

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Misrepresentation by the 1303 Fairfield developer: March 14th Public hearing should be cancelled immediately

From: Christopher Petter
Sent: Friday, March 08, 2019 5:59 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Alec Johnston <ajohnston@victoria.ca>; Richard Stewart <>; Bruce Meikle <>; Mary Doody Jones <>
Subject: Misrepresentation by the 1303 Fairfield developer: March 14th Public hearing should be cancelled immediately
Importance: High

Dear Mayor and Council,

I am distressed to learn that Nicole Roberts has misrepresented to Council and to the public the parking agreements that she alleged she had attained for her project with the Fairfield Gonzales Community Association and with SJD school. I have learned that these agreements do not in fact exist. Because of this deceit I formally request that that the March 14th Public Hearing on the proposal be cancelled or postponed. In the light of this misrepresentation concerning parking the parking exemption to be granted may be far in excess what the City should grant. In my opinion the application should be sent back to Planning and further consultation with neighbours re parking should be undertaken through the Fairfield CALUC. (Notes on the misrepresentation follow.)

Sincerely,
Chris Petter
1220 McKenzie

- 1) In her Nov. 20th submission: "Fairfield United has an agreement with Fairfield Gonzales Community Association to use 8 spots (evenings and weekends)." "Fairfield United has a letter of support from School District recognizing the long history with Sir James Douglas Elementary that allows for the use of the school parking lots (42 spots) on Sundays and weeknights. "
- 2) To the public in an e-mail she sent out to interested parties on March 4th she wrote:- "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.”

The Fairfield Gonzales Community Association has denied that any such agreement exists and the School Principal, Mr. Harris, has affirmed that each time that the development wants to use the parking lot that they would have to apply for a rental agreement to the School Board stating the number of spaces required and the times. This would then would have to approved by the Board and the principal **each time**. This is not an “agreement to utilize” as stated by Ms. Roberts. I have looked at the School Board’s agreement (attachment E Letter from the School District: Dec. 06th Council meeting Agenda.) It states that each individual use will require a separate rental application (which may or may not be approved).

I remember that, at the Dec. 6 COTW meeting discussions concerning sending the 1303 Fairfield forward to a public hearing, Charlene Thornton Joe asked about these agreements and was assured by Planning that they existed and would alleviate any parking congestion anticipated from this development. So, to some degree her approval of the project to go forward was dependant on the existence of these agreements. This misrepresentation therefore calls into question the Dec. 6th, 2018 COTW approval of the project to go forward to public meeting which is why should now be withdrawn.

CGP.

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Unity Commons on Fairfield Rd

From: Eric Bramble
Sent: March 14, 2019 8:27 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Cc: Marianne Alto (Councillor) <MAalto@victoria.ca>; spotss@victoria.ca; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; lcollins@victoria.ca; Ben Isitt (Councillor) <BIsitt@victoria.ca>
Subject: Unity Commons on Fairfield Rd

Dear Mayor and Council,

You are meeting tonight (March 14th) to discuss a development in the Fairfield neighbourhood known as Unity Commons. I am a Fairfield resident living at 160 Eberts St and have lived in the neighbourhood most of my life and myself and my two children, at different times, attended SJD across the street from the proposed development.

My family supports the development as submitted as it will both provide a community meeting space for locals and visitors alike and provide much needed homes for our ever increasing community. I hope to hear that the proposal is successful so something positive can be built on this site and help create a stronger more cohesive neighbourhood.

Eric Bramble

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

Fairfield United Church at 1303 Fairfield Road

a Letter of Support

I, Angela Bell, as a longstanding member of the congregation at Fairfield United, (14 years), live in this area and it is very important to me that I can connect to others in a safe space, where I can walk to the regular gatherings and feel connected to the community through it.

I strongly support this application to redevelop the church property, as a beacon of hope and renewed trust that despite many outer changes, the soul of the heart still has a home.

Furthermore, it seems important to carry on the legacy and work of our ancestrals who built and cared for this community over decades; namely to give a caring input

and good values, into the daily lives of the society and to act as an inspiration and a beacon of hope to the new generations present and future.

As a member of the congregation of Fairfield United, service to community is integral to our worship.

belonging to Fairfield United feels like 'home' from home, it is the place and the hub, where friendship and new ideas are hatched to care more deeply for community and each other. A place of inspiration, to get each person more involved into social issues, as they would dare on their own.

A place to bring highest ethical values to our attention and to nudge us to deeper discernment into ourselves, as much as for others, to gain a better understanding of core principles, like justice, equality, peace, unconditional love and embracing the acceptance of new forms and growing cultural changes.

Having a physical 'home' that can also be shared with other communities, is opening bonds, potential friendships. To have an available space that is suitable to work from, for others, is crucial. Conversations, inviting artists, meditation groups, dancers or youth groups etc. all will benefit from our place of 'sharing'.

Yes, this redevelopment plan is appropriate and important for the neighbourhood.

It shows in its entirety that 'inclusion' is the way and the core of all.

Worship and Coffee, environmentally 'green' building as an example, as much as providing much needed rental housing (15 units) to many locals, is a wonderful gift. Additional parking spaces (8) and a safe bike storage place also seem much appreciated bonuses, to visitors and locals.

Most importantly it is to notice that the old Church building has outgrown its lifespan, (sitting in the congregation I once had a piece of plaster from the ceiling fall upon my head! This does not give the impression of 'a safe heaven')

I understand that a restoration of the old building would not serve our changing needs, (nor the communities need) and it would far exceed the cost that the community could straddle.

The space in the hub of Fairfield Community is too important to let it waste just to become an unused facade of a 'historical' monument. We have to adapt and embrace that the times are changing, and communities needs do too.

If this redevelopment of the Unity Commons project does not find acceptance, then the congregation would likely dissolve and leave the neighbourhood. This would be a great loss to all. Some members would disperse into other communities, others might resign and stay at home instead of uniting in good will actions.

However, should the project find acceptance, then the new community space would add much vibrancy to the young and old and all neighbourhood. A win/win situation!

Futhermore, accepting the proposed Redevelopment seems the right choice, as to show gratitude for people who are caring human beings and see the need of others.

This developer has so far shown an extraordinary commitment to helping address social isolation and promotes community connection and wellbeing, it would be good to show the rest of town and other communities, that working together is a worthwhile value.

In short; this proposed redevelopment of Fairfield United Church and its Unity Commons, seems very appropriate in location, as much as being the heart of the Hub, and the hope, a bright beacon of a healthy community that fosters inclusion and supports each other.

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

Sincerely,

Angela Bell

Victoria

**RE: 1303 Fairfield Proposed Changes
Parking Study – Watt Consulting Group – Dec. 2016**

March 14, 2019

Mayor and Council:

Although the Parking Study is over two years old, and the Schedule C requirements cited in it have since been changed, in a recent e-mail to a member of the Community, Alec Johnson stated:

The proposal includes a variance to reduce the required off-street parking from 31 stalls to 16 stalls. A **parking study** was provided by the applicant to support the reduced parking requirement. The study indicates that with the exception of the church, the demand for the residential and commercial uses on the site would be accommodated by the 16 spaces proposed. The site does not currently provide any off-street parking for the church. Parking demand for the church is expected to continue to range from 17 vehicles during a typical day with no event, up to 61 vehicles during the largest events at the church. The study states that the church parking demand is expected to continue to be accommodated on the surrounding streets and nearby properties; therefore, the requested parking variance is considered supportable as the parking shortfall would be the same as the current situation and the parking demand associated with the new commercial and residential uses would be accommodated on site. Entering into a parking rental agreement was not a condition of rezoning.

This leads me to believe that Mr. Johnson and staff have accepted the conclusions of the study at face value. Based on that, it is not unreasonable to assume that members of council would feel that the issue of parking has been settled and that the concerns raised by the neighbours of 1303 Fairfield have been answered.

However, in taking a close look at the study, I find it raises as many questions as it answers.

In case you haven't looked at the study closely, the consultant looks at a number of factors to assess the amount of parking the new development will likely need. Since the facility includes apartments, a sanctuary space, a coffee shop, and a retail space, this is not a very simple question.

In looking at their methodology, I see many areas of concern.

The average rate of vehicle ownership:

The average rate of vehicle ownership was arrived at by selecting 10 multi-unit properties and using ICBC data re: rates of vehicle ownership. Aside from claiming that they are "comparable" there is no clue given as to how and why these other properties were selected, and I'm not sure that ten apartments (out of hundreds in Victoria) are a statistically valid basis for determining anything. Most of the properties are in James Bay – only two are in Fairfield. In any event, the rates range from 20% to 75%, and the average of these particular 10 gives us 51%. This is used in the study to

assert that in apartments like the proposed Unity Commons development, about half of suites will own a car.

I noticed that two of the addresses are at 20% vehicle ownership, which lowers the average considerably. I looked at the Walk Scores of all addresses - an online tool to gauge ready non-vehicle access to shopping and services (<https://www.walkscore.com/score/victoria-bc>). The two places with 20% car ownership had the highest Walk Scores - one was 98%!

The second lowest Walk Score? 1303 Fairfield at 84%. In their list of 10 properties, those with a comparable Walk Score had a rate of vehicle ownership closer to 75%.

That might be a better estimate of the rate of vehicle ownership.

Cafe Vehicle Demand:

This was calculated to be 5 parking spaces based on a survey of 11 coffee shops, ranging from Cook Street to Vic West. This is below even the revised requirements of the new Schedule 10 - which would be 8 or 9. How did they arrive at this number? How did they arrive at a solid understanding of how many parked vehicles are attached to the patrons of a coffee shop? They asked the coffee shop staff, who are legendary for their acumen in modes of transport, passengers per vehicle, use of on an off street parking, etc. I am sure we all know the feeling of waiting to be asked for our order while the barista interrogates us about parking choices. Another number that doesn't seem to have a very solid basis.

On-street and Commercial parking (NOT the Visitor numbers):

These were gathered over 5 days, in mid August, near a school. Does the study mention or account for the fact that large numbers of individuals and families are travelling, camping, off the island, at the cottage, or otherwise not in Fairfield at this precious time of year? No. Over 5 busy days the consultant gathered all the data they needed, and then extrapolate that data times 365 without reference to seasonal variation in parking load. Remarkable.

On-street parking:

The only areas where parking was measured was Moss from McKenzie to Thurlow, Fairfield from Harbinger to Masters, and the eastern half of Oscar. A possible reason the consultant may feel that there is no parking problem on Thurlow, Cornwall, Harbinger or McKenzie is **because these were not surveyed**. Yet it is very likely that they will be the very surrounding streets where parking will be "accommodated." If the consultant were to drop by during the weekly Moss Street Market, they would see many people parking and walking to the market from a distance far greater than was measured in the survey, and from streets that weren't included. Again, the on-street parking numbers have serious issues of completeness.

Predicted Parking Demand

The consultant then compiles these numbers and a few others to arrive at the needed number of parking spaces for Unity Commons: 16.

In a delightful coincidence, **this turns out to be exactly the same number** of parking stalls the development is able to create on a single underground level of the new building's footprint. I can hardly imagine the joy of the developer in being told that an additional underground storey of parking – as would be required by the newest version of Schedule C – would not be needed.

Summary

Schedule C was revised recently to reflect the concerns of developers and other interested parties that the off-street parking requirements were excessive and an impediment to adding density and offering creative solutions to the shortage of affordable housing.

Yet Unity Commons is would like to supply about **half of the stalls required under this new, revised standard** – without providing any affordable housing.

In the grand scheme of things, 16 more cars on the street may not be the end of the world, and it's not entirely unreasonable to think so. But by accepting this report at face value you are saying you accept the methodology used. You are accepting that the new Schedule C numbers **can and should be ignored by a 50% margin** when it suits council. And in a larger context, you are encouraging all other developers to seek to override off-street parking requirements.

Worse, you are providing an incentive to demolish existing older and more affordable rental housing **in favour of new units with much higher market rents** – and much less parking. As one neighbour said, the Unity Commons development will not cause a shortage of parking in Fairfield – it will make the existing shortage worse.

I urge you to deny approval of the exemption from the revised Schedule C Off-Street Parking requirements for the development at 1303 Fairfield Road.

Sincerely,

Bruce Meikle

1261 McKenzie street

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Unity Commons Public hearing March 14

From: George Zador
Sent: Tuesday, March 12, 2019 6:21 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc:
Subject: Unity Commons Public hearing March 14

To Mayor and Council, City of Victoria

Please accept this email representing our unqualified support of the proposed Unity Commons rental development at Moss and Fairfield Streets.

This project will replace a regrettably sad looking and derelict church building with much needed rental apartments and a church sanctuary that is also designated as community space.

As homeowners living within a block of this development, we also appreciate its design features and street appeal that will enliven the area.

We suggest no more delay in the approval process of this project that had already taken three years from inception to reach this date.

We also suggest that it would be incumbent upon yourselves to unequivocally correct many Fairfield area residents' misconception that this project would somehow open the door for unchecked high-rise development along Fairfield Rd.

