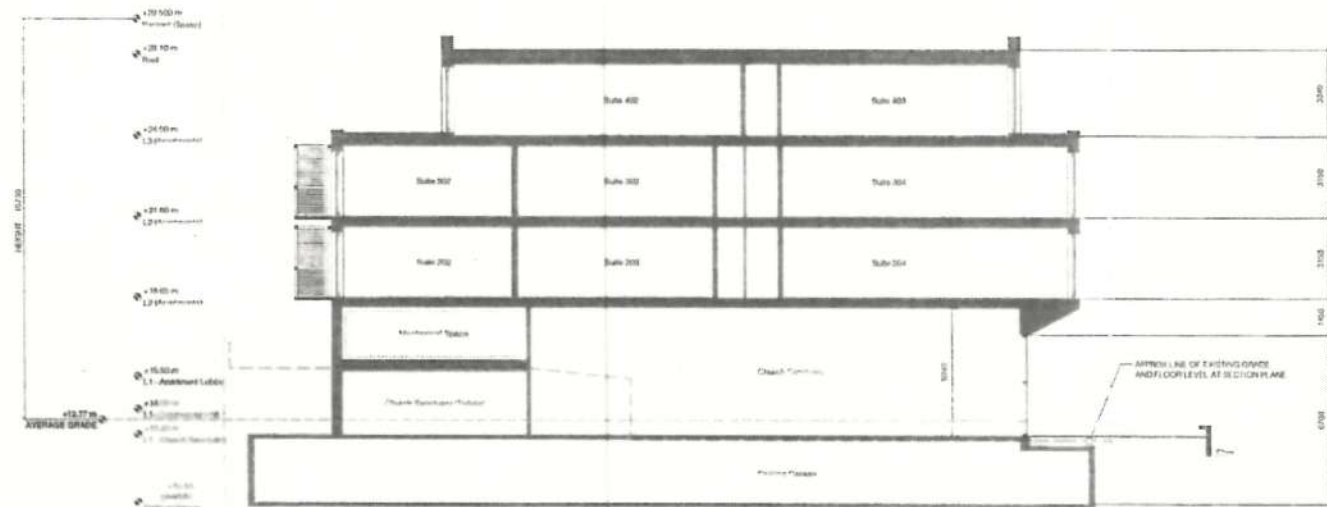
LOW
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Section A



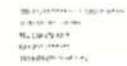
Section B

PROJECT NO. 1000-0000-0000-0000
DATE: 10/10/17
PROJECT LOCATION: 1000-0000-0000-0000
SCALE: 1/8" = 1'-0"
DATE: 10/10/17
PROJECT: 1000-0000-0000-0000
1303 Fairfield Road

Sections

D13

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Development Services Division



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The screenshot shows a web browser window. The address bar displays a URL starting with "http://". The main content area features a large, blurry image that appears to be a person's face. Below the image, there is some text, but it is too blurry to read. The browser's interface, including the address bar and some navigation buttons, is visible.

Unity Commons
1303 Fairfield Road

Sections

D14



LOW HAMMOND ROVE
1200 Fairfield Road
Unit 100
Victoria, BC V8M 1A1
Tel: 250-383-1111
Fax: 250-383-1112
www.lowhammondrove.ca

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1200 Fairfield Road (1200) 1200
Unit 100
1200 Fairfield Road
Unit 100
1200 Fairfield Road
Unit 100
Unit Comments
1200 Fairfield Road

Context Photos

D15



Image 1: Existing Church Looking East



Image 2: Existing Church Looking South

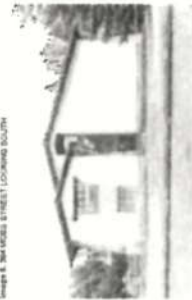


Image 3: Existing Church Looking West



Image 4: Site Location Map



Image 5: Existing Church Looking North



Image 6: Existing Church Looking East



Image 7: Existing Church Looking South



Image 8: Site Location Map



Image 9: Existing Church Looking West



Image 10: Existing Church Looking East



Image 11: Existing Church Looking South



Image 12: Site Location Map



Image 13: Existing Church Looking North



Image 14: Existing Church Looking East



Image 15: Existing Church Looking South

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Moss Street



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ROWE
ARCHITECTS

305-1000 COLUMBIA AVENUE, SUITE 200
VICTORIA, BC V8W 2E1
TEL: 250-383-1111
FAX: 250-383-1112
WWW.LHR.ARC

UITY

Fairfield Road

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Development Services Division

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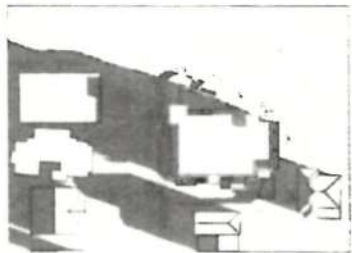
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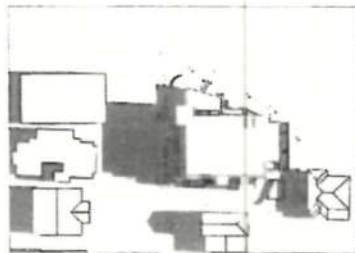
130312

Street Elevations

D16



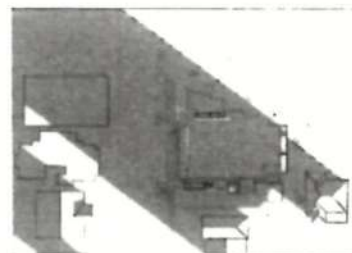
Spring @ 9:00



Spring @ 10:00



Fall @ 11:00



Spring @ 12:00



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ROWE
ARCHITECTS

300-1000-0000
300-1000-0000
TEL: 250-123-4567
FAX: 250-123-4567
www.lowhammondrowe.ca

U I Y



Summer @ 9:00



Summer @ 10:00



Fall @ 11:00



Summer @ 12:00



Winter @ 9:00



Winter @ 10:00



Fall @ 11:00



Winter @ 12:00

TABLE 1: SHADOW STUDY RESULTS

| Time | Season | Shadow Length | Shadow Direction |
|-------|--------|---------------|------------------|
| 9:00 | Spring | Long | West-Northwest |
| 10:00 | Spring | Medium-Long | West |
| 11:00 | Fall | Medium | West-Southwest |
| 12:00 | Spring | Short | South |
| 9:00 | Summer | Long | West-Northwest |
| 10:00 | Summer | Medium-Long | West |
| 11:00 | Fall | Medium | West-Southwest |
| 12:00 | Summer | Short | South |
| 9:00 | Winter | Long | West-Northwest |
| 10:00 | Winter | Medium-Long | West |
| 11:00 | Fall | Medium | West-Southwest |
| 12:00 | Winter | Short | South |

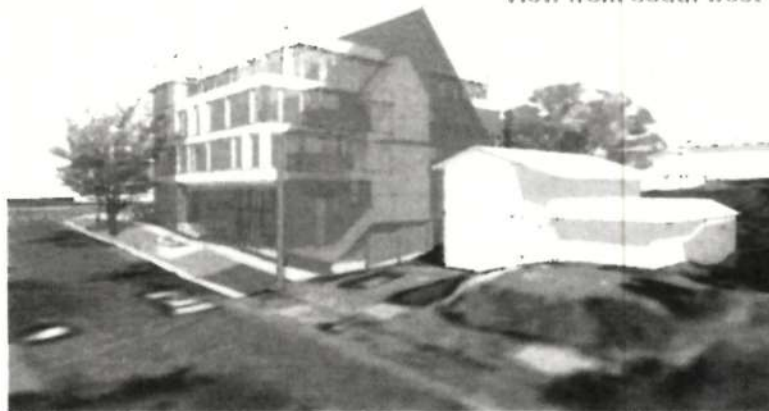
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Client
Sun Study

D17

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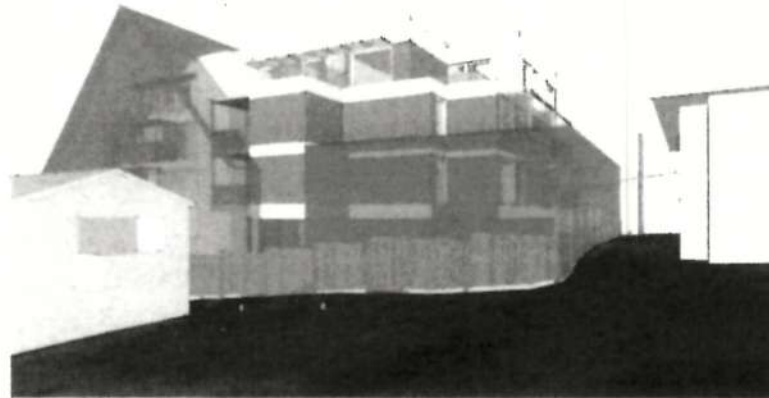
View from south west



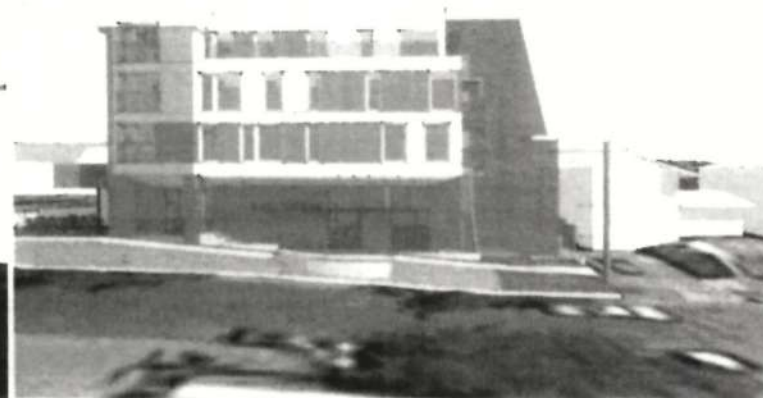
View from north



View from south east



View from west



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360-1188-1234 (toll-free)
416-291-1234 (local)
416-291-1234 (toll-free)
416-291-1234 (toll-free)

U I Y

YOUR COLLEGE ADDRESS & L1 100111
Name: _____
Address: _____
City: _____
State: _____
Zip: _____
Country: _____
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1302 Fairfield Road

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Comparison w/ Existing Massing

D18



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| Case | Year | Age | Sex | Site | Pathologic | Survival |
|------|------|-----|-----|--------|----------------|----------|
| 1 | 1978 | 65 | M | Rectum | Adenocarcinoma | 10 years |
| 2 | 1979 | 68 | M | Rectum | Adenocarcinoma | 10 years |
| 3 | 1980 | 72 | M | Rectum | Adenocarcinoma | 10 years |
| 4 | 1981 | 75 | M | Rectum | Adenocarcinoma | 10 years |
| 5 | 1982 | 78 | M | Rectum | Adenocarcinoma | 10 years |
| 6 | 1983 | 81 | M | Rectum | Adenocarcinoma | 10 years |
| 7 | 1984 | 84 | M | Rectum | Adenocarcinoma | 10 years |
| 8 | 1985 | 87 | M | Rectum | Adenocarcinoma | 10 years |
| 9 | 1986 | 90 | M | Rectum | Adenocarcinoma | 10 years |
| 10 | 1987 | 93 | M | Rectum | Adenocarcinoma | 10 years |
| 11 | 1988 | 96 | M | Rectum | Adenocarcinoma | 10 years |
| 12 | 1989 | 99 | M | Rectum | Adenocarcinoma | 10 years |
| 13 | 1990 | 102 | M | Rectum | Adenocarcinoma | 10 years |
| 14 | 1991 | 105 | M | Rectum | Adenocarcinoma | 10 years |
| 15 | 1992 | 108 | M | Rectum | Adenocarcinoma | 10 years |
| 16 | 1993 | 111 | M | Rectum | Adenocarcinoma | 10 years |
| 17 | 1994 | 114 | M | Rectum | Adenocarcinoma | 10 years |
| 18 | 1995 | 117 | M | Rectum | Adenocarcinoma | 10 years |
| 19 | 1996 | 120 | M | Rectum | Adenocarcinoma | 10 years |
| 20 | 1997 | 123 | M | Rectum | Adenocarcinoma | 10 years |
| 21 | 1998 | 126 | M | Rectum | Adenocarcinoma | 10 years |
| 22 | 1999 | 129 | M | Rectum | Adenocarcinoma | 10 years |
| 23 | 2000 | 132 | M | Rectum | Adenocarcinoma | 10 years |
| 24 | 2001 | 135 | M | Rectum | Adenocarcinoma | 10 years |
| 25 | 2002 | 138 | M | Rectum | Adenocarcinoma | 10 years |
| 26 | 2003 | 141 | M | Rectum | Adenocarcinoma | 10 years |
| 27 | 2004 | 144 | M | Rectum | Adenocarcinoma | 10 years |
| 28 | 2005 | 147 | M | Rectum | Adenocarcinoma | 10 years |
| 29 | 2006 | 150 | M | Rectum | Adenocarcinoma | 10 years |
| 30 | 2007 | 153 | M | Rectum | Adenocarcinoma | 10 years |
| 31 | 2008 | 156 | M | Rectum | Adenocarcinoma | 10 years |
| 32 | 2009 | 159 | M | Rectum | Adenocarcinoma | 10 years |
| 33 | 2010 | 162 | M | Rectum | Adenocarcinoma | 10 years |
| 34 | 2011 | 165 | M | Rectum | Adenocarcinoma | 10 years |
| 35 | 2012 | 168 | M | Rectum | Adenocarcinoma | 10 years |
| 36 | 2013 | 171 | M | Rectum | Adenocarcinoma | 10 years |
| 37 | 2014 | 174 | M | Rectum | Adenocarcinoma | 10 years |
| 38 | 2015 | 177 | M | Rectum | Adenocarcinoma | 10 years |
| 39 | 2016 | 180 | M | Rectum | Adenocarcinoma | 10 years |
| 40 | 2017 | 183 | M | Rectum | Adenocarcinoma | 10 years |
| 41 | 2018 | 186 | M | Rectum | Adenocarcinoma | 10 years |
| 42 | 2019 | 189 | M | Rectum | Adenocarcinoma | 10 years |
| 43 | 2020 | 192 | M | Rectum | Adenocarcinoma | 10 years |
| 44 | 2021 | 195 | M | Rectum | Adenocarcinoma | 10 years |
| 45 | 2022 | 198 | M | Rectum | Adenocarcinoma | 10 years |
| 46 | 2023 | 201 | M | Rectum | Adenocarcinoma | 10 years |
| 47 | 2024 | 204 | M | Rectum | Adenocarcinoma | 10 years |
| 48 | 2025 | 207 | M | Rectum | Adenocarcinoma | 10 years |
| 49 | 2026 | 210 | M | Rectum | Adenocarcinoma | 10 years |
| 50 | 2027 | 213 | M | Rectum | Adenocarcinoma | 10 years |
| 51 | 2028 | 216 | M | Rectum | Adenocarcinoma | 10 years |
| 52 | 2029 | 219 | M | Rectum | Adenocarcinoma | 10 years |
| 53 | 2030 | 222 | M | Rectum | Adenocarcinoma | 10 years |
| 54 | 2031 | 225 | M | Rectum | Adenocarcinoma | 10 years |
| 55 | 2032 | 228 | M | Rectum | Adenocarcinoma | 10 years |
| 56 | 2033 | 231 | M | Rectum | Adenocarcinoma | 10 years |
| 57 | 2034 | 234 | M | Rectum | Adenocarcinoma | 10 years |
| 58 | 2035 | 237 | M | Rectum | Adenocarcinoma | 10 years |
| 59 | 2036 | 240 | M | Rectum | Adenocarcinoma | 10 years |

