

Pamela Martin

From: Kevin Vertefeuille [REDACTED] >
Sent: February 5, 2019 5:22 PM
To: Public Hearings
Subject: Fwd: 1303 Fairfield support

From: "Kevin Vertefeuille" [REDACTED]
To: "mayorandcouncil@victoria.ca" <mayorandcouncil@victoria.ca>
Subject: 1303 Fairfield support

Please accept this letter as our full support of the development at 1303 Fairfield

We are also in support of changing the OCP to allow 4 stories for the Unity Commons project

The original letter of support will follow via mail.

1535 Despard Avenue
Victoria BC V8S 1T2

February 3, 2019

City Hall
1 Centennial Square
Victoria BC V8W 1P6

RE Unity Commons Project

Dear Mayor and Council:

My wife and I live at 1535 Despard Avenue in Victoria. Our names are Kevin and Lynn Vertefeuille.

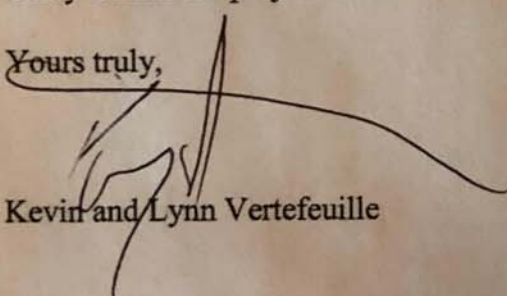
We have seen the plans for the new development at 1303 Fairfield. We are in full support of changing the OCP to 4 storeys for this project as we believe we need to keep the new integrated Fairfield Church amenity in our community.

We also like the design of the building and that it will have underground parking to facilitate the 15 rental units. We understand the building will be built to be very energy efficient.

The idea of a local cafe with outside seating on the corner excites us as we can walk to the market on Moss Street and enjoy the café after. All these added amenities will be a plus for all of us residents here in Fairfield. We like the idea that we could rent a unit when we want to sell our home one day when we can't keep up with the maintenance of our home.

We are in full support of this project and of the changing the OCP to allow 4 storeys for the Unity Commons project.

Yours truly,



Kevin and Lynn Vertefeuille

Mayor and Council
City of Victoria

Re: Proposed Development at 1303 Fairfield Road

December 5, 2018

Mayor and Council:

I would like amend my letter sent March 10th, 2018 titled, *Concerns and Impacts of The Proposed Development at 1303 Fairfield Road*, with the following letter.

After expressing my written concerns in March 2018 my wife (Anne Marie Hogya) and I met with several Victoria Councillors, attended public meetings, met with Mayor Lisa Helps on two occasions, and met and corresponded with the Developer, Nicole Roberts.

As direct neighbours to the south of the Proposed Development our family **supports the proposed development at 1303 Fairfield Road inclusive of the design changes presented on November 28th, 2018 by the Developer**. This includes the fourth storey, allotted underground parking, aesthetic changes and the following three addressed areas of concern:

- Louvered material on the south facing balconies designed to protect our privacy but let natural light through.
- Removal of the fourth floor balconies overlooking our house (skylights, windows and yard) and moving them to the east and the west sides of the building.
- South facing apartment windows designed to allow natural light but protect our privacy.

It should be noted that we **do not support** a permanent re-designation of the corner of Fairfield and Moss Streets to Large Urban Village, but we do support this project.

I would like to thank the Council Members who took the time to meet with us and Mayor Helps for her leadership. Without her facilitation of dialogue with the Developer and her solution oriented approach I do not think this supporting letter would have been a possibility. Lastly, I would like to acknowledge the Developer, Ms. Roberts, who took tangible action in addressing our concerns that earned our support; she should be commended.

Brooks Hogya
339 Moss Street, Victoria

Monica Dhawan

From: David Logan [REDACTED]
Sent: Wednesday, December 05, 2018 3:16 PM
To: Victoria Mayor and Council
Subject: Unity Commons- Fairfield

I am writing to express my support for the proposed Unity Commons development in our neighbourhood at the corner of Moss Street and Fairfield Road. I am a business owner and commercial building owner (across the street from the development), a home owner in Fairfield (on Moss St), and the parent of two children attending Sir James Douglas/Moss Rock preschool. My wife also grew up in Fairfield and attended SJD more than 30 years ago.

It is my belief the owners of the current church building and the developer have thoughtfully addressed our community needs and have spent considerable effort planning an inclusive new building on this site. I know there is abundant need for rental units in our neighbourhood and am happy to see the church has been able to retain a sanctuary space in the new project.

I hope the City of Victoria can approve this project soon so the developer can commence with adding a great building to our area.

Thank you for your efforts.

Regards,

David Logan
Co-Owner | Managing Broker

Duttons & Co. Real Estate Ltd.
394 Moss Street, Victoria, BC, V8V 4N1
www.duttons.com

TEL: [REDACTED]



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918 Bank St.,
Victoria, BC,
V8S 4B2

Dec. 5, 2018
City of Victoria,
#1 Centennial Sq.,
Victoria BC, V8W 1P6
c/o mayorandcouncil@victoria.ca

Re: Unity Commons Application- 1303 Fairfield Rd.

Dear Mayor and Council,

I am a resident of the Fairfield Gonzales neighborhood, and I am very much in favour of creating more rental opportunities for families and individuals who would prefer to live within walking or cycling distance of downtown.

I am writing in support of Unity Commons, as I believe it is an excellent proposal. The purpose-built space, to be available to the neighbourhood, as well as a worship space for the congregation, seems the best of options.

I have had many positive experiences with members of the Fairfield United congregation and their ministers. I believe they are an outstanding example of community-mindedness. Their outreach to the wider community is exemplary, and this new development will give them even better means to continue this compassionate outreach.

The old building was a burden to the congregation, and not the best use of the land. The corner where it stands is perfect, in my opinion, for housing and community space. It will be a true neighbourhood amenity.

I thank council for their consideration and support of Unity Commons.

Respectfully,
Peggy Wilmot

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

55 Gorge Road
East
Victoria
V9A1L1

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

Dec 5th, 2018

Dear Mayor and Council,

I am writing in favour of the redevelopment proposal, Unity Commons at the corner of Fairfield and Moss.

Unity Commons is an exciting, innovative project which would greatly contribute to the common good of the Fairfield community.

As a 26-year-old renter trying to keep my head above water paying rent and bills is tough. Through my job in the non profit sector, I see people's struggle, fear and despair daily.

From my standpoint, it is becoming harder and harder to eek out a life in this city, let alone to flourish.

Unity Commons gives me hope. It seeks to provide a welcoming space to come together, to celebrate art and culture, to practice gratitude, to be inspired, to reflect and connect to each other. Generations will intermingle, social isolation will decrease.

Through providing (much needed!) rental homes for families built to step 3 specifications and encouraging alternative modes of transportation, Unity Commons provides a vision of what a sustainable and flourishing neighborhood could be.

I urge you support this proposal as soon as possible,

Yours Sincerely,
Flossie Baker

Monica Dhawan

From: Looking Glass Salon [REDACTED]
Sent: Thursday, December 06, 2018 11:41 AM
To: Victoria Mayor and Council
Subject: Unity commons.

Hi. My name is Nancy Buchanan, I am the owner of Looking Glass Salon directly across from the United Church on Moss and Fairfield st.

I will be quite impacted by the construction of this building but I cant wait to see a bustling multi purpose building rather then the empty building it has been for the past year.

More people living and taking part in activities on this corner of the street is needed in my opinion. Not for me as a stylist but for the energy to be more vibrant and alive.

It's a great community that I have been welcomed into with my business and I cant wait to see more development happen.

Thank you for taking the time to look at this project and I do hope it moves forward with the developer, Nicole R. She and the minister, Beth have been very inclusive and have talked to me since the beginning of this project. I want to see it moved forward.

Thank you.

Nancy Buchanan.

1303 Fairfield COTW questions

Staff continues to say that every reason to question this proposal is that the issue being questioned is not economically feasible to do. Not that it could not be done.

The OCP calls for small urban village up to 3 stories. The other five corner property zoning are mixed use commercial zoning C1 as well as small urban villages. These designations call for commercial below and residential above. The list of commercial uses do not include spaces of worship. This project is against the OCP and all zoning regulations now followed by the city of Victoria.

As for parking

The variances for parking are well above the new C1 regulations and the staff said the parking report says the 16 spots is sufficient for the commercial space and the residential but not the sanctuary. Councillor Thornton-Joe in her comments says an agreement has been made with the school for parking. What makes you believe this to be the case and if so I would love to see the agreement made with the school board to use their parking in perpetuity. No offer of car share was provided and staff did not ask for it as the parking report said parking was sufficient for 2 of the uses but what about the sanctuary which could bring hundreds of cars to our neighborhood for a wedding or funeral. Did staff just forget to ask or again did they assume it was not economically feasible?

As for design

Which was questioned by council, staff said there was consultation done on color and design and the general consensus was this design but with whom did this consultation occur.

Councillor Isitt questioned the protrusion of the building and whether it could affect safety and whether staff has looked at this. Staff's answer was "not specifically just a general review." What does this mean? Councilor Isitt is correct to question this and the safety and staff puts it back on educating drivers and that people follow all the rules. How can this be said when we know of accidents involving children attending school has already occurred on this corner. You just need to go to the location and take a look to see how this may affect safety. Has staff even done that or is that not part of a general review. Who will be blamed if a child or anyone gets injured or killed because of this and can the liability be directed at the city since staff did not do a specific review when the neighborhood has so many concerns. Staff said it was not tagged at review as being a problem. What does that mean if no specific review was done?

Affordability.