Sincerely

George and Jo-Ann Zador
6 1231 McKenzie St
Fairfield – Victoria



FACILITIES SERVICES

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

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

Dear: Rev. Walker

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

Sincerely

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

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

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Redevelopment of Fairfield United Church

From: Darryl Harker []
Sent: Thursday, March 14, 2019 8:58 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: c
Subject: Redevelopment of Fairfield United Church

Please be advised that we support the demolition of the Fairfield United Church and the redevelopment of the site for affordable rental housing as per the current development application.

Darryl and Christine Harker
1695 Richardson Street
Victoria, BC
V8S 1R5

Sent from [Mail](#) for Windows 10

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: UNITY COMMONS

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: March 13, 2019 3:23 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: FW: UNITY COMMONS

From: Ivan Jespersen
Sent: Tuesday, March 12, 2019 5:00 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: UNITY COMMONS

*Ivan Jespersen
Suite 1, 1124 Dallas Rd.
Victoria, B.C.
V8V 1B9*

Monday, March 11, 2019

Dear Mayor Helps and Victoria Councillors,

It's wonderful in a busy city like Victoria to find a friendly congregation that has an ordained Minister who stretches her Ministry outside the church and congregation like a long-armed octopus.

Reverend Beth Walker extends her Ministry into downtown streets of Victoria to bring cheer and a sense of belonging to the lonely, homeless, and impoverished. She also visits large public schools in Victoria to organize 'Sock-Throws' at the teachers,. After each 'Sock Throw' she collects the socks and gives thousands of pairs each year to the homeless in 'Our Place'.

The congregation at Fairfield United is deeply appreciative of Rev. Walker's community outreach, but they also deeply appreciate her warm welcome towards a broad spectrum of Christian witness in the church. Whether Conservatives or Liberal, Bible Thumpers or Social Activists, Reverend Walker acknowledges a Ministry for all who come to Fairfield United.. She sees members of the congregation as Ministers to one another and to the Social Fabric surrounding the church.

During inactive times the church property itself will become a vehicle of Ministry for regional service organizations and other groups serving the public. They will use our rental

space when available. Fairfield United will greatly benefit the Fairfield/Moss Street area in which it proposes to be founded.

What a great gain for the Fairfield/Moss Street region with Fairfield United positioned right in its centre. Children, families, and those searching for a warm relationship with others will find their nexus at Fairfield United!

Thank you Mayor Helps and Councillor's for your own services to the City of Victoria.

*Sincerely,
Ivan Jespersen
Email:*

March 13, 2019

Mayor and Council

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

Dear Mayor and Council,

Regarding: Unity Commons. The proposed redevelopment of Fairfield United Church at 1303 Fairfield Road

Letter of Support

I Jon Newton, member of the congregation, strongly support this application to redevelop the church property. The congregation has been active in this neighbourhood and dedicated to the wellbeing of this community for almost 100 years.

As a member of the congregation of Fairfield United, service to community is integral to our worship. Belonging to this congregation has given my wife and I the opportunity to expand our social circle, meet some very wonderful people of the Fairfield community, and participate in inclusive worship, which aligns with our personal views and values. We care about this community and are involved in gatherings that welcome members of the wider Fairfield community, such as our Christmas Eve Celebration, Sock Tosses, volunteering at Our Place events and helping with community meals.

I believe this redevelopment plan is vitally important and necessary to the continued growth and vitality of the neighborhood for the following reasons:

- The church building is no longer a safe structure to inhabit. Time and deterioration have taken their collective toll, and the congregation no longer meets in the building.
- It is not fiscally responsible or viable to restore the building to original building codes, let alone current building codes.
- Unity Commons is an incredible opportunity to introduce much needed housing, amenities, community space, and value to the neighborhood.
- Redevelopment represents the three pillars of sustainability – environmental design; market-rental housing in perpetuity (versus luxury condominiums); subsidization of the purpose-built Sanctuary for the congregation of Fairfield United (Sanctuary will act as a Commons to be used by interfaith communities, cultural groups and other organizations.)
- 15 new, energy efficient rental homes for the area in a location that encourages alternative transportation: bikes, transit and pedestrian

- Building design respects the privacy of adjacent neighbours and the 3-bedroom family unit will be offered below market rental
- Enables the congregation to remain in the neighbourhood where the congregation has been actively engaged in building an inclusive community and helping improve the lives of others for 100 years
- The Sanctuary space/Community Commons serves as an important and needed social amenity for other groups to use in addition to the Fairfield United congregation; Sanctuary space will serve as new community space adding vibrancy to the neighbourhood. This is space has been subsidized by the developer – this is an extraordinary commitment to helping address social isolation and promotes community connection and wellbeing.
- Unity Commons exceeds the environmental standards of the City of Victoria's building code and is designed to be energy efficient reducing costs for tenant heating.
- Unity Commons includes new parking for the area. The proposed redevelopment has underground parking for the 15 units including 8 public spots and over 30 bike stalls.
- Design of Moss Street frontage of the Community Commons and the corner café space is set back from the street to create a lovely public gathering area (greater utility of public space than the current Church offers);
- The inclusion of more public space and a commercial café space fosters social vibrancy on this corner and promotes safety as the realignment of the corner improves sight lines at this intersection.
- Unity Commons is appropriate for this location and this neighbourhood.
- Unity Commons embraces important community values and introduces much needed new community space that is subsidized by the developer.

I wholeheartedly support this redevelopment plan, I believe it is a win for the whole community, and I ask that Mayor Helps and Council approve this application for Unity Commons.

Sincerely,

Jon Newton

Victoria BC,

12 March 2019

Mayor and Council
City of Victoria

RE: Unity Commons, 1303 Fairfield Road
Rezoning and Development Permit Application

As a resident and property owner in the Fairfield neighbourhood I am writing to express my support for this proposal and to urge you to approve the Rezoning and Development Permit Application.

Over the last two years since the application was first made the proponent has consulted with the community and taken concerns that have been expressed, as well as concerns of City Council, into account and have re-submitted plans addressing these concerns several times.

Over the past two years of consultation and re-design the proponent appears to have endeavored to design a place that makes a powerful and positive contribution to the community.

The current design provides:

- desirable and needed rental housing,
- a vibrant street corner amenity,
- the preservation of the cultural, social and spiritual mission of the Fairfield United Church in its historic location.

Your approval of this project and the completion of its' construction will be an enhancement and positive improvement to the Fairfield community.

Yours truly,

Kane Scott
240 Moss Rock Place

March 13, 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 Marlynn FitzGerald and I am a congregant of Fairfield United Church. I strongly support the application to redevelop the property at 1303 Fairfield Road. I believe Unity Commons to be more in alignment with the shared goals, or intersectional community values, of today. The congregation has been part of the Fairfield community for over 100 years and at the corner of Fairfield and Moss since 1926 and we do not wish to leave. However, I feel this piece of land could provide so much more value to not only our congregation but also the Fairfield community.

As a congregant for the past several years, I have experienced what an inclusive community feels like because of the people of Fairfield United Church. These wise citizens have become the people I seek for advice, connection, support and networking. I have benefitted from weekly teachings at Sunday gatherings personally, but also learned how to be a contributing member to a community who greatly values benefitting the larger community. Their lived values and actions have taught me how to be a more connected and involved citizen, empathic human being, wise mentor and facilitator and I feel, an even better equipped parent to my children. Connection and a learning space like this is a unique and an invaluable asset to health and wellbeing.

I have had opportunities in the community I otherwise would not have had. I have been involved with Our Place Society, local schools 'Me to We' youth, food drives, and GVAT. We have run 'out of school drop in' programs for the youth of the Fairfield community when schools were on strike, where we brought in community leaders to share with our youth. We have connected with our neighbours to provide a helping hand and support. We have partnered with community organizations and schools on initiatives such as the 'sock toss' which provides more than 21,000 pairs of socks to the homeless. We provide services for seniors in the local community, we are customers of the local shops, we network with them and support them on their projects, we have invited neighbours to join our activities such as neighbourhood garage sales, Indigenous blanket exercises, Paint Ins, and so much more by simply opening up our sacred space. We have shared space with other faith groups and organizations to use over the years such as girl guides, music groups, meditation groups, chi gong, healing groups, Hans

Kai, and family and community dinners, celebrations, meetings, learning opportunities, and memorials. The list is extensive of our community involvement, outreach and social impact.

I believe this redevelopment plan supports our vision and mission not only in our church community but also as a citizen in Victoria. Fairfield believes this project will encourage a culture of engagement, empathy, kindness and acceptance across generations. Unity Commons takes into consideration the 2019 landscape, culture, needs and wishes, that were simply not present in 1926. Also, the project acknowledges the aspirations of the city of Victoria to contribute to a housing increase by creating 15 new rental units that will be offered at a percentage below market rent. The design of the building is energy efficient beyond the standards of today which is the kind of considerate forward thinking we need in Victoria and our world right now. The privacy of the neighbours has been considered and respected and the sight lines around the corner of Moss and Fairfield roads is improved, making it a safer corner for all pedestrians including the school families of Sir James Douglas.

We believe in equality and upholding human rights. We want our faith community's values to be reflected in the physical space and I believe Unity Commons does this. A welcoming, inclusive, safe, space for all of the community to feel comfortable with This is not just a space for Fairfield United 'church goers' as the vision of church has changed since 1926 just as the vision for Victoria and Canada has changed since 1926. This is a space to honour the entire community upholding today's values.

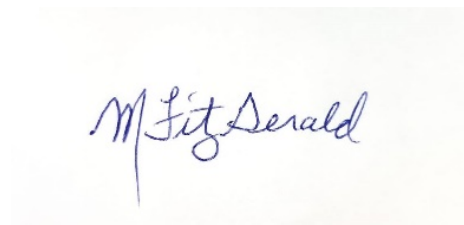
In my opinion, today's congregation is a dynamic group of people who are social justice networkers that care about, and contribute to, the whole of Victoria in their own weekly good works and walks of life. It is a desire of the community of Fairfield United to increase our ability to reach out to our community to help others, create a multi- purpose space for gathering of all sorts of communities in the new structure, to create new community opportunities, and as always provide an inclusive welcoming sanctuary open to all. We honour the past but, it is the future we are laying the foundation for now. A future for our community that improves quality of life for all. All are invited and will feel welcome in the new space because community is about the connection of people. In alignment with Victoria's transition to become a leader in urban sustainability, affordable housing is an important component and this project supports that vision along with providing space for connection which improves overall health and wellbeing and therefore, quality of life. As Victoria expands, we want to be synergistically contributing alongside our neighbours. I hope you see the value as I do and will provide your support to this project. I hope to see you in the neighbourhood!

I believe that Unity Commons:

- Would replace an unsafe, single-use, unstable building that has outlived its lifespan
- Would provide a sense of belonging and relationship to the Fairfield community
- Will bring a safe multi-use building in alignment with today's codes, values and aspirations.
- Has been designed with care and consideration
- Clearly sees the opportunity to add value to the neighbourhood giving it an even better community feeling through rental housing, a café space and a Sanctuary that will serve as a common area for the broader community.
- Values the people of the community through its extraordinary commitment to helping address social isolation and promotes community connection and wellbeing.
- Is an excellent opportunity to add greater value to the neighbourhood through the introduction of much needed rental housing, a café space, and gathering spaces
- Will provide 15 new, energy efficient rental homes for the area in a location that encourages alternative transportation: bikes, transit and pedestrian
- Enables the 100+ year congregational engagement to continue to benefit the community
- Supports the vision and mission of Fairfield United Church
- Exceeds the environmental standards of the City of Victoria's building code
- Is designed to be energy efficient reducing costs for tenant heating.
- Includes new parking for the area including underground parking for the 15 units including 8 public spots and over 30 bike stalls.
- Designed the Moss Street frontage to be set back so as to include a public gathering area which adds more public space
- Promotes safety with realignment of the corner which improves sight lines at this intersection.
- Adds a commercial café space which fosters social vibrancy on this corner
- Is more than appropriate for this location and this neighbourhood.
- Embraces important community and societal values
- Introduces much needed new indoor community space.

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

Sincerely,



MarLynn FitzGerald

930 Mesher Pl, Victoria BC, V9A 6Z1

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: UNITY COMMONS

From: Ivan Jespersen []
Sent: Tuesday, March 12, 2019 4:55 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Mollie Jespersen <>
Subject: UNITY COMMONS

*Mollie M. Jespersen
Suite 1. 1124 Dallas Rd.
Victoria, B.C.
V8V 1B9
Email:*

Dear Mayor and Council

I love Fairfield United and am so happy and proud to be a part of this amazing and exciting development. Fairfield is a church community which is very open, warm and inclusive. We welcome the world!

Our members are diverse; some with physical challenges. We have an enthusiastic-teen group, five or so in our 80's or 90's. The rest make up a large group in their active, healthy middle years and are involved in such things as 'Victoria Wellness Co-op', 'Women In Need', 'GVATC' (Greater Victoria Acting Together), 'Our Place' (We initiated the 'Sock Toss') beginning with the children at St. James Douglas School and has gone much much further afield. The 'Sock Toss' began when Rev. Beth Walker visited the school to help the children understand poverty and even little ways they can help and thus became caring citizens of the future.