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1303 Fairfield Road

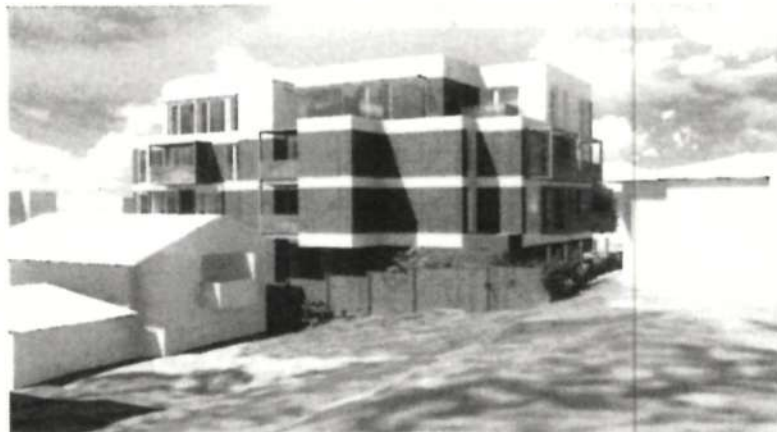
Perspectives

D19



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Aerial view from south east (trees removed)



Aerial view from south east (existing trees simulated)



LOW HAMMOND ROWE
architects
301-1111-1111
301-1111-1111
301-1111-1111

UITY

PROJECT INFORMATION
PROJECT NAME: UITY
PROJECT NUMBER: 1000
DATE: 1/10
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

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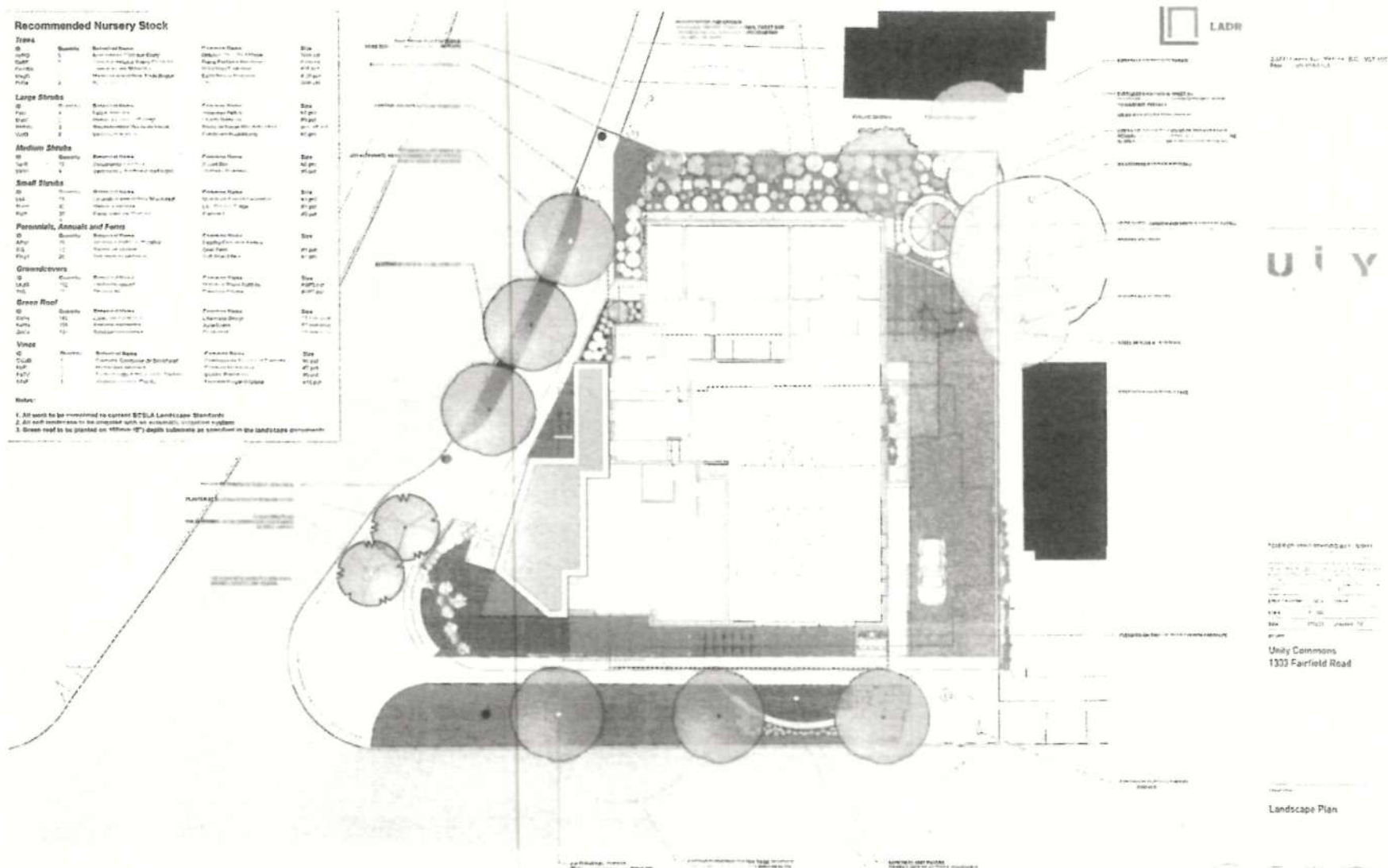
Privacy

D20

Recommended Nursery Stock

| Zone | Quantity | Plant Name | Plant Name | Size |
|----------|----------|----------------|----------------|---------|
| Zone 1 | 1 | Acacia saligna | Acacia saligna | 1000 mm |
| Zone 2 | 1 | Acacia saligna | Acacia saligna | 1000 mm |
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Notes:
 1. All work to be completed to current BSIS Landscape Standards
 2. All work to be completed to be completed with an acceptable completion system
 3. Green roof to be planted on 100mm depth substrate as specified in the landscape documents



Unity Commons
 1303 Fairfield Road

Unity

Unity Commons
 1303 Fairfield Road

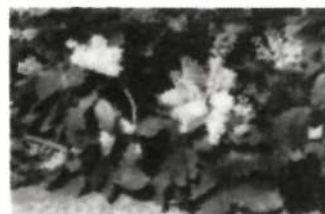
Landscape Plan

L1

Received
 City of Victoria
 APR 26 2018
 Planning & Development Department



1800 Phoenix Ave. Victoria B.C. V8T 1G5
Phone: (250) 360-0100

[illegible]

Unity Commons
1303 Fairfield Road

Plant Reference Images

L2

Re: et. al.
City of New York

APR 26 2018

Planning & Development Department
Development Services Division

ATTACHMENT E

From: Janice Barry [REDACTED]
Sent: February 22, 2018 4:18 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: 1303 Fairfield Road - Letter received

Feedback on rezoning - **100% against**. Just another gentrification of what once used to be a beautiful neighborhood. But our feedback means absolutely nothing as it has on all the other 'rezonings' in this now ugly and overpopulated city. Shame on the city for allowing these variances to occur over and over and over again. Like everything else in Victoria, it's all about the money.

I will not stay in the area if this happens - perhaps that's what the mayor and council want because people are leaving in droves....nor will many of the people who have made this neighborhood what it is stay to watch you tear it apart for no reason whatsoever other than money. And we know it makes not a bit of difference what anyone says - there's too much money involved and too many people with their pockets getting lined. They'll approve it - it's already a done deal and you all know it.

Save the city money and stop sending out these letters - it's insulting to my intelligence to read them. And a total waste of our time to respond. And we all know it.

Lacey Maxwell

From: [REDACTED]
Sent: February 24, 2018 2:33 PM
To: Carrie Fuzi; Lisa Helps (Mayor)
Cc: Alec Johnston
Subject: A different by-law option for rezoning 1303 Fairfield at Moss?
Attachments: Scannable Document on Feb 23, 2018 at 2_13_51 PM.pdf
Categories: Planning

Hi Caroline, Alec Johnston and Mayor Lisa Helps,

Is another by-law option for Urban Village (below) where the Church on Fairfield and Moss currently is, an option to consider?

Personally.. I'm concerned about losing the sidewalks' setbacks. The current setbacks gives me a better view of Fairfield road's acute angle, when turning on this busy corner across from the school. Plus the shadowing upon a north side will encourage moss growth upon the sidewalk. (I'm battling moss on my north sidewalk on Moss Street every year with mold killers.) Shadowing is significantly more of a problem with box buildings.

Perhaps the community can work together and come up with a better design instead of the common box developments we are seeing everywhere, which is also the current design for 1303 Fairfield.

I believe we can come up with a Contextual Design for allowing Hip or Gable roof lines, which decreases shadowing, plus peaked roof lines creates better transitions to the peaked roofs on the Craftsman Styled double story, single story homes next door, behind or nearby.

Upon reviewing this rezoning application I believe the height/density was an issue, and this could be why the owner is requesting to change the Small Urban designation to Large Urban designation.

I believe by revising the Fairfield/Gonzales' "height" By-Law to a "Contextual Small Urban Village" by-law, we can protect the community's Peaked Roof lines plus this could also become a workable option for preserving our Victorian/Craftsman's Styled Elements throughout "all" of our areas.

The following could be a "new" Craftsman Urban Village designation under the Small Urban Village. It is a moderate exception, intended to keep contextual design elements and to keep dwelling density up plus this could reduce the number of non contextual shadowing box buildings going up throughout our Victorian/Craftsman's' Communities.

This would encourage density differently by a workable compromise to the Small Urban Village guideline and by: adding one more habitable attic roof story, next to the fake chimney but real elevator shaft and by limiting all living space stories to 9'* foot --floor to ceiling story heights— along with adding "only" two dormers out of the attic roof line as the taller alternate to the lower number of stories seen with a elevator box upon top of the box developments which are following the Small Urban Village guideline. The elevator shaft and box could look like a Chimney, and in this case a Bell Tower either on the side or on the back depending upon the sea views, when it is not. The illusions work visually and keeps designs consistent throughout areas.

Why the 9'* floor to ceiling height...

The 9' floor to ceiling story element is the design height in the 1912 Craftsman Styled series of buildings found throughout our areas, plus it has the best window elements. The tall multiplies of thin windows found in this style would be contextual. Windows were placed higher upon the walls and were taller to catch the daylight for more hours in the winter.

The utility space between floors could be reduced by using tubed with vented winged** in-floor heating, instead of standard ducts for hot air. By using geothermal techniques, the floors would only have to be heated above the higher heat base found in ground temperature or cooled the same way. Lower floor to ceiling heights would encourage savings and reduce environmental impact from the loss of natural resources. Costs are significantly reduced. (I can provide bills upon request.)

This way, the top floor's peaked roof with small dormer suites along with a fake chimney option would counter the loss of dwelling spaces that peaked roof developments imply, plus with in-floor heating coupled with 9' floor to ceiling heights, keeps carbon costs down.

What do you think?

I'm very tired of the long Public Hearings and repeated revised design battles. The implied issues or implied rifts hurt all of us. I believe most concerns are really around contextual density... an now I have yet another flyer in my box...

After all if your dentist decided to replace a front tooth with a too big, too wide, too thick and cheaper tooth it is not only uncomfortable for you but to anyone looking at you as well.. It is only natural for everyone to ask their dentist to replace a non contextual tooth..

Any ideas?

* For the Victorian/Edwardian Styled communities I would suggest 10' ceiling heights to keep the contextual integrity of these communities.. (Smaller rooms look very odd when too tall)

** A local entrepreneur developed the vented wings.

Respectfully,

Barbara Bowman

Call me any time for a few ideas from our past builds.... from keeping the best of styles, maximizing uses and rehabbing buildings, to residents in a perfect world street choices days.. Or if you would like to experience the 9' floor to ceiling height ratio of my home.

Noraye Fjeldstad

From: [REDACTED]
Sent: Saturday, February 24, 2018 5:06 PM
To: Alec Johnston
Subject: Fw: definitions of Small vs large urban village vis a vis 1303 Fairfield

Follow Up Flag: Follow up
Flag Status: Flagged

Hello again Alec

I believe I have now answered my question by reading through the OCP in more depth. I'm afraid I neglected to begin at the beginning so I missed the comparisons noted on Page 39 of the OCP document.

In any event, if I am correct, the key difference between a SMALL and LARGE urban village appears to be the allowable height. I'm sure there is more to it than that and I would still like to really understand what the City envisions when referencing these two specific use terms.

The 5 corners commercial area as it exists seems to me to appropriately fit the designation of "small" urban village, as does the village at Moss and May streets. To designate it as a Large Urban Village compares it to Cook Street Village, Quadra Village, & James Bay village, yet in terms of scale and context there really is no comparison at all.

I feel the same way about the Fairfield Plaza, which in my view should also be a "small urban village" in the context of the surrounding area.

If the site at 1303 Fairfield is designated for "large urban village" does that not mean that the remainder of 5 corners would also adopt that designation?

It would not make sense to have a large urban village immediately adjacent to a small urban village, hence my conclusion. I would also suggest that to designate 5 corners as a "large urban village" would be a huge leap contrary to the intent of the draft Fairfield Neighbourhood Plan which continues to be controversial and is still undergoing community consultation.

To now allow this rezoning amendment to the OCP would in my view fly in the face of the consultation process and would certainly be putting the cart before the horse in terms of developing an appropriate plan for the Fairfield Community.

Best Regards,
Lynne Rippon

From: [REDACTED]
Sent: Friday, February 23, 2018 5:30 PM
To: ajohnston@victoria.ca
Subject: definitions of Small vs large urban village

Hello Alec

I am hoping you can help me in understanding the differences between a "small " urban village and a "large" urban village.

I am interested in commenting on the rezoning proposal at 1303 Fairfield Road; however, I first need this clarification .

I understand that the development proposal requires an amendment to the OCP to change the designation from "small" to "large" urban village; however, I was unable to find specific definitions in the OCP, hence I seek your help in this regard.

I also looked in the Zoning Bylaw definitions but was unable to find reference to either a Small Urban Village or a Large Urban Village, hence the meaning of these "use" terms escapes me.

If you could clarify the specific differences between these two use designations I would appreciate it. I must assume that there are certain attributes that a site/development proposal must have to qualify for designation under one or the other of these terms and I would like to understand what specifically those attributes would be.

I look forward to your response and appreciate your help in this regard.

Best Regards,
Lynne Rippon

Noraye Fjeldstad

From: steve and shelley [REDACTED]
Sent: Sunday, February 25, 2018 9:09 AM
To: Alec Johnston
Subject: Rezoning No.00558

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Johnston;

We would like to register strong opposition to the rezoning consideration of Fairfield and Moss st. As homeowners living near to this potential development we are already experiencing considerable frustration trying to navigate the south portion of the intersection as Moss st is already too narrow to allow two vehicles to pass in opposing directions when there is a car parked in front of the bike shop. Given that the building plans to have commercial spaces on the ground level we can reasonably predict that people will stop in front of the building to drop off passengers, this is currently an issue with the daycare in the lower part of the church when parents are dropping off or picking up. The residences to the south of this proposed development are heritage homes many also have B and B suites or rental properties, there is currently not enough parking for the homeowners or their renters and all their guests, an apartment building may include provisions for parking of some of the renters but will unlikely meet the needs of all of their visitors as well as the patrons to the commercial operation. We see this adding to an already difficult roadway to access our home. Unfortunately we are employed in public service and provide care for people in their own homes, vehicle ownership is mandatory.

