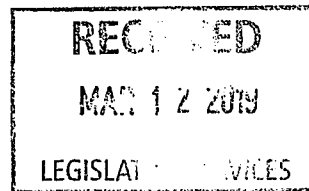


March 12, 2019

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



Dear Mayor and Council;

Re: Unity Commons - Proposed Redevelopment of 1303 Fairfield Road

On March 7, 2019 we had the opportunity to view the design behind the redevelopment of the Fairfield United Church at the above noted address. We were wonderfully impressed for a number of reasons; all we believe lend themselves to creating community while providing opportunity. Allow us to elaborate...

- market rental suites in perpetuity will not only allow for renters to access a wonderful neighbourhood, but perhaps set a bench mark for other developers to emulate
- space in our city is at a premium and for the first time in a long while, a development is not taking up a parking lot but rather adding to where none previously existed
- creating a sense of place in the creation of the Community Commons. Not only will this serve the congregation of Fairfield United Church, but will allow neighbourhood and other community organizations a place to gather and share
- in addition to the Commons, the inclusion of a café will provide for job creation as well as another gathering space for the neighbourhood. Look to Belmont Corners as a model of community given the arrival several years ago of our neighbourhood café, Koffi
- lastly, these units will be on significant transit and cycling corridors enabling residents to readily access nearby Fairfield Plaza, the waterfront and Beacon Hill Park, several schools and downtown

It is important for us to support this venture as our two children begin to look to create their own lives in residences such as these. Important too because we benefitted from an 'in fill' project; perhaps contentious at the outset but now we blend nicely into the neighbourhood, all the while enjoying walking to our work, two less cars on the road.

We respectfully ask that you collectively approve the application for Unity Commons.

Sincerely,

Kelly Mann

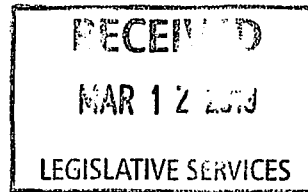
Kimberly Mann

2607 Capital Heights
V8T 3M1



March 12, 2019

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



Dear Mayor and Council;

Re: Unity Commons - Proposed Redevelopment of 1303 Fairfield Road

Last week, I went with my parents to view the plans for the redevelopment of the Fairfield United Church at the above noted address. I decided to go because of the opportunity this development creates for my generation.

As a 21 year old woman, I have never written a letter of support for any project in the city. I have chosen to support this project because it has many aspects that myself, and other young adults will require over the next several years.

- I believe the design of the building adds wonderful curb appeal while still respecting its neighbours and the surrounding area.
- I like that it is on a bus route, close to downtown, the grocery store and the waterfront.
- I appreciate that the apartments will be affordable as Victoria is becoming more expensive to reside in, making it difficult for not only young adults, but anyone with lower to moderate income to find a decent place to live that is in a central location.
- I also like that the coffee shop and the Community Commons invite people to get together to enjoy the lovely neighbourhood that Unity Commons will hopefully get to call home.

No doubt you will have plenty of letters such as mine endorsing this project so I deliberately kept it short.

I respectfully ask that you collectively approve the application for Unity Commons.

Sincerely,

Lindsay Mann

2607 Capital Heights
V8T 3M1

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

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

March 11, 2019

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

Dear Mayor and Council,

Over two years ago I was fortunate to meet the people of Fairfield United, through a local musician who sometimes supports the Sunday services. I was new to the neighbourhood and Victoria. I support the proposed redevelopment.

Last spring during their legacy sale I assisted the church and learned of Fairfield United's dream for Unity Commons. I wondered if there was room for me to contribute to Fairfield in general and connect with this community.

Personally, I'm not a *church person* and was a bit out of my comfort zone when I did attend Sunday services a few times during the year. I felt safe, I could stop and repose like a bird resting on a long flight, with no pressure to be a member. Unconditional welcoming.

Accepted and kindly received and I was able to start to grow a support network, so needed for the emergent "new to Victoria crowd." I met different people and participated in their women group; helped with fundraising and this helped me build open-mindedness. This social connection was key for my wellbeing.

I volunteered during their listening project where I spoke with neighbours about what they felt the Fairfield community needs. Like me, many want to connect and contribute at an intimate level, but don't know where to go in the neighbourhood. I believe many individuals feeling/experiencing isolation will benefit from the needed social facility.

This past December I assisted the church with their first outdoor Christmas Eve community sing along. As the people started trickling in I handed out candles to the families, singles, couples and all kinds of neighbours and curious commuters who came out - we counted 200 attendees halfway thru - it was so beautiful and appeared a special time for many to connect and feel uplifted. By far most of these folks were not church congregation. When we were done many, many people came to the volunteers to express their delight and gratefulness for this memorable event.

I believe this redevelopment plan is appropriate for the neighbourhood. It enables the congregation to remain in the neighbourhood where the parishioners 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. I understand this 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,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Eva Pettinato
106-1030 Linden Avenue,
Victoria BC V8V 4G2

November 22, 2018

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

RE: Unity Commons Application - 1303 Fairfield Rd.

Dear Mayor Helps and members of Council,

I write in support of Unity Commons, the proposed redevelopment of the Fairfield United Church.

While I would miss the charm of the existing old church structure, what is more important to me is the private subsidy of new purpose-built space that will ensure that the congregation of Fairfield United remains in the neighbourhood and that this area will serve as a community gathering space and a catalyst for social connection at a time when social isolation is a growing concern.

Reverend Beth Walker and members of the Fairfield United congregation have for many years worked across the community to the benefit of many individuals, families and organizations, including Our Place. She and her congregation have spread compassion as a form of their worship. The annual Sock Toss at Sir James Douglas Elementary, for example, puts young students and their families in touch with the simple needs of our family members through the annual collection and donation of socks. Also, for many years, Fairfield United has hosted our talented artists from the street community as part of the Moss Street Paint in. These types of meaningful and engaging events have fostered a wonderful kinship that is informing and shaping the next generation of compassionate leaders through acts of kindness and generosity. We need these connections to help define our humanity today and in the future!

Repurposing the existing old Church to a project that aims to reduce its carbon footprint, provides rental housing in perpetuity, creates a new home for Fairfield United and provides opportunities for connection to the broad community makes good sense. Nurturing compassionate neighbourhoods that are supported by a strong social fabric promotes inclusiveness, tolerance and encourages active engagement is good for everyone.

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

Warm regards,



Don Evans
Executive Director

Mayor & City Council

March 6, 2019

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

Dear Mayor & Council

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

Letter of Support

As a member of Fairfield United Church, I strongly support the application to redevelop the Church property. Our members have been worshipping on the corner of Fairfield and Moss for close to 100 years. With the arrival of baby boomers, it was necessary to build the church hall to accommodate our growing church family. However, as we all know, times have changed. With that in mind, our congregation discerned for a number of months about closing our doors and selling the property. Our church Council, under the leadership of Rev. Beth Walker, wanted to explore the opportunity to see if it would be viable to sell the property and then relocate back into the new facility upon completion. We were adamant that we needed to partner with a developer who saw the bigger picture of working with the Fairfield Community needs while still building a viable project.

There are times when the community comes to us to use our church building. Our facilities have provided space for a day care, brownies, scouts, AA groups, concerts, community events and so much more. In recent years, during the Moss Street Paint in, we have provided space for artists from Our Place to display and sell their art.

The work of our congregation goes out beyond our front door. We have provided store vouchers to folks needing food. Our minister began a campaign to collect socks for our vulnerable street people. In doing so, Rev. Walker was able to have the Fairfield area schools involved, which benefits our street people and also teaches the children the value of caring for our society. We fully support and participate in Our Place, Pride, the Women's March, and other events in the City.

My Fairfield church family encourages me in my personal pursuits. With their support, I feel empowered to continue to work in the area of affordable housing. The lack of affordable housing is appalling. The stories I hear are heart-breaking and take a toll on me. Professionally, I work with five co-op Boards. It is reassuring that many co-op members understand the need for more housing. Some of them are exploring additional development which is very exciting. Currently, the co-op where I live, has a small group interested in looking at possibilities for more homes to be developed. The United Church of Canada, interestingly enough, provided a \$25,000.00 grant to our co-op back in the 70's, so that the co-op could get started.

By approving the application for Unity Commons, you would be adding 15 rentals homes into the already tight Victoria rental market. Who can't get excited about that? And by approving the application, Fairfield United will have succeeded in not only a dream of our legacy providing homes for Victorians, but will also give us a new church facility on the very corner where our congregation started almost a century ago.

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

Sincerely



Avis A. Michalovsky
922 McCaskill Street
Victoria, BC V9A 4B9

Alicia Ferguson

From: Public Hearings
Subject: RE: Re-Zoning and Development Proposal for 1303 Fairfield Road

From: Neil Banera
Sent: March 9, 2019 5:44 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: Re-Zoning and Development Proposal for 1303 Fairfield Road

City of Victoria

428 Kipling Street, Victoria BC, V8S

Attention: Mayor and Council

March 9, 2019

RE: Re-Zoning and Development Proposal for 1303 Fairfield Road

Dear Mayor and Council,

This letter is to express concerns about the proposed re-development of the United Church site at 1303 Fairfield Road (at Moss Street). We are concerned with over-development at this corner for a number of reasons, including what it might portend for other corners at this same intersection and for the nearby community. In particular, we do not want to see the site zoned as large scale urban village which would then impact a much larger radius all around it.