Councillor Loveday questioned why no affordability was asked for and staff's response was applicant said there was no opportunity, nice answer. This property was sold for a value of 2 R1B lots as for how this sale is structured is not clear or what was paid. I was told they paid 1.2 million for the site plus the sanctuary to be given to the church with a value of five hundred thousand. If every answer from the

developer is that it is not economically feasible should the city not be given all the details of the sale?

To buy a similar size property on the corner designated commercial already would cost at least 3.5 million. This can be seen by the recent sale of the building across the street on Moss for a 5000 sq. foot lot (1/2 the proposed site) with commercial and 2 apartments for 2 million dollars. So to say there is no lift for this developer is not correct and I would like to see staffs report on this issue. As you say Jeremy it does not make any sense.

How are others supposed to create rentals or affordable housing when our properties are allowed a smaller FSR and the land cost at least double. If this project is not feasible any other way then I hope the city is going to grant even larger density and greater variance to the others at the 5 corners when we look to develop. We will require at least 6 stories to even deal with the difference in land cost and this does not allow for any CAC or affordability if we are to believe this project is at its limit.

It cost 15% more in construction to build a luxury finished apartment than an affordable unit and the rent can be double. What stops this developer from making these units the most expensive rentals in Fairfield driving up the average market rent for the area? Throughout your campaigns you all promised affordable housing not rental housing. Please take a moment and ask yourself if even you could afford these rentals.

As far as the ripple effect staff has met with residents and none of us feel that there has been any clarity made and if this is to come out in the Fairfield plan why are we not waiting for the draft to be complete. If this does go through before the Fairfield plan is adopted and is contrary to that plan and the current OCP plan then the city should be concerned about a law suit over this issue as is being currently seen in other municipalities.

Councillor Collins questions the 3 trees and their replacement. I do not believe replacement of 3 mature trees by new ones especially on Moss St. is acceptable.

Councillor Potts questions the breakdown of units and for a building that does not meet so may requirements other than being a rental across from a school is a big issue. Do we need 11 units out of 16 not suitable for families even a single parent with 1 child? Who are these exemptions being given on behalf off?

Staff's answer is the applicant applies for what is economically feasible. Heard that a few times already.

And as far as uses on the ground floor. I understand the church will own the ground floor including the café and lease that space out. There go all commercial taxes for the building and city forever. There is no covenant being included to make sure the community can use the space. In the future the doors could be closed to the public and there is nothing we can do about it. How about if we are looking at the ground space being used as daycare throughout the week and the church can use it Sundays

and evenings under covenant. Staff says the church intends on continuing to allow some public use but intent can change quickly and this is for the next 100 years with no benefit to Victoria.

Change in the environmental standards was required because again staff says the applicant says it is not feasible.

Every development requires that the plan be economically viable and if not developers look at other options. To keep using this as an excuse to not build what is wanted and needed is not an answer.

Please stop saying a café and church are providing any CAC this is actually the opposite. It will be a private space, which is their right and a retail place not paying commercial tax. Only by making a covenant that any retail space pay full commercial taxes and that the sanctuary be regulated to uses under covenant to allow public use can any CAC be considered on this project.

As elected officials responsible to make decisions please question staff and get real answers from them.. Intent is not good enough everything must have enforceable covenants.

Mayor Helps questions why it is so hard to build 15 rental units and why it should take so long. The answer is there are many rental units now approved and being built including affordable units, which were approved even before they were required. This project though does not have neighborhood approval and does not provide anything for the city as a whole and this is why this one has taken so long and should continue to be questioned. Please excuse my sarcasm on this project but under the circumstances I think it is relevant.

Sincerely,
Sean Leitenberg

December 27, 2018
Mayor and Council

Reference –Application to amend the OCP -2012 in order to permit approval of Development Permit for 1303 Fairfield Road.

Introduction

We wrote a letter to the Mayor and Council dated December 5, 2018. This letter was prepared on the assumption that the Development Application would be assessed within the framework of a Small Urban Village. We reviewed and based our letter on the report to COTW dated November 30, 2017.

It has now come to our attention that there is a companion application to amend the OCP to remove the Subject Property from the Small Urban Village and create a Large Urban Village designation for the Subject Property only.

We are very opposed to the application to amend the OCP for this purpose, for the reasons stated below.

In this letter we will use the same descriptive terms as our last letter.

The City of Victoria – Official Community Plan – 2012 (OCP-2012)

The Applicant proposes to amend the OCP-2012.

As is stated in the OCP- 2012- Chapter 6- Land Management and Development

“Victoria exhibits a complex pattern of uses and building forms and relatively high average density.”

We suggest that the OCP-2012 has been prepared as a coordinated document in which an overall planning strategy for the City is conceived and implemented. The purpose of the OCP 2012 is to manage that complexity and to recognize the differences that exist in the discrete areas of the City.

We suggest that one of the primary obligations of Council is to uphold, and not to undermine, the purpose and intent of the OCP- 2012.

OCP – 2102 designates the Subject Property and certain of the adjacent properties as part of a Small Urban Village.

The description of a Small Urban Village in the OCP- 2012 is

“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 stories in height along arterial and

secondary arterial roads and three stories in height in other locations, serving as a local transit service hub.”

The distinction created by the location of a building on an arterial roadway is logical and should not be minimized or overlooked. These roadways are built in areas of greater density and traffic flow. Fairfield Road and Moss Street are collector roads built to service areas of lower density.

The Application clearly exceeds the criteria for a building to be located within a Small Urban Village.

The variances are listed in the Report to Council dated November 30, 2017.

The Applicant must have known when it purchased the Subject Property that it fell within a Small Urban Village and that any development of the property must be limited by, and fall within, the Urban Guidelines for that area.

The Applicant chose to ignore those Guidelines and to design a building that exceeded those guidelines.

It appears that the Applicant and in fact the City Planner did not appreciate that the City of Victoria does not have the authority to approve the Application as long as the Subject Property is within a Small Urban Village and not situated on an arterial or secondary arterial roadway.

The response of the Applicant, with the support of the City Staff, was to ignore the Small Urban Village designation and to apply to amend the OCP to change the designation of the Subject Property (this property only) to a Large Urban Village.

The application to amend the OCP-2102 is simply spot re-zoning under a different name.

The dictionary definition of a **“village”** is

- a group of houses and associated buildings... Oxford Dictionaries
- settlement usually larger than a hamlet.. Merriam - Webster
- group of houses and other buildings..- Cambridge

The term is a collective noun that refers to a collection of buildings. We suggest that a designation cannot be created which includes only one property or building. This application is completely contrary to the concept of a “village” as that word is defined and commonly understood.

The description of a Large Urban Village in the OCP- 2012 is

“..low to mid – rise mixed use buildings that accommodate ground-level commercial offices, community services and visitor accommodation, and multi-unit residential apartments, with a public realm characterized by wide sidewalks,...anchored by a full service grocery store equivalent combination of retail uses..”

The Urban Guidelines set out in the OCP-2012 give definition for this description.

This description does not reflect the reality of the Small Urban Village that currently exists in the location of the Subject Property. Rather, this description more accurately describes the Cook Street Village.

The designation of a Large Urban Village on the Subject Property is completely contrary to the definition of a Small Urban Village and to the planning objectives of the OCP- 2012 for this area; furthermore, it undermines the entire planning process by which the OCP- 2012 was created. The result of such an amendment would be the approval of a building that should not be built there.

It is completely improper for an amendment to the OCP to be approved for the sole purpose of permitting an Application that is otherwise illegal to be approved.

This Application is proceeding in the wrong order. The correct order is firstly, for a Community plan to be created to implement the appropriate planning objectives for the area covered by the plan and secondly, for developments to be conceived and designed to fit **within that plan**.

The OCP – 2102 should drive development that occurs within the different areas of Victoria. The development should not drive the plan.

We enclose a legal opinion from Mr Busch of Pearlman Lindholm Barristers and Solicitors which supports this statement. You will note that this opinion was prepared for Ms Doddy Jones We have her permission to deliver this letter to Council.

This application to change the designation from Small Urban Village to Large Urban Village is not made as part of an overall reconsideration of the OCP- 2012 as it applies to this area.

When an Official Community Plan amendment is considered by Council, the following should be considered in the decision:

19.3.1 The goals and objectives in the Official Community Plan that support the amendment;

The City Staff suggest (staff report November 23, 2018 page 6)

“...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.”

We strong disagree.

This property is located in a Small Urban Village. The relevant goals and objectives that must be considered are those for a Small Urban Village and not the plan as a whole. For example the goals and objectives for the central core would have no relevance to a Small Urban Village. We suggest that the goals and objectives for a Small Urban Village do not support an amendment to a Large Urban Village and the construction of a building that is not in the character or scale of the surrounding area.

At the meeting of the COTW on December 6, 2018 the Council members present were focused on the necessity to create rental housing for Victoria residents. We do not question the necessity for more affordable rental housing. However, that necessity is not an objective or priority expressed in the OCP-2012. In any event, that necessity should not be allowed to trump the orderly planning set out in the OCP-2012. If that priority is allowed to prevail then we could have multi-unit buildings in the middle of traditional residential areas.

It is not a question of whether or not a multi-unit residential building will be constructed as either new construction or a re-purposing of the Church building but rather the size and design of that building. The proposed building is too large.

Our suggestion is that a smaller multi-unit residential building be created that falls within the Urban Guidelines for a Small Urban Village applied to that location.

If Council approves this amendment to the OCP they will have failed to fulfil their duty to the citizens of Victoria to uphold the OCP -2012.

The Precedent Effect

We are concerned that the approval of the designation of the Subject Property as within a Large Urban Village will create a precedent which will allow any interested adjoining property owners within the Small Urban Village to apply for a similar amendment for their property.