From the public safety and traffic control aspect, we are also very concerned about the children riding bikes or walking to one of 2 community schools, Moss st is an artery to both Sr James Dougla Elementary School and Central Middle School. Our child has to navigate this route daily and is either directly affected, or witnesses a near miss between vehicles or pedestrians/cyclists and vehicles at this intersection on a daily basis. This intersection is clearly inadequate to support the businesses that are currently adjacent to it. To propose a development of this size in this area is difficult to understand.

We understand that the interests of the developer are purely profit driven and will be the guiding principles of their investment, and that we as homeowners do not hold much influence. It may not matter much as we are having an increasingly difficult time affording to live in this neighbourhood with the continual invention of new taxes and bills as well as the inflating property taxes. We are also dismayed by the city collaborating with investors to exploit our neighbourhood by allowing the destruction of beautiful heritage homes and building of large box expensive homes by developers who do not live in the area but are here to exploit the neighbourhood for their own profit. We have little doubt the developers and the city staff will continue to use mitigated speech to get the agendas passed but appreciate the opportunity to process and express what has become a source of considerable stress for us; owning a residence in Fairfield, intended to be a family home not an investment.

Sincerely;

Shelley and Steve Tysick

Noraye Fjeldstad

From: Elizabeth Vibert [REDACTED]
Sent: Sunday, February 25, 2018 3:35 PM
To: Alec Johnston
Subject: Feb 20 letter re amending Fairfield OCP

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Johnson,

I have just read (several times) the letter about a proposed change to the Fairfield/Moss corner to Large Urban Village zoning. I'm pretty well educated but I confess I cannot make sense of the letter: it shifts from "considering a proposal" to "does not meet location criteria" without explaining implications. The images on the back side are alarming: they feature urban settings not remotely relevant to our residential neighbourhood.

I support sustainable, liveable densification in principle but, if I understand the letter – which I don't – it looks like a massive change is contemplated to our neighbourhood.

I would like to be on record as opposing anything resembling what appears to be proposed.

Best,
Elizabeth

Dr. Elizabeth Vibert | Associate Professor
Department of History | University of Victoria
PO Box 3045 | Victoria Canada V8W 3P4
t: [REDACTED] | e: [REDACTED]

Noraye Fjeldstad

From: Peggy Hunter | David Bellows <[REDACTED]>
Sent: Monday, February 26, 2018 6:19 PM
To: Alec Johnston
Cc: david bellows
Subject: 1303 Fairfield Road | Rezoning No 00558

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks for the opportunity to offer some on the captioned zoning. I appreciate the need and benefits of redevelopment in greater Victoria and in Fairfield, including on this site. I also appreciate the efforts taken by the developer to accommodate their business objectives alongside, a 'passive house' project and interests of the congregation. Despite these laudable objectives, the proposed development presents some challenges in urban design and massing and in traffic and parking.

Design and Massing

I understand, from discussions with the architect, that the 4 stories of development (and return on investment) is required to accommodate the costs of passive house and provision of space for the congregation. It is quite clear from the drawings provided on the City website and that the built height is unprecedented in the neighbourhood, dwarfing surrounding houses, condos, educational and commercial structures. The absence of consideration for neighbourhood context from and overall urban design perspective and impact on adjacent properties and broader neighbourhood is quite surprising.

Three stories would be a better fit from massing perspective and meet city objectives for increased rental. Conversations with the developer and architect have indicated that the project would still be viable from an return on investment perspective at three stories (rather than proposed 4) but that elements of passive house and the congregation could no longer be accommodated. Rentable square feet would be converted to rentable area.

The congregation has indicated that their membership is in decline. The long-term built impacts on the neighbourhood should not be driven by the few. As well there are other congregations and churches at risk throughout Victoria who may welcome these folks into the fold.

"Passive house" is a 'nice to have', but not at any cost. This may offer benefit to the 14 tenants and through avoided life-cycle cost for the developer but not at the price of a massive structure that will stand at this corner for the next 100 years.

Parking

I understand that there will not be sufficient parking for commercial and residential use which may push residents and visitors into the surrounding streets, likely Oscar and MacKenzie. The 1200 block of Oscar as ~45 residences (legal and illegal) in ~26 houses. We presently have significant issues with non-resident parking where parking is restricted to one side of the street only. MacKenzie has similar issues. Yet, the parking consultant used both of these streets in her parking capacity count for this development. A reduction in overall building area may reduce the demand on street and off-site parking.

The development as proposed will, for generations, destroy the ambience and character of one of Victoria's most cherished neighbourhoods. I support development and I support this one but with 3 floors which are in keeping with the neighbourhood massing, not 4.

David Bellows, Architect AIBC
[REDACTED]

Noraye Fjeldstad

From: Lawrence Fawcett <[REDACTED]>
Sent: Monday, February 26, 2018 3:04 PM
To: Alec Johnston
Subject: Fairfield United Church (1303 Fairfield Road)

Dear Alec Johnston,

Indeed, Fairfield Road and Moss Street are not arterial roads. The location is appropriately designated as a "Small Urban Village", although even that is a stretch. There is no reason to give this location additional height or density over what is already designated. And there certainly should not be a variance in the number of parking places. There is not enough parking in that area as it is.

I totally reject the idea of amending the official plan for this project. It should be redrafted to stay within the bounds of the Official Plan.

Why have an official plan if it means nothing ?

Thank you,
Lawrence Fawcett
57 Wellington Avenue

Noraye Fjeldstad

From: Ronald D Parish <[REDACTED]>
Sent: Monday, February 26, 2018 3:15 PM
To: Alec Johnston
Cc: planandzone@fairfieldcommunity.ca
Subject: 1303 Fairfield Road

Dear Mr. Johnston

Thank you for your February 20 letter informing us of the proposed changes to this property. We own and reside at 330 Windermere Place.

We understand that the developer seeks an amendment to the Official Community Plan Bylaw (OCP) to change the urban place designation for this property from Small Urban Village to Large Urban Village. We also understand that the developer seeks a variance regarding the number of parking spaces to be provided, reducing the number from the otherwise required 43 spaces to only 16 spaces, although your letter does not mention this request.

We have looked at correspondence on your development tracker site in an attempt to learn the developer's reasons for not being able to complete this project within the confines of the OCP. We can only find that the developer says he cannot include the church sanctuary in the project without the OCP amendment. We cannot find any reasons given for requesting a parking variance, if indeed that is still being requested.

We are writing to voice our opposition to the requested amendment to the OCP. We strongly believe that any development in this area must be done within the confines of the existing urban space designation of Small Urban Village. We further feel that amending the OCP for only the subject property will set an undesirable precedent for other future development certain to occur within the Small Urban Village.

We add that we are also opposed to what we understand to be a request for a parking variance for this development. Parking capacity in the area is already exceeded, and the proposed development, as we understand it, will only exacerbate the parking problems if such a significant variance is given.

If discussion is required, our contact information is shown below.

Yours truly,
Ron and Judith Parish

Ronald D Parish, CPA, CA
330 Windermere Place
Victoria BC V8S 3J3
Phone: [REDACTED]
Email: [REDACTED]

Noraye Fjeldstad

From: Don Gordon <[REDACTED]>
Sent: Tuesday, February 27, 2018 2:05 PM
To: Alec Johnston
Subject: 1303 Fairfield Rd

Mr Johnston,

I live at 533 Cornwall St quite close to the proposed development and I am very much in favour of what I have seen proposed. It is my opinion that our community will benefit from new housing and a community amenity.

I know that there will be some neighbours who dislike any change but in this case there is no status quo to protect as the church is not viable and is already deteriorating so something must be done. It seems to me that the congregation have found a civic-minded builder to partner with on a project that will enhance our community for decades.

One hope I do have is that the project will include an element of affordable housing. In particular it would be nice if this were affordable family housing given its proximity to the elementary school.

Regards,

--
Don Gordon
[REDACTED]
[REDACTED]

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Noraye Fjeldstad

From: Macpherson, Fiona HLTH:EX <[REDACTED]>
Sent: Tuesday, 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

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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Noraye Fjeldstad

From: Cory Greenlees <[REDACTED]>
Sent: Sunday, March 04, 2018 11:29 AM
To: Alec Johnston
Subject: Feedback: 1303 Fairfield Road

Dear Mr Johnston,

We are home-owners and residents of 254 Moss Street. Moss Street has been home for 28 years.

We are writing to provide feedback and questions re: proposed changes to 1303 Fairfield Road.

After viewing the proposed images online at 'devtracker,' we are appalled by the size of the proposed development. It is simply too large for the site. With a single family home next door, there is no connection to the streetscape or existing Craftsman style architecture nearby.

We object to the request for 'spot rezoning' for this site. What is the significance of an OCP if it can be changed at will upon the request of a developer? How can the community, and individuals, plan and protect their neighbourhood, and investment, if zoning is a moving target subject to change at any, and unpredictable, times.

If the precedent for a 4 story large urban village building is allowed on the southeast corner of Moss and Fairfield, we fear similar developments will follow suit on the other corners of the intersection forever changing the eclectic character of this part of Victoria.

Has the impact on traffic safety for the elementary school across the street been considered? What about visibility for northbound cars turning right, from Moss Street, onto Fairfield Road? The proposed building is right to the sidewalk. Does it obscure visibility at this critical intersection near an elementary school?

We want to send you this message now but it should not be considered inclusive of all possible objections to this development proposal. Fairfield and Moss must remain with a small urban village designation. Four stories is simply excessive for this site. I understand the building will not include low cost rental suites which might be a mitigating factor but is not.

Thanks for your consideration. I look forward to your response.

Kind regards,

Cory Greenlees
Allen Specht
254 Moss Street
Victoria, BC V8V 4M4

Noraye Fjeldstad

From: Richard Lucas <[REDACTED]>
Sent: Sunday, March 04, 2018 6:21 AM
To: Alec Johnston
Subject: 1311 Fairfield Road Proposal

Further to your February 20 request, please find my "feedback on this proposal" (to change 1311 Fairfield from "Small Urban" to "Large Urban").

I would have no problem with this proposal if the new development had a reasonable number of parking spots for the churchgoers, restaurant patrons, retail customers and resident's guests. However, having seen some plans for the new structure there is a severe lack of any such parking. Council needs to be reminded this block has NO street parking on Fairfield Road, and only parking on one side of the street on the adjacent north and south Moss Street blocks that house the school and other retail and business outlets. The very few street parking spots for the current residents are already clogged up. For those reasons **I do NOT support he proposed change** because the larger development cannot supply the larger parking required, and neither can the neighborhood.

Richard Lucas
1310 Franklin Terrace

Lacey Maxwell

From: Christopher Petter [REDACTED]
Sent: March 7, 2018 12:19 PM
To: Alec Johnston
Cc: Victoria Mayor and Council
Subject: 303 Fairfield Road: Community Plan amendment

Dear Mr. Johnston,

Thank you for your letter of February 20th. I don't think that The City of Victoria should amend the Official Community Plan to accommodate this proposed development. The remark that in the application most neighbours like the plan is untrue judging by conversations that I have had with many of the people on our street. And this is not for NIMBY reasons. The following are our concerns:

- The apartments will be rented at market rates which are not affordable for most couples or families wanting to live in the neighbourhood.
- The amendment from small to large urban village would create a precedent which might make all small urban villages vulnerable to such applications.
- The building has too much massing for the space and for the roads which are not arterial or secondary arterial roads.
- The height of the surrounding buildings and houses is 2 storeys and so this building should not exceed 3 storeys in order to fit in with surrounding structures.
- A heritage landmark building is being removed with only a nod to its heritage value (brick foot path and elevator tower.)
- There are 2 other meeting areas in community centres close by that could be used by the Fairfield United congregation while searching for another location. The provision of a sanctuary space as proposed in the current design does not justify the compromise of a 4 storey structure with market value rentals only.
- It is difficult to establish what the setbacks are along Moss and Fairfield from the drawings but they do not look wide enough to assure safety at the corner.
- This is already a dangerous corner for traffic because of the school opposite and the Moss St. Market. Construction and cranes on Moss St. at Fairfield would not only be disruptive but also make the crossing extremely dangerous in the short term. So a temporary light would need to be set up at Linden and Fairfield to allow local traffic safe access to Fairfield Rd. Longer term a study should be made of how safety could be assured.
- Parking in the neighbourhood is already extremely tight especially on McKenzie St. where I live. Where are visitors to this new development going to park? Nothing is mentioned of accommodating visitor parking in the developer's plan and it should be. Visitor parking was a major consideration in the Pendergast/ Cook St. plan and it should have been in this one too.

We appreciate having input into this decision.

Chris Petter

Resident and owner of 1220 McKenzie St.

Lacey Maxwell

From: Cindy Trytten [REDACTED]
Sent: March 7, 2018 7:34 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: Corner of Moss and Fairfield - Opposition to Large Urban Centre Rezoning Application

Hello,

I am writing to express my opposition to the large urban village plan currently considered to replace the historic landmark and part of the culture/history of our neighbourhood. The proposed plan is diametrically opposed to maintaining any semblance of the history and the vibe of this important and active intersection. Its much too large of a development for this corner and will result in traffic congestion which will:

1. Make the current parking problems on the adjacent streets (Cornwall, Fairfield, Moss, Harbinger, McKenzie, Oscar and others) even worse. Many of the homes in this area were not built with driveways and the larger ones have been converted to multi-tenant rentals with no provision for parking except for the street. This is already a problem and building this large urban village will make it worse. Lack of parking does not build community, it destroys it and pits neighbour against neighbour. Please do not do this to us.
2. Attempts are already made by drivers to avoid the lights there as it is. They speed down a quiet, narrow side street (Cornwall). We have young families and many dog walkers, and cars whipping down this street trying to avoid the lights are already a problem and risk to people. This will multiply in terms of the risks presented should the large urban centre go in and its highly unfair to the neighbours who already contend with this and worry about small children being hit (we actually had the city out here already this summer to discuss this and try to mitigate it (nothing has resulted from our concerns).

Any discussion about this urban centre should also address an effective concurrent strategy to prevent any further increases to traffic or parking on the surrounding streets. This should be mandatory and approved by the taxpayers impacted in our area.

This corner is humming with an amazing community vibe on market weekends, the presence of a large, modern cement building with a look that completely clashes with the area will change the vibe and historic feel of this intersection forever (not only on market days but every day).

Please listen to us, the people who live here, before allowing a developer to maximize profits by building the biggest complex possible. This is already happening on private properties all over Fairfield, older historic homes are bought and destroyed and a giant, 2M dollar massive structure with a parking lot for a yard and no room trees is put in. Your council are the stewards of the future for this area, please help us protect what is special here and once lost can never be brought back, this is a small pocket of the city. Don't let what started happening in the 70's with the raising the historic buildings (for example James Bay) happen here under your watch.

Thank you for considering these issues in your decision.

Cindy Trytten
614 Cornwall Street
Victoria, BC

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:35 AM
To: Noraye Fjeldstad
Subject: 1303 Fairfield Feedback

For the OCP feedback file

Thanks

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

From: Telus <[REDACTED]>
Sent: March 9, 2018 10:17 AM
To: Alec Johnston <ajohnston@victoria.ca>
Subject:

Dear Mr. Johnston

I am dismayed at the direction that this council is going with regards of retaining historical buildings in the city of Victoria. I have lived in Victoria since 1979 and the development proposed which demolishes the Fairfield united church is something I strongly disagree with. There seems to be unlimited money to pay for urbanizing the city but little money to retain our architectural and cultural history. Please don't go the way of Vancouver and be in the pockets of those with money and power. Such as; developers that only wish to change the landscape of our beautiful city with characterless concrete buildings with little soul. The demolition of Fairfield united church is a classic example of soul destroying developments. This requires thought and creativity from you being a planner of the City to retain what we have left to enjoy as a community.