To start, we oppose any departure from Official Community Plan (OCP) zoning and land use requirements currently in place for that site, including any request for relaxation of setbacks for the development. OCP's should not be given "lip service" as something to be worked around. They are intended to guide development not by exception but by application.

Also, we find the "unholy" alliance between church and developer somewhat troubling. Rather than advancing a proposal to preserve something of the history of this church, there's instead an appearance of opportunistic trade of support in exchange for space in the development.

The main concerns regarding the proposal are as follows:

- This historical church is at the heart of the Fairfield neighbourhood with many historical buildings (Arts & Crafts bungalows, etc.) nearby. However, rather than present a design that accords with the historic esthetic of the neighbourhood, what is proposed is another modernistic, box style structure, out of context, which ignores the structures and houses of the immediately surrounding area.
- As configured, the proposed development, particularly at its front corner, would extend virtually to the street, crowding the corner, and eliminating any courtyard. The projection of the building at that corner (e.g. Fairfield/Moss) is particularly boxy and unappealing.
- Overall, the structure is entirely too invasive. Its walls would loom in height over the homes of adjacent neighbours and streets, particularly if constructed virtually onto the sidewalks. For similar impact, please view the wall (at the back side of the apartment building located on Fairfield Road at Stannard Street) which looms over the original historic farmhouse on Fairfield Road. The wall is truly an eyesore. In this case, the effect would be similar.

- And, despite requests for relaxation of requirements, we do not see how this proposal would particularly advance affordable housing.
- No green space is associated with the development. Further, it will block sunlight from reaching adjoining areas.
- As noted by many, parking is already a challenge for that area. The proposal provides very limited parking for the development itself which will definitely affect neighbours even more. Why should they be expected to tolerate even more traffic and parked cars on streets that were not designed for the proposed density?
- Fairfield Road is already truly busy and, despite 30km and 40km zones in the immediately vicinity, vehicles generally are moving faster than posted speeds. As residents who must travel along those streets, we have more than ample opportunity to observe those traffic conditions.
- Further, this is one of several development proposals along Fairfield Road. With an elementary school and other buildings located nearby, and nearby bus stops on Fairfield Road, diagonally across in one case, any traffic must come to a standstill when buses are traveling through.
- Consequently, this is a very poor location to increase density. There would simply be no room to move around.
- Finally, and most importantly, we would certainly be concerned if this proposal, should it be approved, opens the door for other large scale developments in the area.

In conclusion, we urge Council to give serious consideration to these concerns. We do not want to see this historic neighbourhood unduly impacted by inadvisable development.

Sincerely,

Livia Meret & Neil Banera

Sent from [Mail](#) for Windows 10

March 10, 2019

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

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

As a member of Fairfield United Church, 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 the community for almost 100 years.

- As a member of the congregation, service to our community is integral to my worship by:
 - Connecting me to a community of people who are also concerned with social justice, the environment and providing a safe inclusive place for all to worship, which aligns with my values. These are the values that I was looking for in a church and it took me many years to find a community that I felt truly comfortable with.
 - Volunteering for events such as Angel Gifts which provide gifts to homeless people through Our Place, and raising money and participating in the Coldest Night of the Year Walk, which is an annual national event that raises awareness of homelessness. I find that the worship services feed me spiritually so that I want to give back to the community and be a part of something bigger than myself.
 - Supporting me and my husband through a period a serious illness. The Minister and others members of the congregation made a point to connect with us and help us during this difficult time. That type of support is invaluable, especially as you age.
- I believe this re-development plan is important because 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. This space has been subsidized by the developer – this is an extraordinary commitment to helping address social isolation and promotes community connection and wellbeing.

In light of the above, I ask that the Mayor and Council approve this application for Unity Commons.

Sincerely,

Leslie Cox

Alicia Ferguson

From: Public Hearings
Subject: RE: 1303 fairfield council meeting March 14

From: Sean Leitenberg
Sent: March 10, 2019 9:12 AM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: 1303 fairfield council meeting March 14

To the city of Victoria staff. Below find an email sent out after the notice for the meeting on the 14th was sent out. In it it says that a parking agreement has been made with the community centre and SJD school. Below it find Mr Harris the principal of SJD schools response to the question of whether an agreement has been made.

Because of this misrepresentation made to the public and city staff. I am asking that this application be denied and re sent back to CALUC and a notice sent out to all Fairfield residents as well as notification in the paper that this information is not correct allowing all constituents to know the truth before a public meeting is held.

The same site could house 8 townhouses like proposed on Kipling at Fairfield just a few 100m away. If each of these townhouses had a suite we would have 16 units, No parking exemption and a neighbourhood not up in arms. Some developers hold their property for years a delay in this one proposal regardless cost is not the cities concern. Doing the right thing is.

Truth equality and integrity must be shown by the city at all times especially when asking to change the OCP. Saanich has stepped over that line and now made need to defend themselves in court.

Sincerely
Sean Leitenberg

FROM: Nicole Roberts [REDACTED]
SENT: March 4, 2019 10:13 PM
TO: Christopher Petter [REDACTED]
SUBJECT: Unity Commons update
IMPORTANCE: High

Dear Christopher.

I hope this note finds you well.

I write today to let you know that Unity Commons (the redevelopment proposed for Fairfield United Church) has been given a public hearing date of March 14.

Since we last engaged with you, there have been additional commitments made to the project. Attached you will find updated renderings that reflect a softer color palette and richer brick contrast. Concerns were raised regarding the esthetics and we hope that these changes also meet with your satisfaction. Parking concerns were also raised. For the 15 units, there will be 16 parking stalls - 9 shared - along with bike storage and rack amenities for 20 bikes. In addition, through an agreement with Fairfield Gonzales Community Association, we have access to 8 parking spots during the evenings and on weekends, and we have an agreement with Sir James Douglas Elementary School to utilize 42 parking spots during the evenings and on Sundays. Given that the congregation of Fairfield United has gathered weekly without any parking allocation without any complaint from the neighbourhood, these parking enhancements should provide comfort.

With respect to stretching beyond the affordability of rental apartments for perpetuity, I have committed to offering the 3-bedroom unit to a family at 10% below market rates to contribute to the spectrum of affordability. I know that affordable housing is one of your priorities. I've done my best with this entire project to address divergent priorities and needs. It is important to note that I did meet with a not-for-profit housing provider and the small scale of our project did not meet their needs and abilities to assist in any way.

One of the outstanding challenges we face is the ongoing confusion around our applications requirement for an OCP amendment. The question is a good one: Does the OCP amendment for Unity Commons under Large Urban Village designation trigger zoning for higher density urban residential housing within a 400m radius of the Church, 1303 Fairfield Rd?

The answer is No. Language in the City of Victoria's OCP is the assurance that this is not possible. Even though Unity Commons must seek approval under Large Urban Village designation, residential housing within a 400m radius of the Church CANNOT be classified as URBAN RESIDENTIAL because Fairfield is not an arterial or secondary arterial Street.

If Fairfield Road was an arterial or a secondary arterial street, we would have been allowed to seek approval to build our 4th storey within the Small Urban Village designation; we would not need the OCP amendment. The City of Victoria's OCP refers to this in sections 6.1.6 and 6.1.7

Unity Commons is a small project that addresses many of the diverse and complex needs of the community and the neighbourhood.

My goal from the outset was to do something relevant, extraordinary and meaningful for the community with this redevelopment. With the existing zoning, it could be one large luxury home. It could be 5 luxury condominiums (without requiring an OCP amendment). But I wanted to do something important with this important location.

I wanted a project that:

- would be built to a higher environmental standard than what is required by the City
- would create new rental homes in perpetuity – including a three bedroom home for a family
- would provide sufficient parking yet encourage the use of public transit, cycling and pedestrian travel
- would provide new purpose-built community space to enrichen the social and cultural fabric of Fairfield – space subsidized by my contribution to the project
- would improve sightlines at the intersection of Moss and Fairfield and introduce a gathering spot on the corner for a local business owner to expand her café enterprise.

With Unity Commons, these aspirations have been achieved.

Unity Commons is a small project designed with intention and heart to deliver broad value to the neighbourhood and the community.

* 15 new rental homes in perpetuity for the neighbourhood – including a 3-bedroom unit for a family that will be offered at 10%

below market rent

- * The building's design is energy efficient and respects the privacy of the neighbours.

- * The inclusion of a café space set back on the corner is a gathering place that allows a local business owner to expand her business operation.

- * The redevelopment allows for improved sight lines on the corner promoting safe crossings for school families.

- * The subsidization of the Sanctuary/Community Commons introduces new much-needed community space welcoming other faith groups, cultural groups and organizations while ensuring the congregation of Fairfield United remain in the neighbourhood.

- * There is onsite parking for residents, and the Fairfield and Gonzales Community Association and the School District have confirmed available parking on their premises in the evenings and on weekends.

I have been at this for a long time – 3 years now. I am hopeful that Council will support our application. We do need others to stand with us. If you are willing to support Unity Commons, I would be very grateful.