The other properties within the Small Urban Village fall within C-1 Zoning. The proposed building exceeds the criteria for a building that can be built within a C-1

zone. A summary of the variances is set out in the Report to the COTW dated November 23, 2018.

This issue (phrased differently) was raised as a concern at the meeting of the COTW on December 6, 2018. The Councilors present received an assurance from the City Staff that the approval was with respect to the Subject Property and no others, and that this approval would not have an impact on the surrounding properties.

This assurance was legally correct but practically wrong and therefore misleading.

In practical terms how can the City deny a subsequent application from another property owner in the Small Urban Village for a similar amendment to the OCP that would otherwise meet the criteria of a Large Urban Village?

It seems to us - at a minimum - that the other property owners could rely upon the granting of an amendment of the OAP-2012 to the Subject Property to obtain a similar amendment and build a building at least equivalent to the proposed building. This permission would exceed current C-1 Zoning and the criteria for a Small Urban Village.

If we are correct then a Large Urban Village could be created where the OCP did not intend one to exist.

Council must also consider the effect of S 6.20 of the OCP-2012 (and related sections) that create a development radius of 400 metres around the Large Urban Village that would be created. We will not address this issue further but we are concerned about its impact on further development in our neighborhood

The New Fairfield Community Plan (FOCP – Draft)

The application for an amendment to the OCP must be considered based on the OCP -2012 as it is currently enacted.

We acknowledge that a new community plan is under discussion. A draft has been prepared and approved by Council. We understand that this draft must be presented for discussion at a Public Hearing before it is approved. There is no assurance it will be approved as drafted.

Under the FOCP – Draft, it is proposed that the Subject Property and those adjacent will remain within a Small Urban Village. It is therefore inconsistent with that draft that the Subject Property be designated a Large Urban Village.

The relevant extracts from FOCP- Draft for a Small Urban Village are

- intent ...to ensure that new development is complementary in design to the surrounding Traditional Residential Area. **The overall design stands**

in marked contrast to the surrounding Traditional Residential Area.

- 7.6.1 **maximum** *height of 4 stories fronting on Fairfield Road and 3 stories elsewhere. **This building fronts on Fairfield Road and will be 4 stories (the maximum).**
- 7.6.3 additional density **up to** 2:1 floor space ratio on parcels fronting on Fairfield Road. **The density at 1.71 is less than the maximum.**

* Reference to the words **maximum** and **up to** should not result in an automatic entitlement to build to the maximum. Other considerations may apply to limit the application of these maximums.

- 7.6.4 centrally locate taller buildings within the urban village and transition to surrounding residential areas with lower scale building. **This building will be built to the maximum height on the corner of the Small Urban Village. No transition to the surrounding residential area is possible. In fact no transition occurs with respect to this building.**
- 7.6.7 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 set backs.
The primary building material is light stucco, The design is very modern. The roof pitch is flat. The building placement is very close to the street, the set backs are minimal. The building does not complement but rather stands in marked contrast to the other structures that surround it.
- 7.7.4 encourage the retention and adaptive re-use of buildings of heritage merit. It is conceded the Church building is not designated a heritage building, however it clearly has heritage merit. **There is no evidence before Council that this building cannot be economically re- purposed.**

We conclude based on a consideration of the above noted extracts and our comments that the Application should not be approved even if the FOCP-Draft had been enacted.

Conclusion

Important regulatory considerations apply to the application to amend the OCP-2012. The proposed amendment to the OCP- 2012 undermines the whole purpose and intent of ordered planning for our community.

The Council should decline to approve the application to amend the OCP- 2012.

**PEARLMAN
LINDHOLM**
Barristers & Solicitors

DONALD A. FARQUHAR, Q.C.
TIMOTHY A.C. SCHÖBER †
SCOTT W. FARQUHAR †
DAVID T. JUTEAU †
T.J. SENKO

GORDON W. BENN
GORDON M. LIDSTONE
WENDY E. BERNT
ALEXANDER J. MCCRAE †
KERRI L. CRAWFORD

PATRICK M. SWEENEY †
MONTE W. PRIOR
MASSIMO D. DURANDO †
DAVID A. BUSCH
JESSICA TARA

W. DALE MURRAY
MICHAEL R. SCHERR †
SHELLEY A.V. QUINTE**
PARVEEN K. NIJJAR

PLEASE REPLY
✓ VICTORIA OFFICE
___ SIDNEY OFFICE

www.pearlmanlindholm.com

ATTENTION OF: **DAVID A. BUSCH (Local 272)**
E-mail: dbusch@pearlmanlindholm.com
Our File: 75-01-02/ 18-546

September 04, 2018

Mary Doody Jones
435 Kipling Street
Victoria, BC
V8S 3J9

Dear Ms. Jones:

RE: Mr. Alec Johnston's Email of June 21, 2018 to Mr. Christopher Petter about Large Urban Village Designation for 1303 Fairfield Road

Thank you for your request to provide an opinion regarding Mr. Johnston's email to Mr. Petter of June 21, 2018 regarding a Large Urban Village designation for 1303 Fairfield Road.

At issue is the use of the term LUV. A Large Urban Village (LUV) designations carries with a radius effect that generally radiates out 400 meters, as council and the city planners deem appropriate. This radius effect is meant to allow for the more certainty for developers. They know in advance what the long-term vision is for those areas, and an understanding of what building permits may be obtained. It also allows an area to develop as a whole so one does not have conflicting or incompatible uses. This is the purpose of the Official Community Plan (OCP), a document which repeatedly demonstrates the above definition of a LUV.

A traditional reading of Policies 6.20 and 6.21 indicates that an LUV's 400 meter effect will certainly increase the likelihood of densification since properties within it can be easily rezoned to allow for 4 to 6 stories with no setbacks. This densification is both desirable and necessary to create the necessary 'urban village populations' to support vision of services, businesses and transit in the LUV Hub. It is also needed by municipalities to increase their tax base, and provide housing for new residents. Not surprisingly, resignation for increased density is often a concern to those who foresee developments which will fundamentally change the existing character of their streets.

Based upon Mr. Johnson's email, the city of Victoria appears to be suggesting a LUV designation for the property with a 0 meter radius effect. As such the only property on the street which would be able to be built up to four stories would be 1303 Fairfield Road. All the other properties would maintain their existing designations in the OCP. Consequently, no permits could be issued for those properties which was not in keeping with their existing designation in the OCP.

While unusual, it is within the power of the municipality to make a 0m radius designation. The question is "Will the new development be in keeping with the existing character and the future vision of the neighborhood?" Once there is a LUV designation on one property, it will be easier for interested parties to begin an incremental creeping of the radius over neighboring properties.

Mr. Johnson is correct that amending the OCP is the only way that a permit allowing a four-story construction can be issued by the municipality as they cannot adopt zoning bylaws that are inconsistent with the OCP. While such an amendment would only affect the one property, it will none the less begin to change the 'nature and character of the neighborhood' since the new building will be significantly larger than it neighbors.

Mr. Johnston's comment that the "OCP needs to be amended for this site" is correct in that a municipality cannot adopt zoning bylaw which is inconsistent with the OCP", it is also quite disconcerting as it overlooks the fact that the system is meant to function the other way around. Rather than amending the OCP to fit their desired building, the municipality should be ensuring that zoning bylaws remain consistent with the OCP. Council appears to be approving a project, and only then looking to see if it is in keeping with the OCP, and trying to change the OCP retroactively to allow for the needed zoning bylaws. This approach may lead to a patchwork of series of buildings, which may not be in keeping with any long-term plan or vision as the OCP is that long term vision.

Being an election year, I am sure Council understands the anxiety this process is having on the neighborhood which wants to protect its unique characteristics, and will search for a collaborative solution acceptable to all the residents in the neighborhood.

Yours truly,

PEARLMAN LINDHOLM

Per:

DAVID A. BUSCH

*mc

Monica Dhawan

From: Stewart R <[REDACTED]>
Sent: Friday, December 28, 2018 4:19 PM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Amendment to OCP regarding development application 1303 Fairfield Road
Attachments: Regulatory Issues- 1303 Fairfield.docx; Lawyer's letter re radius final.pdf

see attached

-letter to council

-attachment to letter-letter from Pearlman and Lindholm to Mary Doody Jones dated September 4, 2018

Please confirm receipt and that these attachments will be brought to the attention of the Mayor and each City Councillor.

Thanks

Lucas De Amaral

From: Cindy Trytten [REDACTED]
Sent: January 13, 2019 7:20 PM
To: Councillors
Subject: Development Planned for Fairfield and Moss Street - Important Considerations

Dear Councillors,

I understand that the Church is coming down and I know the history and the reasons for it.

I'm writing today regarding the future development planned for the site. I've been at one of the stakeholder meetings and I've seen the plan. As a resident living within a 2 minute walk, this development is going to impact my immediate neighbourhood and I have three major concerns:

1. Parking. Cornwall Street is going to be one of the area streets impacted by the need for additional parking in that new building. Cornwall, along with the other streets in the neighbourhood, are already at capacity for street parking. My house was built in 1908, I have no driveway and I have no option to park anywhere but the street. Elsewhere on the street are people with up to 4 cars due to adult children living at home with parents and people with multiple suites (and at least one doesn't have a single spot on his property for one vehicle either - this is again the result of the age of the homes). I understand that the current plan is going to fall short on the parking front for the 16 new residences planned. Please do not approve this to proceed unless the developer commits to building enough parking for those residents. To not do so is to exacerbate existing capacity issues for street parking in the area.. this seriously erodes communities and connections between neighbours. As it is there is a new animal hospital coming into the building on the other side of the street and there will be additional parking strains because of that development. The only proactive choices that can be made now are to make that developer build enough parking for the tenants, including visitor parking, which is very, very important. Also, if there is a business in there, like a cafe, there needs to be parking for it too. Please make that a provision of your approval for it to proceed. Please care, this is important.