We support residents of St. Mary's and Glengarry Hospitals, also participate in walks of recognition and support for Indigenous peoples, opioid crisis, and homeless poor. Also just recently we ventured on a walk and fundraiser for 'Our Place' on the coldest night of the year venture.

Times and community needs have changed. We have struggled to keep our beloved sanctuary. After over three years of meetings, letters, and invitations to the community, we are now ready to venture into the future with this new proposed view of our cherished spot on the corner of Fairfield and Moss. Rental housing is badly needed. An open friendly café-type business would add to the delight of the corner. We are also looking forward to enclosing in 'Unity Commons', a space for other faith groups, cultural groups, activity programs and community gatherings.

This is a project we can all feel good about!

Thank you.

Mollie M. Jespersen

Alicia Ferguson

From: Public Hearings
To: Wayne Hollohan
Subject: RE: 1303 FAIRFIELD ROAD

From: Wayne Hollohan <Victoriabc@shaw.ca>
Sent: March 14, 2019 12:25 PM
To: Public Hearings <PublicHearings@victoria.ca>
Cc:
Subject: Fw: 1303 FAIRFIELD ROAD

I could not write a letter that would be any different in stating the facts regarding lack of return for excessive demands.

Along with the miss and lack of information and continued mistrust of the rezoning process, especially regarding the integrity of Local Area Plans.

I know all this proposal takes. I just fail to see what it provides, that couldn't be provide in a development more respectful to all.

Wayne Hollohan
15 Cook Street

From: [Ken Roueche](#)
Sent: Thursday, March 14, 2019 10:53 AM
To: publichearings@victoria.ca
Subject: FW: 1303 FAIRFIELD ROAD

Dear Mayor and Council::

I am unable to attend the public hearing. However I wanted to share my concerns. The proponent is asking for substantial concessions (height, mass, setbacks, parking) but is offering very few benefits:

-with estimated rents ranging from about \$1800 to \$2700 per month (based on a review of craigslist) these units are not affordable for most Fairfield renters

-for the one unit offered below market no particulars are provided. What is the moderate income household and who selects the tenant ?

-what are the terms and conditions of the space offered to Fairfield United Church?

-where is the documentation for the parking provisions offered by Sir James Douglas School and by the Fairfield Gonzales Community Centre?

-declaring one lot a Large Urban Village, within a Small Urban Village, seems an unusual interpretation of the OCP. Where will this lead?

We need affordable rental however this proposal does not come close to meeting the spirit of the Gentle Density concepts presented during our Local Area Plan discussions.

Yours truly,

Ken Roueche

PLEASE NOTE MY NEW EMAIL ADDRESS:

Please update your contact info for me!

47 Howe Street
Victoria, BC V8V 4K2

Alicia Ferguson

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

From: Win Konijn
Sent: March 13, 2019 10:27 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; malto@cictoria.ca; Sarah Potts (Councillor) <spotts@victoria.ca>; scdbow@victoria.ca; Laurel Collins (Councillor) <lcollins@victoria.ca>; bisett@victoria.ca; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: Re: Unity Commons - Proposed redevelopment of Fairfield United Church at 1303 F

13 - 3 - 2019

Dear Mayor and Council,

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

Letter of Support

I, Win Konijn, write to you as a member of Fairfield United Church. I drive in every Sunday from Colwood. I support this application to redevelop the church property with all my heart and mind. I emigrated to Victoria in 1973 from the old country and am well aware of the importance of buildings as old as this building on the corner of Fairfield and Moss, however, the building might have its ambiance and warm memories looking at it from the outside, but the building is unsafe and is falling apart on the inside. I lived in Victoria for 30 years and am well aware that this congregation has been active in this neighbourhood for almost 100 years and and it is my wish for this community to continue to offer the same but in a safe and financially sustainable building.

This community of heart - spaced people are what we need to see more of in this time of change. Unlike the old church concept, this is a community actively engaging outside the confines of walls. What I treasure about this form of relating is the change to associate and get to know people of all walks of life and believe traditions with one common goal, to be inclusive and contribute to the growth and greater good of all. If you are unsure as of how to decide, I beg you to learn more about what we stand for as a community.

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

Sincerely,

Win Konijn,

Alicia Ferguson

From: Public Hearings
To: ART VERBOVEN
Subject: RE: 1303 Fairfield Road, Church Development

From: ART VERBOVEN
Sent: March 14, 2019 1:57 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: 1303 Fairfield Road, Church Development

Dear Mayor and Councillors:

We, the owners of 1329 Fairfield Road, are opposed to the current development proposal for 1303 Fairfield Road for the following reasons:

The scale of development is out of proportion for our neighbourhood.

Reduction of setbacks will increase congestion on an already congested corner and make it more unsafe for the school crossings and intersections at Fairfield Road and Moss Street.

The lack of parking spaces for this development is a serious issue which greatly impacts the neighbourhood. I live on the 1300 block of Fairfield Road and frequently have difficulty leaving my driveway due to cars parked in areas that are not permitted. This development, without adequate parking, will make this situation worse.

Even though the speed limit is 30, it seems that cars are travelling at faster speeds. I often see parents dropping children off at school and dashing across the road to Sir James Douglas School. We believe there is already a significant safety issue on this block.

We have lived on this block for almost 20 years. Since then, there has been extensive development in the neighbourhood which has reduced the tree canopy and increased car traffic considerably.

We urge the Mayor and Council to request the developer reduce the size of the current proposal in consideration of the impact of development on traffic, safety and quality of life in our neighbourhood.

Alicia Ferguson

From: Public Hearings
To: barbaraann@integrity.com
Subject: RE: 1303 Fairfield Rd

From:
Sent: March 13, 2019 12:07 PM
To: mayorandcouncil@victoria.ca.
Subject: 1303 Fairfield Rd
Importance: High

Dear Honorable Mayor and Council,

Please reconsider any unilateral decisions. Full research on any proposal is everyones fiduciary responsibility to our affected. The following information was very interesting for our company to initiate as we are diversified investors in all forms of development.

Message:

1. Upon researching the 2030 initiative and corresponding with its leaders, repurposing reinforced and structurally sound buildings can; i. become sustainable, ii. be expanded to the number of dwellings needed and iii. help to cut our greenhouse issues, which we face today. (Please contact us for any contacts you seek to confirm the above or below.)
2. Upon applying the IAP2 values for public comment on the demolition, dumping and rebuilding the structure known at United Church at 1303 Fairfield Road. The following verbal answers were shared upon selecting a box, (This was over the 90% majority mark, please see survey submitted by Bruce Melkie). -
3. **There was confusion over the unstable white wooden structure on the east side of the Brick and Cement Church, once the two church buildings were shown, the Brick and Cement structure was the ONLY structure supported for repurposing. -**
4. Verbal responses for repurposing the existing Brick and Cement Structure were: - a. The structure was retrofitted with beams (1980's invoices paid, Pat Ward's documents) - b. The cement structure was reinforced with 1" rebar cement (please refer to the retrofitting Churches for dwelling throughout Canada and Victoria, Victoria's 2017 engineering site report and Victoria's 1900's building standards for larger structures, see structure recently demolished, i.e. the Immigration building on Government and Wharf and the Catholic School, NE corner of Vancouver and Pandora.) _ c. Building will require additional walls and floors when adding dwellings within the existing Brick and Cement building. The dwellings will further structural integrity. - d. New development will require Off Site Parking to meet the minimum requested requirement for accommodate at least one car per unit, and 4 cars for each of the two commercial units with no event unit because there are no parking structures near by for event parking. (Please refer to Schedule C)
- e. Stop environmental destruction by dumping all viable structures which have at least 50 more years of structural integrity left upon creating 5 or more dwellings for habitation. Pass policies to stop the unnecessary dumping of debris in Vancouver Island's remaining restricted landfills
- f. Stop blasting in the area as it can trigger earthquakes (see fracking and blasting correlations).
- g. Increase or keep the existing set-back from the current building's footprint to protect the children's safety when crossing the blind part of this intersection.
- h. New developments in Fairfield are not Affordable as they are sold at luxury prices and rental are luxury rents.**
- i. Keep the Church as the area's an Event Building.**

Summary:

The community is not against more dwellings it is against luxury priced dwellings. All new dwellings in this area are luxury priced dwellings and expensive commercial units.

Repurposed buildings in the Fairfield area offer long term dwelling rentals which are closer to a rent rate of \$800 per month for a Bachelor or \$1,000.00 per month for a one bedroom and \$1,500 per month for a two bedroom dwelling. The majority in Fairfield who live in nonconforming dwellings pay rents a bit lower to the price points listed above, which is the definition of affordable for this area.

The structure at 1303 Fairfield Road can be repurposed and added too for offering the rental price point per dwelling listed above. One commercial rental unit is enough to offset the shortfall difference. The wooden building on the east side of the brick and cement building could be redeveloped to accommodate parking above and a ground floor commercial unit.

Using the existing structure DOES solve the parking and blasting issues, see repurposing historical buildings covenants.

Barbara Bowman

Co-Owner NAMWOB Investments

March 12, 2019

Mayor Lisa Helps and Members of Council

City of Victoria

Re: Unity Commons Development

Dear Mayor Helps and Members of Council

I am Juan Rohon owner of the property at 1255 Fairfield Road where my wife and colleague have lived, raised two of my four children and also have a naturopathic practice for the last 32 years.

I am stunned and irate that mayor and council are about to give the go ahead to this development and have been very accommodating in the facilitation of zone changes and bylaws. How is this reflective of all the consultation process that has been going on in terms of the future development of our community in regards to small and large urban village? How is it fair to the rest of the business owners in the half km circle to this development?

I developed my commercial residential space consisting of 800sf of one residential unit and 860 sf of commercial space for our clinic. We provide 3 parking spaces for commercial purposes and one for residential. How is it fare that this development will get away with providing none for their commercial development?

Commercial parking spaces for this area are already under pressure. I pay close to \$10000 in property taxes. It is rare that I can find parking space in front of our clinic. We, my wife and I, one staff and one associate are required to park in the streets to allow enough parking spaces for our patients. Across from us we have a veterinary clinic, two medical clinics and soon to open a veterinary hospital. The staffs of these businesses are much larger than us. If they were to park in their own premises they would utilize half of their parking lot. There is very limited parking east of our clinic and only short term. There is also business from the street side of our property to Moss St. My clinic frontage does have unlimited parking. The side streets have just been assigned residential parking. There is not even a dedicated space for courier deliveries. We received shipping and have pickups of packages just about daily and I am sure the other businesses have similar needs.

It is also come to my attention that members of council will make a decision on false information in regards to the Unity Commons development having access to parking on **evenings** and weekend from the school in **perpetuity**. I would hope that council gets better proof of this and not just based on the here say of the developer. As it stands this development is in the process of being given many relaxations in the development. If this is going to occur for this development, then make it so also for any future developments in a ½ km radius to the church.

I could see the city giving a development at the church site relaxation in bylaws if they were going to maintain its architecture and heritage quality and salvage one of the most iconic buildings in our neighbourhood, but it is going to be torn down then play it by the rules and provide the parking that is required and have them excavate if needed, or give the rest of us the same consideration and change the bylaw for all of us business owners in the close radius to this development.

Sincerely,

Dr. Juan Rohon, N.D.

1255 Fairfield Rd

Alicia Ferguson

From: Public Hearings
To: Ken Roueche
Subject: RE: 1303 FAIRFIELD ROAD

From: Ken Roueche
Sent: March 14, 2019 10:53 AM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: FW: 1303 FAIRFIELD ROAD

Dear Mayor and Council::

I am unable to attend the public hearing for the captioned project. However I wanted to share my concerns. The proponent is asking for substantial concessions (height, mass, setbacks, parking) but is offering very few benefits:

-with estimated rents ranging from about \$1800 to \$2700 per month (based on a review of craigslist) these units are not affordable for most Fairfield renters

-for the one unit offered below market no particulars are provided. What is the moderate income household and who selects the tenant ?

-what are the terms and conditions of the space offered to Fairfield United Church?

-where is the documentation for the parking provisions offered by Sir James Douglas School and by the Fairfield Gonzales Community Centre?

-declaring one lot a Large Urban Village, within a Small Urban Village, seems an unusual interpretation of the OCP. Where will this lead?

We need affordable rental however this proposal does not come close to meeting the spirit of the Gentle Density concepts presented during our Local Area Plan discussions.

Yours truly,

Ken Roueche

PLEASE NOTE MY NEW EMAIL ADDRESS:

Please update your contact info for me!

47 Howe Street
Victoria, BC V8V 4K2

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**

This small well-executed redevelopment embodies positive change, one which adds rather than detracts to the greater community. Rental housing, an ecologically sound design and a large meeting space available for community use are all well considered elements of this proposal.

The church structure has had its day. As with many such buildings across Canada – 9,000 according to a recent CBC story – different and hopefully better use needs to be made of either the church space or the land it sits upon.