PLEASE WRITE A LETTER TO MAYOR AND COUNCIL AND REFERENCE UNITY COMMONS PUBLIC HEARING MARCH 14

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) cthompson-joe@victoria.ca;

Geoff Young (Councillor) gyoung@victoria.ca;

MARK YOUR CALENDAR FOR THURSDAY MARCH 14 and attend the public hearing which is held in Council Chambers at City Hall. You can read a statement or read your letter or you can speak from your heart. If you are able to attend, please let me know.

- * Address: 1 Centennial Square (City Hall). Council Chambers is upstairs. We will be there to welcome you.

- * It starts at 6:30. We hope to be on the agenda early in the evening however we won't know until the agenda is posted on March 7th.

- * There is a sign- up sheet for speakers.

- * Each person has 3 minutes maximum.

WE ARE HOSTING ANOTHER INFORMATION SESSION THIS THURSDAY 4PM TO 6PM AT THE CHURCH if you'd like to come by.

If you are unable to attend, please don't hesitate to reach out directly to me if you have any questions or concerns; happy to speak and meet with you as your schedule allows.

Thank you once again. I am immensely grateful.

Nicole

2 Attachments

Hello Nicole,

Thank you for your response. It was not only Mr Leitenberg who informed me of the email. Today I received a phone call inquiring about the veracity of the information. It is irrelevant to whom the letter was sent. My concern is that it is inaccurate and states that I, as the school principal, made an agreement with an outside organization, an agreement I do not have the authority to make, and this misinformation was being used to assuage community concerns about the feasibility of this development project.

This might all have been a simple error on your part. That is why I wanted to clarify that there is not an agreement to use the school parking lot at any time, including Sundays. According to the director of facilities and rentals no agreement, neither formal nor casual, has been entered into nor has any request been made to use the parking lot. Any use of the parking lot by the congregation at this time is unauthorized.

I appreciate the relationship that we have with the congregation, and Beth in particular, and I hope it will continue. It is also important to ensure that the truth is being communicated. It is not in anyone's interest to disseminate misinformation.

Sincerely,

Murray Harris

Directeur – Principal

École Sir James Douglas School

401 Moss Street

Victoria, BC

V8V 4N2





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

RE: Unity Commons Application - 1303 Fairfield Rd.

Dear Mayor and Council,

My name is Reverend Beth Walker and I write to you today on behalf of the congregation of Fairfield United Church. I have had the pleasure of meeting many of you over the past while and I look forward to meeting you again as needed. Please feel free to contact me anytime.

I wish to express **my hope that you join me in recognizing the value and importance of what we believe is an innovative redevelopment proposal** for the former church site. Unity Commons responds to the rental housing needs in the community, improves the public space on this corner and increases pedestrian safety at the crosswalk that is used by hundreds of school children and their families several times a day. It also includes a beautifully designed sanctuary space that will serve as the new home of Fairfield United Church, a launching pad for our community as well as a commons area for public use. We believe that Unity Commons contributes more to the broader community than our existing church structure could ever achieve as a single-purpose structure and the community commons area reflects how we engage in worship and in service to the neighbourhood.

Unity Commons evolved after extensive engagement with the surrounding community. For example, in 2015, we reached out to the neighbourhood, delivering 1800 invitations and sending over 500 emails with help from Fairfield Gonzales Community Association, to invite residents to attend nine meetings. At those meetings, we shared our circumstance and sought public input to help inform a vision for the existing building. Additionally, long before we sold the property, we started asking questions and seeking input to improve our understanding of how our property could contribute in a more meaningful way to the needs of the broader community. We listened, contemplated, researched opportunities and consulted with our neighbours on redevelopment options that would allow our church property to be revitalized and reimagined to contribute more to the community than a single structure for worship. **The people in our neighbourhood are important to us!**

We have become frustrated and saddened to witness a place once known as a launching pad for the common good, of welcome and inclusion become a divisive force for some.

The church building has long exceeded its lifespan. It has deteriorated beyond viable repair. It does not meet the City's fire and safety standards, and even band-aid repairs would trigger extensive and unaffordable seismic upgrades. **Our work and presence in the Fairfield neighbourhood requires more than a non-functional building with debatable nostalgic value.**

In the summer of 2016, we sold our property to Unity Urban Properties Ltd., the local proponent of Unity Commons. **Unity Urban Properties were chosen not only on the merits of their proposal, but also for their recognition of the important role that Fairfield United Church plays in nurturing community in this neighbourhood.** Our criteria was based on remaining in the neighborhood, providing housing and creating an environmental sensitive building. Their redesign includes a subsidized, purpose-built sanctuary space to reflect a new vision of being a Christian community, a vision marked by inclusivity, hospitality and respectful engagement with a variety of traditions and views.



We understand that more, new public spaces where people will gather are needed across the community. Unity Commons creates space for connections, welcomes interfaith worship, and encourages arts and cultural celebrations. It provides much-needed rental homes in our neighbourhood and it is strategically located to support cycling, pedestrian and public transit use. Unity Commons is energy efficient, and is founded on the values of community encouraging engagement fostering well-being and helping mitigate against growing concerns around social isolation. **Unity Commons provides Fairfield United Church with a viable and sustainable platform for our work of compassion and service to the Fairfield neighbourhood.**

Unity Commons is a complex little building that delivers big. I encourage you to include in your decision-making the fact that this project **will encourage a culture of engagement, empathy, kindness and acceptance across generations** in our neighbourhoods. Fairfield United Church is inclusive of all people regardless of cultural background, sexual orientation or religious experience. We seek to act with intention and care while working across our community to help address the real challenges that many people are facing in our neighbourhoods, and to embrace opportunities to contribute and make a difference. Whether we are partnering with Our Place Society or working with the staff and students at Sir James Douglas Elementary School to promote inclusion, tolerance and compassion. **We are known for engaging and enhancing the good work that is happening in our neighbourhoods.** Thank you for providing space for the lecture series that addresses the importance of what Unity Commons is offering: *Monday, December 3 - Community Sustainability through Social Purpose Real Estate, with Jacqueline Gijssen and Jennifer Johnstone.* Thank you for doing this. It is critical to the human condition of our neighbourhoods. **We need more developments with heart!**

In January 2018, the congregation of Fairfield United Church moved out of the church building. Parts of the deteriorating structure are no longer safe. Thanks to the kindness and support of the Fairfield Gonzales Community Association, our congregation now gathers in their Garry Oak Room, a temporary space to ensure that we continue to be anchored in Fairfield. While we remain grateful for this hospitality, the arrangement is **not sustainable**, nor productive over the long term. Unity Commons has been in your redevelopment process since November 2016. The **project meets your strong vision of fostering a healthy, connected and compassionate community, providing rental homes for families, ensuring energy efficiency and protections for the environment and encouraging alternative modes of transportation.** As citizens, we must ask our valuable land to deliver more utility for more people through homes, environment and community.

As you endeavor to address the serious realities of affordability throughout Greater Victoria, please remember that there are real costs to project delays and real impacts from any additional redesign requirements which will only further erode important and needed contributions that Unity Commons will bring to the entire community. I respectfully ask Council to see the extensive and relevant values and resources that Unity Commons will bring to the neighbourhood.

Thank you for your valued time, thoughtful consideration and informed leadership. I look forward to hearing from you.

With blessings and respect,

Rev. Beth Walker

Alicia Ferguson

From: Public Hearings
Subject: RE: Fairfield United church project

On Mon, Mar 11, 2019 at 5:35 PM Erika Hallschmid wrote:

After some thought I feel it's time to put in my 2 cents so to speak. I'm not a member of the Fairfield United church but have lived in the Fairfield area and now live in fernwood. I have had my children and now my grandchildren attend SJD school. I am very much in favour of preservation of our Victoria landmarks and have watched with dismay how we seem to be gradually following in the footsteps of Vancouver. And we must be careful to not go their way of regrets and no turning back.

That said though, I feel supportive of a new comprehensive building in place of the existing church on the corner of Moss and Fairfield. It would have been preferable if the city has stepped in and declared it a Heritage building with a preservation and support plan. Since that appears to not have happened nor will it, the proposed plan to make this a multipurpose project seems a second solution. My understanding is that it will be comprised of much needed rental units, a church facility with other uses as well and a bakery/coffee shop. It seems this combination of uses will promote it to be a gathering place and focal point for Fairfield and will not be at odds with the grade school across the street.

I feel I can support this project and urge city council to approve so this project can move forward. Erika Hallschmid

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Support for Fairfield United Church redevelopment project - Unity Commons

From: Ole Schmidt [REDACTED]
Sent: Monday, March 11, 2019 5:41 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: RE: Support for Fairfield United Church redevelopment project - Unity Commons

To Mayor and Council,

I wanted to send you this note to express my support for the Unity Commons Project. I am a resident of Fairfield, owning a home Linden Ave – a place that has been in my wife's family for over 65 years. I am also co-owner of Duttons & Co. Real Estate Ltd. with our offices directly across the road from Fairfield United Church. My family and I are rooted in this neighbourhood. We would like to see positive growth continue and smart development choices be approved. The Unity Commons project satisfies both – adding much needed rental housing to an area that is out of reach for so many due to climbing property values AND ensuring the congregation of Fairfield United remains where it has been for so many years. The added café space will also allow a local business to thrive.

Thank you for your consideration of the application this week. I hope to see the proposal take the next steps towards completion.