Thank you

Christina Southern.

Sent from my iPhone

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:32 AM
To: Noraye Fjeldstad
Subject: FW: The Fairfield church at corner moss /Fairfield

For the OCP feedback file

Thanks

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

From: G Kirkman <[REDACTED]>
Sent: March 9, 2018 9:44 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: The Fairfield church at corner moss /Fairfield

Sir

I do not support the demolition of this building. I don't agree with the proposal to build a high density 3-4 story structure on this corner....it is across from a school...traffic issues...safety concerns Please register my lack of support for demolition .

Sincerely

G. Kirkman, 1250 Denman st., Vic bc v8t1l8. [REDACTED] A heritage soc member Sent from my iPad

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:37 AM
To: Noraye Fjeldstad
Subject: FW: rezoning 1303 Fairfield

From: Julie Angus <[REDACTED]>
Sent: March 9, 2018 6:22 AM
To: Alec Johnston <ajohnston@victoria.ca>; Councillors <Councillors@victoria.ca>
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.

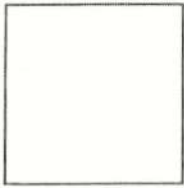
As I mentioned I do not support the rezoning and think it's bad for the community for a number of reasons. I also do not think the proposed development serves the community.

- 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: [REDACTED]

[REDACTED]

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:44 AM
To: Noraye Fjeldstad
Subject: FW: OCP Bylaw for 1303 Fairfield Road

For the OCP feedback file

Thanks

From: Lindsay Rimmer <[REDACTED]>
Sent: March 8, 2018 8:48 AM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: OCP Bylaw for 1303 Fairfield Road

Hello Mr Johnston

I live at 1241 Fairfield, and am most concerned about this proposal to change the area to Large Urban Village! The reason I moved here was because it wasn't heavily developed, but a lovely residential neighbourhood.

The fact that there is an elementary school opposite the site, which brings parents daily morning and afternoon to the school, many by car, prompts my question for parking in the area, where are people to park if this development goes ahead, totally unacceptable! The safety issue around this item which would increase considerably the traffic moving through this intersection which has even at the moment problems with visual clarity. Added is the fact that there is a bus stop just off the intersection on Fairfield which piles up traffic into the intersection at times when the bus is off loading and on loading passengers. The Moss Street Saturday Market brings hundreds of enthusiastic market shoppers to the area and the need for parking during that time.

Yours truly
Lindsay Rimmer

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:34 AM
To: Noraye Fjeldstad
Subject: FW: Fairfield/ St. Charles corner development

Another email for the OCP feedback file.

Thanks

From: Martin Segger <[REDACTED]>
Sent: March 9, 2018 1:56 PM
To: Alec Johnston <ajohnston@victoria.ca>
Cc: Lisa Helps (Mayor) <mayor@victoria.ca>; Geoff Young <[REDACTED]> Pamela Madoff <[REDACTED]>; Ken Johnson <[REDACTED]>
Subject: Re: Fairfield/ St. Charles corner development

All. Correction. Fairfield and Moss. Apologies. m

From: Martin Segger <[REDACTED]>
Date: Friday, March 9, 2018 at 12:00 PM
To: "ajohnston@victoria.ca" <ajohnston@victoria.ca>
Cc: "Lisa Helps (Mayor)" <mayor@victoria.ca>, Geoff Young <[REDACTED]>, Pamela Madoff <[REDACTED]>, Ken Johnson <[REDACTED]>
Subject: Fairfield/ St. Charles corner development

Planning Dept. City of Victoria

Hi Alec,

For God's sake can this one. Lived in the neighbourhood (Sutlej St.) for 35 years. Had to witness Cook Street Village metastasizing. Finally had to sell up and move. Proposal is too big, too dense. Design - if there is any - exhibits no neighbourhood fit: i.e. the form/detail/finish, i.e. design vocabulary of Fairfield.

Thanks for registering this.

Cheers,

Martin

Prof. Martin Segger, M.Phil. FRSA, FCMA
Research Associate
Centre for Global Studies
Adj. Prof. Dept. of Art History & Visual Studies.
University of Victoria
Victoria, B.C., Canada

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:23 AM
To: Noraye Fjeldstad
Subject: FW: Concerns and Impacts of The Proposed Development at 1303 Fairfield
Attachments: Development final.docx

For the OCP feedback file

Thanks

From: Brooks Hoya <[REDACTED]>
Sent: March 10, 2018 11:43 AM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: Concerns and Impacts of The Proposed Development at 1303 Fairfield

I'm opposed to the rezoning. I also agrees with this petition <http://chn.ge/2oGJgRL>

Brooks Hoya
Owner of 339 Moss St

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:23 AM
To: Noraye Fjeldstad
Subject: FW: Fairfield United Church building site

For the OCP feedback file

Thanks

From: sheena bellingham <[REDACTED]>
Sent: March 10, 2018 7:04 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: Fairfield United Church building site

Dear Mr. Johnson,

I am opposed to changing the OCP classification of the site of the Fairfield United Church. This corner is attractive and a little awkward to drive, bike or walk through, which contributes to its unique character and slows down traffic.

There is no need to build higher than 3 stories or modernize the intersection. I do not see why the church could not be re-purposed or added on to by an inventive developer. Many churches have seen a second life in residential developments.

Most of all, this trend to completely destroying the Victoria we know and love will have the effect of turning away the supposed hordes that are being drawn to Victoria in the first place.

Sincerely,
Sheena Bellingham

Noraye Fjeldstad

From: Alec Johnston
Sent: Thursday, April 19, 2018 11:22 AM
To: Noraye Fjeldstad
Subject: FW: Proposed changes to 1303 Fairfield Road

For the OCP feedback file

From: Ruth Mossop <[REDACTED]>
Sent: March 11, 2018 1:06 PM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: Proposed changes to 1303 Fairfield Road

Dear Alex,

Thank you for the opportunity to voice my opinion about the proposed changes to 1303 Fairfield Road and amendment to the Official Community Plan.

Already the X-shape intersection at Fairfield and Moss causes traffic back-up as left hand turners block movement of other vehicles to bypass them. There is simply not enough area to pass them on the right as the turners wait to make their left turns.

Changing the zoning from Small Urban Village to Large Urban Village would not only increase the density of traffic at this intersection and therefore intensify this problem, but would increase the density of population and subsequent parking requirements for the residents of the area as well as their visitors.

Perhaps my biggest concern is for the safety of the neighbouring school's population as they would need to contend with heavier traffic around their school and the city's co-inhabiting park and playground. This consideration should take precedent in ongoing discussions.

Yours sincerely,
Ruth Mossop

[REDACTED]
1232 Oscar Street
Victoria BC

Lacey Maxwell

From: Ted Relph [REDACTED]
Sent: March 11, 2018 6:13 PM
To: Alec Johnston; Jonathan Tinney; Kristina Bouris
Cc: Victoria Mayor and Council
Subject: Negative planning implications of proposed OCP amendment for 1303 Fairfield

Dear Mr Johnston,

I do not live in the immediate vicinity of 1303 Fairfield Road but I am a resident of Fairfield. I am also an emeritus professor of the Department of Geography and Urban Planning at the University of Toronto, where my research was mostly to do with place and urban design, two fields that pertain directly to the proposed development and amendment.

My concerns about the proposed OCP amendment for 1303 Fairfield have to do with its broad and potentially problematic planning implications for future development applications in Victoria.

I have no significant issues with the specific design of the proposed development for this site. Those living nearby probably disagree, but I think this is a reasonable proposal that deals with the problem of unaffordable upgrades needed for the existing building to meet seismic and fire codes, achieves the aims for small urban villages outlined in the OCP, continues the important existing use of the site by the United Church, and also, according to correspondence on Development Tracker, reflects the height and massing of the existing church (a diagram that overlays the outlines of the current church and proposed buildings would be a helpful way to illustrate this).

While the proposed development contravenes both the existing guidelines for development in the small urban village of Five Points and the proposed guidelines in the draft neighbourhood plan for Fairfield, I think requesting a variance for this single site would be a far more preferable strategy that is more likely to get council approval than proposing an OCP amendment that will bring into question the credibility and value of the OCP for all of Victoria.

First, the proposed amendment to make a single building a large urban village designation confounds both commonsense and the definition of urban villages in the OCP. The OCP Section 6.1.8 defines an urban village as consisting of "low to mid-rise mixed-use buildings ... set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses, serving either as a local, rapid or frequent transit service hub." This definition is reinforced by numerous diagrams in the OCP and is consistent with the idea of development nodes in the Regional Growth Strategy as well as the widely used planning notion of neighbourhood centres where growth and intensification can be focused. Urban villages and development nodes have spatial extent, consist of many buildings, are in some sense local communities and, as the OCP clearly recognises in Section 6.1 on Place-Based Land Management, are distinct urban places. In short, by definition and commonsense an urban village is much more more than a single building. To apply it to a single site is to make a farce of the idea of urban villages and exposes both the OCP and the city to ridicule.

Second, classifying 1303 Fairfield as a single-site large urban village will be a precedent that will undermine confidence in the sense of direction that is provided by the OCP. A primary purpose of official plans is to reduce uncertainty for both residents and developers by providing guidelines that establish constraints and opportunities about where and how growth and change should happen. Zoning can also achieve this, but in Victoria zoning is frequently adjusted on a site specific basis to reflect whatever is approved by council, as indeed is intended for 1303 Fairfield.

My opinion is that the proposed amendment weakens the credibility of the OCP as a document that provides reasonable certainty about directions for growth and change in Victoria. In effect, it indicates that the OCP cannot be trusted.

Third, the proposed amendment constitutes a fundamental change to the principle of Place-Based Land Use Management that lies at the foundation of the OCP. This principle is explicit in *Figure 3: Thirty Year Growth Management Concept*, the key diagram that allocates population growth in Victoria to just three place-based land use categories - urban core; town centres and large urban villages; and remainder of city (which includes small urban villages). The proposed amendment will reclassify a single site in one place category to another place category in order to take advantage of higher density guidelines. If it is approved I can see no reason why developers will not regard it as a precedent for reclassifying development sites into place categories that will permit a higher fsr or height regardless of what the OCP indicates. It follows that sites in North Park Large Urban Village or Quadra or Cook Street Village or James Bay Village could be reclassified as Downtown Core to allow construction of 25 storey apartment towers.

Fourth, at a more detailed level, I note that the development for 1303 Fairfield with four storeys at a height of 15.6m, with an fsr of 1.88, is at variance both with the existing OCP and with the proposed guidelines for urban villages in the draft neighbourhood plan for Fairfield.

The OCP permits four storeys in large urban villages up to an fsr of 1.5, and a higher fsr in "strategic locations" in association with density bonusing. This site will therefore require both reclassification as a large urban village in order to build four storeys, and an argument that this is a strategic location that warrants density bonusing in excess of the existing 1.5 fsr standard.

Moreover, the proposed maximum height of 15.6m exceeds both the existing guideline in the OCP for small urban villages, **and** the proposed guideline of four storeys or 13.5 metres for large urban villages in the draft neighbourhood plan for Fairfield. This draft guideline of 4 storeys up to 13.5 metres is also proposed for Five Points small urban village, even though for other small urban villages in Fairfield, Gonzales and other neighbourhood plans the draft height limit is three storeys or 10.5m. Presumably the draft plan proposes this in part to accommodate the proposed development at 1303 Fairfield, but in doing so it creates a precedent in Victoria that small urban villages do not differ from large urban villages in terms of permitted densities.

Suggestion:

Rather than pursuing an official plan amendment, which in my view has significant potential problems for development elsewhere in Victoria, I suggest this proposed development is better understood as a specific and reasonable variance that allows for the continuation of existing uses on this site by the United Church, and is broadly consistent with the massing of the current building of the church. Furthermore, such a variance would allow the draft neighbourhood plan to indicate that the remaining parts of Five Points small urban village will be at the 3 storey, 10.5 metre height limit that accords with what is proposed for other small urban villages in Fairfield.

Sincerely

Ted Relph
70 Linden Ave

Lacey Maxwell

From: Anne Marie Hogya [REDACTED]
Sent: March 12, 2018 8:12 PM
To: Victoria Mayor and Council
Subject: Opposition to the Fairfield United Church development rezoning

Dear Mayor and Council,

I am a home owner at 339 Moss Street in Fairfield and I would like to express my opposition to the Fairfield United Church development rezoning proposed at Moss Street and Fairfield Road. **I strongly believe this development should be maintained under the Official Community Plan of three storeys or less.**

In addition, I do not want to have balconies facing my property, but that they should be located facing Fairfield Road and Moss Street and not towards residences. As well, have any parking entrances and industrial garbage bins on the Fairfield Road side.

Please note that I support this petition: <http://chn.gc/2oGJgRL>.

Thank you for your consideration.

Sincerely,

Anne Marie Hogya

Noraye Fjeldstad

From: Alia Johnson
Sent: Monday, March 12, 2018 8:22 AM
To: Alec Johnston
Subject: FW: Rezoning Application for 1303 Fairfield Road

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

From: Ron Stewart (m[REDACTED]a]
Sent: Friday, March 9, 2018 2:24 PM
To: Alia Johnson <ajohnson@victoria.ca>
Cc: planandzone@fairfieldcommunity.ca
Subject: Rezoning Application for 1303 Fairfield Road

Dear Mr. Johnson, Please copy to Mayor and Council

Re: Rezoning Application for Four-Story Building at 1303 Fairfield Road

No, No, No!

The Official Community Plan designation is a SMALL Urban Village. Please do not start making exceptions to the Plan. Mayor Helps recently spoke to concerned residents at a Tuesday open forum stating Council had unanimously agreed to getting more input before finalizing this plan regarding the "gentle density" issues.

Four-stories on 1303 Fairfield Road would be totally inappropriate and have a negative impact for this neighbourhood of older character homes. Its' mass would be visually overwhelming. Surrounding properties are one and two-stories, with one exception being 364 Moss at three-stories. The school is two-stories and would be seriously over-shadowed. Fairfield Road is not a arterial or secondary designated road.

The developer knew from the beginning that this property was never zoned for a four-story building, yet continues to approach the City for rezoning. They have also asked for a substantial increase to allowable FSR and a substantial decrease in required parking (in a neighbourhood already lacking parking). This is commonly known as "bait and switch"!

Sincerely,
Alexandra and Ron Stewart
1229 Oscar Street

Lacey Maxwell

From: Cory Greenlees [REDACTED]
Sent: March 12, 2018 9:07 AM
To: Victoria Mayor and Council
Cc: planandzone@fairfieldcommunity.ca
Subject: Feedback: 1303 Fairfield Road

Dear Mayor Helps and Council; Mr Johnston,

We are home-owners and residents of 254 Moss Street. Moss Street has been home for 28 years.

We are writing to provide feedback and questions re: proposed changes to 1303 Fairfield Road.

After viewing the proposed images online at 'devtracker,' we are appalled by the size of the proposed development. It is simply too large for the site. With a single family home next door, there is no connection to the streetscape or existing Craftsman style architecture nearby.

We object to the request for 'spot rezoning' for this site. What is the significance of an OCP if it can be changed at will upon the request of a developer? How can the community, and individuals, plan and protect their neighbourhood, and investment, if zoning is a moving target subject to change at any, and unpredictable, times.