2. Traffic flow. We already have traffic speeding down Cornwall, a small, narrow, bumpy street that has 23 children and 21 dogs (yes, 21 so lots of pedestrians). People don't want to wait for the light as it is and they turn and speed down our street to avoid it. This will be worse with more traffic at that intersection. Therefore, to accompany your approval there should be a provision to address traffic flow on Cornwall, specifically to prevent people from taking a short cut around the congestion at the light. Otherwise there will be a safety risk on this street, its not built for the speed and the traffic volumes that Moss can handle. We need the end of Cornwall closed off (where it meets Fairfield) in preparation for this development please.

3. Appearance. The last drawing I saw of the building was basically a white block/square. It would fit downtown with the new condos coming in there, but it doesn't fit in one of our few historic neighbourhoods, site of the Moss Street Market that draws residents and tourists alike, in part because of its ambience. That will be lost if there is not some effort to invest a bit to make the building fit a bit better in terms of the way it looks (how about some brick or a pointed roof here or there, and its colour- stark white is artificial, harsh and very much out of sync with the natural beauty of Moss Street and the surrounding area). You have the power to help preserve a little pocket of what makes Victoria unique, please ask the developer to have some consideration for these features. This is something they would have heard before but unless there is some expectation from Council, they will proceed to build a "stark white square" - which will be an eye sore and destroy the vibe and feel that draws people to this area.

I have a 27 year old son who is impacted by the lack of affordable rentals in this city and I am fully in support of this new building addressing that major challenge in this city. There is no problem there and this is not a NIMBY position. This is a "can my voice be included somehow in how this is done, based on what I know living in the immediate area about existing concerns with traffic and an appreciation for the beauty and ambience of the area".

I would very much appreciate a reply to these concerns as the final decisions are made and I hope as a new council (and I am one who voted for almost all of you), you do care.

Thank you,

Cindy Trytten
614 Cornwall Street
Victoria, BC

Thomas A. Pink
3100 Uplands Road
Victoria BC V8R 6B5

Victoria City hall
1 Centennial Square
Victoria BC V8W 1P6

January 30th 2019

Re: 1303 Fairfield Road

Dear Mayor and Council,

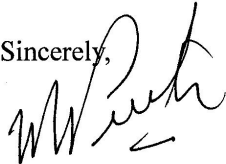
I am writing in regard to the application before council for a new development on this site that contemplates construction of a 15 unit rental building together with main floor commercial flex space to be used by the church that has operated on this property for over 90 years.

As a property owner with some 34 rental units in Fairfield, I witness a strong demand for rental units in the area and as such, can attest first hand to 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 the community, but also seniors who may want to downsize from their Fairfield homes and have decent accommodation to rent in the area. The addition of a neighbourhood cafe would enhance that corner and 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.

The size and scale of the proposed development is quite in proportion to it's placement on that corner and would actually be of less height than the existing church structure. This is an example of a well conceived project that would be a credit to the neighbourhood and in my opinion should definitely be given approval to proceed.

Thanks for your consideration of my opinion on this project.

Sincerely,

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

Tom Pink



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 revised 15 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,

Ty Whittaker*
Senior Vice President



Ty Whittaker Personal Real Estate Corporation

Pamela Martin

From: Victoria Mayor and Council
Sent: February 11, 2019 9:50 AM
To: Public Hearings
Subject: FW: 1303 Fairfield Rd, Victoria B.C. Public Hearing Feb.28/19

From: William Phillips [mailto:]
Sent: Sunday, February 10, 2019 1:55 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1303 Fairfield Rd, Victoria B.C. Public Hearing Feb.28/19

Dear Mayor and Council Members,

My name is Bill Phillips, I am 66 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 and I urge you to approve same.

Thank you very much,
Bill Phillips.

>

964 Heywood Avenue
Victoria BC V8V 2Y5

February 5, 2019

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 15 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, overlapping flourish.

Jonathan Norris

1537 Despard Avenue
Victoria, B.C. V8S 1T2

February 4, 2019

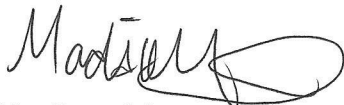
Victoria City Hall
Mayor and Council
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor and Council:

Re: Fairfield Unity Commons, 1303 Fairfield Road

I am attending the University of Victoria in the Nursing program. I live with my uncle at 1537 Despard Avenue for the year. I will be looking for rental accommodation in the Fairfield area. I am so glad there are more rentals coming on the market. I support the proposed 15-unit rental building by Unity at the corner of Moss and Fairfield and look forward to the opportunity of renting a unit once the building is completed.

Yours truly,

A handwritten signature in black ink, appearing to read "Madison Massey", with a large, stylized loop at the end.

Madison Massey

1550 Earle Place
Victoria BC V8S 1N2

February 4, 2019

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 last year 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,



Martine Norris

Philippe Norris
154 Robertson Street
Victoria, B.C. V8S 3X1

February 4, 2019

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:

My family home is in Fairfield on Earle Place. I have moved out on my own and my rental is at 154 Robertson Street.

I have reviewed the plans and redesign and support 15 more rental units close to Cook Street at 1303 Fairfield. I and many of my friends want to live in Fairfield and thank you for more rental housing, which is much needed. I 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 my support.

Yours truly,

A handwritten signature in black ink, appearing to be 'Philippe Norris', with a stylized, flowing script.

Philippe Norris

February 5, 2019

Via e-mail

City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council:

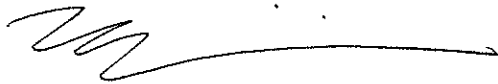
Re: 1303 Fairfield Road Rezoning

My wife and I have been long-time residents of Fairfield. We frequent Moss Street Market and look forward to a neighbourhood café to rest at after we go shopping.

I have reviewed the plans for the proposed development, approve of the design and particularly 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

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

February 5, 2019

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 cursive script that reads "Grace Telford".

(Mrs. Grace Telford)

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

February 5, 2019

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,



Dr. René Weir

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

February 5, 2019

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

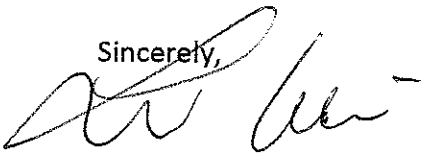
Dear Mayor and Council:

RE Unity Commons Project at Fairfield and Moss Street

My husband and I have lived in the Fairfield area for many years. We were happy to hear that the Church congregation will be staying in our community with the new amenity. We have reviewed the plans online and support the high energy efficient design of the new building. We also look forward to the bakery/café going into the Moss Street-Fairfield Road corner.

We also support the Mayor and Council's initiative in requesting more rental spaces and this project will help with the rental shortage. We support the OCP change to four storeys as we can see that the appearance will be three storeys on account of the site grading.

Sincerely,

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

Lindsay Weir

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 evolution 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

Pamela Martin

From: Victoria Mayor and Council
Sent: February 26, 2019 12:32 PM
To: Public Hearings
Subject: FW: Unity Commons - Proposed redevelopment of Fairfield United Church - letter of support

From: Annemieke Holthuis [mailto:]
Sent: Sunday, February 24, 2019 7:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fwd: Unity Commons - Proposed redevelopment of Fairfield United Church - letter of support

Begin forwarded message:

From: Annemieke Holthuis < >
Subject: Re: Unity Commons - Proposed redevelopment of Fairfield United Church - letter of support
Date: February 24, 2019 at 7:19:35 PM PST
To: "Lisa Helps (Mayor)" <mayor@victoria.ca>, "Marianne Alto (Councillor)" <MAlto@victoria.ca>, bisitt@victoria.ca, jloveday@victoria.ca, cthorne-ton-joe@victoria.ca, gyoung@victoria.ca, lcollins@victoria.ca, sdubow@victoria.ca, spotts@victoria.ca
Cc: Beth Walker < >

February 24, 2019

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

Dear Mayor and Council,

I write as a member of the Fairfield United congregation **in support** of the application for rezoning by Unity Commons, being considered at the March 14, 2019, public meeting.

My May 2018 letter, outlined some of the reasons for Fairfield United's decision to move toward development. Fairfield United has played - and wants to continue to play - an important role in the communities of Fairfield, Victoria and Greater Victoria.

A diverse congregation, we want to continue existing partnerships - with Our Place and Greater Victoria Acting Together as just two examples - use our space to build new partnerships that would assist youth, families and seniors. We would like to see the corner

of Fairfield and Moss be a real community hub and believe that Unity Commons would be one step - an important step - in that direction.

I would ask you to approve the Unity Commons application and thank you in advance for considering this letter.

Kind regards,

Annemieke Holthuis

On May 12, 2018, at 8:46 PM, Annemieke Holthuis

<[REDACTED]> wrote:

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

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

February 10th, 2019

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 three levels of rental units together with main floor commercial space.

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. This new development would be 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

#515-845 Dunsmuir Road
Victoria, BC V9A 0A7
Feb 24, 2019

Mayor and Council
City of Victoria, BC

Honourable Mayor and Councillors of the City of Victoria:

Re: Public Hearing Thursday, March 28
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 needs 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. Fairfield United Church has made itself available to the neighborhood in a number of ways outside the "church building" (including the use of the Garry Oak room as temporary worship centre).