Regards,

Ole Schmidt

Ole Schmidt

Co-Owner | Managing Broker

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



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Alicia Ferguson

From: Public Hearings
Subject: RE: Unity Commons Proposal

From: Dave Marshall
Sent: March 11, 2019 1:25 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: Unity Commons Proposal

Mayor and Council

I am writing in support of the Unity Commons proposal.

As a former community user of the Church facilities, I have periodically followed this proposal. I know that the design has gone through some notable iterations. Though these are never easy, I believe that the current proposal achieves (indeed, exceeds) many of the goals being articulated by the City of Victoria: inclusionary, in-perpetuity rental accommodation; designation of the 3-bedroom unit as an 'affordable housing' contribution for a family; improvements to the public realm; thoughtful modifications to respond to the concerns of immediate neighbours; and re-creating a "public" space (i.e., the Sanctuary) that will be of benefit to the entire community.

I recognize that this proposal requires both an OCP amendment and Zoning By-Law change. That said, I understand that the OCP amendment requirement will be specific to Unity Commons and will not trigger urban residential development zoning for the surrounding neighbourhood by the designation in the OCP given to Fairfield Road (not an arterial road). Furthermore, if this project and its above-noted attributes are not deemed sufficient to meet the goals of the City of Victoria, then I would question the extent to which investment should be made in support of *any* proposal within the City.

Finally, although I live on the Rockland/Fernwood border, I am a member of one of the many community groups that had made use of Fairfield United Church. We have had to relocate to less suitable facilities yet we hold hope that we may once again be able to return to Fairfield and again be part of that vibrant community.

I urge you to approve the Unity Commons proposal.

Yours truly,

David Marshall

David J. Marshall
402-1225 Fort St
Victoria BC V8V 4R2

Alicia Ferguson

From: Public Hearings
Subject: RE: former Fairfield United Church

From: enviroed consultants
Sent: March 11, 2019 11:59 AM
To: Lisa Helps (Mayor) <LHelps@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>; bethoflife@fairfieldunitedchurch.com
Subject: former Fairfield United Church

Dear Mayor and Council.

In your deliberations regarding the changes to the former Fairfield United Church, I wish to make the following comments:

- 15 new rental homes in perpetuity for the neighbourhood – including a 3-bedroom unit for a family that will be offered at 10% below market rent.
Fairfield is always in need of rental accommodation. The addition of a 3 bedroom unit below market rent will permit a family to have
- The building's design is energy efficient and respects the privacy of the neighbours.
- The inclusion of a café space set back on the corner is a gathering place that allows a local business owner to expand her business operation.
The present Cottage Bakery and The Hive provide a useful presence in the neighbourhood. Adding the new café space will provide a better meeting place. I understand they both will be managed by the same person.
- The redevelopment allows for improved sight lines on the corner promoting safe crossings for school families.
This is useful, and will improve safety and reduce the reliance on crossing guards during school hours, not just at arrival and departure.
- The subsidization of the Sanctuary/Community Commons introduces new much-needed community space welcoming other faith groups, cultural groups and organizations while ensuring the congregation of Fairfield United remain in the neighbourhood.
I have no comment on religious matters. However, the added space will accommodate activities such as Fringe festival, AA meetings, Brownies and Cubs that the FGCA cannot accommodate fully.

Regards, Blair Humphrey

Alicia Ferguson

From: Public Hearings
Subject: RE: 1303 Fairfield Road

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

From: Richard Stewart
Sent: March 11, 2019 12:55 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>;
[REDACTED]
Subject: 1303 Fairfield Road

We have written previously to state our objections to an application to change the OCP and approve an application to construct an apartment at 1303 Fairfield Road(see our letters of December 5 and December 27)

One of the concerns We raised was with respect to the significant parking problems that would be created by this building(cafe, church . Apartment and sanctuary)

See our earlier communication for details of our concerns- our letter of December 5

The developer has represented to the City that it has entered into agreements with

- the Fairfield Community Association ,
- Sir James Douglas School

To provide parking on their premises at certain times

I suggest that the City ,when reviewing the application must satisfy its obligation of due diligence by verifying directly from third party sources that all representations of the developer are completely accurate.

It is my understanding that evidence has been presented to effect that the developers representations regarding parking are false or exaggerated

In any event the limited parking allegedly available on weeknights and some part of the weekends remains totally inadequate.

In particular and as a practical matter customers of the cafe and guests of the apartment tenants and those who attend daytime sanctuary events will have no parking and or will displace adjoining properties from the very limited parking available

I suggest the City should adjourn the Public Hearing - complete it's due diligence and provide adequate disclosure to the property owners of the information and documents it has obtained.

Thank you.

Colleen and Richard Stewart
Sent from my iPhone

Alicia Ferguson

From: Public Hearings
Subject: RE: Fairfield United Church Unity Commons

From: Russ Stewart
Sent: March 11, 2019 1:07 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Fairfield United Church Unity Commons

As a citizen, a taxpayer, and a member of Fairfield United Church, I urge you and the rest of council to support Unity Commons.

Alicia Ferguson

From: Public Hearings
Subject: RE: 1303 Fairfield Road

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

From: Richard Stewart
Sent: March 11, 2019 12:34 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>; councilors@victoria.ca
Cc: [REDACTED]
Subject: 1303 Fairfield Road

To Mayor and Council

I understand that the Public Hearing to consider an application to change the OCP and to consider the pending application re 1303 Fairfield Road will be held on March 14. ,2019.

Unfortunately I am out of the country and unable to attend on that date. I return home on March 18 .

In my absence I wish to ensure that my two earlier communications

- one in opposition to the amendment to the OCP, - see our letter of December 27\$ and -one in opposition to the application on its merits - see our letter of December 5

are considered by Council . I ask that my communications be read into the record as if I was present.

I therefore request that my written submissions be published on the agenda

Than you
Sent from my iPhone

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

From: Lucas De Amaral <LDeAmaral@victoria.ca>
Sent: March 13, 2019 9:52 AM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: FW: Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

From: Anne Marie Hogya
Sent: March 12, 2019 8:13 PM
To: Lisa Helps (Mayor) <LHelps@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>
Cc: Nicole Roberts
Subject: Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

Dear Mayor and Council,

As a direct neighbour to the south of the Proposed Development (I am the owner of 339 Moss Street) I support the proposed development (Unity Commons) at 1303 Fairfield Road.

I appreciate the flexibility of the Developer, Nicole Roberts, in accommodating our privacy needs in the revised design. I also would like to acknowledge the leadership of Mayor Helps in facilitating the conversation that made this support possible.

Thank you,

Anne Marie Hogya

March 10, 2019

Dear Mayor and Council,

My name is Christina Watkins. I live in Victoria at 111 Barkley Terrace and am fully in favour of the Unity Commons development, particularly in support of the proposed space for Fairfield United church. I am a member of this congregation. I did my graduate school training in ministry at Vancouver School of Theology and Toronto school of Theology, two United Church seminaries. Like all the members of the community of Fairfield United Church, I am hoping to use my skills and gifts to encourage loving and inclusive community in the congregation, the neighbourhood and the city.

Tina Turner and Aretha Franklin sing, 'What's love got to do with it, got to do with it.' French artist Paul Gauguin printed in capital letters (in French) at the top right hand corner of his famous painting of Tahitian people, 'WHERE DO WE COME FROM? WHAT ARE WE? WHERE ARE WE GOING?' We at Fairfield United would say that we come from Love, are beings made to learn how to love well and are moving towards an ever more inclusive community of Love.

One of our tasks is to see the way ahead and to help people move towards our goal without mislaying wisdom we have already learned. We have honoured the big old beloved church building on the corner and understand that it is no longer useful to the neighbourhood as it was in the past. We have pivoted towards our future and are already working together to move into our new space.

We are excited about renting space at affordable rates to groups in the community. In the past, Girl Guides, Alcoholics Anonymous, a community choir, a dance troupe, musical groups and others have rented space in Fairfield United Church. We love to imagine who else will come forward to rent space from us. A Buddhist group? An Inter- Faith or Multi- Faith group? And more. This past week a person who works near the church told me that the area will feel safer in the evenings when there will be people once again coming in and out of the church for activities. In the words of Canadian novelist W P Kinsella who wrote the novel , Shoeless Joe, that was turned into the movie, 'Field of Dreams' starring Ray Liotta: If we build it they will come. Also, if we build it they will come back.

We are excited about the fact that families of all kinds will have the opportunity to make their homes in Unity Commons. The building is modern and responsible. It is attractive and will fit aesthetically into our corner and into the neighbourhood. 'Beauty is truth, truth beauty' says Yeats. We want to participate in this beauty.

Lastly, and very importantly for Fairfield United Church, we are looking forward to the space that will be our new sanctuary. We are happy that our sanctuary will serve not only us, but also the greater community who will rent it from us for all kinds of sacred and special events – perhaps weddings and celebrations of life and more. Our music leader and our other talented musicians provide excellent contemporary music for us on Sundays. They will attract other musicians who will want to put on concerts in our space. Our youth leader is so terrific that some talented and enthusiastic teen agers come to our services to help with our younger children. Those teenagers will participate in groups that come to rent space from us. There will be continuity. Our minister is unfailingly kind and welcoming to

people of all ages. She helps us be a great asset to the neighbourhood. The Fairfield United Church congregation, all of us, is a group of people who are, at the same time, remarkable and ordinary. We fit into the Fairfield community. I join with our entire congregation in support of the proposed development of Unity Commons.