For the calendar year of 2017, I rented the small hall next to the church as a non-profit meeting space, The Doing Centre. It offered groups working for the greater good space to meet by donation. Part of the reasoning for The Doing Centre was to beta test for Fairfield United Church the need and criteria for a community meeting space. We found there was a need though the drafty hall part was less than welcoming. My final report recommended the Sanctuary Commons offer both a larger space, break-out rooms, reliable Wifi and access to snacks and possible meals. Having a café in the building would be very helpful as I found many busy working folk like to meet and eat.

I believe due diligence has been done for this development. While neighbourhoods are often leery of change, and sometimes rightly so, I believe the Unity Commons will be an asset to both the immediate neighborhood and the wider community.

I urge you to approve this project. Thank you for your time and attention.

Sincerely

Leslie Gillett

Alicia Ferguson

From: Public Hearings
To: Lorna MacDonald
Subject: RE: Development Permit Application 1303 Fairfield Road

From: Lorna MacDonald
Sent: March 14, 2019 11:47 AM
To: Public Hearings <PublicHearings@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Development Permit Application 1303 Fairfield Road

Dear Mayor Helps, Councillors,

I am opposed to the current development proposal for 1303 Fairfield Road for the following reasons:

The scale of development is out of proportion for our neighbourhood.

Reduction of setbacks will increase congestion on an already congested corner and make it more unsafe for the school crossings and intersections at Fairfield Road and Moss Street.

The lack of parking spaces for this development is a serious issue which greatly impacts the neighbourhood.

Parking in the 1300 block of Fairfield Road is already in very short supply. Building apartments without the requisite number of parking spots is foolish. Like it or not people have cars – often they require them for their work and they also have friends who have cars and come to visit. The commercial and community space will attract more people and more cars. My residence is one of two in the 1300 block in which the driveway exits directly on to Fairfield Road. It has become increasingly difficult to exit my driveway safely as people constantly park illegally on the yellow lines as there really is no where else to park. This creates a total blind spot. Although the speed limit is 30k at all times, very few vehicles are travelling at that speed. People race through the light at Fairfield and Moss and generally speed through this stretch.

At peak times there is parking on both sides of the road while parents drop off and pick up their children at Sir James Douglas School. There is very little enforcement of parking restrictions or speed limits. In 2017 my car which was parked in front of my house was totalled by a speeding driver who lost control of her vehicle, crossed over into on-coming traffic and smashed into my parked car moving it backwards two and half metres. There have also been incidents of cars losing control and knocking over the 30k speed sign. This stretch of Fairfield Road needs traffic calming measures.

In the 26 years I have lived at 1333 Fairfield Road we have had extensive blasting and development of three large houses on Briar Place which significantly reduced the tree canopy. We have had the Moss Rock development which required extensive blasting and significant reduction of trees and green space while increasing car traffic considerably; and we have had the development of two very large homes on the corner of Fairfield and Masters Road which required blasting and removal of trees and left virtually no green space.

It seems to me having some green space in the middle of a city both private and public is important and should be supported. The initiative seems to be to wipe out small scale family homes, remove trees and increase density to the point where our neighbourhood is no longer recognizable.

I urge the Mayor and Council to request the developer reduce the size of the current proposal in consideration of the impact of development on traffic, safety and quality of life in our neighbourhood.

Please do not make my phone number and email address available as part of the public record. Thank-you.

Lorna MacDonald

1333 Fairfield Road

To whome it may concern

No one will be sadder than I will be when this church is torn down, however for some time now, many years in fact, there have not been enough people attending to keep it sustainable.

In years past the property behind it on Moss street, as well as the Mense on Moss street had to be sold. Also property on Fairfield had to be sold.

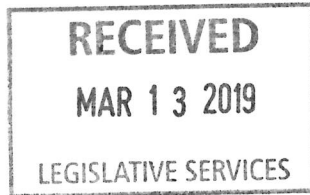
I have fond memories of attending Fairfield United with my mother Margaret Kiefer along with my three sisters and my brother. Faith my eldest sister was the organist for many years as well as a choir director and soloist. We all sang in the choir.

Unfortunately as years past and attendance went down in numbers, there was not enough financial support to sustain all the costs for upkeep.

It saddens me to realize this as this church holds many fond memories for me since I was married in this church and my daughter was baptized in this church.

However it seems since all options have been explored, I am in favour of the plans brought forward

Sincerely Mayorie Barnett



435 Kipling St.
Victoria, BC, V8S 3J9
mdoodyjj@gmail.com
250-388-4046

Just read the
letter.
The back is
the reference
material
MEJ

Technical Points of Process Leading to Dec. 14th Hearing re 1303 Fairfield Rd.

Mayor and Council
#1 Centennial Square
Victoria, BC

March 13, 2019

Mayor & Council

This letter is an account of the experience, process and technical points involved-without speaking of the proposal's contents. The mention of past issues is to explain a process point. For example, the difference in radius interpretations brings the need of understanding what it means; then councillors know in voting how the densification could happen and affect notification distance.

The lack of respect for the neighbourhood people is worrying. Why the shortened notification distance for the hearing and decision, when community consultation required 200 metres? Questions of safety remain and the school families, who should be at this hearing, are not within the short notification zone mainly covering stores and not houses (See Chart of surveys.).

The appendix lists points are under different topics while some legalistic questions especially remain to be checked. The list, a collection found by a number of Fairfield residents, is longer than anticipated but contains urgent material for Council to understand. The more we looked, the more questions found..

The misrepresentation of having an agreements for parking with the school and the community association means that votes for the hearing happened with a false basis. Parking backup is an increased problem. The 17 cars per day and 61 for events will clog with street with no "nearby properties" having assured space. Summer traffic studies and parking studies when the church isn't used are invalid..A developer's Construction Safety Plan for the School is needed before the vote.

This proposal should to be changed to account for parking, and safety ,plus other factors then sent to a CALUC with accurate report to redo.better. Whoever the applicant and whatever the use, the development has a permanent effect on the site, area and city.

Mary E. Doody Jones

Mary E. Doody Jones
Diploma of Cultural I Conservation

APPENDIX: LIST OF POINTS

Technical Points of Process Leading to Dec. 14th Hearing re 1303 Fairfield Rd.

INADEQUATE NOTIFICATION (Including Legalities)

- The 100 metres is not enough, especially since the Five Corners is a central historical centre enjoyed by residents from the whole area. Minimal distance implies minimal attendance.
- The 100 metres mostly is taken up the businesses and the school with few houses. This choice ignores those attending at the March 15, 2018 meeting (at 200 metres),
- Also, the interpretation of the radius (see below Process Problems)) affects matters, since buildings within 200-400 metres could become part of the radius densification.
- Bruce Meickle at 1261 McKenzie reports that, not receiving notification, he worked out that he is "centimetres or millimetres away from the radius." Sean Leitenberg found several neighbours, physically in sight, really close at .2 to .3 over the line.

Bruce's comment (email: March 11, 2019):

"I am delighted to think that someone at City Hall is being paid to gauge the entitlement to speak and be heard by such a precise measure, while at the same time the developer is more than welcome to bus in as many people as she can think of to invite in order to sing the praises of the Unity project. "

- The notification gives us 3 minutes, instead of the usual five, for many and complex issues.

Legal Points:

- City Hall bylaws for community meetings state that 200 metres notice is required for the property: if the application is to amend the zoning bylaw and also give the Urban Place Designation for the subject property in the OCP. Why not the same for the hearing and decision part?
- An oddity happening twice here is that a hypothetical (not yet approved) is being further changed to another hypothetical. Shouldn't the first change be approved before it can be have a variance?
 - 1) The designation of the site as a Small Urban Village is amended to Large Urban village.
 - 2) The CI-MF (commercial) special zone was created by Panning for the site. That is amended with significant variances, perhaps when more room was wanted.

Request: Please check out the legal questions, notification and how notifications were done. Really near neighbours missed is reason enough here to change the meeting,

MIISREPRESENTATIONS

BY OMISSIONS

The Radius

- For the meeting on the OCP of March 15th, 2018 planner Alex Johnston who wrote a Feb. 20 letter (Paper 1), gave a presentation. Neither mentioned the OCP radius that goes with the Urban Village.
- A number of specific issues, like parking and safety for families coming to school happened. The room was full and most were worried and apposing..
- When one resident got up and explained about the radius (200 metres) which came with the Large Urban Village, I thought there was going to be a riot.
- Later on we found out 400 m in the OCP.
- The minutes of the March 15 CALUC on the OCP amendment (Paper 2) were a whitewash over issues raised at the meeting by only reporting a list on "densification" with no mention of safety, parking, and radius effect. Decisions based on this report had an inadequate basis.

Heritage

- The possibility of allowing Development Permit and Heritage Conservation (OCP 6.16) within an Urban Village was never brought forward at all.
- This area is historic and heritage worthy with hemes of material, such as brick and a certain scale.

BY STATEMENTS

Dangerous State of Church Building

- Since 2016, the proponents kept stressing the dangerous state of the church itself and its wall needing expensive work
- In spring, the June 29th, 2016 engineering report) appeared on the development tracker.
- The JRJ study stated: "The structure is in good condition with no signs of significant deterioration." "Some minor outward bowing" on the west wall was fixed with roof support beams in 1985 (Paper 3).

Last Minute Amendment

- Nicole Roberts at March 15, CALUC meeting said she had just heard having to amend the OCP.
- However, a letter dated Jan. 10, 2017 from the architect Low Hammond Rowe, {first letter on development tracker 5 pages p. 1), states, "The proposal will require an amendment to the Official Community Plan (for number of storeys) rezoning to a new zone and Development Permit.
- A parking variance is also required".

Enough Parking;

- This March, Nicole Roberts people by stating, re only having 16 instead of 31 parking spots, that she has agreements with FGCA for 8 parking spots and 42 and had sufficient. (Paper 4) .
- On Dec. 6, 2018 at COTW, Charlyne Thorton-Joe questioned parking and, satisfied sent to hearing.
- The school principal told me by phone (March 8) he sent Mis Roberts instructions to remove these statements as the school board receives applications for temporary use. None have been requested.
- Apparently, community centre policy puts their own activities first before other applications..

As a serious professional misrepresentation, without these additions, the project has too little parking.

Requests: Cancel this hearing and send the project back for change, then to another CALUC with accurate information and report.

"The One Off" [for density]

- Alex Johnston the planner, on March 15, 2018. kept denying that allowing this larger building will cause others around to do the same.
- Sean Leitenberg. as near owner knows owners who already wrote Council that they will come for equal density, if this passes.
- Even if a radius is not put on, it could be added afterwards when the community was calmer.
- So this hearing could simply be the first act that for the Large Urban Village, which is supposed to be on a larger street than collector (Fairfield 2 lanes) or smaller Collector (1 1/2 lanes on Moss).

PROCESS PROBLEMS

Timing Affecting Families

- The school break is coming up (between Monday the 16 to April 1st 2 weeks) Families may be focused on trips to relatives or activities and possibly leaving earlier than Friday.
- Less families, even if notified, are likely to consider coming to a hearing.

Request: Please by cancelling the 14th date, make sure family members would have a voice.

They need that voice, especially for safety if they come to the school. I (see next).

Serious Safety Issues

- At the first CÁLUC (Dec. 19, 2016) the main issues were safety and design (paper 5).
A child was hit by a car last year.
- As plan is now, surrounding streets, within 200-300 would be clogged with vehicles (for: church school a, the public, the cafe. visitors and tradesmen)
- All residents within that distances should be informed of public hearing to voice their concern.

Request: Please consider requiring these documents before voting on any plan at that corner.

- Before any plan is approved, a school safety plan should be drawn up by the proponent to address the dangers to the adjacent school zones during construction and afterwards.
- The city should provide a plan for slowing traffic on Moss St. north of McKenzie & on Fairfield.
- Ensure 200 or 300 m notification.

Uncertain interpretation of Radius

- Learning of the radius, residents continually heard planners, promising no further densification.
- Frustrated, I obtained a letter from a practicing municipal lawyer explaining how the system worked, the one developers use. (paper 6) to present to Old Council (Sept, 4, 2018).
- When staff recommended taking out clause 6.20 from the OCP, it presented how much more had to come out to remove the radius effect (Sept. 22, 2018.).
- When the new Council came in, I again gave explanations of both points (Nov. 22nd, 2018).
- Both head planners received papers. I explained them to the new acting head and (Nov. 14) gave the list with the number of clauses to be removed, since radius is tied in with Urban Village (paper 7).
- Council gave her the task of working with staff on interpretation.

On Dec. 6, Council passed the motion to send the project to a hearing. Then they asked the acting head if staff was finished re the radius and she said they were still working on it.

So Mayor and Council voted to send to the hearing when they did not yet have the city interpretation of what the full effect of designating a Large Urban Village would be on the area around.

Request; Please cancel the hearing because of the parking problem, also to vote with knowledge of the radius' effect.

Council could, at least explain the effects to citizens.

Councillors' Change of Emphasis Needed.

- Ultimately, it's not the applicant nor the use, but effects of the development on the site, area and city.
- Wonderful applicants and use can create development which cause real problems for the area. Look at those problems and solve them before final approval..
- It would be better to do it this within the context of the Draft Plan at the same time.
- The process is not helped by the fact that the proposal goes against both Draft Plan and OCP.
- The process of approving matters a lot, whether the residents are given a real chance to be heard.
If not, then unnecessary antagonisms hurt community.