If the precedent for a 4 story large urban village building is allowed on the southeast corner of Moss and Fairfield, we fear similar developments will follow suit on the other corners of the intersection forever changing the eclectic character of this part of Victoria.

Has the impact on traffic safety for the elementary school across the street been considered? What about visibility for northbound cars turning right, from Moss Street, onto Fairfield Road? The proposed building is right to the sidewalk. Does it obscure visibility at this critical intersection near an elementary school?

We want to send you this message now but it should not be considered inclusive of all possible objections to this development proposal. Fairfield and Moss must remain with a small urban village designation. Four stories is simply excessive for this site. I understand the proposed building will not include low cost rental suites which might be a mitigating factor but is not.

Thanks for your consideration. I look forward to your response.

Kind regards,

Cory Greenlees
Allen Specht
254 Moss Street
Victoria, BC V8V 4M4

Noraye Fjeldstad

From: Dianne Kenny <[REDACTED]>
Sent: Monday, March 12, 2018 9:49 PM
To: Alec Johnston
Subject: It's Our Neighbourhood--request for input on Fairfield and Moss

Dear Alec Johnston,

Thank you for the opportunity to comment on the proposed changes to 1303 Fairfield Road and amendment to the Official Community Plan.

I will confess to being unfamiliar with the community plan, and to finding the description in the letter sent to the community dated February 20 a bit difficult to follow. I do now know what the ratios are comparing or contrasting in relation to the floor space ratios. It appears the request is to change a designation from small to large, but oddly the location doesn't even qualify for the small designation, so how can we be asked to comment on a change from that to something else?

Technical details aside, I think the point is that the intersection of Fairfield and Moss does not meet some kind of criteria to allow for more commercial or more dense residential activity. If that is the case, I agree completely. I live at 1241 Fairfield so am quite familiar with the location. Presumably whatever change is contemplated would result in more traffic, and by that I include more vehicles turning onto or off either road close to the corner as would be the case if a condo or commercial structure were to be built there.

There is an elementary school on one corner, which is one reason I would not want to see more traffic or other activity at that intersection. Visibility for drivers, pedestrians and cyclists is very poor due to the odd angles as the roads meet and the curving hill on Fairfield East of Moss. Fairfield may not be classified as arterial or secondary arterial road, but it is the only relatively direct East-West thoroughfare in south Fairfield, and Moss is one of few roads that goes all the way to Dallas Road from Fort (it is wider than Linden which makes it busier). As a result of this, it attracts a lot of cars, large trucks, pedestrians and cyclists. There are already fence barriers designed to keep pedestrians from cutting the corners, but it doesn't work entirely as there are always people jay-walking, especially on the block to the west of the intersection.

There are already a lot of distractions on the corner that can challenge the driver. The bus stops, for instance, and the several businesses that draw customers for whom there is little or no parking. Because parking is allowed on the street, visibility for drivers is poor coming along Fairfield, let alone pulling out of the small parking areas that already exist.

I could continue, but I think I've stated my concern: traffic, and not just volume, but the challenges on and near to that intersection already. I can't offer a suggestion to fix this, but I really do not want to increase traffic, commercial deliveries, etc., in that area. If my comments require clarification, please feel free to contact me at this email or the number below.

I would like to know who is making this suggestion—presumably the new owners of the church property? Can you release that information?

Thank you,

D. Kenny
[REDACTED]

Noraye Fjeldstad

From: Alia Johnson
Sent: Monday, March 12, 2018 8:23 AM
To: Alec Johnston
Subject: FW: OCP and 1303 fairfield rd.

From: Tailwaggers [mailto:]
Sent: Friday, March 9, 2018 7:50 PM
To: Alia Johnson <ajohnson@victoria.ca>
Subject: OCP and 1303 fairfield rd.

Dear Alec,

I'm opposed to the amendment and development. I have lived in the immediate vicinity of the proposed project for 20 years. Why are we hell bent on changing the rules for every developer that comes along, what is the reasoning? The changes being requested will make the building far too big for that location, nothing at the corner of Moss and Fairfield Rd. is even close to that scale. Is it simply the City of Victoria eager to charge more fees and taxes for more bike lanes and rainbow painted crosswalks? The area in question is not a Large Urban Village, hell it's not even a Small Urban Village, why are we willing to change (amend) the OCP? If you are constantly wanting to change the OCP why even have one, what's the purpose of having a comprehensive plan if you're not willing to follow it? I'm assuming that there was some reasoning and logic used by the city and the community to develop the plan in the first place. These changes will not be well-received by the community.

Please pass my letter to council members and the mayor.

regards,
john eccles
40 Wellington Ave.

To: Alec Johnston, Senior Planner, City of Victoria
From: Bruce Meikle, Fairfield Resident
March 13, 2018

The following feedback and questions are in response to your letter of February 20th in relation to the request by the developers of Unity Commons/Fairfield United Church to change the zoning for their property to Large Urban Village.

VICTORIA COMMUNITY PLAN

"The plan manages growth and change in a way that fits with the neighbourhood."

- Victoria Community Plan brochure cover

I would be delighted to see anyone keep a straight face while arguing that the proposed development as designed "fits with the neighbourhood." It is out of scale, not in keeping with the design character of the neighbourhood, requires specific exemptions for everything from setbacks to parking spaces, and begins with the demolition of a neighbourhood landmark building. **If the Community Plan considers that the proposed redevelopment is an example of growth and change and "fits with the neighbourhood," then I think it undercuts the credibility of the entire Community Plan.**

"URBAN VILLAGES"

After living on McKenzie Street for almost 25 years, the discovery that the Five Corners was now to be considered a "Small Urban Village" came as something of a surprise. In looking closely at the "Conceptual illustrations" of the Small Urban Village (Fairfield Neighbourhood Plan, p.68) it was astonishing to see that "retaining and strengthening" Urban Villages or "enhancing" the neighbourhood would involve the demolition of virtually all existing buildings - including the church - and replacing them with 4 storey blocks. And although the Fairfield Bicycle building survives in the conceptual illustration, and is featured in a photograph in the Neighbourhood Plan, I don't see any evidence that the Small Urban Village designation would protect it or any other existing building. This may seem irrelevant considering that the issue at hand is supposed to be confined to a discussion of a request for the subject property to be re-zoned as "Large Urban Village," but these changes in zoning and upzoning request have come in quick succession, and I would argue that most residents are barely aware of the full effect that the "Urban Village" designation will bring to the area.

Can you explain how re-zoning which, in effect, encourages the demolition of almost all existing buildings "retains and strengthens" the neighbourhood?

"SMALL URBAN VILLAGE"

The proposed redevelopment is the first one to come to light since the creation of the "Small Urban Village" designation for the Five Corners. Yet the first act of the developer is to ask for an upzoning for their property to be considered a Large Urban Village. What has been the cost of creating the Small Urban Village designation? **How would agreeing to the requested change of zoning not completely devalue the whole point of creating such a designation?** How long do you think it will take every other property owner in the Small Urban Village areas to

demand to be upzoned to a Large Urban Village and thus render the whole costly exercise pointless?

HERITAGE

"Both projects concluded that the Fairfield community highly values its heritage resources."
Fairfield Community Profile - p.34

Given the above, **can you explain why heritage values and building character do not form any part of the description of the Small or Large Urban Village designation? Can you explain why the oldest existing church in Fairfield escapes having "Heritage Merit"? Can you explain why none of the documentation on the the development proposal even mentions in passing "Adaptive Re-Use of Buildings of Heritage Merit" (p.92, Fairfield Neighbourhood Plan)?**

If you think heritage values don't matter to Victoria residents, consider that the "Save the Church" online petition has gathered over 400 signatures in just over a week:
https://www.change.org/p/save-fairfield-united-church-from-being-replaced-by-a-large-urban-village?recruiter=714933026&utm_source=share_petition&utm_medium=copylink&utm_campaign=share_petition&utm_term=share_petition

PROCESS - NEIGHBOURHOOD CONSULTATION

Despite being able to see the Church from my front porch at 1261 McKenzie Street, and despite claims from the Unity Commons project proponents that neighbours were closely consulted, as far as I am aware, there was no direct consultation with anyone on our block - that is, beyond the city's public notice efforts. Anecdotally, I can tell you that the neighbours on my block were all very surprised to discover that the church was to be torn down and the land redeveloped. Are there defined limits to neighbourhood consultation? For example, does "consultation" include immediate neighbours only? **Given the precedent-setting nature of the proposed redevelopment, the degree of change of use from two residential lots to 16 apartments, and the extraordinary exemptions to current zoning requested by the developer, do you feel that the consultation with neighbours by the proponents was adequate?**

BENEFIT TO THE COMMUNITY

Historically, the Church and adjacent Community Hall have been used for many things, including:

- Religious gatherings
- Scouts, Guides and other youth groups
- AA meetings
- Fringe Festival performances
- Musical performances
- Dance rehearsal space
- Charitable fundraising sales

In so doing, these buildings have strengthened the community and been of benefit to everyone in the neighbourhood. The proposed redevelopment includes a much-reduced area for the church "sanctuary," but many of the additional uses of the existing buildings will simply no

longer be possible. **The proposed redevelopment represents a permanent loss of an important cultural and neighbourhood resource.**

CHURCH SANCTUARY

In their letter to the Mayor and Council, the developer's architect repeatedly stresses that the leading benefit of the proposal development would be to provide a "a new home for the Fairfield United Church." Despite this claim, it is my understanding that the parishioners of the United Church would in fact be tenants paying rent to use designated ground floor space in the proposed new development. Furthermore, should they fail to be able to purchase the strata title for that space (their stated intention) or continue to pay the rent for that space, it would revert to ordinary commercial space. **Since most of the city-produced material describing the proposed redevelopment include a mention of a "home for the church" as being one of the main benefits of Unity Commons, has the city considered a further covenant requiring this space to be reserved for public use and as a benefit to the community should it cease to function as a church sanctuary?**

RENTAL ACCOMMODATION

Much has been made of the addition of 16 badly-needed rental units to Victoria through the proposed redevelopment. Whatever enthusiasm I can discover for this proposed redevelopment seems largely based on that fact. **The mere thought of a developer building actual market rental apartments seems so extraordinary that some people are inclined to give the developer whatever concessions they ask for, and overlook any objections to the new building.**

What I find remarkable, as a long-term resident of the 1200 block of McKenzie Street, is that although our street still retains the heritage character of a block of single-family homes built some 100 years ago, there are probably at least 16 "additional" units of accommodation in our one block alone - everything from strata subdivision of existing homes to basement suites. Yet this densification hasn't required an extraordinary and specific amendment to the Official Community Plan, the demolition of a significant community landmark building and loss of an important cultural asset, or the deliberate exemption of requirements for adequate parking spaces. The benefits of this added density have not gone to a single landowner, and the burden of added density has not fallen on two or three immediate neighbours. Between long-term residents and shorter-term tenants, there is a surprising amount of diversity in the cost of living on McKenzie Street - far more than will be offered in 16 brand new apartments at market rates. I applaud the components in the Community Plan that endorse and encourage the type of densification that has been going on informally in the neighbourhood for a long time. But I also think that this undercuts the supposed urgency for the proposed development, and the rationale for all the concessions that will be required from the City to see it built. **The densification of streets like ours in Fairfield is gradual, incremental and practically invisible, yet it does far more good for the housing stock of Victoria than out of scale, out of character projects requiring the demolition of local landmarks.**

AESTHETICS

Finally, one of the stated aims of Urban Villages is to "encourage design that fits in with the neighbourhood character" (p. 55, Fairfield Neighbourhood Plan). **Do you feel that the proposed redevelopment achieves that?** From the generic, could-be-anywhere design, to the "swollen toe" of the coffee shop jutting out onto the sidewalk, the building seems designed only to pack as many rental units as possible into the building envelope. At that, I suppose it is a success. And given the demand for rental apartments, I suppose it could be even uglier and still do well in the marketplace. But the current church is a lovely old thing, like a giant mother to all the bungalows in the neighbourhood around it. It has a mix of local Baker brick and tudor/Arts and Crafts design elements in harmony with local houses, and there is plenty of detail and variety to keep the eye interested every time I look at it. None of the three mutations of the proposed development that have been shared say much beyond "This Is The Biggest Box We Could Stick Here." **If all consideration of neighbourhood character, heritage values, appropriate scale, and esthetics are to be set aside for the prize of gaining 16 rental apartments, why bother with the fine words and reassuring promises of the Neighbourhood Plan?**

Given that your request for input was dated Feb. 20 with a deadline of March 13, I'm assuming that there will be no time for a response prior to the Land Use Committee meeting on March 15th. I plan to attend that meeting and I hope that I will gain a greater understanding of the process and objectives of the city i reshaping my neighbourhood.

- Bruce Meikle
1261 McKenzie Street
Victoria

Lacey Maxwell

From: Carolyn Bateman [REDACTED]
Sent: March 13, 2018 11:20 PM
To: Alec Johnston; Victoria Mayor and Council
Subject: Stop the demolition of Fairfield United Church

As a former Fairfield resident and someone who has worked professionally on heritage designations in our country's capital, I wish to protest the demolition of Fairfield United Church and its conversion to a large urban village.

We never appreciate how vitally important these human-scale heritage buildings are until they are gone. And you, as planner and councillors, do your city a grave disservice when you ignore previous zoning that has been put in place to preserve and protect neighbourhood character and livability.

Doing all of these things--increasing building height, reducing parking spaces, decreasing setbacks, diminishing green space, and increasing floor space—is clearly too drastic a change. The proposed new building does not reflect the character of the community. Nor does it preserve or reflect the architectural, historical and cultural importance of this landmark intersection.

Allowing for Large Urban Village zoning will increase congestion near the already busy elementary school, create street parking problems and *safety issues for children*, decrease green space and forever alter this Fairfield community.

Although I now live just outside the Greater Victoria area in Sooke, Fairfield is still a favourite place in the city to visit. I hope you appreciate that Victoria's livable size and density are the envy of the cities. Please work to preserve it. Thank you,

Carolyn Bateman
Sooke BC

Noraye Fjeldstad

From: Karen Ayers <[REDACTED]>
Sent: Tuesday, March 13, 2018 1:06 PM
To: planandzone@fairfieldcommunity.ca
Cc: Alec Johnston
Subject: 1303 Fairfield - CALUC Meeting March 15th

Dear CALUC Chair and Members:

I am writing as I will be unable to attend this Thursday's meeting of the CALUC re the proposed changes to 1303 Fairfield and the amendment to the Official Community Plan. I am strongly opposed to amending the OCP bylaw to change the urban place designation from Small Urban Village to Large Urban Village for 1303 Fairfield, because:

- Small Urban village is the appropriate designation for this area, based on the criteria for Small versus Large Urban villages
- the Small Urban Village designation should not be able to be changed solely to enable one specific property to achieve higher density and height than they would otherwise be permitted
- this will set a precedent, should other properties within this or other Small Urban Villages wish to achieve a higher density and/or height than otherwise permitted, thereby overriding the Official Community Plan and Local Area Plans developed in collaboration between the City and residents.

The proposed development should be reduced in scale and height, to better fit with and be more respectful of the neighbours, and the neighbourhood.

Thank you for considering my comments.

Karen Ayers

CALUC Meeting Report Thursday March 15th, 2018 1303 Fairfield Rd.

Developer: Unity Urban Properties
Architect: Name ?

Intro: A special neighbourhood meeting hosted by the FGCA CALUC at the Cook St. Activity Centre was held for the purpose of neighbourhood feedback re: 1303 Fairfield Rd. Development Application

Approximately 100 people in attendance.