I will finish with a prayer of hope my grandchildren like. It is short.

Thank you for all the love. May we participate! Amen.

Sincerely,

Christine I. Watkins

March 12, 2019

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

Attention: Mayor and Council

Dear Mayor and Councillors:

Re: 1303 Fairfield Road (Unity Commons): Official Community Plan, Rezoning Application No. 00558, and Development Permit with Variances Application No. 000496

As neighbourhood residents, we strongly support the above-referenced applications to redevelop the property, formerly the Fairfield United Church. The Unity Commons project adds momentum to Fairfield's continued evolution and qualifies for your approval.

More than a land-use opportunity, Unity Commons is about building an inclusive and compassionate community open to all by offering: affordable rental accommodation in perpetuity; owner-subsidized, purpose-built space for spiritual practice and community gatherings; and accommodation for a neighbourhood business.

Unity Commons advances Council's broader public policy priorities including:

- Affordable rental housing;
- Environmentally responsible design and construction; and
- Investment promoting health and wellbeing, social cohesion and neighbourhood building.

Unity Commons, the spirited heart of Fairfield, is a small project that delivers large. We ask that you unanimously approve its applications.

Sincerely,

D.W & S.M. Roach

200 Moss Rock Place
Victoria, BC V8S 1E6

Cc: Unity Commons Property Ltd.

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Resident saying vote yes on Unity Commons

From: Greg Descantes
Sent: March 12, 2019 2:12 PM
To: Lisa Helps (Mayor) <LHelps@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>
Subject: Resident saying vote yes on Unity Commons

Dear Victoria Mayor and Council.

I am a resident of Victoria voicing my support for the Unity Commons development. I live just a few blocks from the property.

As you know, the current church sits on the corner of a vibrant intersection that is home to some funky shops, a community centre, a school and also the Moss Street market during the summer. These are all things that bring Victoria residents and friends together to share a laugh, discuss neighbourhood news and just simply get together to enjoy each other's company.

The one exception is that crumbling church that sits there empty and dangerous when the space could be put to much better use. In its place, we could have the more rental spaces our city needs along with a café and vital meeting space. Unfortunately, a proposal that has nothing but positives is at risk of being held hostage by the nimbyism and self-interest.

As you have all noted on numerous occasions, we need more rental housing in Victoria. During the last campaign, everyone on council declared how passionate they were about creating more rental housing. Several on council have criticized other developments because they don't have enough rental housing. Well, Unity Common will be all rental housing in perpetuity, and one of the 15 units will be subsidized for a family, so please demonstrate that your promises of more housing were sincere and vote yes on this project.

I don't attend any church and am not a fan of big organized religion, but this is a congregation that chose to sell its property to a local developer so Victoria residents would have 15 more rental units to call home, and community groups would have a new meeting space where different faiths, backgrounds and interests are welcomed and celebrated. Surely those are principles that our council values.

Right now, our neighbourhood has a 'quaint' but unproductive, dangerous building where we could instead have new rental units, new neighbours, a community meeting space, a new coffee shop and a mini plaza where people can hang out. These are all great things. After three years of process, the only thing needed to make them happen is a positive vote from city council – a council that says it believes in more housing and diversity.

As you consider your vote on Unity Commons, I urge you to please put the needs of your city and your residents first and vote yes.

Regards,

Greg Descantes

INTREPID THEATRE

#2 – 1609 Blanshard Street
Victoria, BC V8W 2J5
250.383.2663

intrepidtheatre.com

March 11, 2019

Att: Mayor Helps and Victoria City Council
Re: Development Project of Fairfield United Church

The Victoria Fringe Festival has utilized the hall adjoining Fairfield United Church as a venue space for several years. This accessible, affordable space has been invaluable in providing a platform for diverse artists to present work and for local audiences to enjoy it. We are constantly searching for low cost venues in Victoria (a rare entity in our city) and the church has been very welcoming community partner to the Victoria Fringe, allowing us to activate Fairfield with live performance. They are committed to working with local community groups and supporting their work. Should the new Sanctuary space be suitable for our needs once constructed, we would certainly consider looking at it in future for a venue space.

Thank you and please do not hesitate to contact me should you have any further questions.

Sincerely,

Sammie Gough Senior Producer
Intrepid Theatre
sammie@intrepidtheatre.com

BE BRAVE.

March 7, 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

As a member of the congregation of Fairfield United Church I would like to express my views on the redevelopment plan is so important to the neighbourhood.

I love the Church structure but I understand that the deterioration over the many years is no longer safe for the congregation to meet in the building. This new space would enable the congregation to remain in the Fairfield area helping to improve the lives of others.

I have been a member of Fairfield United for over 50 years. I lived in Fairfield for 30 of those years and I still commute every Sunday to attend services at Fairfield. It is my home away from home. I have been an elder, Sunday School teacher, helped with rummage sale over the years. The Friendship Club, is still ongoing, it raises money every year to give back to the community.

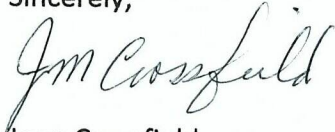
Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

Letter of Support (continued)

I think the addition of new rentals for the area is so important at this time when rentals are at a premium. The developer has done a wonderful job of the new design creating a lovely public gathering area which the current Church area does not offer.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Joan Crossfield".

Joan Crossfield
13, 5156 Cordova Bay Road
Victoria, BC
V8Y 2X6

March 12, 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

Letter of Support

My name is Joan Kotarski and I have been hired to assist the congregation of Fairfield United in managing their move from the old church building to a temporary location and then to a permanent home within the community. From 1996 to 2014 I was the executive director of the Fairfield Gonzales Community Association. I strongly support this application (Unity Commons) for the following reasons:

- *Market-rental housing in perpetuity (versus luxury condominiums); subsidization of the purpose-built Sanctuary for the congregation of Fairfield United (Sanctuary will act as a much-needed community space that can be used by other organizations but managed by the church)*
- *Provision of much needed rental housing for the area*
- *Consideration of privacy for immediate neighbours*
- *Enables the congregation to remain in their neighbourhood where the congregation has been actively engaged in building an inclusive community and helping to improve the lives of others for over 100 years*
- *Parking for Sunday services has always been accommodated in the neighbourhood*
- *Energy efficient building design including a small greenspace*
- *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*
- *The new Café is expected to be a welcome expansion of a local business*
- *Numerous consultations with the community, City Planning staff and council members over a 3-year period*

Unity Commons is appropriate for this location and this neighbourhood. I ask that Mayor and Council approve this application for Unity Commons.

Sincerely,

Joan Kotarski

Alicia Ferguson

From: Public Hearings
Subject: RE: 1303 Fairfield Road

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

From: Janet Simpson
Sent: March 12, 2019 6:53 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: 1303 Fairfield Road

Dear Mayor and Council,

I am writing to express my opposition to this development proposal.

1. The church is an attractive character building, and all reasonable attempts should be made to retain it.
2. The application substantially exceeds the permitted criteria under the existing zoning or within a small urban village.
3. The height exceeds that permitted by the zoning by almost 8 metres, which is unacceptable in a residential area. It is also two storeys higher than what is currently allowed, and one storey higher than what would be allowed in a small urban village.
4. The height and massing of the building will stand in marked contrast to the surrounding buildings. The local context does not support a proposal for such massing.
5. At 60%, the site coverage is excessive. The absence of appropriate setbacks exacerbates the imposing appearance of the large, modern building, especially in its position right at the corner of these two roads. None of the buildings on the other 3 corners come close to dominating the intersection in a similar way.
6. What guarantee do we have that these will not be the new luxury apartments in Fairfield, driving up the average market rent in the neighbourhood? How many of them will be suitable for families - merely one or two?
7. The Fairfield LAP is in process. Allowing this proposal - which is supported by neither the draft LAP nor the OCP - to proceed, would show a great disrespect for the LAP process and citizen engagement.
8. The replacement of 3 large, mature trees with new ones is inadequate.
9. Bleatings of economic feasibility should not drive Planning's or Council's decisions. Any rezoning should be considered only in view of how it enhances the neighbourhood. Economic feasibility must not serve as an excuse to build something unsuitable and unnecessary.
10. Planning must be challenged on their willingness to ignore the small-village designation which is appropriate for this corner, and to replace it with a designation much more suited to Cook Street Village. Their recommendation runs completely contrary to the OCP objectives for this corner.
11. Does the increased traffic at the intersection promote health and well-being? Does subsidizing a privately-controlled sanctuary justify amending the OCP - a social contract with the community?
12. Should the City not expect a substantial CAC in return for allowing a property that has paid no property taxes for over a hundred years to be land-lifted into a 15-unit mixed use apartment building?

Sincerely,

Janet Simpson
1336 Richardson Street

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: 1303 Fairfield Road

From: John Waddell < >
Sent: March 12, 2019 6:52 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Fwd: 1303 Fairfield Road

Dear Mayor;

John and Linda Waddell of 1319 Franklin Terrace share the concerns expressed below.