PROBLEMS FOR THE HEARINGS

Hearings As A Kind of Game with Unspoken Rules (Happening at this hearing too)

- Mayor and Council have expressed concern about how contentious hearings have become, for example, Oliphant and Pentrelew. Suggestions for change include pre-consultations.
 - The problem really has a deeper basis, the clash of cultures between developer's maximizing "for the bank" vs..the residents' caring for retaining cultural meaning along with preventing climate change by keeping trees and landscaping.
 - The unstated rules of this established "game" start with developers bringing in friends relatives and employees, many from other places, to create long hearings and an impression of a groundswell.
 - Barbara Bowman was asked by planners to meet with Nicole Roberts and last July 17 did so.
 - In the report (Paper 8) written for Mr..Tinney and Andrea Hudson on the same day, she records:
 "Nicole Robert's said there will be her 150 witness attending the Public Hearing stating there is plenty of support for this development as it is and this is the only design for this site that the city and Alex Johnson supports. Plus the residents' immediately next-door, support the development as well as the coffee shop moving into it supports it. (I do have written confirmation this not true regarding the LUV' height and set backs.)" (p. 2).
(By now the number is probably over 200.)
 - The residents' voices become overwhelmed, even though much, more affected, and those poorer often have to move.
 - This situation for this hearing is clearly going to be as controversial as the other ones.
 - The minimizing of notification happens while developer's visitor loads are welcome. Emails don't show where people live.
- Request:** Please put in "weighting for residents" and change process to give residents more chance.).

Need for Decision Makers to Be Able to Hear Residents

Land use decisions affect residents profoundly.

- Knowing how closed some decision makers are, residents find going to hearings discouraging.
 - The situation can be extreme, such as when a decision maker puts views out to the world.
 - Mayor Lisa Helps last year on June 12 had a session on her 29ers podcast "Fairfield United Church Development" and discussed some aspects with the two main proponents.
 - .Amid emphasis on the "the crumbling church," she declared her support. (42 mins, 30 secs.)
URL: 29er. Lisa, Gene and Eric <https://itunes.apple.com/mt/podcast/no-title/id576232878?mt=2>
 - This strong statement of intent means there is little if any chance for her, to hear problems resulting from a proposal for those living there. Where's the democracy in the hearing? (It isn't IAP2.)
 - Since the allegiance has gone out so strongly to anyone in the world, there is a real bias.
- Request:** Please could she be excused from discussion, running the meeting and voting.

IAP2 Application Needed

- The city held a public forum on IAP2 recently and application of its principles would really help for the hearing on 1303 Fairfield Rd.
- Request:** We ask for greater application of the principles
Those directly affected should have the right to be heard and not swamped.

CONCLUSIONS: Many questions beside the urgent one of far too little parking call for denying this proposal as is and making changes for the process

COVER LIST OF REFERENCE MATERIAL
FOR LETTER TO COUNCIL'S HEARING ON MARCH 14, 2019
RE THE FAIRFIELD UNITED CHURCH SITE PROPOSAL

1. Planner Alex Johnston's Feb. 20 Letter of Notification for March 15th CALUC re *OCP*
Community Consultation on Fairfield United Church Site Proposal
No mention of the radius with the Large Urban Village
2. FGCA Minutes of March 15 CALUC on *OCP* amendments
No mention of densification and OCp, omission on safety, parking, and radius discovery
3. RJC Engineering Report of June 29, 2016 To Nicole Roberts on the Fairfield United Church
The structure is in good condition with no ongoing significant deterioration." A bowing problem
on the West Wall has been stabilized.
4. Email March 4, 2019 from Nicole Roberts to Christopher Petter.
p. 1 reference to agreements with FGCA and SJD School.
p.2 refers to "sufficient parking".
5. FGCA CALUC Report for Dec. 15, for Fairfield Church Site proposal
Design and parking main issues.
6. Lawyer's letter of Sept. 4 explaining how radius works from centre of street to surround area
There are lots of inferences here, as the developer's version
- 7 tMary Doody Jones' paper listing all the clauses that have to come out to remove the Radius
" The Urban Village and Its Radius of Higher Density:What Needs to Be Removed to Remove The
Radius Influence
An explanation to answer staff's recommendation to take out clause 5.20 to reduce influence..
Information given to 2 Planning heads, given to Andrea Hudson at meeting of Nov. 14th
8. Barbara Bowman's Report about her meeting with Nicole Roberts on July 17, 2019.
Request by planning staff to do s, she wrote ,on the same day she went, the report is to Mr. Tnney,
Head Planer and Andrea Hudson .
p. 2 Nicole Roberts states she has 1"50 witnesses" to come to a hearing and much support .

! It's Your Neighbourhood

February 20, 2018

The City of Victoria is seeking your input on the proposed changes to 1303 Fairfield Road and amendment to the Official Community Plan.

The City is considering an application to amend the Official Community Plan (OCP) Bylaw for 1303 Fairfield Road to change the urban place designation from Small Urban Village to Large Urban Village. This amendment would only apply to the subject property and would accommodate a proposed rezoning application for a four-storey mixed-use building with a 1.84:1 floor space ratio. It is important to note that this designation would not confer any additional development rights to the property beyond those included in the proposed zoning.

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

Detailed information on this proposal is available at www.victoria.ca/devtracker. Launch the tracker and search for the property by address.

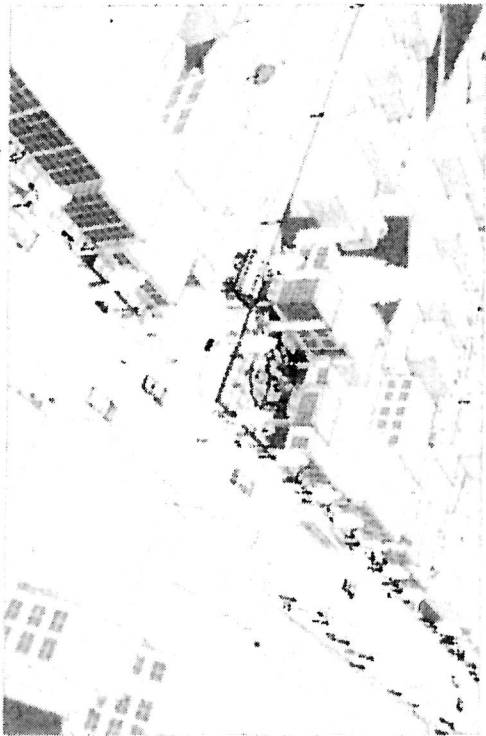
Please provide your questions and feedback on this proposal by end of day, Tuesday, March 13, 2018 to:

Alec Johnston, Senior Planner
P: 250.361.0487
E: ajohnston@victoria.ca

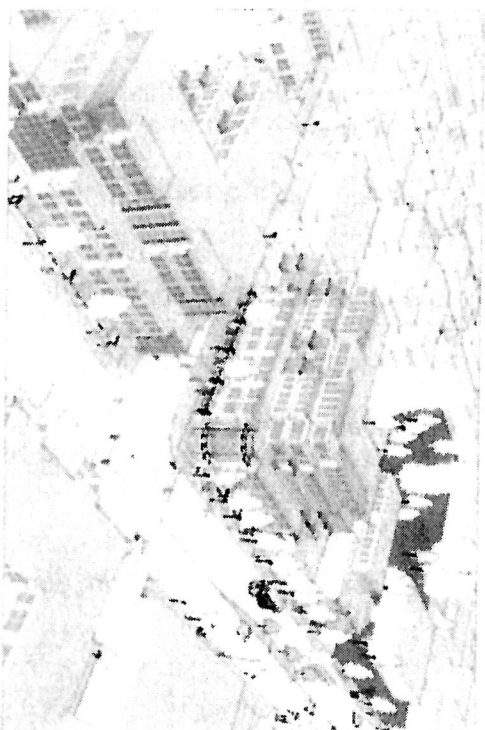
All input received will be shared with City Council for their consideration prior to the public hearing. Once a date for the public hearing has been set, notice will be posted on the property and at www.victoria.ca/publicnotices.

We look forward to hearing from you.

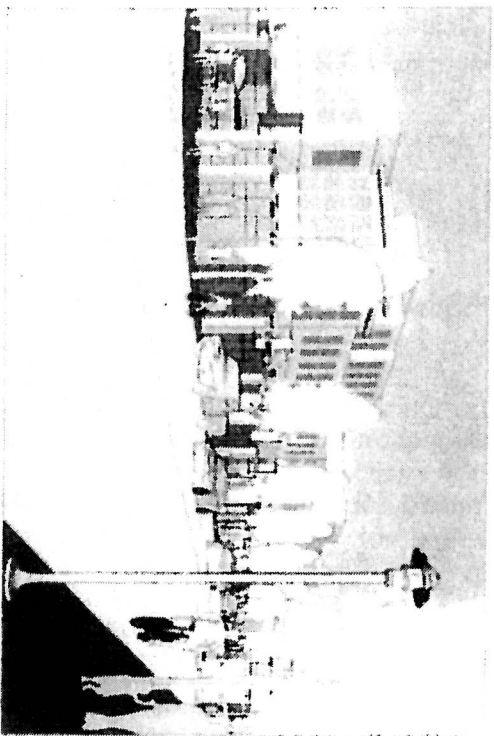
Figure 9A: Guidelines for Complete Town Centres and Urban Villages – Conceptual Illustrations



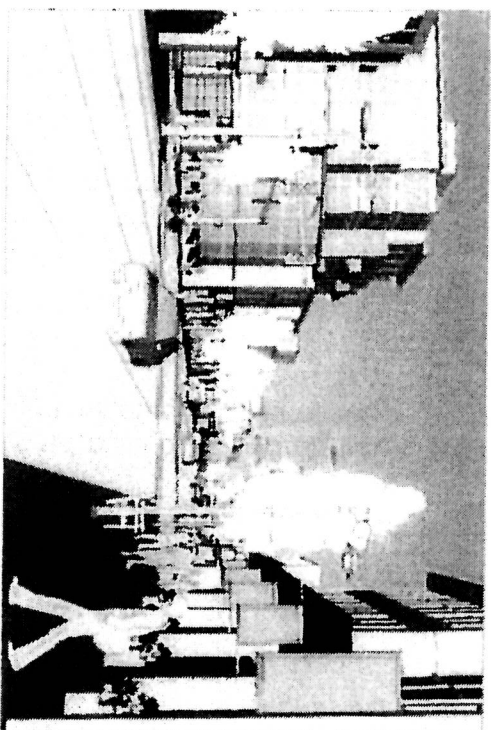
Small Urban Village – Overview



Large Urban Village – Overview



Small Urban Village – Street View



Large Urban Village – Street View

To "rezone" property from small urban village to a large urban village. Fairfield Rd is a collector, therefore the definition of Small Urban Village for Development Permit Application 1303 Fairfield Road is a maximum of 3 storeys. The requested change of designation to large Urban Village requiring an Official Community Plan Amendment would allow the requested 4 storeys. The new building would have a floor space ratio FSR 1.84

Definition of a Large Urban Village:

"Large Urban Village consists of low to mid-rise mixed-use buildings that accommodate ground-level commercial, offices, community services, visitor accommodation, and multi-unit residential apartments, with a public realm characterized by wide sidewalks, regularly spaced street tree planting and buildings set close to the street frontage, anchored by a full service grocery store or equivalent combination of food retail uses, serving either as a local, rapid or frequent transit service hub."

Generally speaking, the large urban village designation envisions higher density and height than the Small Urban Village designation.

Definition of a Small Urban Village

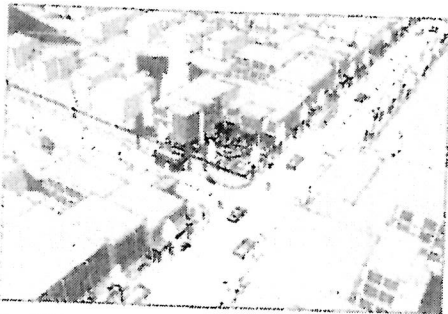
Small Urban Village

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

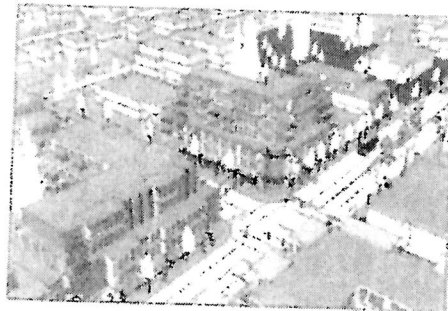
More specific policies describing the use, built form, and character of the two types of villages can be found in Figure 8 of the OCP on page 40. Figure 9 on page 49 describes the types of services and

SECTION 8: LAND MANAGEMENT AND DEVELOPMENT

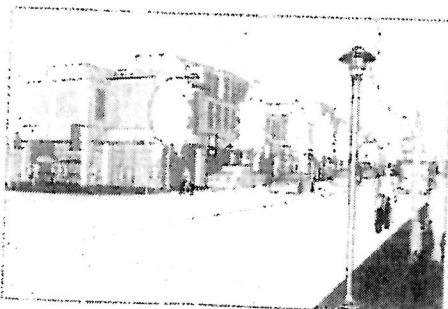
Figure 9A: Guidelines for Complete Town Centres and Urban Villages - Conceptual Illustrations



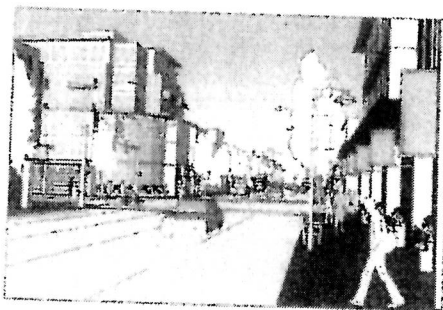
Small Urban Village - Overview



Large Urban Village - Overview



Small Urban Village - Street View



Large Urban Village - Street View

2

CALUC Meeting Report Thursday March 15th, 2018 1303 Fairfield Rd.