Rev. Beth Walker has engaged local elementary students in providing over 1000 pairs of socks for the homeless, including bringing a recipient of such socks to the classroom to express their gratitude. Social cohesion based on respect for each human being is a value which societies need and which requires continual nourishment. Fairfield United provides that nourishment.

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
515-845 Dunsmuir Road
Victoria, BC

The Rev. Canon A.E. (Dolly) Beaumont, Deacon
7286 Francis Rd.,
Sooke, B.C. V9Z 0S8

March 2, 2019

Re: Fairfield United Church

To the Mayor and Council, Victoria, B.C.

This letter is in support of the members and community at large for the continued use of Fairfield United Church whose space is threatened.

It is important that communities have sacred place:

- A space where folks can come to, pray, reflect and worship.
- A space for seekers discovering their faith.
- Sacred space offers opportunities for folks to gather socially, especially for the elderly who may be able to drive.
- Sacred spaces are important for programs and meetings to aid those who are less fortunate in society.
- Sacred Space is important for young people to have a safe environment where they can gather.

Please consider the above reasons for keeping the sacred space at Fairfield United Church in the Fairfield Community.

Yours truly,

A.E. (Dolly) Beaumont

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6
March 3, 2019

Dear Mayor Lisa Helps and City Council Members:

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 Unity Commons' project. The multi-use sanctuary will not only meet the needs of congregants but also the Fairfield neighbourhood.

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 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. This past fall we engaged in a "Listening Campaign" at the Fairfield Fall Fair. One of the key things we heard was that seniors and young moms are experiencing social isolation. People are needing a place to gather, and a sense of belonging. Unity Commons will provide that space of belonging.

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

Churches mean millions to local communities: Halo study

Reported in the Anglican Journal

BY **TALI FOLKINS** March 21, 2017

The Halo Canada Project found that 10 Toronto faith communities benefit their local communities to the tune of \$45 million per year, Mike Wood Daly, the project's research lead, said at a Toronto interfaith forum March 11.

“Faith communities-synagogues, mosques, churches, temples-are integral to the fabric of our communities in terms of supporting what a community desires to do with and for itself,” said Mike Wood Daly, research lead at the [Halo Canada Project](#), a research project aimed at measuring the economic impact of religious communities. “We’re not just an isolated island in communities, but we’re members within that community, and we can through our economic stimulus...be of benefit,” he said.

Wood Daly was speaking at Exploring Sacred Space: Regenerating Places of Faith, the annual forum of [Faith & the Common Good](#), a national interfaith organization.

Since 2015, the Halo Canada Project, funded by a range of faith-based organizations, including the Anglican diocese of Toronto, has been attempting to gauge the measureable impact faith communities can bring in the form of everything from community garden plots to counselling services. An initial pilot study looked at 10 Toronto congregations-eight Protestant and two Muslim; since then, the study has been widened to cover 25 congregations of various faith traditions. The pilot study found a total “halo effect” of \$45 million per year for the 10 congregations-a considerable sum, Wood Daly said, given these 10 make up only a small fraction of Toronto’s faith communities.

“Can you imagine if we...multiplied that by more than a thousand congregations [to approximate the total] that are in the city of Toronto, what it would cost the city of Toronto to even begin to replace some of those programs and services?” he said.

For the 25 congregations, the total halo effect came to \$73 million, according to the study.

Halo then looked at how governments would benefit if faith communities were taxed, and found that this amounted to only a fraction of the financial benefit they bring. For example, Wood Daly said, one congregation in Toronto's Bloor and Yonge area was found to have a halo effect of about \$1.5 million; if governments eliminated tax exemptions-property tax, rebates to sales tax and personal tax credits to donors-to faith communities, they would get about \$366,000 from the same congregation. The findings suggest, he said, that taxing faith communities would be of questionable benefit to society.

"It's a pretty significant difference-if we didn't have that charitable tax privilege, we would be hard-pressed to continue to serve the communities in the same way, and yet our communities would ultimately be receiving an economic deficit because of our inability or our incapacity to perform and to serve in many of the same ways that we do now," he said.

One practical use of the Halo research, he said, might be to counter arguments in favour of taxing faith communities.

"Hopefully, one of the benefits of doing a study like this is that we can use it in advocacy-because there is a pretty strong lobby...at present to reduce or eliminate the charitable tax status," he said.

In an interview, Wood Daly said he knew of at least one municipality-Langley, B.C.-in which reducing an exemption on property tax for faith communities has already been proposed. The motion failed after a protest against it by religious and secular community groups.

One of the protestors, the Rev. Paula Porter Leggett, of St. Andrew's Anglican Church, [told a local newspaper](#) the church would have had to close its doors if the motion had passed.

February 28, 2019

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

Submitted by email: PublicHearing@Victoria.ca

Re: Unity Common Project at Fairfield & Moss – Redevelopment Proposal
Public Hearing – March 7, 2019

To Whom it May Concern,

My name is Suzanne Bradbury and I have been a resident of the Fairfield neighbourhood for 20 years. My husband has in fact lived in Fairfield since coming to Canada as an immigrant in 1976, and we have raised our children in his family home. Our children attended the local elementary school, we are devoted supporters of the Moss Street market in season, and we have attended many events and choir practices in the United Church building. We bike and run throughout this beautiful neighbourhood, and are deeply committed to the long term wellbeing of our community.

I am writing today in support of the proposed development of the United Church's site at the corner of Fairfield and Moss. The church building currently on that site is beloved by many but has reached the end of its lifespan. Choir practices were moved across town several years ago due to safety concerns, and the current building does nothing to add to the vibrant tapestry that otherwise exists in that neighbourhood due to the market, the bike shop, the community center, and so forth. The creative proposal developed for the Unity Commons answers the need for street level activation, preserves the gathering place that has always been provided by the church, and in addition, also add to our desperate need for quality rental accommodation. As seductive as it might be to imagine preserving old buildings, the reality is that buildings have lifespans. After a certain point they become expensive, uncomfortable, unsafe and therefore unusable. Our community needs to plan for the future as well as honor the past, and this proposal does both.

Please do not consider removing units in order to preserve an outdated notion of car usership. In the future, we are more likely to need homes than cars, and new developments should, like this one, support a range of choices for both.

I applaud Unity Commons for this sensitive development and I respectfully ask Council to consider the future of our community as well as the past, and to support this proposal in full.

Respectfully Submitted to PublicHearings@Victoria.ca on February 28, 2019 by email.

Sincerely,

Suzanne Bradbury

215 Beechwood Avenue
Victoria, BC V8S 3W6

Pamela Martin

From: Christopher Petter <[REDACTED]>
Sent: March 7, 2019 10:07 AM
To: Councillors
Cc: Public Hearings; Alec Johnston
Subject: objections to 1303 Fairfield Rd. Unity development proposal and associated zoning changes

1220 McKenzie Street
Victoria, V8V2W5
March 7, 2019

Re the Unity proposal for 1303 Fairfield Rd.

Dear Mayor and Council,

My principal objections to this project are not just on aesthetic or heritage considerations for which the application is questioned by many in the neighbourhood. I am especially concerned that the public safety of pedestrians and cyclists will be compromised by building such a large structure with minimal setbacks adjacent to two such narrow roads. Not only are Fairfield and Moss too narrow to allow loading into the building both during and after construction. Both have school zones around the proposed building. They already have very heavy traffic during the school year and on Moss St. market days. There have also been accidents at the intersection of Fairfield and Moss some of them very serious. (Please see unacceptable impacts below).

My second principal objection is that the amenity that is the justification for the size of building is not needed by the community and that it is therefore not worth risking public safety to accommodate the church's declining congregation with a space which is essentially created for private not public purposes. According to Nicole Roberts' Nov. 20th letter to Council, "The goals of the Unity Commons stem from Councils' 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...." The chief amenity described is the 2,350 square foot sanctuary which will be subsidized by the luxury apartments and café business. "This space will become the new home of Fairfield United congregation and function also as community space for inter-faith worship, arts and cultural activities and opportunities that promote social connections and inclusion."^[1]

This all sounds very good but it raises important questions:

- 1) Do the increased traffic and congestion at the intersection and in the narrow streets around the proposed building promote public health and wellbeing or undermine it? (see unacceptable impacts.)
- 2) Does subsidizing the sanctuary justify amending the OCP, a bylaw which represents a social contract with the community to only densify within limits accepted by the community?
- 3) Does subsidizing a sanctuary amenity really make sense in terms of neighbourhood rental affordability? Won't the amenity mean rents on the 15 apartments are out reach of most working people and reduce diversity? And won't high rents here encourage others in neighbourhood to raise their rents? Could it not trigger more renovictions like the one that just taken place just one block away

at 340 Linden, where 8 tenant who were paying \$620 a month for a single apartment with a loft will be expected to pay \$1300-\$1,500 in the future?

In my view when a property like 1303 Fairfield has paid no property taxes for over 100 years the City should expect a substantial CAC in terms of affordable housing to recognize the enormous increase in the land's value as a result of building a 15-unit apartment. A good Community Amenities Contributions CAC practice should not be subordinate to the to the financial viability of the project containing an amenity which is essentially not needed by the community. An individual CAC should be examined to deliver the greatest good for the greatest number in the community and should be developed in concert with the whole community and not an individual congregation.