John Waddell

From: Richard Stewart < >
Sent: Monday, March 11, 2019 12:55 PM
To: mayorandcouncil@victoria.ca; publichearings@victoria.ca;
Cc: John Waddell
Subject: 1303 Fairfield Road

We have written previously to state our objections to an application to change the OCP and approve an application to construct an apartment at 1303 Fairfield Road(see our letters of December 5 and December 27)

One of the concerns We raised was with respect to the significant parking problems that would be created by this building(cafe, church . Apartment and sanctuary)

See our earlier communication for details of our concerns- our letter of December 5

The developer has represented to the City that it has entered into agreements with

- the Fairfield Community Association ,

- Sir James Douglas School

To provide parking on their premises at certain times

I suggest that the City ,when reviewing the application must satisfy its obligation of due diligence by verifying directly from third party sources that all representations of the developer are completely accurate.

It is my understanding that evidence has been presented to effect that the developers representations regarding parking are false or exaggerated

In any event the limited parking allegedly available on weeknights and some part of the weekends remains totally inadequate.

In particular and as a practical matter customers of the cafe and guests of the apartment tenants and those who attend daytime sanctuary events will have no parking and or will displace adjoining properties from the very limited parking available

I suggest the City should adjourn the Public Hearing - complete it's due diligence and provide adequate disclosure to the property owners of the information and documents it has obtained.

Thank you.

Colleen and Richard Stewart

Sent from my iPhone

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Proposal for 1303 Fairfield Road and parking concerns

From: Lucas De Amaral <LDeAmaral@victoria.ca>
Sent: March 12, 2019 3:57 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: FW: Proposal for 1303 Fairfield Road and parking concerns

From: Nicole Clement-Reynier
Sent: March 12, 2019 12:48 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Andrea Hudson <AHudson@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>
Subject: Proposal for 1303 Fairfield Road and parking concerns

Dear Mayor and Council,

I would like to express my concern regarding the parking agreements alleged to have been attained by Nicole Roberts for the development at 1303 Fairfield Road. Further to the email and information sent by Chris Petter of 1220 McKenzie, I would also like to raise concern regarding an already full residential parking zone on Moss Street. I reside at 302 Moss and agree that the residential parking alone on this street is at capacity and am concerned that the development planned for 1303 Fairfield Road will require further parking spaces in these already congested areas.

Kind regards,
Nicole Clement-Reynier
302 Moss St.

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Unity Commons - Fairfield United Church - Fwd: FW: Inclusive Community

From: Lucas De Amaral <LDeAmaral@victoria.ca>
Sent: March 13, 2019 9:52 AM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: FW: Unity Commons - Fairfield United Church - Fwd: FW: Inclusive Community

From: Beth Walker [REDACTED] >
Sent: March 12, 2019 9:42 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) <Blisitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthorne-ton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Unity Commons - Fairfield United Church - Fwd: FW: Inclusive Community

Hello Mayor Lisa Helps and Councillors, I am sending you this e-mail on behalf of Joanne George - a valued member of our community and Sheila Thomas, Orillia Manager - Community Living Victoria who note you will find below.

with respect and blessings

Rev, Beth Walker

----- Forwarded message -----

From: Orillia Manager [REDACTED]
Date: Tue, Mar 12, 2019 at 2:27 PM
Subject: FW: Inclusive Community>

From: Orillia Manager [REDACTED]
Sent: March-12-19 2:27 PM
To: [REDACTED] >
Subject: Inclusive Community

Dear Counsel:

I want to express, on behalf of congregant Joanne George, the power of a church family on the inclusiveness of those with a developmental disability. Joanne would like you to know that she is not simply 'in' the

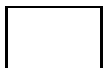
community but that she is an *active thriving member* of the community. This church family ensures that she participates fully, which gives her a sense of belonging, importance and combats loneliness. I am sure that this sort of community engagement and caring extends a persons' life. We have found that many supported people only have paid supports in their lives, but unpaid supports and friends are essential to all human beings. Church is not simply Sunday service, it includes so many extra- curricular events and opportunities for Joanne to give back as well. Joanne has participated in church camping trips, sock drives for the less fortunate, soup days, Mardi Gras, pizza parties.... She was even interviewed by one of the Sunday School children about her life story. When grief and loss were taking their toll on Joanne, I know that she spoke of the prayers of her church family keeping her afloat.

I would like to thank Fairfield United for their ongoing love and support of Joanne George.

Sheila Thomas

Orillia Manager

Community Living Victoria



Virus-free. www.avast.com

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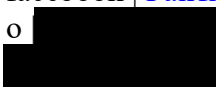
Beth Walker (Rev)

Fairfield United Church

webpage | [Fairfield United Church Webpage](#)

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o



"Sell your cleverness and buy bewilderment. Cleverness is mere opinion, bewilderment intuition." - Mevlana Rumi

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Unity Commons

From: Dana Griffiths
Sent: Tuesday, March 12, 2019 10:48 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Unity Commons

Good day from Newfoundland and Labrador.

I would like to add a strong voice advocating for the development of Fairfield Unity Commons. My parents are members of Fairfield United Church, and whenever I come to visit them, I attend church with them, so I am very familiar with the congregation. My grandparents, when they were alive, were members of this congregation as well, so our family have a long history with this church.

More recently, since the church has closed its doors, I have attended church with this congregation in a school auditorium. The minister and congregation are close, warm and welcoming. They are very progressive, and church services with them are like nothing I have ever attended before. I leave the service feeling relaxed yet stimulated to reflect on all that has gone on. The deep sense of community and acceptance is felt so strongly; they are truly a generous, spiritual group of people.

My parents own house on Dallas Road that is broken up into 6 apartments, so I am well aware of how much affordable housing there is in Victoria. Many such places have been converted to Air bnb's or vacation rentals; rentals units for families are getting scarcer and scarcer. When I say the plan for the Unity Commons, I was so impressed that not only would the congregation once again have a place to call home, but affordable rental units were also part of the mix. The need for this kind of development is so great. The plan for a cafe also makes sense too; the developer has really sorted out the details that will make this commons truly sustainable. This is exactly what the congregation, and in fact, the whole Fairfield community, need.

Please add my name to the list of those in favour of this development. I really hope it goes ahead, for my parents sake and for those in the community.

Dana Griffiths

--

Dana Griffiths

LETTER OF SUPPORT

March 11, 2019

To: Victoria Mayor Lisa Helps and City Council

Dear Mayor Helps and Council Members;

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

I am a resident of Fairfield Gonzales neighborhood and a member of Fairfield United Church. My intention today is to offer my full support to this project and to strongly urge you to consider and pass the proposed development known as Unity Commons for the property situated on the corner of Moss Street and Fairfield Road, address known as 1303 Fairfield Road.

These are the reasons why I support this application:

A) as a renter in Victoria -

- I have been living in this neighborhood for 9 years. It is the community I call home and I care deeply about the quality of life both economic and environmental that is part of its culture. Fairfield/Gonzales and specifically Cook Street Village is a community of diverse populations many who are renters – families, seniors, singles, retired and working professionals with mixed economic base including lower and fixed income. Many in this neighbourhood do not own cars and use public transportation, bicycles, and walk to the Village and downtown and other parts of the city. **Unity Commons development is on a main bus line and centrally located for walking and cycling.**
- The availability of residential rental properties that are economically sustainable both now and in the future are decreasing in this neighbourhood not increasing. The existing buildings are getting older and need to be upgraded and possibly rebuilt. People on lower or fixed income who have lived in the neighborhood for a long time are losing places to live or gather for social interaction and engage in the community. I personally have been “renovicted” and am experiencing and watching many of my neighbors and friends being socially isolated primarily as the result of economics. Some are having to move away from the city altogether. I speak for a large number of people who are not homeless and are economically disadvantaged. We need places like Unity Commons to live with common spaces to meet so we can support one another. **The developer of Unity Commons is a local business owner who understands and is committed to more than making a big profit on the backs of the people who live here. This project demonstrates that she knows and values what makes this a vibrant community within the City of Victoria.** Supporting local business is a core value that the citizens of the City of Victoria proudly advocate.
- **Unity Commons offers long term commitment to sustainable residential rental housing that is built to last and be economically affordable to a wide range of community members.** The offer of a three-bedroom unit at 10% below market value for a family is just one clear indication of the heart of this project.
- **Unity Commons is a ground-breaking development in addressing environmental concerns both now and for the future.** This benefits everyone and is necessary.

- The developers have listened to the concerns of neighbours and worked with community partners to create a building customized for that property and community. **Unity Commons redesign addresses concerns raised in public consultation.** This dedication and commitment needs to be recognized and supported by the council.