Developer: Unity Urban Properties
Architect: Name ?

Intro: A special neighbourhood meeting hosted by the FGCA CALUC at the Cook St. Activity Centre was held for the purpose of neighbourhood feedback re: 1303 Fairfield Rd. Development Application

Approximately 100 people in attendance.

Background:

To "rezone" property from small urban village to a large urban village. Fairfield Rd is a collector, therefore the definition of Small Urban Village for Development Permit Application 1303 Fairfield Road is a maximum of 3 storeys. The requested change of designation to large Urban Village requiring an Official Community Plan Amendment would allow the requested 4 storeys. The new building would have a floor space ratio FSR 1.84

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Urban

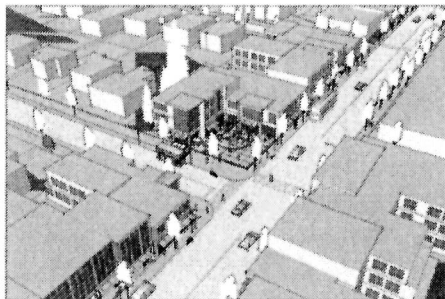
Large

Designation

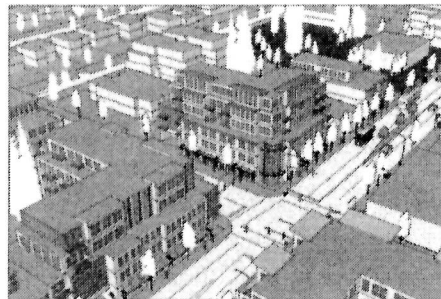
tion.

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

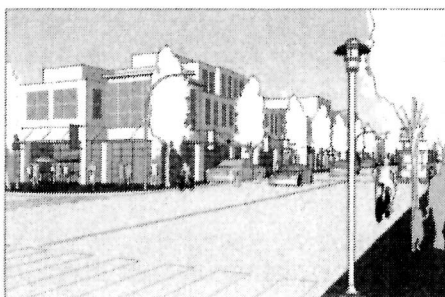
Figure 9A: Guidelines for Complete Town Centres and Urban Villages – Conceptual Illustrations



Small Urban Village – Overview



Large Urban Village – Overview



Small Urban Village – Street View



Large Urban Village – Street View

Definition of a Small Urban Village

Small Urban Village

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

More specific policies describing the use, built form, and character of the two types of villages can be found in Figure 8 of the OCP on page 40. Figure 9 on page 49 describes the types of services and amenities that could be accommodated in each type of Village.

http://www.victoria.ca/assets/Departments/Planning~Development/Community~Planning/OCP/Replaced/OCP_Sec6_Jul2017_web.pdf

Key Neighbourhood Feed on proposed amendment to the OCP to change 1303 Fairfield Rd to Large Urban Village

Not in Favour of the OCP Amendment:

The vast majority of those present who were opposed to the amendment to the OCP, but for different reasons.

Some people wanted the building to be saved and renovated. "Work together with community so there is a legacy we all can be proud of."

Small Urban village is the appropriate designation for this area, based on the criteria for Small versus Large Urban villages.

The Small Urban Village designation should not be able to be changed solely to enable one specific property to achieve higher density and height than they would otherwise be permitted.

Others felt the proposal was wrong and precedent setting to amend the OCP to create a Large Urban Village designation for only one parcel of land.

The Small Urban Village designation should not be able to be changed solely to enable one specific property to achieve higher density and height than they would otherwise be permitted.

This would undermine the public confidence in the OCP.

Why couldn't say "Thank you very much and bring back a proposal that fits a small urban village."

"It's in the OCP, Live within the Official Community Plan."

"Spot changes consequences for the whole city."

"That building is not an urban village does not fit the OCP."

This will set a precedent, should other properties within this or other Small Urban Villages wish to achieve a higher density and/or height than otherwise permitted, thereby overriding the Official Community Plan and Local Area Plans developed in collaboration between the City and residents.

The notation in the OCP amendment that this would apply only to this particular parcel of ,and, it would heavily influence the surrounding neighbourhood.

The proposed development should be reduced in scale and height, to better fit with and be more respectful of the neighbours, and the neighbourhood.

And some were opposed because they opposed more densification of the neighbourhood

In Favour of the OCP Amendment:

There were a few who supported the amendment because it would allow the UNITY development to proceed which would allow some additional rental housing, some commercial space and to a couple of people, whose priority was the United Church congregation, it would create a new sanctuary, and gathering space for the United Church congregation.

Note: The adjacent neighbour, spoke and mentioned that he had only 2 meetings with the developer and they didn't go very well. "They didn't consider his concerns re: back yard privacy, light and space."

June 29, 2016

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

Dear Nicole,

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

RJC No. VIC.115708.0001

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

Building Description

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

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

Building Condition

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

Feasibility of Re-Purposing for Residential Use

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

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

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

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

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


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

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

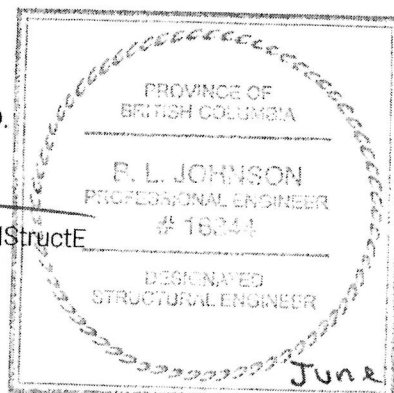
Please contact the writer if you have any questions or concerns

Yours truly,

READ JONES CHRISTOFFERSEN LTD.


Bruce Johnson, P.Eng., Struct.Eng., M.I.StructE
Managing Director

BLJ/dd



4
Nicole Roberts <nicole@cubicland.com>

Sent: March 4, 2019 10:13 PM

To: Christopher Petter <cpetter@uvic.ca>

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

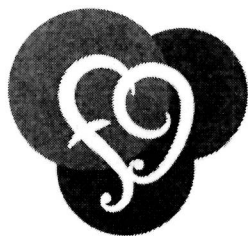
Lisa Helps (Mayor) mayor@victoria.ca;

Marianne Alto (Councillor) MAalto@victoria.ca;

Sarah Potts (Councillor) spotts@victoria.ca;

Sharmarke Dubow (Councillor) sdubow@victoria.ca;

Laurel Collins (Councillor) lcollins@victoria.ca;



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Unity a project requesting re zoning at 1303 Fairfield Road

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

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

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

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

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

Community Concerns

Parking the major issue.

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

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

● ● ●
1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

www.fairfieldcommunity.ca

place@fairfieldcommunity.ca

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

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

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

Design

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

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

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

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

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

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

1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

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place@fairfieldcommunity.ca

6

PEARLMAN LINDHOLM

Barristers & Solicitors

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

GORDON W. BENN
GORDON M. LIDSTONE
WENDY E. BERNT
ALEXANDER J. MCCRAE †
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PATRICK M. SWEENEY †
MONTE W. PRIOR
MASSIMO D. DURANDO †
DAVID A. BUSCH
JESSICA TARA

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

PLEASE REPLY
✓ VICTORIA OFFICE
___ SIDNEY OFFICE

www.pearlmanlindholm.com

ATTENTION OF: **DAVID A. BUSCH (Local 272)**

E-mail: dbusch@pearlmanlindholm.com

Our File: 75-01-02/ 18-546

September 04, 2018

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

Dear Ms. Jones:

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

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

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

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

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

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

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

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

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

Yours truly,

PEARLMAN LINDHOLM

Per:

DAVID A. BUSCH

*mc

7

THE URBAN VILLAGE AND ITS RADIUS OF HIGHER DENSITY WHAT NEEDS TO BE REMOVED TO REMOVE THE RADIUS' INFLUENCE

Before the election, planning staff sent a recommendations re draft plan actions, which included removing clause 6.20 from the OCP re the radius with the Urban Village. On Sept. 20th, I explained to Mayor and Council that much more than that one clause would have to be removed to remove the "radius affect" of 200 or 400 metres with high development around. During a Candidates Meeting, the electors were reassured that the one clause would be removed and "gentle density" would cover the rest. That explanation is not adequate.

1A. This paper lists what would have to be removed in different parts of the OCP to assure no such radius occurring; eliminating 6.20 would not remove the radius in any Small or Large Urban Village:

-Specifically removing the radius for complete Urban Villages from one site specific zoning will have no effect because that zoning is a land use plan for that plot of land only. The OCP guides development for all surrounding lands,

-The only way to remove the 400 metre complete Urban Village objective is to remove from OCP mentions of UVs anywhere including:

21.6.2 [Moss and May Streets, and Fairfield Five Points],

21.6.7 Fairfield Plaza (Ross Bay Village) { "Strategic Directions" p. 147].

-Make sure that these locations are not identified in the Neighbourhood Plan as Small or Large Urban Village.

!B. One staff idea is that a special notice makes sure that the 400 metres is not specified for the proposed urban centre, (Then less neighbourhood resistance would arise at the hearing.)

-This avoidance simply means that the whole process is not followed at one time. Radius metres could be added when citizens were not focused on the process.

2. The use of general clauses with the need for Urban Villages development means that every part of the neighbourhood could have them (p. 48):

6.14 This clause prepares a local area plan for Victoria West, Neighbourhood to support its transition "as a "mixed use urban residential" with specific focus (Reference to Figure 9 p. 49).

6.15 This clause wants Town Centres and Urban Villages to progress towards a complement of community and commercial services, by guidelines in Figure 9 (pg. 4)9.

NB: 6.16 This clause wants Development Permit Areas and Heritage Conservation Areas in and around Town Centres and Urban Villages to achieve a unique character and sense of place in the design and a high quality of architecture, landscape, and urban design.

NB: We already have all of the above,

6.17 This clause considers design and traffic calming in Town Centres and Urban Villages.

6.18 This clause prioritizes consideration in local area planning Town Centres, large Urban Villages and Small Urban Villages, as illustrated on Map 9 Local Area Planning Priorities, [p. 51) with defining five yellow circles.

Specified Areas: (p 48)

Section 6.19 This clause prepares a local area plan for the North Park Urban Village with a focus on the lands generally within 400 metres, to complete and improve. Clause 6.20 lists the sites for LUV "to support the development of complete Urban Villages, generally focusing on the lands within 400 metres of Village Centres. Fairfield: sites are: Cook St. Village, Five Points Village,, Moss Street Village, Fairfield at Irving Village.

Total Encouragement for Densification

Section 6.21 This clause for new Town Centres and Urban Villages further encourages residential densities within 400 metres of a Town Centre or Urban Village sufficient to support the appropriate services and amenities. [See also Sections 8, 20 and 21]

6.22 This clause, for areas designated Traditional Residential, wants consistent new development infill and redevelopment, and permits their increase following the completion of local area plan.

6.23 This clause supports new development in areas designated Traditional Residential that seeks densities towards the upper end of the range identified in figure 8 (p. 49) with significant advance of objectives.

1. within 200 metres of the urban core,
2. within 200 metres of Town Centres and Large Urban Village
3. along arterial or secondary arterial roads.

NB: It seems possible that clauses 6.21-6.23 would come in with an Urban Villages at Fairfield Rd. and Moss St. and Moss and May St. even without 6.20.

IMPLICATIONS AND COMMENTS RE MOSS STREET'S HERITAGE

Please leave out the Urban Village Concept, since this neighbourhood is organically well organized: Moss Street deserves to be a Heritage Conservation Area, not to be broken up with new large housing "boxes" by using the Development Permit route. (Both in clause 6.16.)

- The Heritage Advisory Panel should be the group consulted, Design Panels understand mostly new.
- Five Corners is a long-established historic area with aspects of heritage and cultural celebrations, as the Moss St. Paint-In.
- The original theme was "brick" [opposite to white box] with all the older buildings and a newer 1970s one.
- The cheery trees the whole length of the street are both natural elements and cultural, since they were planted as an irreplaceable art form.
- The variety of housing is a majority of arts-and-crafts buildings, some impressive with styles from 20s on.
- The large houses here, even just below the centre of Fairfield and Moss and on adjoining Oscar St, are perfect for Gentle Density modification, some already so.
- The half timbered brick church with Scottish square tower is a fitting arts-and crafts style.