As a 2014 consultant's report to the City of Vancouver on CACs and housing policy found: For CACs to be an effective and constructive means of obtaining amenities, several important conditions ought to exist:

- Rezoning (whether a change in use and/or an increase in density) should be based on sound community planning; the change in use should be consistent with broad City policy and planning objectives and the change in density (often with an increase in height) should be appropriate in terms of design, transportation, engineering, and neighbourhood character considerations.^[2]

One of the reasons that this report states that a CAC policy wouldn't work would be

If the community sees insufficient benefit or unacceptable impacts, after considering the CAC for the project, and there is a sufficiently strong and successful opposition to rezoning, then Council should consider the whole issue of the financial viability of the project to be moot and reject the application.^[3]

The 1303 Fairfield case: -

In the case the 1303 Fairfield the CAC is understood to be 15 market rate apartments, a subsidized sanctuary and a building that meets Step 3 for energy efficiency (above the City's current standards) and of course a dog fountain. The sanctuary will be rented out to the public and will be available for "interfaith worship, arts and cultural activities and opportunities that promote social connection and inclusion." And let's not forget the social inclusion of the dog fountain!

Are 1303 Fairfield's CACs really needed by the community?

The Fairfield Gonzales Community Association (FGCA) already rents out the Douglas room located next to Sir James Douglas school (SJD) across the street from Fairfield United Church which can be used for "interfaith worship, arts and cultural activities". Fairfield United congregation have been meeting in the Douglas room for more than 2 years and, according to the minister, the congregation has expanded. Could not weddings and funerals and other interfaith events also be booked in the Douglas room? Plus, there is parking adjacent to the Douglas room. Also, the FGCA also across the street from the church provides a multitude of opportunities for "social connection and inclusion". There are: 'early childhood, school age and adult programs and a facilities rental'. There are also community dinners, an annual picnic, a community garden program in which all the community can participate. In addition, the Cook Street Activity Centre, only two blocks away, offers the same amenities as the sanctuary. It offers the same social and cultural opportunities and could be rented for interfaith worship. Finally, vibrancy as measured by successful businesses and community events like the

popular Moss St. market is more evident at 5 Pts. than in many other areas of the city. So, turning down this application would not negatively affect either the congregation, the community or the vibrancy at 5 pts.

Unacceptable impacts:

- The School Travel report for SJD School published in 2018 identifies the intersection of Fairfield Rd. and Moss St. as the top challenge preventing more students from walking or biking to school. (pp 15-17).^[4] This will certainly make the school zone around the Unity much more dangerous considering the loading and unloading of large trucks both during and after construction especially were they to park in the no parking zone on Moss St. adjacent to the Unity. Next to the Unity, Fairfield Rd. becomes a steep hill so that parked trucks unloading in front of the Unity will make it very dangerous for bicyclists slowed by the hill's incline. It is already dangerous because of the heavy traffic including the frequent wide buses.
- Raised rents in the surrounding neighbourhood and less parking on the street for tenants in the surrounding neighbourhood.
- The parking exemption of 16 spaces has an opportunity cost by taking away the opportunity for another developer at this location to build an apartment with affordable units.
- The Unity offers only two 2 bedrooms and one 3 bedrooms apartments which shows no commitment to creating affordable family-friendly housing. (The 10% market reduction on the 3 bedroom is token.)
- The change in use is inconsistent with broad City policy and planning objectives:

The OCP designates the 5 Pts. location a Small Urban Village (SUV) not a Large Urban Village (LUV)

- increased density is more than the OCP for SUVs
- 4 storeys with virtually no setbacks is more than the OCP in SUVs. The building is too big for an SUV.
- The draft Fairfield plan for 5 pts. is for 3 storey buildings except for commercial property.
- The demolition of an historic, heritage building when a 2016 structural engineer's report found that "The structure is in good condition, with no signs of significant deterioration"^[5]
- A design which does not fit into the historic village as described in the "Draft Fairfield Neighbourhood plan" pp. 66-67. It does not fit with neighbourhood character, "arts and crafts" design and detailing of SJD and character of the surrounding community buildings

The developer (Nicole Roberts) argues that, because of economic considerations, the sanctuary and energy efficiency CACs of this project would not be possible without the City amending the OCP and changing the density, height, zoning and setbacks. She wishes to create ten 1 bedroom, three 2 bedrooms, and one 3 bedrooms market-rate apartments. She argues that the economic viability of the project depends on having Council amend the OCP to create a LUV building to be sustained by market-rate rents.

However, the community amenity most needed in Victoria is affordable family-friendly housing. Were this proposal to be turned down by Council there would be an opportunity for this developer or another to buy it to develop affordable family-friendly housing on the property which would **not** violate the OCP and would not require the unacceptable changes in zoning.

Opposition to the project:

From the announcement of this project, opposition has grown.

- At the CALUC meeting on March 15th, 2018, with about 100 in attendance, the “vast majority” of those present were opposed to both the amendment of the OCP from SUV to LUV and the change in zoning. (See 1303-Fairfield-Final- Report.pdf minutes.)^[6] My objection on affordability grounds was not recorded nor was my concerns about safety.
- An online petition circulated in April was signed by more than 1,000 people opposing the church demolition and zoning changes for both heritage and community planning considerations.
- A door-door survey of about 150 neighbours directly affected by the change from SUV to LUV and the changes in zoning and parking revealed 99% against the project.

Conclusion:

To conclude, the rezoning - both the change in use and the increase in density - are not based on sound community planning. The change in use is inconsistent with broad City policy and planning objectives as represented in the OCP. The change in density and increase in height are not appropriate in terms of public safety, design, engineering, and neighbourhood character considerations.^[7] In short, the community sees insufficient benefits and unacceptable impacts from the 1303 Fairfield Rd. proposal and it has consistently opposed the project for two years. In spite of the objections raised the project has changed very little since it was first proposed. Therefore, the financial viability on which this entire proposal is based should be moot and the proposal rejected by Council. This would be a decision based on both principle and on policy.

Turning down this application would not negatively affect either the church’s congregation or the community. The sanctuary, energy efficiency or dog fountain amenities offered come at too high a price in terms of height, zoning and density changes required. It also creates an unacceptable precedent by amending the OCP to suit a developer’s economic viability. Passing it would not only negatively affect those within walking distance of the two SUVs on Moss. The larger effect would be to raise Fairfield rents; to undermine the Fairfield neighbourhood planning process and sow cynicism about the City’s motives in creating an OCP which can be changed at will to suit developers. By making economic viability the only criteria for modifying accepted policies it also undermines efforts to introduce a more progressive CAC policy. Amenities should be developed after a broad consultation with the whole community and not as a result lobbying by a special interest group with City Hall.

Your sincerely,

Chris Petter

1220 McKenzie Street,

Victoria, V8V 2W5

^[1] Letter, Nicole Roberts to Council, Nov 20, 2018.

<https://tender.victoria.ca/tempestprod/ourcity/Prospero/FileDownload.aspx?fileId=9BE6C8D8-71B5-4BB7-BB2F-B39F7E54C348&folderId=53996C170113120735690000>

^[2] Coriolis Consulting, CAC and Housing affordability: Review for the City of Vancouver, 2014, <https://vancouver.ca/files/cov/CAC-coriolis-consultancy-final-report-december-2014.pdf>

p. 6

^[3] Coriolis Consulting report, p.15

^[4] CRD. School Travel Plan Sir James Douglas School, Final Report 2018, pp 15-17

^[5] Letter from Reed Jones to Nicole Roberts, June 29, 2016

^[6] See 1303-Fairfield-Final- Report.pdf minutes

^[7] Coriolis Consulting, CAC and Housing affordability: Review for the City of Vancouver, 2014, <https://vancouver.ca/files/cov/CAC-coriolis-consultancy-final-report-december-2014.pdf>

p. 6

G1, 395 Tyee Rd.
Victoria, BC
V9A0A9

Mar. 6, 2019

Dear Mayor Helps and Members of Victoria City Council:

Re: Unity Commons in Fairfield

On behalf of the Board of First Unitarian Church of Victoria we write to support the project to replace the Fairfield United Church facility with a community meeting sacred space along with much needed rental housing within the Fairfield Community.

I would like to emphasize the word 'sacred' because of the importance of offering a space that promotes a deeper spiritual exploration that we often yearn for in this complex society in which we live. Sacred space is important to community. It is special. Having these types of spaces available can contribute to ending social isolation and improving overall mental health.

Patterns of providing sacred space are changing in our increasingly secular society. Having alternative places to meet strengthens communities. We are aware and supportive of Fairfield United being open to sharing their space with other communities of faith. This can only enrich this Fairfield neighbourhood in placing emphasis on the foundation of values in programs and services.

A big question of the day we ask ourselves is 'How do we transform the world?' We like the idea of having a sacred space in neighbourhoods that could be used when there are contentious issues and where the atmosphere would perhaps be more conducive to peaceful dialogue and building deeper relationships.

I encourage Victoria City Council to support more multi denominational sacred spaces for our communities.

Marion Pape, President, First Unitarian Church of Victoria

Resident of City of Victoria

Pamela Martin

From: Victoria Mayor and Council
Sent: March 7, 2019 11:34 AM
To: Public Hearings
Subject: FW: Fairfield United Church redevelopment project -- Unity Commons

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

From: Penny Tennenhouse [mailto:]
Sent: Wednesday, March 06, 2019 8:45 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fairfield United Church redevelopment project -- Unity Commons

March 6, 201

I am writing to express my support for the proposed redevelopment, Unity Commons, on Fairfield Rd. and Moss St.

I live two short blocks away on Moss St. and look forward to this new building, which will be an exciting new benefit to my neighbourhood and the community as a whole.

I particularly welcome the development's inclusion of 15 units of rental housing -- and, importantly, that there is a covenant on them that they will always remain rentals.

As well, I am very happy that it will provide much-needed community space, for a variety of community organizations and faith groups, including the longstanding beloved Fairfield United Church. This space will enrich and greatly support our community organizations and aid significantly in community-building.