Background:

To "rezone" property from small urban village to a large urban village. Fairfield Rd is a collector, therefore the definition of Small Urban Village for Development Permit Application 1303 Fairfield Road is a maximum of 3 storeys. The requested change of designation to large Urban Village requiring an Official Community Plan Amendment would allow the requested 4 storeys. The new building would have a floor space ratio FSR 1.84

Definition of a Large Urban Village:

"Large Urban Village consists of low to mid-rise mixed-use buildings that accommodate ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments, with a public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses, serving either as a local, rapid or frequent transit service hub."

Generally speaking, the large urban village designation envisions higher density and height than the Small

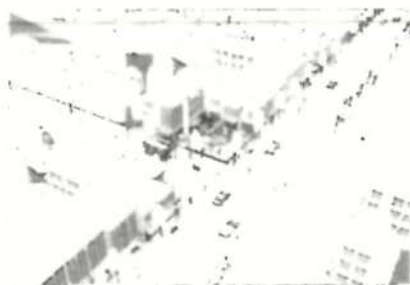
Urban

large
des-

tion.

SECTION 9: LAND MANAGEMENT AND DEVELOPMENT

Figure 9A: Guidelines for Complete Town Centres and Urban Villages - Conceptual Illustrations



Small Urban Village - Overview



Large Urban Village - Overview



Small Urban Village - Street View



Large Urban Village - Street View

Definition of a Small Urban Village

Small Urban Village

"Small Urban Village consists of a mix of commercial and community services primarily serving the surrounding residential area, in low-rise, ground-oriented multi-unit residential and mixed-use buildings generally up to four storeys in height along arterial and secondary arterial roads and three storeys in height in other locations, serving as a local transit service hub."

More specific policies describing the use, built form, and character of the two types of villages can be found in Figure 8 of the OCP on page 40. Figure 9 on page 49 describes the types of services and amenities that could be accommodated in each type of Village.

http://www.victoria.ca/assets/Departments/Planning_Development/Community_Planning/OCP_Replaced/OCP_Sec6_Jul2017_web.pdf

Key Neighbourhood Feed on proposed amendment to the OCP to change 1303 Fairfield Rd to Large Urban Village

Not in Favour of the OCP Amendment:

The vast majority of those present who were opposed to the amendment to the OCP, but for different reasons.

Some people wanted the building to be saved and renovated. "Work together with community so there is a legacy we all can be proud of."

Small Urban village is the appropriate designation for this area, based on the criteria for Small versus Large Urban villages.

The Small Urban Village designation should not be able to be changed solely to enable one specific property to achieve higher density and height than they would otherwise be permitted.

Others felt the proposal was wrong and precedent setting to amend the OCP to create a Large Urban Village designation for only one parcel of land.

The Small Urban Village designation should not be able to be changed solely to enable one specific property to achieve higher density and height than they would otherwise be permitted.

This would undermine the public confidence in the OCP.

Why couldn't say "Thank you very much and bring back a proposal that fits a small urban village."

"It's in the OCP, Live within the Official Community Plan."

"Spot changes consequences for the whole city."

"That building is not an urban village does not fit the OCP."

This will set a precedent, should other properties within this or other Small Urban Villages wish to achieve a higher density and/or height than otherwise permitted, thereby overriding the Official Community Plan and Local Area Plans developed in collaboration between the City and residents.

The notation in the OCP amendment that this would apply only to this particular parcel of ,and, it would heavily influence the surrounding neighbourhood.

The proposed development should be reduced in scale and height, to better fit with and be more respectful of the neighbours, and the neighbourhood.

And some were opposed because they opposed more densification of the neighbourhood

In Favour of the OCP Amendment:

There were a few who supported the amendment because it would allow the UNITY development to proceed which would allow some additional rental housing, some commercial space and to a couple of people, whose priority was the United Church congregation, it would create a new sanctuary, and gathering space for the United Church congregation.

Note: The adjacent neighbour, spoke and mentioned that he had only 2 meetings with the developer and they didn't go very well. "They didn't consider his concerns re: back yard privacy, light and space."

K. BYLAWS**K.2 Bylaw for Rezoning Application for 1303 Fairfield Road**

Councillor Young withdrew from the meeting at 11:26 p.m., due to a potential pecuniary conflict of interest with the following item, as the parking on his street will be affected.

Moved By Councillor Coleman

Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 24) No. 18-046

Council discussed the following:

- *The lack of community support.*

Moved By Councillor Loveday

Seconded By Councillor Isitt

That Council postpone consideration of the bylaw.

CARRIED UNANIMOUSLY

Moved By Mayor Helps

Seconded By Councillor Isitt

That this project be referred back to staff to work with the applicant to address height and massing concerns identified by the neighbourhood and to more adequately address the transition to the surrounding properties.

Amendment:

Moved By Councillor Loveday

Seconded By Councillor Isitt

That the motion be amended by adding the following:

"and reconsider the idea of repurposing the church building."

The mayor ruled the amendment out of order.

Mayor Helps asked Council "Shall the ruling of the chair be upheld."

FOR (5): Councillor Alto, Councillor Coleman, Councillor Lucas, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (2): Councillor Isitt, and Councillor Loveday

CARRIED (5 to 2)

On the main motion:

Council discussed the following:

- *That the application will provide affordable housing, in addition to retail stores and a place of worship.*

FOR (5): Mayor Helps, Councillor Isitt, Councillor Loveday, Councillor Madoff, and Councillor Thornton-Joe

OPPOSED (3): Councillor Alto, Councillor Coleman, and Councillor Lucas

CARRIED (5 to 3)

Moved By Councillor Isitt

Seconded By Councillor Loveday

That the postponed motion be lifted from the table.

CARRIED UNANIMOUSLY

Moved By Councillor Coleman

Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**

1. Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 24) No. 18-046

DEFEATED UNANIMOUSLY

Councillor Young returned to the meeting at 11:44 p.m.

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 Rese [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 Rese

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.

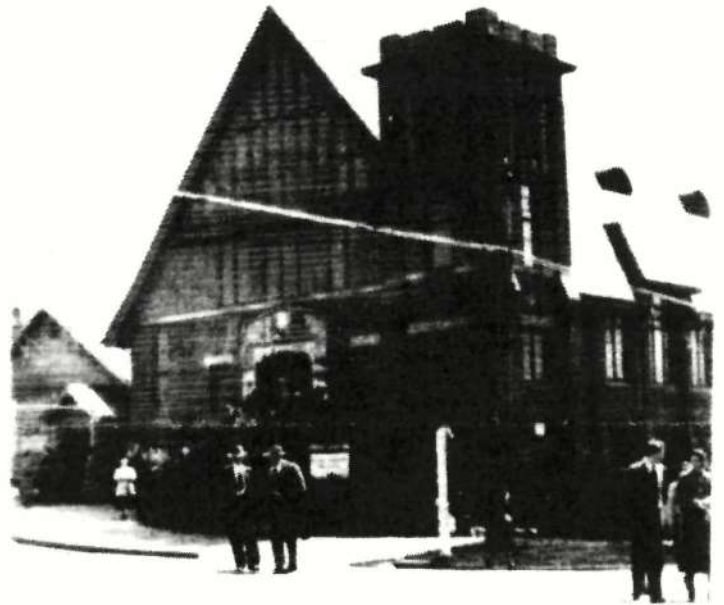
The city and council has a duty to protect the character of the community. This is the only historic church in Fairfield and once it is bulldozed it will forever be lost. Although it doesn't have the protection of official heritage status, it should have. The Official Community Plan and neighbourhood 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 Archives Photo 3 F-00112 - Supplied for research only. No duplication, fees, or rights for 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,

A handwritten signature in cursive script, appearing to read 'Julie Angus', written in dark ink.

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.

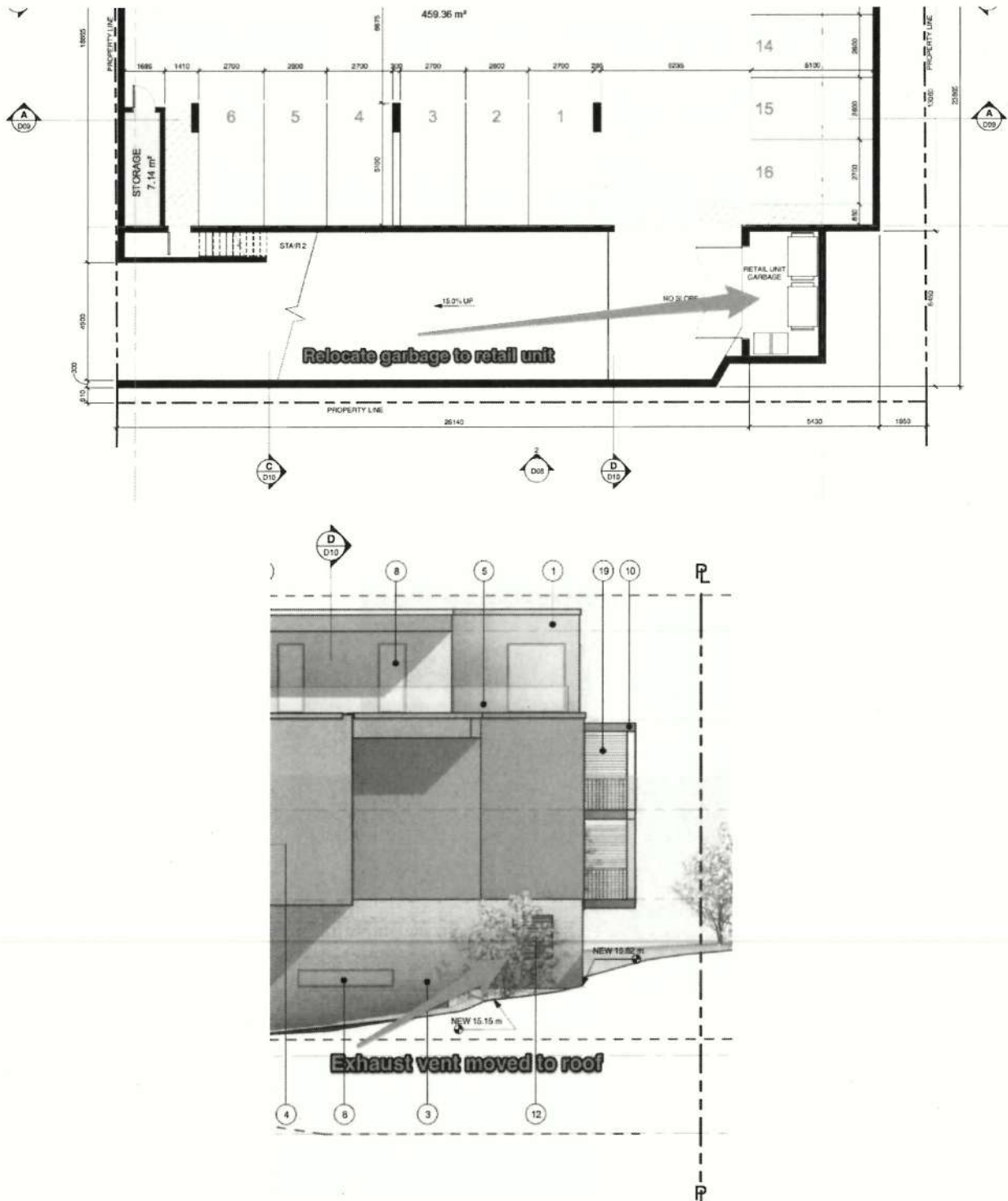
Relocating

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



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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

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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.

[REDACTED]

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

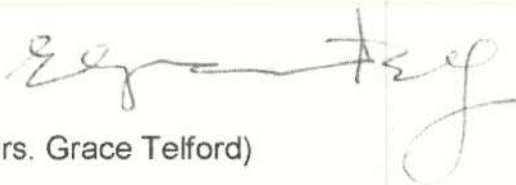
Dear Mayor and Council:

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,

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

(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 Dugya | |
| 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:

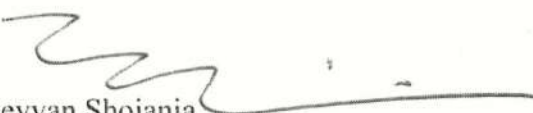
Re: 1303 Fairfield Road Rezoning

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", with a long horizontal line extending to the right.

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

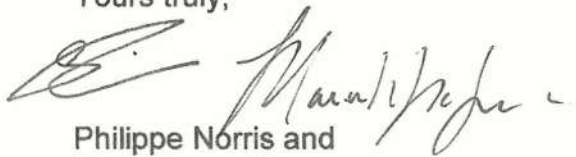
Dear Mayor and Council:

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', is 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 'W. Small', 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 it's 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

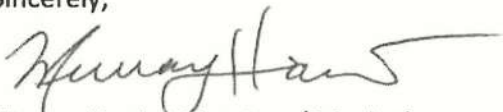
Mayor and Council,

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


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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], 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]

@lisahelps

"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 <donaId.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.

[REDACTED]

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 members 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: [REDACTED] >
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

OCP Amendment, Rezoning
and Development Permit
Application for
1303 Fairfield Road

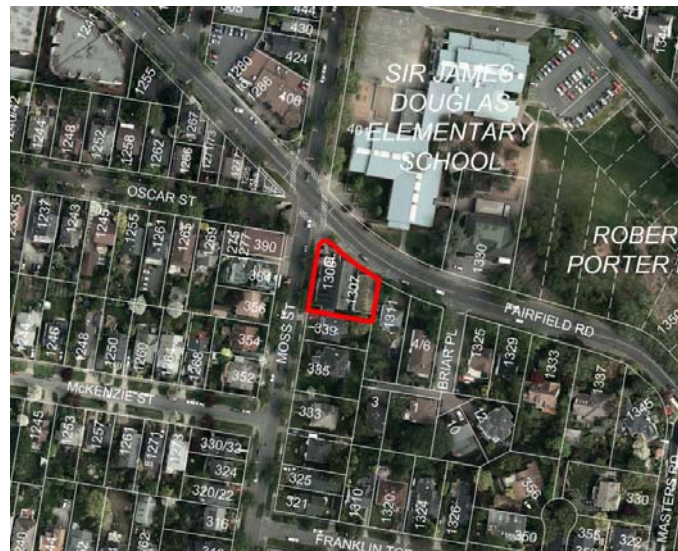


Council Motion – May 10, 2018

“That Council refer the application back to staff to work with the applicant to address height and massing concerns identified by the neighbourhood and to more adequately address the transition to the surrounding properties and bring back to Committee of the Whole.”