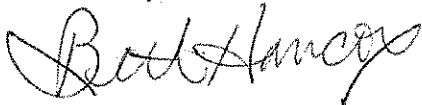
B) as a Member of Fairfield United Church-

My experience of Fairfield United Church includes and is not limited to the following:

- Fairfield United Church is no longer just a building where people gather for worship. Fairfield United is a living, Community of Faith that includes a multi-generational, diverse group of people. It is centered in the heart of Fairfield Gonzales and reaches out into the larger community. It is surviving and growing in numbers. **To thrive and continue to be a Spiritual presence in this community, Fairfield United Church needs the Unity Commons home base.**
- Fairfield United Community welcomes, embraces and supports people like myself living in the area who feel isolated and provides many opportunities to contribute to the life and work of the community we live in. I personally have been involved in a community listening campaign, outreach to the homeless, and educational events at the public school about poverty. As well I am part of a women's study group, and chanting group. Last year I represented Fairfield United on the PRIDE parade planning committee and proudly walked as a member of the LGBTQ community in the parade with and because members of this community of faith embrace me and all members equally. These experiences all provide much needed support and opportunity for all of us to be part of a community that deeply cares about humanity and to share our gifts. **Unity Commons provides a home base for us to invite other community members to share the space and serve the community.**
- Sunday Services provide a foundation for nurturing and connecting our hearts and minds so that we can be and act in the world with vitality and care. **The sanctuary in Unity Commons is the foundation from which we can live out our mission. It is built on the land of our ancestors, along with the First Nations who were here before us. It is land that we honour and hold as sacred both past, present and future.**

These are just a few of the reasons I support the Unity Commons Development. I trust you are reading all the messages concerning this project and hope you can vote in support of the Unity Commons proposal being considered at the upcoming meeting on March 14, 2019. Thank you for your time and attention.

Sincerely,



Beth Hancox
922 Lawndale Ave
Victoria BC V8S 4E1

Mayor and Council

March 13, 2019

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;

RE: parking concerns and Fairfield United Church

Dear Mayor and Council

I feel it is important to clarify the relationship between Fairfield United Church and Sir James Douglas Elementary and Fairfield Gonzales Community Association with respect to parking privileges.

The Church congregation has been actively engaged in this neighbourhood for over 90 years and has built a positive and cooperative relationship with Sir James Douglas that continues today.

The existing Church has a capacity of 275 people and many in the neighbourhood have attended concerts and celebrations on weeknights and weekends. Many of these events welcomed capacity audiences. While we gather to worship on Sundays, we have a long history of the church structure being utilized for evening events.

With this context, there has never been designated parking for the Church. There has always been a supportive informal agreement with our neighbours to utilize the parking at the school and at the Fairfield Gonzales Community Association on Sundays and, as needed, as available, as appropriate – on weeknights. This has been our historical experience and practise for decades.

When Fairfield United was coming to terms with the necessity to address the aging and deteriorating church structure, we engaged with the neighbourhood extensively seeking their input. We incorporated community feedback into our decision making and into our selection of Nicole Roberts as the developer. Nicole's proposal, Unity Commons met the goals of the congregation. We wanted to continue to worship and work in the Fairfield neighbourhood and we wanted to ensure that the project was sensitive to the environment and responded to the housing needs of the broad community.

To address parking impact concerns raised by some neighbours in response to the redevelopment proposal for the Church site, Unity Commons, we reached out to our long-term allies with whom we have partnered on community-building initiatives for decades requesting to formalize our parking access understandings. Both the School District and the Fairfield Gonzales Community Association responded positively recognizing our interest and offering support. Letters from both organizations are in your packages.

When I reached out, I referenced Sunday worship. I did not reference or request recognition of our occasional use on weeknights; I saw no need to be this explicit.

Fairfield United is fiercely proud of our positive relationships with Sir James Douglas Elementary and with Fairfield Gonzales Community Association. We are grateful for their enduring support and for the important role that they play in our neighbourhood welcoming not only the congregation but also other community uses, the vast majority are informal. This is the part of the magic of our neighbourhood. I deeply regret that in trying to bring comfort to concerned neighbours about parking impacts and to demonstrate that things will continue as they have in our neighbourhood for decades, efforts have sparked confusion and worse – anger.

I have heard directly from people who claim that Unity Commons should be denied approval based on misrepresentation of our parking agreements. This is tragic and completely inappropriate.

Three things:

1. The Church's parking agreements are based on relationships of mutual respect and cooperation. These do not change. We will address them formally and completely once we know if we have a home in Unity Commons. Without approval, we have no home.
2. The parking agreements are with Fairfield United not the proponent for Unity Commons. These agreements are beyond the scope of the application and should not influence any decision. There is no history of parking issues with the congregation.
3. Those who suggest that a lack of clarity around the parking agreement was intentional and as such undermines the good work of the congregation in the neighbourhood need to recognize that Nicole Roberts, through her application for Unity Commons, is trying to ensure that the congregation stays in Fairfield. She is our champion. Her integrity is sound. This is an excellent project with broad community benefits.

I hope this helps clarify and defuses an unfortunate circumstance.

Reverend Beth Walker

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

March 6, 2018

To whom it may concern:

I am writing this letter to voice my support for the Unity Commons project in Fairfield. I lived in Fairfield for 10 years, less than a block from Fairfield United Church and loved being a part of the neighbourhood. Fairfield is a lovely place to live and the church and its congregation play a major role in creating a positive and supportive atmosphere for its residents.

I currently run a business close to the church and have experienced such tremendous support from Fairfield's residents and very specifically the members of Fairfield United Church. I believe the project to revamp the Church and provide much needed rental housing in Fairfield would be an asset to the neighbourhood. I also currently have an agreement with the owners of the property and the Church directors to lease the café space in the new building. This project will help my locally owned and operated business to grow and prosper and I look forward to its completion.

Best regards,

Meleah

Owner, Cottage Bakery & Cafe

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Unity comons

From: Lucas De Amaral <LDeAmaral@victoria.ca>
Sent: March 13, 2019 1:14 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: FW: Unity comons

From: Looking Glass Salon <[REDACTED]>
Sent: March 13, 2019 12:44 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Unity comons

Hi. I am the owner of Looking Glass salon which is directly across the street from this development. I am in favour of it going forward as the building is currently empty was a hub of activity when I first opened my salon here 7 years ago. There was live music, choir, brownies and special meetings held here weekly. I hope that Nicole is trying to recreate that with her new build; the church/ sanctuary becomes a meeting place when not being used as a church. More multipurpose. I am not opposed to the size or density. I am opposed to empty buildings and lack of community. I do hope she is able to move forward. Her vision is positive for the area.

Thank you. Nancy Buchanan



March 12, 2019

Dear Mayor and Council,

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

Our Place Society knows first-hand the value & importance of faith communities and their contribution to Social Justice. Spiritual leaders are often leading the way in pursuit of positive change for those struggling to have their individual voices heard.

As part of their local Outreach Ministry, Our Place works closely with Southern Vancouver Island United Churches. Fairfield United Church, in particular, has come up with creative ways to engage the wider community in raising awareness around poverty and the struggles of homelessness.

Now in its 5th year, the annual Sock Toss has School District 61 elementary school students learning about the value of giving back to their community through the very relatable need for everyone, regardless of economic or personal struggle, to have a warm, clean pair of socks.

Reverend Beth Walker & I are present for school Sock Toss events that have the students throwing their collection of socks at their Principal prior to donating them to Our Place. It is a great community connection and a fun way to raise awareness and donations.

The Fairfield United Church has been a part of the Fairfield Community for over a hundred years. Its continued residency as part of the Unity Commons Development would be an ideal marriage of a modern development sharing space with established neighbourhood organizations.

Reverend Walker invited Our Place to showcase the work of the many talented artists who rely on Our Place services to take part in the Moss Street Paint In. For the past 4 years, Fairfield United gave artists, who are often living in poverty or struggling with addiction or mental health issues, the chance to take part in this much anticipated annual event.

The Fairfield United Church congregation led by Reverend Beth Walker is a shining example of what it means to contribute to our community. As Martin Luther King stated so aptly, "Life's most persistent and urgent question is what are you doing to serve others?"

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

Sincerely,

Tracy Campbell
Community Relations Coordinator
Our Place Society

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Fairfield Development

From: Rob Reid [REDACTED]

Dear Mayor and Council,

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

Dear Mayor Helps and Members of Victoria Council

I write today in support of Unity Commons, the proposed redevelopment of Fairfield United Church.

More than ever before we need our land owners to stretch and to invest more to address our community's diverse and complex needs.

The church structure is in a ruinous state and a young local developer now presents us with an opportunity to ensure that the good work of the Fairfield United congregation continues in the neighbourhood in a purpose-built sanctuary space that will also welcome other users including other Faith groups, cultural groups and community organizations. New social purpose space in our community is in short supply and great demand. The subsidization of this space by the developer will widely benefit the broad community and promote a sense of welcome, social cohesion and well-being.

Unity Commons also introduces important new rental homes to the area.

While I was sad to hear that the rental apartments had been reduced by one unit from 16 to 15 in response to feedback from area residents, I was impressed to learn that the 3 bedroom unit would be made available to a family at 30% of a moderate family income. Not only will this project offer rental housing in perpetuity, it will offer an 'affordable' rental home to a family for whom there are few options for 3 bedroom rental apartments and fewer still at a subsidized rate. The broad suite of offerings in this proposed project represents an extraordinary achievement when one considers the size of the property.

In closing, the corner of Moss and Fairfield is an important corner in Fairfield and symbolizes a long history of community service through the Fairfield United Church congregation. This project supports and encourages community service and wellbeing, provides new rental housing and allows for a local business owner to expand her café business on the corner. Unity Commons is an excellent addition to the neighbourhood. I encourage Council to support this bold little project. Our community needs more of them.

Thank you for your efforts,

Rob Reid
[REDACTED]

business owner - 1200 Vancouver St/ 1205 Government St

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Support: 1303 Fairfield Rd.