I am delighted that a cafe will be part of this new building. A cafe on this corner will be a wonderful gathering place, that will bring more life and to this area.

After much planning and consultation, it is time to get this project approved so that we can begin to enjoy the benefits of this valuable addition to our community.

Sincerely,

Penny Tennenhouse
1303 Carnsew St.
Victoria

February 28, 2019

Mayor and Council

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

Addresses:

Lisa Helps (Mayor) mayor@victoria.ca;
Marianne Alto (Councillor) MAalto@victoria.ca;
Sarah Potts (Councillor) spotts@victoria.ca;
Sharmarke Dubow (Councillor) sdubow@victoria.ca;
Laurel Collins (Councillor) lcollins@victoria.ca;
Ben Isitt (Councillor) bisitt@victoria.ca;
Jeremy Loveday (Councillor) jloveday@victoria.ca;
Charlayne Thornton Joe (Councillor) cth Thornton-joe@victoria.ca;
Geoff Young (Councillor) gyoung@victoria.ca;

Dear Mayor and Council,

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

Letter of Support

My names is Ross Walker, and I am a member of the congregation of Fairfield United Church. I am writing to you to indicate my support for the above noted redevelopment proposal for 1303 Fairfield Road. Over the past 5 years or so, one of my major roles with the congregation has been to explore ways and opportunities for the church to continue serving the community. As you likely aware, the congregation has been active in the Fairfield neighbourhood for close to 100 years. Over this period of time many things of changed in how churches provide services and spiritual needs to their communities. The traditional way of supporting a large structure that is primarily utilized for just one day per week is not a viable or practical way to provide for these needs. In terms of the building itself, the structure is over 90 years old and has badly deteriorated over time. Areas of the church are no longer safe and it is not possible for the congregation to continue meeting in the building.

The Unity Commons proposal will allow the congregation to continue to be a spiritual and supportive presence in the Fairfield community, hopefully for the next 100 years. It also creates space for connections, welcomes interfaith worship, and encourages arts and cultural celebrations.

Further, it will provide other benefits to the community, such as:

- Adding 15 new rental homes in an area that is experiencing a critical housing shortage.

- The Sanctuary space that will allow other social and community-minded organizations to provide their valuable services.
- A designated area for a commercial café space that provides for more social vibrancy to the corner of Fairfield and Moss.

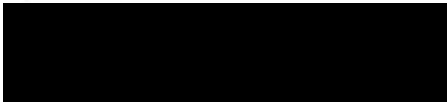
The developer has ensured the design of the new energy-efficient building respects the privacy of adjacent neighbours, and has included underground parking for the 15 units including 8 public spots and over 30 bike stalls.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ross Walker', with a long horizontal line extending to the right.

Ross Walker



Pamela Martin

From: Lucas De Amaral
Sent: March 8, 2019 10:21 AM
To: Public Hearings
Subject: FW: letter on behalf of Fairfield United Church

From: Donna Mclellan <[REDACTED]>
Sent: March 7, 2019 12:26 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Laurel Collins (Councillor) <lcollins@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Fw: letter on behalf of Fairfield United Church

From: Donna Mclellan
Sent: November 22, 2018 7:05 PM
To: Victoria Mayor and Council
Cc: Beth Walker; [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

Pamela Martin

From: Lucas De Amaral
Sent: March 8, 2019 10:20 AM
To: Public Hearings
Subject: FW: Email to Mayor and Council RE: proposed redevelopment of fairfield church

From: Donna McLellan <[REDACTED]>
Sent: March 7, 2019 12:45 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Laurel Collins (Councillor) <lcollins@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Fw: Email to Mayor and Council RE: proposed redevelopment of fairfield church

Dear Mayor and Council,

I am resubmitting the first letter I sent to Council prior to the November election, supporting the development planned for Fairfield and Moss.

Sincerely,
Donna McLellan

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: July 6, 2018 5:32 PM
To: Donna McLellan
Subject: Email to Mayor and Council RE: proposed redevelopment of fairfield church

Dear Donna,

Thank you for your email regarding 1303 Fairfield Road, it has been shared with Mayor and Council and attached to the correspondence file for this address.

On May 10, Council referred this application back to staff and the applicant to address the height and massing concerns identified by the neighbourhood, and to more adequately address the transition to surrounding properties. The revised application will be brought back to a future Committee of the Whole meeting, at which time your correspondence will be shared with Council once more. The applicant is currently working on these revisions.

Information on this application is also available on the City of Victoria's [Development Tracker App](#). If you have any questions specific to this application, please contact Alec Johnston, City of Victoria Planner at ajohnston@victoria.ca.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

From: Donna Mclellan <[REDACTED]>

Sent: June 13, 2018 12:45 PM

To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>

Subject: proposed redevelopment of fairfield church

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
[REDACTED]

Pamela Martin

From: Lucas De Amaral
Sent: March 8, 2019 10:21 AM
To: Public Hearings
Subject: FW: Unity Commons - 1303 Fairfield Rd

From: Joanne Thibault <[REDACTED]>
Sent: March 5, 2019 4:57 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Unity Commons - 1303 Fairfield Rd

Hello Mayor Helps;

I am submitting this email in support of the rezoning application for 1303 Fairfield Rd. I took the opportunity to attend the developer's open house and become familiar with their plans. I am pleased that the development will continue to provide a community place of worship while offering a new café and 14 new residences. For me it is a good repurposing of land and end-of-life infrastructure, and logical given the busy nature of its location at the intersection of Moss St and Fairfield Rd.

I know that you will give this application every fairness and consideration that is appropriate, and not give more than appropriate weight to voices that only know how to feel bent out of shape over any redevelopment. I find the extent of self-centeredness in this area of Victoria very distressing and thank you in advance for making your own decision rather than one you've been bullied into.

Thanks, Joanne

Joanne Thibault
1021 Collinson St, Unit 403
Victoria, BC V8V 3B9
[REDACTED]
[REDACTED]

March 4, 2019

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

Dear Mayor and Council

RE: Unity Commons – Proposed redevelopment of Fairfield United Church at 1301 Fairfield Road, Victoria, B.C..

Letter of Support.

I write in support of the proposed redevelopment of the Fairfield United Church site.

I have been a member of Fairfield United Church for over 50 years and feel that this development will allow the church to continue to be a part of the community. Over the years I feel the church has provided stability and a centering presence in Fairfield.

Personally it has taught me compassion and the value of volunteering in our city. As an example I have been a Board member of the Kiwanis Pavilion, a 122 bed complex care facility, located in the City of Victoria at 3034 Cedar Hill Road for the past 17 years. I also volunteer as president of a low income seniors housing facility and have done so for over 20 years. I volunteer at the Willows Beach Tea Room whose funds support many organizations in the city including Our Place, The Mustard Seed, Youth Sanctuary just to name a few. The church has taught me the value of giving back.

Fairfield United Church has been instrumental in starting the “Sock Toss” providing warm socks for the many homeless people in our city. At Christmas the church has a Christmas Eve Service that brings 250 – 300 people of the Fairfield community together.

Fairfield United Church offers a sanctuary and a place to be heard and heal. A recent example for me was when I was worried for the mental health of my son who was a first responder at the murder of the two children in Oak Bay a year ago. The minister was there to hear my concerns and to comfort me.

Being a member of Fairfield United for such a long time I have seen the deterioration of the building and given its current condition do not see that financially, restoration is an option.

Unity Commons offers an opportunity for the church to continue to be a cornerstone in the Fairfield Community. At the same time it will offer energy efficient rental accommodation and some business opportunities.

In my experience parking has not been a problem. Agreements with the School Board, the Community Centre and local business provides ample parking for Sunday Services. I understand that the 15 rental units will have parking spaces within the building in addition to 8 public spots and 30 bicycle stalls.

Unity Commons does not infringe on the views of any of the surrounding homes and is consistent with other buildings on the five corners. The design of the building is set back from the street and will allow a gathering place for local residents.

In conclusion I feel Unity Commons is an appropriate use of the property.

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

Sincerely,

Joan Trumble,

A solid black rectangular box used to redact the signature of Joan Trumble.

Karen Aitken 1542 Bywood Place Victoria BC V8S 1X8

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

Dear Mayor and Council,

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

I have been a member of Fairfield United Church for 20 years and also live in the nearby area. As the former Chair of Council at Fairfield United, I **strongly** support this application to redevelop the church property. The congregation has been active in this neighbourhood and dedicated to the well-being of this community for almost 100 years.

- As a former Council Chair for many years and a member of the congregation of Fairfield United, service to our local community has always been at the forefront. We consider ourselves the “heart of Fairfield” on our busy corner of Moss and Fairfield.
- Fairfield has offered services to our neighbours in the forms of open houses, Christmas services, rummage sales, art exhibits, home improvement workshops, and rental space for Brownies, and Alcoholic Anonymous to name just a couple.
- Being a part of this inclusive and welcoming community has meant a lot to our family. We attended every Sunday so our children could benefit from a spiritual sense of community with friends from school and grow into young adults who care and respect and are committed to service.
- Being a part of an inter-generational community offers much needed comraderie and collaboration with friends and neighbours from all socio-economic, professional and family backgrounds that truly impact your life in immeasurable ways especially in a world of age specific activities.
- It is very important that Fairfield United Church continues to search its local community. We offer support and guidance, opportunities to learn and share and having this redevelopment move forward is the only way to continue this service.

When I was Council Chair, we investigated many options for the continuance of our church community. As the building is now over 90 years old and requires expensive repairs, it is really no longer viable to keep the building open. It has badly deteriorated over time including a leaking roof, rotting foundation and ancient plumbing. We felt that there were several areas that were no longer safe for the congregation or community renters to continue to use the building.