Re the Trees, Moss Street is magnificent in spring with iconic blossoms, a tourism destination featured in brochures and irreplaceable. If removal of trees hastens to climate change.

The Urban Village breaks the rule that the urban village concept, especially LUV, requires an arterial (4 lanes) Street or secondary arterial (3 lanes.) (See clause 6.23.3.).

Fairfield Road is a collector (2 lanes) and Moss St. a subordinate collector (1 1/2 lanes).

It would seem almost inevitable that, with the Urban Village development, most, if not all the trees, would be cut to make both Fairfield Rd. and Moss St. wider. A tragic loss.



Hi Andrea and Jonathan Tinney,

I'm very grateful for your ability to work extremely hard, and I'm very sorry to add even a straw upon your workload.

Sadly there is no change in exceeding the guidelines of the OCP at this point in time for Five Points. Please consider helping the community with changing the development's design by incorporate a few historical features and to honour the Small Urban Village's set backs and height guidelines. (The current development is very, very close to complying.)

While the experience is fresh in my mind, I met today with Nicole Roberts, the developer for 1303 Fairfield Road, where the United Church currently stands.

My goal is to always work within an Integrative framework, which makes it possible to reach a mutual beneficial agreement, a.k.a. buy in by all. It is for you to consider what happen in the end. In a distributive negotiation there is always a winner and a loser, a.k.a. the Bad Will agreement. Bad will for the city and the developer is not good for anyone.

In my hopeful way I proposed to Nicole to honour the OCP' design as this is the logical and appropriate step to adding density in the area. Nicole shared this has been her intention from the beginning and was surprised by Alex Johnsons request for Large Urban Village.

In a discussion with Nicole Robert's firm responses (see numbers)

1. The Height will stay as it is in the Large Urban Village.
2. The Set Backs will stay as they are in the Large Urban Village

I proposed removing the patio in the public boulevard as the community has requested to keep the trees and the boulevard as they are currently.

3. The cement patio in the Boulevard will stay to allow the church to hold wedding parties and events there. (This patio is besides the development's garage exit.)

Question for you: While the attendees spill onto the sidewalk and into the boulevard for their events, how will the divers see safely enough to exit onto the street in an unsafe intersection? Following current set backs will keep the patio currently there.

I tried to bridge the community's requests by proposing contextual designs; suggestions provided were Tall, Transom French windows or knee braces or buttresses.

4. There will be no structural components added to reflect the community's Historical elements adjacent to the development. (She did pause with window design; maybe you can suggest the same style of windows upon the SW corner on the Burdett and Vancouver development, as the community was supportive to this suggestion.)

(Sigh. Then there was significant explaining on what the community must do and to just except the change for the cubic design style, the "simply do or die speech". They are not to reason why speech ... this contradicts what the community is seeing built upon Olive Street. Then she went on about how to stop the LUV creep after she passes her LUV. She believes the other developers will not call the city out on

discriminatory preference? Breaking the OCP by-law for her and not for anyone else.... Her claim was the community would be responsible to rescind the LUV after you will approve her LUV. Who will sue who will be the next question...what a mess)?

I proposed a design without a tower, which was in line with the NO design features for cubic sustainability. (a trade off for more brick etc.) or maybe a tower like the original, decorative, shorter, thinner and open space at the top for the community to consider. The tower's current design is essentially a street wall higher than what is in the OCP.

5. Nicole Robert's would not consider any design without the tower, which was requested by Pam Maddoff. (The plain tower is wider, taller and appears to be much higher than the development. The current tower is decorative, narrower and definitely shorter than the church. Not even close in design to one another.)

I shared that the community believes there is not enough off street parking for this area and this is their concern.

6. There will be one less unit and still only 8 assigned parking spaces for the 15 rental units. Parking for the commercial/community units will be allowed upon the school site and FGCA.

Question for you: Can the commercial or community units and tenants use these areas for parking at all times?

I proposed buy in from all sides to avoid a Public Hearing, as this is my hope for all developments.

9. Nicole Robert's said there will be her 150 witness attending the Public Hearing stating there is plenty of support for this development as it is and this is the only design for this site that the city and Alex Johnson supports. Plus the residents' immediately next-door, support the development as well as the coffee shop moving into it supports it. (I do have written confirmation this not true regarding the LUV' height and set backs.)

Question for you: Is this true, have you decided that the current design is final, and we are simply waiting for another Public Hearing like the Truth Centre?

The results from survey by the 175 plus adjacent neighbors/homes, requested (at the very least) for the city to honor the Municipality's density designed for the Five Points area under the OCP. (Simply cutting back very few feet out of the footprint on rentals, for more space besides the sidewalks is not a significant issue. We own "rentals" and can assure you, location pays, and not a few feet. Or sticking to 8 foot ceiling for all floors, is not much to ask for either when this is following sustainability and our OCP by-laws.) All requests for these changes by residents are addressed and signed. As a Public Body, PIPA does not apply. These are the Land Use decisions to be incorporated into the final decisions by they are "the affected" under our Growth Strategies Acts. This is their message and not the messenger's.

An even larger community has asked for set backs to honor safety as a priority. Today there was another required ambulance called to assist in an accident this afternoon due to line of sight issues around the acute street angle by the church. The OCP uses the Small Urban Village set backs, which are close to the set backs of

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Moss & Fairfield

From: Mark Engels
Sent: Thursday, March 14, 2019 10:49 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Moss & Fairfield

Please add my voice to those who are put off by the process by which this development is being handled. It APPEARS to be the case that important facts are being ignored and the developer is asking for too much. There APPEARS to be some misrepresentation in pay.

Parking IS an issue in the area. Not everyone rides a bicycle, and bus scheduling is poor in this area.

The setbacks are a joke - "0.00"! Other setbacks are to be severely cut back.

What is the point of neighborhood input if the City tends to overrule anyway? Give this some serious thought. I should not have to say "please" - it's really your job!

Sincerely,
Mark Engels



Fairfield United Church

Marian Reilly
1165 Oxford St.
Victoria V8V 2V2
2 March 2019.

Mayor and Council
City of Victoria

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

Fairfield church has been the heart of
this neighborhood for many years offering
a place of caring, friendship and
inclusiveness. I have been an
involved member for 55 yrs taking
part in many activities and fund
raising projects for Our Place,
Mustard Seed and other charities.

This church has served the
community well but it is old
and requires much costly care.
The proposed unity commons will
provide benefits to the community
and further social connections.
I look forward with enthusiasm
to Unity Commons.

Sincerely,

Marian Reilly.

Please excuse my wobbly writing m.
(Age related)

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

We have lived at our present address two blocks from Fairfield United Church for more than 26 years. We joined that congregation when we moved in and have been supporters of and actively involved with the church, the Cook Street Village Activity Centre, the Old Cemeteries Society, the Craigdarroch Society and the local businesses. **We strongly support the application to redevelop the church property. The congregation has been active in this neighbourhood and dedicated to the wellbeing of this community since 1912. To refuse this application would remove a vital institution from the heart of our community.**

Respectfully,



G. Russell Stewart



Lucy E. Stewart

Alicia Ferguson

From: Public Hearings
To: Lucas De Amaral
Subject: RE: Support for the Unity Commons Development

From: Theresa Chaboyer
Sent: March 14, 2019 1:01 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: Support for the Unity Commons Development

To Victoria City Mayor Lisa Helps and Council
Re: Unity Commons
March 14, 2019

I support the development of the new mixed-use Unity Commons building located at 303 Fairfield and Moss Street. I think the developer Nicole Roberts has designed a new building that is considerate of the neighbourhood's look and feel and that has incorporated community-building features such as the coffee shop. Nicole has been accommodating by modifying the design to reflect input from the community and the Council.

I met with Nicole and Reverend Beth Walker at the open house held on March 7, 2019 to visit the condemned United Church and to hear their vision for the new proposal. I found it reassuring that all historic elements of the church will be recycled, sold or donated where possible. I was interested to hear about the new flexible space for a Commons room that will be used by the United Church congregation, and it will also be available to various community and business groups.

Theresa Chaboyer
534 St. Charles Street
Victoria

To the Mayor and Council, City of Victoria
Re: 1303 Fairfield redevelopment
The “Unity Commons” Proposal

In the progress toward the Public Hearing, the proponent has made a series of statements and claims regarding the project to which I, and many people in the neighbourhood with who I have spoken, take exception.

“It’s not a heritage building”

True, it’s not legally registered. Rev. Walker has told people that it wasn’t worthy of heritage designation. In fact, in 2007 the Heritage director sent a letter to the church urging it to add the property to the heritage registry. Please See **Appendix A**.

The architect, Karl Spurgin, is a significant Victoria architect who designed Margerate Jenkins School, the Qualicum Beach Power Station and several private homes on the national registry of historic buildings. One of the reasons these homes are considered significant is because of Spurgin’s design of Fairfield United. Please see **Appendix B: Buildings and Biography of Karl Spurgin**

“These buildings only last 75 years”

The developer has claimed in the past that the church was not built to a commercial standard but a residential one, and that wood frame buildings of this kind have an estimated life span of 75 years. This despite the fact that the church is surrounded by 100 year-old homes built to the same standard. For the record, **there is no record of the spontaneous collapse of 76 year-old homes in Fairfield.**

“ The building has deteriorated badly.”

This building was lovingly maintained for 80 of its 90 years. Only very recently, due to financial hardship, has it been neglected. A properly maintained wood frame building has an indefinite life span. The church had a steel reinforcing beam installed several years ago which corrected major structural flaw. The engineers report says that although there would be challenges in repurposing the building, the church is basically sound. Please See **APPENDIX C – Engineers Report**

Did the parishioners who built the new garden and seating area on the northwest corner, and make to nations for engraved bricks, realize that the church was over 75 years old at the time and could fail at any moment?

“It is not economically feasible to restore the brick building. ”

It will no doubt be less profitable, but it is not impossible. At least two developers with experience in repurposing old church buildings approached the church with an offer to buy and redevelop the building in a way that would provide residential units and include a sanctuary for the congregation, **they were turned down in favour of demolition.**

Vernon Andres, a developer with a track record of repurposing historic buildings, shared the drawings he commissioned from a local architect as a possible re-use of 1303 Fairfield:



“It is constructed of bricks that are ‘half-baked’ “

If the use of low-temperature fired brick is reason to condemn a building, then we’ll need to plan for the demolition of almost all of Old Town, Chinatown, City Hall, the Royal and McPherson Theatres, etc. etc. Seismic upgrades are not cheap and they are important, but **demolition is far from the best solution for historically important neighbourhood landmark buildings.**

More importantly, many local historic buildings built with such brick – such as the Janion Building – have been repurposed very successfully, and many others have been seismically upgraded. Allowing the demolition of 1303 Fairfield will mean a permanently lost opportunity.

“The new building is built to a high environmental standard”

We ban plastic shopping bags. We teach our children that when we throw things “away”, there is no such place as “away” - we only have one planet. Rather than endlessly consuming more resources and energy getting new stuff and throwing old things out, we are all trying to make do with what we have, fix it up, and leave a lighter footprint. And yet, right across from an elementary school, we are teaching children an unforgettable lesson: **if a new, more lucrative opportunity comes along, the best thing to do is throw the old building away.**

“The building materials will be recycled, repurposed. upcycled”

This is a new claim from the developer, and it’s not backed by any meaningful commitment or plan of action. In Vancouver they “recycle” the thousands of perfectly good, well maintained homes by chopping the old growth lumber into sawdust, and pressing it into fuel pellets for wood-burning pellet stoves: five pellet factories, at full capacity. Burning is not recycling. **Has the developer done a carbon cycle analysis of disposing of the old building materials and their embedded carbon content?**

Imagine this: the original church building had zero plastic in it. And, except for glass and metal hardware and fittings, **it likely all came from within 100 miles of the building site.** If you did that today, you could fill a shelf with the awards you’d win.

“Its massing allows for 5% more public gathering space”

For years, the church offered public gathering space in the Church Hall (~200 m²), in the basement and the sanctuary (~300 m² each). You could witness a Fringe play in the Hall, a rummage sale in the basement and a service in the Sanctuary – all on the same day. The new development will allow about 200 m² in the proposed sanctuary alone.

This is a significant reduction in the amount of public gathering space, and represents a significant loss for the community.

“We have undertaken extensive engagement with the neighbourhood”

That depends on your view of extensive. In any event, a door to door survey of the neighbourhood between April and September 2018 has shown that an overwhelming majority of residents object to one or more aspects of the plan. The only “Unity” that “Unity Commons” has brought to Fairfield is the opposition against it.

Please See **APPENDIX D – Neighbourhood Survey Map and Results**

“It adds much-needed rental homes”

These rental homes will be priced at the top of the market, and with 1500 new apartment units planned or under construction, new rental housing is not as exceptional as it was ten years ago. Furthermore, **these will not be affordable housing**. Given the many exemptions to the OCP and FNP this project requires, it seems more likely that this will encourage developers to seek similar exemptions and to demolish older, less expensive apartment buildings in the area in return for new units priced at the top of the market.