Dear Mayor and Council,

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

Letter of Support

I strongly support this application to redevelop the church property. I'm a new congregant and young entrepreneur living in Victoria; someday I hope to afford renting an apartment in Fairfield. As things currently are, there would be no rentals available to me in this neighbourhood. Heck, just an office space in Fairfield would make me happy, but there aren't any affordable commercial spaces either. I strongly believe this new building plan will alleviate some of the desperate need for more rental spaces in Fairfield.

The new space for the church, specifically, will help Fairfield United continue their community outreach, and I believe, from personal experience, that this will benefit the entire community. In my short time living in Victoria, I have gone through poverty, homelessness, and loneliness; it is a very difficult city to move to. In my darker times, Fairfield United was there for me. I believe they will be able to support more people like me with the new space.

The old building *felt* unsafe. I used to work in house inspection and construction, and I cannot imagine how expensive it would be to restore it. Not only would it be expensive to renovate, but the renovations wouldn't solve how much energy is required to heat and power the building. There also wouldn't be much space to rent out to the Fairfield community compared to the proposed new building. The old building also held the aesthetics of older churches, something young people like me often don't feel comfortable going to.

I can go on and on. I don't see any reason or rationality in keeping that old brick building in Fairfield.

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

Sincerely,

Scott

P.S. I may have missed some members of council. If so, please forward this email to them. Thank you!

--

Scott Glennie

User Experience Design, Web, and Digital Media

scottglenniedesign.com

March 11, 2019

To The Mayor, Lisa Helps, and Victoria City Council Members

Re: Unity Commons

On March 14th Victoria City Council will be considering whether to support the proposed redevelopment plans for the church property previously owned and used by Fairfield United Church. I am writing in support of the new Unity Commons multi-purpose development that is being envisioned for this property. Some of the tangible benefits of the Unity Commons development are:

***Strengthening Community Connections.**

*** Being engaged in building relationships with neighbors;**

***Addressing a social need for affordable housing.**

Unity Commons as envisioned will be in a prime location in Fairfield, adding value and community presence at a significant intersection of Fairfield Road and Moss Street. This area is a hub of activity during the week because of the number of families whose children attend Sir. James Douglas Elementary School. As well, there are numerous programs and events for all ages that occur at Fairfield Gonzales Community Centre. As well, this area has several established small businesses offering a variety of goods and services. On weekends this area is enlivened through the popular Moss St. Market when the grounds of the school are transformed into a buzzing hub of activity.

Unity Commons would enrich this sense of community engagement even further. The proposed café at street level, combined with space for gathering and meeting on the second storey, and the planned upper storeys of affordable rental units for individuals and families would together enrich the opportunities for neighbors and members of the wider community to meet, to gather, and to build a greater sense of community.

Faith communities across the country are asking how they might become more engaged with their neighbors and their communities. In recent years congregations whose church facilities have aged, along with their members, have been undergoing soul-searching questions to reconsider how their properties, (many located in prime locations), might be reimagined and redeveloped. They want to create new opportunities to be engaged in the life of their neighborhoods and communities. They want to work collaboratively alongside others to build healthy communities. New partnerships and ways of being in relationship with neighbors can be supported through providing spaces to gather, engage in social activities, discuss and work together on issues relevant to the enrichment of the neighborhood and community. The proposed Unity Commons would include the provision of multipurpose spaces to be available for a variety of neighborhood interests.

Fairfield United, as a faith community, has been a presence in the Fairfield neighborhood for many long years. Of core importance to its members is having a designated place to gather together. Central to its people, who share life as a community of faith, is the need to come together regularly, to find connection with one another, to meet for fellowship, to worship and grow in their faith, and to become equipped to serve the needs of their community alongside their neighbors and others in the community.

More recently built worship spaces are often designed so that they can be adapted for multi-purposes. In addition, there are often adjoining spaces that can be combined and transformed to become multipurpose spaces. Unity Commons plans include both a dedicated sanctuary/ worship space and a multi-purpose space. There is an ongoing need for available, affordable meeting spaces that can be rented by community groups and organizations and that have accessibility and amenities in the space to serve their needs. When not needed by Fairfield United, the multipurpose space would be available to others in the community to gather and to meet. Availability of these spaces would provide opportunities to strengthen a sense of connection, a sense of belonging through getting to know one's neighbors and learning with others about the things that matter to one's neighborhood and wider community. Unity Commons would complement and enhance the spaces already available through the Fairfield/Gonzales Community Centre.

Affordable housing is a priority need in our region. The need is great to provide affordable housing for those who want to call Victoria home. Unity Commons will include 16 one- bed and 2 - bedroom rental apartments. These new housing units will make it possible for more individuals and families to live and work in their neighborhood and community.

In my own Lutheran faith tradition we also are exploring similar questions about the future of our church properties. We are exploring what future opportunities might be possible to be engaged with our neighbors in our communities were we to undertake redeveloping existing church properties. Currently there are two such redevelopment projects underway, at Oakridge Lutheran Church in Vancouver and at another Lutheran church in Langley. Building of a new multipurpose facility on the Oakridge church property is already underway. When completed the new facility will have retail space on the ground floor, a dedicated worship space for the existing faith community plus a multipurpose community space, ; and four additional stories will provide for a total of 46 affordable housing units above. For more information please click on this link:

<https://www.vancourier.com/community/oakridge-lutheran-church-redevelopment-proposal-includes-affordable-housing-1.2181338>

A second church property in Langley is in the process of consulting with the neighboring community about plans to build multi-use affordable housing units on a portion of the land owned by the church.

Unity Commons is a bold and visionary plan that promises future opportunities for neighbors and the community to be engaged with one another and connecting in new ways. This proposed redevelopment at a prime location in Fairfield offers many future opportunities to enrich and strengthen the fabric of community connections through new spaces to meet, to build relationships with neighbors, and to enable more individuals and families to enjoy living in new, affordable housing in the Fairfield community.

As a member of a neighboring faith community, and as a resident of our region, I believe that Unity Commons will enhance and enrich the Fairfield community for generations to come.

Please give your support to Unity Commons, an innovative, community-focused project.

Sincerely,

Brigitte McKenzie, Diaconal minister, serving in the Evangelical Lutheran Church in Canada in BC

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Support of Unity Commons

From: Linda Mulhall
Sent: Monday, March 11, 2019 4:36 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Beth Walker [REDACTED]
Subject: Support of Unity Commons

Dear Mayor Helps and Council

I support the Unity Commons proposal. This project is a necessary part of maintaining the vitality of Fairfield.

Sincerely

Linda Mulhall

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: *Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

From: Mona McClelland

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

Dear Mayor and Council,

I, Mona McClelland, who lives in the area and is a member of this congregation strongly support this application to redevelop the church property. This congregation has been active in the neighbourhood for decades and long before I and my children found this all inclusive community to support our needs for faith and spiritual nourishment. For me, it was a life saver and a place I could trust would support and hold me and my family in a time of change.

This is a time in our world, and more specifically in our city and neighbourhood that we are reaching out in a call for inclusiveness and reconciliation and to create safe spaces in communities that people can trust will be there for them in a time of need. For me personally, I was looking for some kindness and compassion after a divorce and becoming a single mom. I had only lived in the city for 8 years and at that time the only connections I made were through my kid's father or baby groups/primary school. But when I found myself on my own, I felt vulnerable and alone.

Through my connecting with Fairfield United Church, we found a safe space, one that would include us, like we were family and support us in creating a solid foundation of friendship and stewardship that I and my daughters could anchor ourselves to and then begin to connect with others within the Fairfield United community and neighbourhood.

a) My family have all participated in Celebrations such as Christmas and Easter, the sock toss, community garage sales and helping out at senior's centers.

b) My daughters have both performed musically within the congregation and with this support have become great ambassadors of music through the Vic High Music Program, performing all over the city and internationally as well.

c) If one stops to think of what happens when children are forced to live in two homes....there has to be a great amount of effort by the parents to present a united front to keep a solid foundation under their feet, as they navigate their lives trying to balance living arrangements. In kind, what Fairfield United Church has done and with our strong hopes, will continue to do is present that foundation for families and all those who require a solid footing, not a temporary and transient home.

- Of course you know the church building is old. I would sit and look up at the beautiful high ceilings and eyeball the peeling paint and the water stain marks that covered more space year after year.
- Also it was very apparent with each general meeting that the financial givings would never amount to enough to compensate for the amount of money that would be needed to repair this tired old structure.
- It is exciting to think about how Unity Commons will breathe life into a vibrant neighbourhood and at the same time provide that foundation of tradition along with a safe place for anyone and everyone to meet. A place that can continue to grow deeper roots in the community for constant and reliable support for years to come.

- And a big bonus is the value that Unity Commons will add to the neighbourhood by providing more rental housing, a space for people to gather and a safe space to feel welcome through worship, inclusiveness and understanding.
- Unity Commons is unique in that its focus is on how well its design fits in with the environment, it's rental housing and the inclusion of a sanctuary built for the congregation of Fairfield United with multipurpose use as well.
- Brilliantly, Unity Commons has been purposefully designed and exceeds the environmental standards of the City of Victoria's building code with an energy efficient design in place reducing costs for tenant heating.

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

Best Regards,

Mona McClelland

Grateful to have a place to feel safe and at home.