- It is not financially viable to restore the building. Trust me that we have tried everything in terms of fundraising.
- Unity Commons is an excellent opportunity to add greater value to the neighbourhood through the introduction of much needed rental housing, a café space for people to gather, 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 other interfaith communities/organizations.)
- 15 new, energy efficient rental homes right across from Sir James Elementary School encourages alternative transportation: bikes, transit and pedestrian.
- Building design respects the privacy of adjacent neighbours and the 3-bedroom family unit will be offered below market rental and this is the category of housing that is so desperately needed especially for young families.
- The redevelopment will enable our congregation to remain in the neighbourhood where we have been actively engaged in building an inclusive community and helping improve the lives of others for 100 years
- The Sanctuary space/Community Commons 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. This is space has been subsidized by the developer – this is an extraordinary commitment to helping address social isolation and promotes community connection and wellbeing.

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

Sincerely,



Karen L. Aitken

May 11, 2018

To Whom It May Concern

I am member of the Fairfield United Church and concerned about the well being of the community and the church.

This project should go ahead because it is the only feasible use of the land, since the church sold property to the Developer. It is first low density and only marginally profitable to the developer. It adds rental units which are needed so badly for a few people. The Developer is assuming a portion of the development for the church and surely nobody wants to lose the church?

The Developer could have gone for larger, high density development with large monetary gains. I believe that by influence of Beth Walder and others has facilitated a match in heaven for the Fairfield Community.

Sincerely

Stanley J Mitchell
STANLEY MITCHELL,
VICTORIA, BC.

414-1560 Hillside Avenue
Victoria, BC, V8T5B8
March 1, 2019

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 as a member of Fairfield United Church strongly support the application of
Unity Commons for the following reasons:

- The original building is over 90 years old and has badly deteriorated over time. The balcony is not deemed safe to use and many other parts of the building are well worn and beyond repair.
- The congregation does not have the funds to restore the building to code.
- The proposed project design provides much needed rental accommodation the neighbourhood.
- I have attended Fairfield United since 1998, and parking has never been an issue for me or my family. When I drive to attend services, I park in the spaces of the FGCA and SD 61, which gives the congregation to park in their areas on weekends.
- I am excited to see the development of a cafe on the front face of the development. This space will be a gathering place for the community.

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

Nora M Hanna
Sincerely,
Nora M. Hanna

Pamela Martin

From: Lucas De Amaral
Sent: March 8, 2019 10:29 AM
To: Public Hearings
Subject: FW: Full support for Unity Commons

From: Mei Ching Tsoi <[REDACTED]>
Sent: March 6, 2019 8:05 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Laurel Collins (Councillor) <lcollins@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Cc: 'Nicole Roberts' <[REDACTED]>
Subject: Full support for Unity Commons

Dear City Council,

I would like to express my full support for the Unity Commons Project. I believe that their goals to have a new multi-use building that provides rental units, worship space, community common space and commercial space provides better use of land and will greatly contribute to my community.

The old United Church exists in an out-dated single use model that is no longer efficient for a variety of reasons: out-dated space, little or lack of amenities to attract new user community groups, lack of flexibility space usage to name a few. Today, the church is boarded up and the cost for any remediation makes little economic sense. I draw this scenario like the Johnson Blue Bridge - the opposition in the beginning but now once it is finished, everyone seems generally happy with the result.

Moving forward, the church approached their dilemma with a modern lens to meet their mandate and values with minimum financial risk and should be applauded for the ingenuity. They are offering rental units, worships space and common space for community use with ground level commercial component to provide cash flow for the building. We need to move with the times. People need to start changing their mindset about use land use. Everyone throws around words such as “densification”, “multi-use”, “community”. The church reached out to challenge themselves to a different model on achieving these goals. I see only benefits for everyone and not just for a standard developer “for profit” model of which we have all seen many a times.

Information provided by United Commons states that they will be requesting the site’s designation to a Large Urban Village (LUV) designation but indicated that this will not affect residential home’s current designation within 400m radius. If this is indeed true, I feel that there has been a lot of misinformation and fear mongering without clear interpretation of the OCP to the community. If the City can officially state what LUV will mean to the site and surrounding 400 radius, in writing and at the council hearing (for example, what will not be allowed), this may help with misinterpretations and miscommunications that has been circulated. Understandably, there will always be people who object to change or have a NIMBY attitude, and there is nothing that can persuade otherwise. However, I feel that it is at least better to provide facts to all who want to full disclosure from the source. That is the best we can expect.

I love Fairfield and live in this neighbourhood as a homeowner for more than 25 years within a block of the church. I saw less and less use of the church over time and it deeply saddens me to see that the church boarded up for over the past year with this project stalled. No one wins. The church members have been using the Sir James Douglas Garry Oak room

on Sundays for their worship as a humble substitute meanwhile the building is a visual blight that detracts from the neighbourhood. I want to see something that enhances the neighbourhood, provides community-based opportunities and programming , housing for those who want to live in the neighbourhood but cannot afford a own a house, rent a house, or settle for a basement suite. The neighbourhood can benefit from having more options for living and community spaces.

I see only positive benefits and truly hope that they can proceed forward in this endeavour.

Sincerely,

Mei-Ching Tsoi

Fairfield homeowner on Thurlow Street
[REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: March 8, 2019 9:07 AM
To: Public Hearings
Subject: FW: Redevelopment : Corner of Moss and Fairfield

From: Patricia Sanders [mailto:████████████████████]
Sent: Friday, March 08, 2019 8:48 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Redevelopment : Corner of Moss and Fairfield

Apt 104, 1040 Rockland ST. . Victoria BC

March 6th, 2019

Dear Mayor Helps and Members of Victoria City Council

Re: Development: Unity Commons in Fairfield

As an active member of Fairfield United, and a tax-paying citizen of the City of Victoria, I am writing support of the Unity Commons redevelopment, because it will provide:

- 1) A spiritual home and sanctuary for our congregation
- 2 Access too much needed rental units to add to the neighborhood rental supply,
- 3) An environmentally updated building to share with our neighbors and the broader community.

The Fairfield United community matters to me, because I find renewal, and peace through my involvement. The deep relationships I have experienced in this loving community over a short time have sustained my inner spiritual growth and have provided a launching pad for me to nurture the best version of myself. This building has historically been a home for many community groups that have rented affordable space to include such groups as AA, a day care, a space for dance, school, community choirs, orchestras and theatrical groups.

We have worked tirelessly with the developer over the last 2 years to listen and respond to the concerns of our neighbors, and make recommended changes to the designs, based on these consultations.

Our vision is to be a welcoming , inclusive community that embodies the ethos of the Christian story: to offer love, safety, belonging, kindness, compassion, social justice, meaning and relationships. We seek to promote social justice and equity through our membership within the Victoria Acting for the Common Good (GVAT).

As a community we realize that it is only through our relationships and collaboration with other broad based and diverse civic organizations in the community that we can work to effect change on issues that affect the broader community and ourselves.

Fairfield United and the neighborhood needs a meeting space where we can have access 7 days a week. This proposed re-development is a building for the future. It will be built with and for the community through partnerships that will endure and thrive. I ask that that Victoria Council support this proposal.

Tricia Sanders, [REDACTED]

Patricia Sanders
[REDACTED]

February 28, 2019

Mayor and Council

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

Addresses:

Lisa Helps (Mayor) mayor@victoria.ca;
Marianne Alto (Councillor) MAalto@victoria.ca;
Sarah Potts (Councillor) spotts@victoria.ca;
Sharmarke Dubow (Councillor) sdubow@victoria.ca;
Laurel Collins (Councillor) lcollins@victoria.ca;
Ben Isitt (Councillor) bisitt@victoria.ca;
Jeremy Loveday (Councillor) jloveday@victoria.ca;
Charlayne Thornton Joe (Councillor) cth Thornton-joe@victoria.ca;
Geoff Young (Councillor) gyoung@victoria.ca;

Dear Mayor and Council,

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

Letter of Support

My names is Ross Walker, and I am a member of the congregation of Fairfield United Church. I am writing to you to indicate my support for the above noted redevelopment proposal for 1303 Fairfield Road. Over the past 5 years or so, one of my major roles with the congregation has been to explore ways and opportunities for the church to continue serving the community. As you likely aware, the congregation has been active in the Fairfield neighbourhood for close to 100 years. Over this period of time many things of changed in how churches provide services and spiritual needs to their communities. The traditional way of supporting a large structure that is primarily utilized for just one day per week is not a viable or practical way to provide for these needs. In terms of the building itself, the structure is over 90 years old and has badly deteriorated over time. Areas of the church are no longer safe and it is not possible for the congregation to continue meeting in the building.

The Unity Commons proposal will allow the congregation to continue to be a spiritual and supportive presence in the Fairfield community, hopefully for the next 100 years. It also creates space for connections, welcomes interfaith worship, and encourages arts and cultural celebrations.

Further, it will provide other benefits to the community, such as:

- Adding 15 new rental homes in an area that is experiencing a critical housing shortage.

- The Sanctuary space that will allow other social and community-minded organizations to provide their valuable services.
- A designated area for a commercial café space that provides for more social vibrancy to the corner of Fairfield and Moss.

The developer has ensured the design of the new energy-efficient building respects the privacy of adjacent neighbours, and has included underground parking for the 15 units including 8 public spots and over 30 bike stalls.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ross Walker', with a long horizontal line extending to the right.

Ross Walker



March 5 2019

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

I, Sheri Peterson, 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*
- *Parking has never been an issue as we have walked/cycled/parked at the Fairfield Gonzales Community Association or Sir James Douglas School for those attending Fairfield United Church. 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