Aerial Photo



Subject Site



Neighbouring Properties



1311 Fairfield Road



339 Moss Street



Neighbouring Properties



Image 8: 304 Moss Street looking east



Image 9: 305 Moss Street looking east



Image 10: Moss Street and Fairfield looking north



Image 11: 304 Moss Street looking south



Image 12: Existing school looking east



Image 13: Existing school looking north



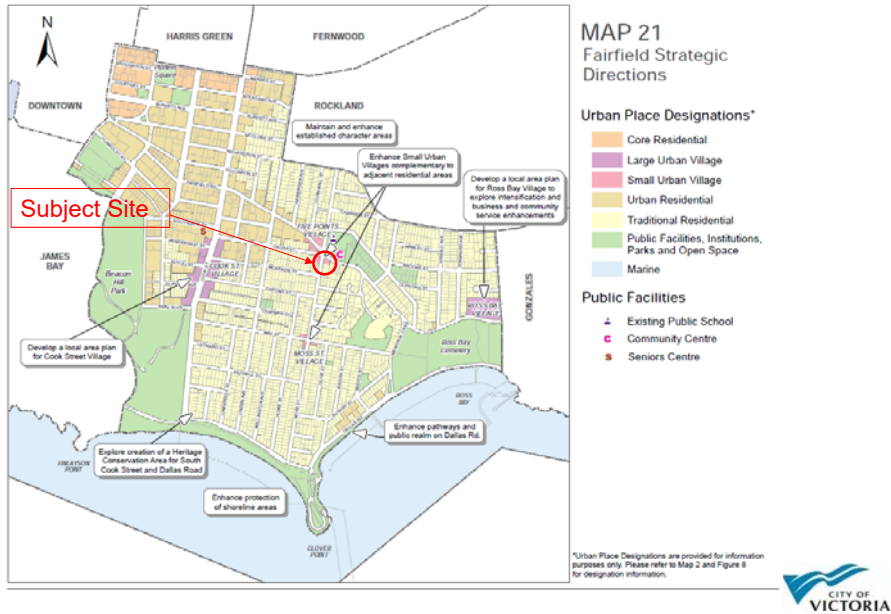
Image 14: Existing school looking east



Image 15: Existing school looking north



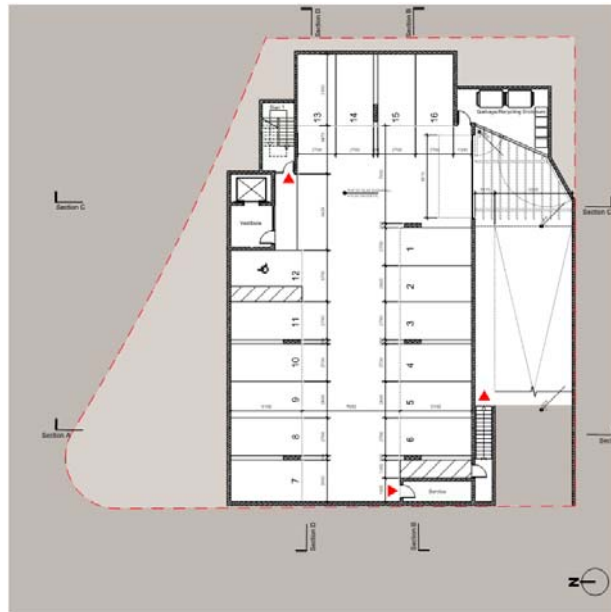
Official Community Plan



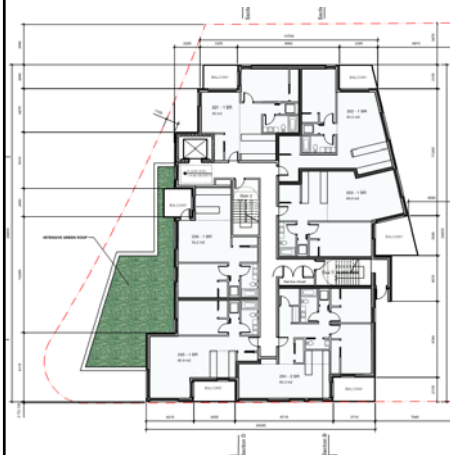
Site Plan & Ground Floor



Parking Level



Second and Third Floors



Second Floor

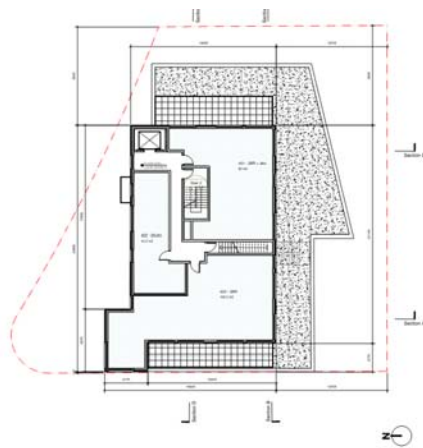


Third Floor

Fourth Floor



Previous Proposal



Current Proposal



Elevations



Previous Proposal



Current Proposal



Elevations



Previous Proposal



Current Proposal



Elevations



Previous Proposal



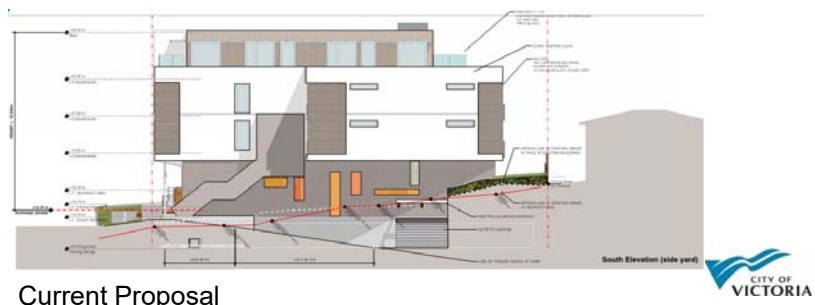
Current Proposal



Elevations



Previous Proposal



Current Proposal

Street Elevations



Landscape Plan



Renderings – Corner View



Previous Proposal



Current Proposal

Renderings – Fairfield Road



Previous Proposal



Current Proposal



Renderings – Moss Street



Previous Proposal



Current Proposal



Renderings – Moss Street



Previous Proposal



Current Proposal



Renderings – South Façade



Renderings



Massing Comparison

Previous Proposal



Current Proposal



INTREPID THEATRE

21 November 2018

Att: Mayor Helps and Victoria City Council
Re: Development Project of Fairfield United Church

The Victoria Fringe Festival has utilized the hall adjoining Fairfield United Church as a venue space for several years. This accessible, affordable space has been invaluable in providing a platform for diverse artists to present work and for local audiences to enjoy it. We are constantly searching for low cost venues in Victoria (a rare entity in our city) and the church has been very welcoming community partner to the Victoria Fringe, allowing us to activate Fairfield with live performance. They are committed to working with local community groups and supporting their work. Should the new Sanctuary space be suitable for our needs once constructed, we would certainly consider looking at it in future for a venue space.

Thank you and please do not hesitate to contact me should you have any further questions.

Sincerely,

Sammie Gough
Senior Producer
Intrepid Theatre

#2-1609 Blanshard Street
Victoria, BC V8W 2J5
250.383.2663

intrepidtheatre.com

BE BRAVE.

Home of Victoria Fringe Festival / Uno Fest / OUTstages / Intrepid Presents Our Venues: Metro Studio / Intrepid Club

November 22, 2018

City of Victoria
#1 Centennial Square
Victoria, BC, V8W 1P6
c/o mayorandcouncil@victoria.ca

RE: Unity Commons Application - 1303 Fairfield Rd.

Dear Mayor Helps and members of Council,

I write in support of Unity Commons, the proposed redevelopment of the Fairfield United Church.

While I would miss the charm of the existing old church structure, what is more important to me is the private subsidy of new purpose-built space that will ensure that the congregation of Fairfield United remains in the neighbourhood and that this area will serve as a community gathering space and a catalyst for social connection at a time when social isolation is a growing concern.

Reverend Beth Walker and members of the Fairfield United congregation have for many years worked across the community to the benefit of many individuals, families and organizations, including Our Place. She and her congregation have spread compassion as a form of their worship. The annual Sock Toss at Sir James Douglas Elementary, for example, puts young students and their families in touch with the simple needs of our family members through the annual collection and donation of socks. Also, for many years, Fairfield United has hosted our talented artists from the street community as part of the Moss Street Paint in. These types of meaningful and engaging events have fostered a wonderful kinship that is informing and shaping the next generation of compassionate leaders through acts of kindness and generosity. We need these connections to help define our humanity today and in the future!

Repurposing the existing old Church to a project that aims to reduce its carbon footprint, provides rental housing in perpetuity, creates a new home for Fairfield United and provides opportunities for connection to the broad community makes good sense. Nurturing compassionate neighbourhoods that are supported by a strong social fabric promotes inclusiveness, tolerance and encourages active engagement is good for everyone.

I thank Council for their consideration and support of Unity Commons.

Warm regards,



Don Evans
Executive Director

Monica Dhawan

From: Donna Mclellan [REDACTED]
Sent: Thursday, November 22, 2018 3:06 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: letter on behalf of Fairfield United Church

Dear Mayor and Council,

After several years of persevering with a deteriorating church premises and another year in temporary surroundings, the Fairfield United Church community is looking forward to a much deserved place of their own. The decision to partner with a local developer to design a modest apartment building at Fairfield and Moss, that would include a church sanctuary/community space, was chosen as the best way forward.

The ensuing trials with some of the neighbors, the successive changes to the plan to accommodate the naysayers, the ultimate loss of some members of the congregation and the move last January are now history. Reverend Walker and the folks that support her plan have come together in solidarity. More than that, it is the authenticity and inclusiveness at the heart of Fairfield United that has deeply touched the hearts and minds of its fellowship.

No one minds the continuous set up and take down that precedes and follows every church service and the work within the community continues. Those who think, however, that this temporary location could or should be satisfactory are, quite frankly, wrong. There is a need for people who gather together regularly to have a place of their own.

The developer, Unity Urban Properties, has been a patient ally of the Church, making adjustments to the building plan to satisfy the close neighbors and the neighborhood in general. It is no surprise that a thoughtful and progressive Church would connect with a forward thinking property developer.

The building proposed will be environmentally friendly and will embrace green technologies that will meet the step codes of the future.

So, I encourage council to approve this proposal. From a municipal point of view it has 3 major benefits:

- It will be an example of a building constructed with 21st century sustainable technology.
- It will help a Church in need that has traditionally emphasized and acted on the need to help others.
- And it will be one more much needed apartment building, in perpetuity. Hopefully, we will see many more in the future.

Sincerely,

Donna McLellan

1385 Manor Rd.
Victoria

#515-845 Dunsmuir Road
Victoria, BC V9A 0A7
Nov. 24, 2018

Committee of the Whole
Victoria, BC

Honourable Mayor and Councillors of the City of Victoria:

Re: Development Application by Unity Commons

I am a relative newcomer to the Fairfield United Church, having first worshipped there in December of 2017. And I have been very favourably impressed by both the minister, the Rev. Beth Walker, and by the positive energy and engagement of the congregants since then. My personal background includes extensive education in the liberal arts, involvement in both urban and rural planning and development, leadership in the local Catholic parish in Sooke (for 35 years) including overseeing the building of the new church facility which was completed in 2012.

The vision and goals which Fairfield United Church has articulated for itself line up very well with my own personal values: inclusivity; sensitive, respectful, and responsive engagement with people's "better angels"—the deep values that honour the both the dignity of the individual and social cohesion of the human family.

I am very aware of the shrinking of local congregations generally in the western world, and of the need for churches to move out of the unsustainable model of large stand-alone church facilities. The structural deterioration of the church building at the corner of Moss and Fairfield streets has proven to be a fortuitous opportunity for the congregation to develop a new model of being church that engages with the local community and responds to significant need of both local residents and of greater Victoria at large.

Housing needs are primary in Victoria, and you and your predecessors have articulated in the Official Community Plan guiding Broad Objectives (see pg 34 of the OCP). The application you are considering now helps meet items 6(a,d,f,&g) in the expansion of the current "Urban Village" (somewhere between the Large and Small versions in our case) by adding a coffee shop, a 2500 sq ft "Commons" gathering place for the local community, and denser rental housing at affordable market rates. Unity Commons includes a commitment of never converting the apartments to condos.

There has been some concern expressed by residents that the proposed building does not look like the single-family homes adjacent to the east and south. This is true. But item 6(g) encourages a range of housing types, whereas the neighborhood is characterized by a large preponderance of single family homes built in the early and middle 1900's, and a lack of multi-family residences. The design of the Unity Commons avoids the look of a monolithic box-style

apartment building. Rather, the facades have a “soft” look, created by a variety of depths and finishes.

About 9 Fairfield United members engaged members of the local community during the Fall Fair held at Robert Porter Park in October this year. Our goal was to simply listen to their stories of living in the neighborhood: what they like, what they find difficult, what their hopes are for the neighborhood, what they may be uneasy about. One of the themes that emerged from this “Listening” opportunity was social isolation. A primary contribution of religious congregations to society at large is the provision of a community of caring and belonging that counteracts social isolation. The application before you provides for a sustainable presence of a caring congregation in the Fairfield community.

I urge you to approve the application by Unity Commons.

Bruce Lemire-Elmore

Monica Dhawan

From: [REDACTED]
Sent: Friday, November 30, 2018 1:16 PM
To: Victoria Mayor and Council
Subject: Redevelopment at 1303 Fairfield Rd, Victoria, BC V8S 1E3

Mayor and Council,

We are new homeowners in the Fairfield neighbourhood (we moved here in March of this year). We live at 1246 Fairfield Rd., and can see the big brick church building from our living room window.

We are writing to voice our **support for the proposed redevelopment at Redevelopment at 1303 Fairfield Rd.**

As owners of a strata condominium ourselves, we think it is important for every neighbourhood to have a variety of housing types. We would not have been able to afford to live in Fairfield were it not for multi-family dwellings like ours. And we know, from our recent experience of house hunting, that Fairfield has far more than its *fair share* of large, single family homes. I'm not suggesting that those homes should be replaced with high-density towers – that would be ridiculous. But I am suggesting that a non-residential building at the end of its functional life can and should(!) be redeveloped to create beautiful and contemporary new housing that is consistent with the character and style of the community. That is exactly what is being proposed!

Furthermore, www.unitycommons.com is not *only* looking to build a multi-family dwelling, they're also proposing **purpose-built rental**, which is very much needed in this *and every* neighbourhood in Victoria. This is the kind of place my 25 year old son could reasonably afford to live in.

The existing building is **not** a heritage building; the congregation has found a new home for the time being (and they're eager to move back into the Unity Commons, when it's complete). There is no reason not approve this Redevelopment Proposal.

Regards,

Terry Harrison & Sandra Maxson
#6-1246 Fairfield Rd., Victoria, BC.

#515-845 Dunsmuir Road
Victoria, BC V9A 0A7
Nov. 24, 2018

Committee of the Whole
Victoria, BC

Honourable Mayor and Councillors of the City of Victoria:

Re: Development Application by Unity Commons

I am a relative newcomer to the Fairfield United Church, having first worshipped there in December of 2017. And I have been very favourably impressed by both the minister, the Rev. Beth Walker, and by the positive energy and engagement of the congregants since then. My personal background includes extensive education in the liberal arts, involvement in both urban and rural planning and development, leadership in the local Catholic parish in Sooke (for 35 years) including overseeing the building of the new church facility which was completed in 2012.

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I urge you to approve the application by Unity Commons.

A handwritten signature in black ink that reads "Bruce Lemire-Elmore". The signature is written in a cursive, flowing style.

Bruce Lemire-Elmore



MAYOR'S OFFICE

NOV 30 2018

City of Victoria
#1 Centennial Square
Victoria, BC, V8W 1P6
c/o mayorandcouncil@victoria.ca

RE: Unity Commons Application - 1303 Fairfield Rd.

Dear Mayor and Council,

My name is Reverend Beth Walker and I write to you today on behalf of the congregation of Fairfield United Church. I have had the pleasure of meeting many of you over the past few years and I look forward to meeting new council members in the near future.

I wish to express **my hope that you join me in recognizing the value and importance of what we believe is an innovative redevelopment proposal** for the former church site. Unity Commons responds to the rental housing needs in the community, improves the public space on this corner and increases pedestrian safety at the crosswalk that is used by hundreds of school children and their families several times a day. It also includes a beautifully designed sanctuary space that will serve as the new home of Fairfield United Church as well as a commons area for community use. We believe that Unity Commons contributes more to the broader community than our existing church structure could ever achieve as a single-purpose structure and the community commons area reflects how we engage in worship and in service to the neighbourhood.

Unity Commons evolved after extensive engagement with the surrounding community. For example, in 2015, we reached out to the neighbourhood, delivering 1800 invitations and sending over 500 emails with help from Fairfield Gonzales Community Association, to invite residents to attend nine meetings. At those meetings, we shared our circumstance and sought public input to help inform a vision for the existing building. Additionally, long before we sold the property, we started asking questions and seeking input to improve our understanding of how our property could contribute in a more meaningful way to the needs of the broader community. We listened, contemplated, researched opportunities and consulted with our neighbours on redevelopment options that would allow our church property to be revitalized and reimagined to contribute more to the community than a single structure for worship.

We have become frustrated and saddened to witness a place once known as a launching pad for the common good, of welcome and inclusion become a divisive force for some.

The church building has long exceeded its lifespan. It has deteriorated beyond viable repair. It does not meet the City's fire and safety standards, and even band-aid repairs would trigger extensive and unaffordable seismic upgrades. **Our work and presence in the Fairfield neighbourhood requires more than a non-functional building with debatable nostalgic value.**

In the summer of 2016, we sold our property to Unity Urban Properties Ltd., the local proponent of Unity Commons. **Unity Urban Properties were chosen not only on the merits of their proposal, but also for their recognition of the important role that Fairfield United Church plays in nurturing community in this neighbourhood.** Our criteria was based on remaining in the neighborhood, providing housing and creating an environmental sensitive building. Their redesign includes a subsidized, purpose-built sanctuary space to reflect a new vision of being a Christian community, a vision marked by inclusivity, hospitality and respectful engagement with a variety of traditions and views.



We understand that more, new public spaces where people will gather are needed across the community. Unity Commons creates space for connections, welcomes interfaith worship, and encourages arts and cultural celebrations. It provides much-needed rental homes in our neighbourhood and it is strategically located to support cycling, pedestrian and public transit use. Unity Commons is energy efficient, and is founded on the values of community encouraging engagement fostering well-being and helping mitigate against growing concerns around social isolation. **Unity Commons provides Fairfield United Church with a viable and sustainable platform for our work of compassion and service to the Fairfield neighbourhood.**

Unity Commons is a complex little building that delivers big. I encourage you to include in your decision-making the fact that this project will encourage a culture of engagement, empathy, kindness and acceptance across generations in our neighbourhoods. Fairfield United Church is inclusive of all people regardless of cultural background, sexual orientation or religious experience. We seek to act with intention and care while working across our community to help address the real challenges that many people are facing in our neighbourhoods, and to embrace opportunities to contribute and make a difference. Whether we are partnering with Our Place Society or working with the staff and students at Sir James Douglas Elementary School to promote inclusion, tolerance and compassion. We are known for engaging and enhancing the good work that is happening in our neighbourhoods. I note that you are hosting an upcoming lecture series that addresses the importance of what Unity Commons is offering: *Monday, December 3 - Community Sustainability through Social Purpose Real Estate, with Jacqueline Gijssen and Jennifer Johnstone.* Thank you for doing this. It is critical to the human condition of our neighbourhoods. This is good work!

In January 2018, the congregation of Fairfield United Church moved out of the church building. Parts of the deteriorating structure are no longer safe. Thanks to the kindness and support of the Fairfield Gonzales Community Association, our congregation now gathers in their Garry Oak Room, a temporary space to ensure that we continue to be anchored in Fairfield. While we remain grateful for this hospitality, the arrangement is not sustainable, nor productive over the long term. Unity Commons has been in your redevelopment process since November 2016. The project meets your strong vision of fostering a healthy, connected and compassionate community, providing rental homes for families, ensuring energy efficiency and protections for the environment and encouraging alternative modes of transportation. As citizens, we must ask our valuable land to deliver more utility for more people through homes, environment and community.

As you endeavor to address the serious realities of affordability throughout Greater Victoria, please remember that there are real costs to project delays and real impacts from any additional redesign requirements which will only further erode important and needed contributions that Unity Commons will bring to the entire community. I respectfully ask Council to see the extensive and relevant values and resources that Unity Commons will bring to the neighbourhood.

Thank you for your valued time, thoughtful consideration and informed leadership. I look forward to hearing from you.

With blessings and respect,

Rev. Beth Walker

Monica Dhawan

From: Brian Ogilvie <[REDACTED]>
Sent: Tuesday, December 04, 2018 4:54 PM
To: Victoria Mayor and Council
Cc: Beth Walker
Subject: Development Application by Unity Commons

Honourable Mayor and Councillors of the City of Victoria:

Thank you for taking the time to consider my thoughts on this project.

My personal background includes extensive ties to this community. Both my family and my wife's family have roots in this neighbourhood going back to the early 1950's and 1980's respectively. I grew up on Chandler Avenue and was a tenant on Linden Avenue, Moss Street and St. Charles Street. Since 2010 I have worked at the corner of Moss and Fairfield. Finally, I am a Fairfield commercial property owner and have a vested interest in ensuring the prosperity of my neighbours, including the Unity Commons project.

I fully support the project because I believe it will:

- Promote social connection and inclusion
- Nurture community in this neighbourhood
- Become a place to welcome all people of all ages, family styles and genders
- Provide much-needed rental homes
- Encourage local cycling, pedestrian and public transit use thanks to its strategic location
- Support local businesses.

I urge you to approve the application by Unity Commons.

Again, thank you for your time.

Brian Ogilvie

Associate Broker | Director of Operations

Duttons & Co. Real Estate Ltd.
394 Moss Street, Victoria, BC, V8V 4N1
www.duttons.com



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Christine Havelka

Subject: FW: Rezoning Application # 00558 for 1303 Fairfield Road

Importance: High

On Dec 4, 2018, at 6:02 PM, Richard Stewart <____> > wrote:

Subject: Rezoning Application # 00558 for 1303 Fairfield Road

Please see attached letter

Please confirm that this letter will be presented to the Committee of the Whole and the individual council members so that it may be reviewed prior to December 6

Thank you

<City of Victoria.docx>

City of Victoria

**To Mayor and Council
Reference - Unity Commons Application**

Statement of Position

We write in connection with the application (The Application) by Unity Commons to construct an apartment building on the corner of Moss and Fairfield Road (the Subject Property)

We oppose the approval of this application for the reasons stated below.

Introduction

We are property owners who reside at 1250 McKenzie Street. Our house is located 4 houses from the corner of Moss (north side) and therefore in very close proximity to the Subject Property.

We have owned and resided in our home since November 1978. Over time we have witnessed and accept the considerable change to our residential community. We understand that all communities are subject to change. We accept that the proximity of our neighborhood to downtown must result in increased density to what was once largely a single family residential neighborhood. There are now many both legal and illegal basement suites. Some of the larger houses have been converted to multi-unit strata title homes. As a result of these changes the density in our neighborhood has substantially increased. We don't think we are necessarily NIMBY property owners.

The Existing Zoning and OCP

The Subject Property was previously used as a Church.

We do not take issue with, but do not necessarily accept, that the existing Church building cannot continue to be used for its original or a different purpose. We understand that some may wish to argue that the Church building can be repurposed and that demolition is not inevitable. We are not sufficiently informed to comment further.

As a general statement however The Church is an attractive character building and all reasonable efforts should be made to retain it.

The zoning is R-1-B (the Existing Zoning)

The Subject Property falls within a Small Urban Village designation.

At present there is a variety of uses in the area adjacent to the Subject Property and with the exception of the apartment building all occupying 1 and 2 story buildings . They include:

bike shop

small corner store

Single story commercial building that includes professional offices and veterinary clinic

Real estate office

Takeout eatery

Bakery

Sweet store

School and after school care centre

A 3 story/ ? unit condominium building

Hair care salon

The scale of all of these buildings fall within our subjective sense of those that would be contained in a Small Urban Village and all easily fit within the definition in the OCP.

The Application substantially exceeds the permitted criteria for the Existing Zoning or a building within a Small Urban Village

A site specific permit is required.

The variances are summarized in the report to the Committee of the Whole for its meeting to be held on December 14, 2017

A General Comment. If planning is to serve any meaningful purpose then the exercise of discretion resulting in departures from the Existing Zoning and OCP should be made cautiously and the departures should not be significant or the whole purpose of setting zoning and creating a community plan is undermined.

If you exercise your discretion in favor of approval then please provide written reasons for the exercise of that discretion .

The variances here are significant .

We wish to comment on certain of those variances.

Parking

One of the most significant changes in our neighborhood that has been created by the increased density is the difficulty we currently experience with on-street parking. Simply put, the available parking is completely utilized by the existing owners and tenants. Any vacant space must be left available for guests or tradesman invited by the existing owners and tenants.

The developer applies for a significant variation of the required parking spaces.

The developer has submitted a parking study. We are both retired and spend a considerable portion of our time at home. We categorically dispute the conclusions of this study as those conclusions apply to McKenzie Street.

No parking spaces will be provided for the commercial space or the Sanctuary! The developer suggests that all parking needs can be met within the 16 spaces designated for use by renters of the 16 units or by on-street parking.

We dispute the conclusion of the parking study that not every renter in the proposed building will require a parking space. The apartment buildings in the Fairfield area that are referred to in the parking study are not comparable. The proposed building will be a higher end building charging higher rents and therefore will be occupied by more affluent tenants who can afford/ will own at least one (or more) automobiles. Most of the other apartment buildings in the Fairfield area referred to in the study are older, more modest buildings, charging less rent and will be occupied by less affluent tenants who are less likely to each own an automobile.

There is absolutely no alternative on-street parking space available for the tenants, their guests , the commercial space or Sanctuary . The developer says that an agreement has been concluded with the school to allow parking for the Sanctuary on school property when school is not in session. Has the developer provided the City with a signed copy of this agreement? Public Administrations are usually very risk adverse and we doubt that the School District would expose itself to liability by permitting a use not connected with school activities.

It is our understanding that the sanctuary space will be used by the United Church but also as an event location of other activities. If we are correct then some of those activities will occur during the week when the school parking is not available.

Does the agreement with the school re the Sanctuary (if it exists) apply also to those attending other event activities?

McKenzie Street is

- the closest side street off Moss Street to the proposed development
- due to its width allows parking on only one side.

Moss Street (south of Fairfield Road) is now residential only parking and is fully utilized . Moss Street north of Fairfield Road allows for parking on only one side and is fully utilized.

The side streets north of Fairfield Road that run off of Fairfield Road (Harbinger and Cornwall) are residential only parking.

McKenzie Street will experience all of the demand for additional on-street parking created by this development and an impossible parking problem will result.

Building Height

The proposed building height is four stories.

The proposal

- requires a height of 15.6 metres
- exceeds the height permitted in the Existing Zoning (7.60-11.0 metres) by 5.6-8 metres!
- Exceeds the number of stories by 2 when compared to the Existing Zoning or 1 story when compared to a Small Urban Village.

It is conceded that the existing church height may appear similar.

However the church has a sharp pitched roof sloping backward from Moss Street to its peak. This roof structure substantially reduces this impression of height experienced from the roadway particularly when compared to the proposed large square building.

When considering the impact of the building height it is necessary to consider that the subject property is a sloped property (downward) both

- proceeding west on Fairfield Road and
- south along Moss Street.

In a visual sense the proposed building will appear higher

- when viewed from the west along Fairfield road and
- north along Moss Street

in each case an observer will be looking up at the building

In the end result the building will appear very large and out of place beside all of the surrounding properties and buildings . Its visual impact will be significant. An interesting and illustrative comparison can be made with the much smaller 3 story apartment building on the west side of Moss Street one building from the corner.

The scale of this building is much smaller and does not stand in marked contrast with the surrounding buildings.

Setbacks

The proposed setbacks are minimal. The Building will be built very close to the active roadways of Moss and Fairfield .

Congestion at this corner is already problematic. The two roadways do not meet at exactly 90 degrees. Fairfield road curves and descends proceeding west. Moss Street ascends to the corner.

There is considerable pedestrian crossing in mornings and afternoons when school begins and ends.

The minimal setbacks will not help to, and may contribute to this congestion resulting in an increased level of danger for the pedestrians.

Floor Space Ratio

The higher floor space ratio results in increased site density by providing for a large square building which is exaggerated by the small setback resulting in a large imposing structure located right at the two roadways.

Summary

In certain circumstances , based on site specific criteria the

- density may be increased to 2.0.1 and
- number of stories may be increased to 4

The features of this Application by reference to the adjacent area (the local area context) do not justify an increase in density or story height or a relaxation of the set back requirements.

There is no compelling reason to justify the requested variances from the existing zoning and Small Urban Village designation.

In the most simple terms the proposed building is too much building for the local context. This conclusion is mostly amply demonstrated by an attendance at the Subject Property

The Precedent Effect

If the City of Victoria allows the variances necessary to approve this project then there will be no justification for failing to approve further similar proposals that will completely alter the character of this local context .

A Large Urban Village will be created without designation – where none was intended or is appropriate.

Building Considerations

The Subject Property will present considerable difficulty to a contractor and will cause more than the normal congestion, noise, disruption and interference to the local area.

In particular

- the building will be constructed at an intersection requiring an accommodation of traffic from four directions (2 on each roadway).
- both roadways are narrow with small to no boulevard. Fairfield road is a very busy road thru all of the working day.
- the property has a significant slope downwards facing west and south.
- there is other commercial activity across the street on Moss which will be significantly affected and prejudiced.
- there is residential housing immediately adjacent which will be significantly affected and prejudiced.
- this corner is a school crossing requiring the crossing of Fairfield Road by small children

Alternate Use

The Subject Property can be subdivided into 2 lots suitable for development as a duplex on each lot for a total of 4 additional residential units. The scale of this development is entirely consistent with the existing zoning, within a Small Urban Village and any variances required would be minimal.

The developer has a reasonable alternative.

Conclusion

We ask Council to deny approval of this application for the reasons stated in this communication.

Respectfully submitted

Colleen and Richard Stewart
1250 McKenzie Street

December 5, 2018

Councillor Laurel Collins

City of Victoria

Re: 1303 Fairfield Road

Rezoning and Development

Dear Councillor Collins:

I am the owner of the property at 1255 Fairfield Rd. My wife: Dr Elizabeth Jane Rohon O'Halloran, N.D. and I have been in this location for the last 32 years and have operated our clinic the Fairfield Health and Wellness clinic. We develop this property approximately 29 years ago as a commercial residential building and raised two of our four children there. When the space became too small for us we moved to another property close to the existing one. All of our children attended SJD. We are deeply rooted to the Fairfield community. We have paid residential/ commercial taxes which are not insignificant given the size of our small development. As part of the development we complied with the parking requirements.

I am against the development of a new project in this site. Though the site is not designated historical, this is a historical building and one of the oldest in our community. I come originally from Quito Ecuador where some of our building and historical churches are hundreds of years old. What makes a town special is not how modern their building are, they all start to look the same no matter where you are but to preserve the old craftsmanship and spirit that was put into building this

structures in the first place. I feel is a shame let this old church in Fairfield be torn down.

I am more akin to have other non historical houses or building along the Fairfield Rd corridor or close to this structure to go for rezoning to accommodate for a larger development.

It also proposed that this site of development be changed to large urban village. If major and council are going to proceed with this you must be equitable to the rest of us that have lived and own commercial residential building in the neighbourhood and received the same designation and relaxation of parking requirements when our time to build larger structures comes into place.

Sincerely,

Dr. Juan Rohon, N.D.