“It provides a home for the Fairfield United Church congregation”

To be clear, they will be tenants and they will – according to the lift letter – pay 20% less than market rent, for as long as they can afford it. Like all mainline Canadian churches, the United Church is well aware of its **declining flock across the country**. This developer has extolled its partnership with Fairfield United at every opportunity, yet in many ways the congregation would be little more than a preferred tenant. Nowhere in the Official Community Plan or the Fairfield Neighbourhood Plan does it compel Council to meet the needs of a small and declining religious population in return for special treatment for their real estate partners.

Summary

I fully recognize that the city cannot compel heritage designation or force adaptive re-use of historic structures. **But the destruction of the historic Fairfield United Church building should not be rewarded with exceptional zoning and concessions regarding setbacks and parking.** Victoria has many examples of adaptive re-use, and in the Neighbourhood Survey conducted last summer, this was the preference of about 80% of those asked (Appendix D).

There are plenty enough badly maintained, unremarkable and ordinary buildings in Victoria that can and should be removed for better and newer housing. Despite the many statements from the developers to the contrary, Fairfield United Church is not one of them. It was lovingly maintained and cared for by the congregation for as long as they could, and served the community as a beautiful and distinguished landmark and gathering place through years of war and economic uncertainty.

I urge you to deny approval of the rezoning application and encourage the owner to pursue a plan that respects heritage values, includes meaningful affordable housing, and offers a more creative solution than simple demolition.

Thank you,

- Bruce Meikle

1261 McKenzie Street

APPENDIX A -

Request for Heritage Designation from Heritage Direct to Fairfield United



APPENDIX B

KARL SPURGIN – Architect of 1303 Fairfield, Fairfield United Church

A significant archit in BC's history:

KARL SPURGIN: from Canada's Historic Places, historicplaces.ca

Charlewood House

2664 Orchard Avenue, Oak Bay, British Columbia, V8S, Canada

The house has further value as an excellent example of architect Karl Spurgin's residential commissions of the 1920s and 1930s. His other commissions included: Mt. Baker Court (apartments); Patio Court - a group of 5 houses; and in 1929, with partner William Semeyn, he designed Oak Bay High School in the California Mission style.

Saanich War Memorial Health Centre

4353 West Saanich Road, Saanich, British Columbia, V8Z, Canada

The heritage value is also associated with its architect and its Craftsman architecture. The Craftsman style and the variety of surface finishes lend charm to this institutional building. It was designed by Saanich Soldiers Settlement Scheme architect Karl Branwhite Spurgin (1877-1936) in partnership with Richard G. Rice, and was built by Williams, Trerise and Williams. Spurgin had a considerable impact on the built environment of Vancouver Island, working on a number of important architectural commissions over his twenty-five year local career, including houses, schools **and churches**.

Spurgin Residence

1908 Waterloo Road, Saanich, British Columbia, V8P, Canada

The Spurgin Residence is valued for its association with English-born and trained architect, Karl Branwhite Spurgin (1877-1936), who designed and lived in the house with his wife, Ann Isobel Spurgin, and family. Spurgin made a considerable impact on the built environment of Vancouver Island, working on a number of important architectural commissions over his twenty-five year local career. His work included houses, schools and churches. After he served in the First World War, many of his commissions came through military connections, and in 1919, he was appointed superintendent in charge of designing and building the houses for the Soldiers' Settlement Act Housing Scheme in Saanich, as well as the Saanich Health Centre and the home of the Saanich Municipal Clerk.

Powerhouse Museum

587 Beach Road, Qualicum Beach, British Columbia, Canada

The Powerhouse Museum building is also important for its association with English-born and trained architect Karl Branwhite Spurgin, who left a considerable architectural legacy on Vancouver Island. His work included the Prince of Wales Fairbridge Farm School near Duncan, Fairfield United Church in Victoria, Margaret Jenkins School in Victoria, the Qualicum Beach Hotel, the Saanich War Memorial Health Centre and numerous residences, particularly in the Victoria and Saanich areas. In Saanich, Spurgin, a war veteran, was the superintendent in charge of designing and building houses for the Soldier's Settlement Act Housing Scheme.

The Powerhouse Museum building is an excellent example of the adaptive reuse of a historic building. In the early 1980s, the municipality purchased the building and leased it to the local historical society who, in turn, restored it for use as a museum. Officially opened in 1988, the restored building is part of the museum complex which features other restored buildings and outdoor exhibits.

Spurgin, Karl Branwhite

SPURGIN, Karl Branwhite (1877-1936) was born in Maryport, Cumberland, Engl. on 17 April 1877 and entered the office of J. Walton Taylor, FRIBA at Newcastle-on-Tyne in May 1894 to serve a five year apprenticeship. He worked briefly for L.H. Armour, a civil engineer at Gateshead-on-Tyne, then joined the British Army in 1899 and served in South Africa during the Boer War. After returning to England he rejoined Armour, then commenced his own architectural practice in Newcastle-on-Tyne in 1903. In 1905 he received a bronze medal for his design of a pair of houses erected at the new garden city development of Walker-on-Tyne. In early 1911 Spurgin emigrated to Canada and settled at Victoria, B.C. where he took a position as draftsman and outside superintendent with H.S. Griffith. In early 1912 he opened his own office in Victoria and in 1914 formed a partnership with W.J. Wilkins. In June 1915 he left Victoria and joined Canadian Expeditionary Forces overseas where he served in France, Belgium and Germany during WWI. After returning to Victoria in 1919 he practiced under his own name and, when required, he associated himself with other Victoria architects including P.L. James and J.G. Johnson. In late 1928 he established a formal partnership with Dutch-born architect William J. Semeyn, but this arrangement was short-lived and by 1931 Spurgin was again working alone or in collaboration with others. He died in Victoria on 27 November 1936 (obit. *Victoria Daily Times*, 28 Nov. 1936, 15; *Daily Colonist* [Victoria], 28 Nov. 1936, 1 & 8; *R.A.I.C. Journal*, xiv, Jan. 1937, 18; biog. and list of works in *Contract Record* [Toronto], xlii, 28 Nov. 1928, 1249; inf. *Architectural Inst. Of British Columbia*; *R.I.B.A., Directory of British Architects 1834-1914*, 2001, ii, 677-8; D. Luxton, *Building the West: The Early Architects of British Columbia*, 2003, 392-3, 519).

K.B. SPURGIN

NEWCASTLE-ON-TYNE, ENGL., St. Monica's Anglican Church, Wingrove Road, parish hall and Sunday School, 1905 (Builder [London], lxxx, 24 June 1905, 688, descrip.; *Building News* [London], xci, 3 Aug. 1906, 147, descrip.; 166, plate illus.)

NEWCASTLE-ON-TYNE, ENGL., villa for Thomas Todd, Grainger Park Road, 1905-06 (*Building News* [London], xc, 23 Feb. 1906, 277, descrip. & plate illus.)

CRAMLINGTON-ON-TYNE, ENGL., public schools for the County Council, c. 1905 (inf. *R.I.B.A.*)

HEXHAM-ON-TYNE, ENGL., Presbyterian Church and Sunday School, c. 1905 (inf. *R.I.B.A.*)

SUNNYSIDE, ENGL., Primitive Methodist Church, near Whickham, c. 1905 (inf. *R.I.B.A.*)

WALKER-ON-TYNE, ENGL., fifteen pairs of cottages, c. 1905 (inf. *R.I.B.A.*)

SPURGIN & WILKINS

(works in Victoria unless noted)

OAK BAY, residence for the architect, Island Road, 1912 (S. Stark, *Oak Bay's Heritage Buildings*, 1986, 64, illus.)

HOLLYWOOD SCHOOL (later Margaret Jenkins School), Fairfield Road, 1914 (*Pacific Coast Architect* [San Francisco], vii, March 1914; *Victoria Heritage Foundation*, *This Old House: Victoria's Heritage Neighbourhoods*, Vol. 4, 2009, 169-70, illus. & descrip.)

K.P. SPURGIN

HOLDEN BUILDING, Fort Street near Quadra Street, c. 1920 (dwgs. BCPA, SPU A.P. 1)

SAANICH, B.C., residence for Hector Cowper, 1920 (Donald Luxton & Jennifer Barr, *Saanich Heritage Structures*, 2008, 189, illus. & descrip.)

SAANICH, B.C., Saanich War Memorial Health Centre, West Saanich Road, 1920 (Donald Luxton & Jennifer Barr, *Saanich Heritage Structures*, 2008, 119, illus. & descrip.)

QUADRA PRIMARY SCHOOL, Quadra Street, 1921 (Victoria Heritage Foundation, This Old House: Victoria's Heritage Neighbourhoods, Vol. 3, 2014, 54, illus. & descript.)

OAK BAY, residence for Robert Smith, Transit Road, 1921 (S. Stark, Oak Bay's Heritage Buildings, 1986, 68, illus.)

OAK BAY, clubhouse for Uplands Golf Club, Cadboro Bay Road, 1922 (C.R., xxxvi, 9 Aug. 1922, 793, illus. & descript.)

LANGFORD, B.C., Anglican Church, 1923 (dwgs. Anglican Diocese Archives, Victoria, PDP 80)

OAK BAY, residence for Charles B. Charlewood, Orchard Avenue, 1927 (S. Stark, Oak Bay's Heritage Buildings, 1986, 55, illus.)

SIDNEY ROOFING CO., on the Industrial Reserve Lands, pulpwood factory, 1927 (C.R., xli, 19 Jan. 1927, 52)

(with J.G. Johnson) PATIO COURT HOUSES, a group of five houses for C. Waldon, San Carlos Avenue, 1927 (S. Stark, Oak Bay's Heritage Buildings, 1986, 35, illus.; M. Segger & D. Franklin, Exploring Victoria's Architecture, 1996, 166, illus.)

OAK BAY, residence for Capt. Laurence Adamson, Beach Drive, 1928 (S. Stark, Oak Bay's Heritage Buildings, 1986, 31, illus.; M. Segger & D. Franklin, Exploring Victoria's Architecture, 1996, 167, illus.)

(with P.L. James) ROYAL JUBILEE HOSPITAL, Fort Street at Davie Street, addition of the East Wing, c. 1926 (list of works in C.R., xli, 28 Nov. 1928, 1249)

HINDU TEMPLE, Topaz Avenue at Blackwood Street, c. 1926 (list of works in C.R., xli, 28 Nov. 1928, 1249)

SAANICH, B.C., residence for the architect, Waterloo Road, 1928 (Donald Luxton & Jennifer Barr, Saanich Heritage Structures, 2008, 175, illus. & descript.)

SPURGIN & SEMEYN

COWICHAN, B.C., Prince of Wales Fairbridge Farm School, c. 1928 (list of works in obituary, Victoria Daily Times, 28 Nov. 1936, 15)

FAIRFIELD, B.C., United Church, c. 1928 (list of works in C.R., xli, 28 Nov. 1928, 1249)

ST. MATTHAIS ANGLICAN CHURCH, Richmond Avenue at Lillian Street, parish hall, 1928 (dwgs. Anglican Diocese Archives, Victoria, PDP 23)

CENTRAL BAPTIST CHURCH, Pandora Avenue at Amelia Street, 1929 (Const., xxii, Jan. 1929, 30)

GOOCH ISLAND, near Sidney, B.C., residence for Clarence Barker and G. Draper, 1929 (C.R., xliii, 14 Aug. 1929, 70)

OAK BAY HIGH SCHOOL, Cranmore Road at Cadboro Bay Road, 1929 (C.R., xliii, 6 Feb. 1929, 54)

CARMICHAEL SILVERSMITHS CO., Fort Street, 1929-30 (Victoria Heritage Foundation, This Old House: Victoria's Heritage Neighbourhoods, Vol. 3, 2014, 40, illus. & descript.)

K.B. SPURGIN

(with J.G. Johnson) OAK BAY, commercial block of five stores and apartments, Newport Avenue at Windsor Street, 1932 (S. Stark, Oak Bay's Heritage Buildings, 1986, 54, illus.)

QUALICUM BEACH, B.C., a private Boy's School for I. Knight, 1934-35 (Nanaimo Free Press, 20 Sept. 1934, 3, descript.; 19 Nov. 1934, 2)

(with Hubert Savage) ESQUIMALT, Royal Canadian Navy Drill Hall & Administration Building at the Naval Barracks, 1935 (C.R., xlix, 14 Aug. 1935, 723; Building in Canada, xviii, Autumn 1938, 19, illus.)

OTHER RESIDENCES:

<http://victoriahistory.ca/property.php?fun=search&arch=%Karl%B%Spurgin>

APPENDIX C – Engineers Building Condition Report-



June 29, 2016

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

Dear Nicole,

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

RJC No. VIC.115708.0001

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

Building Description

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

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

Building Condition

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

Feasibility of Re-Purposing for Residential Use

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

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

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

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

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


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

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

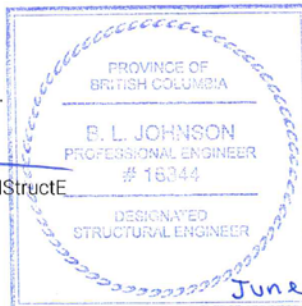
Please contact the writer if you have any questions or concerns

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

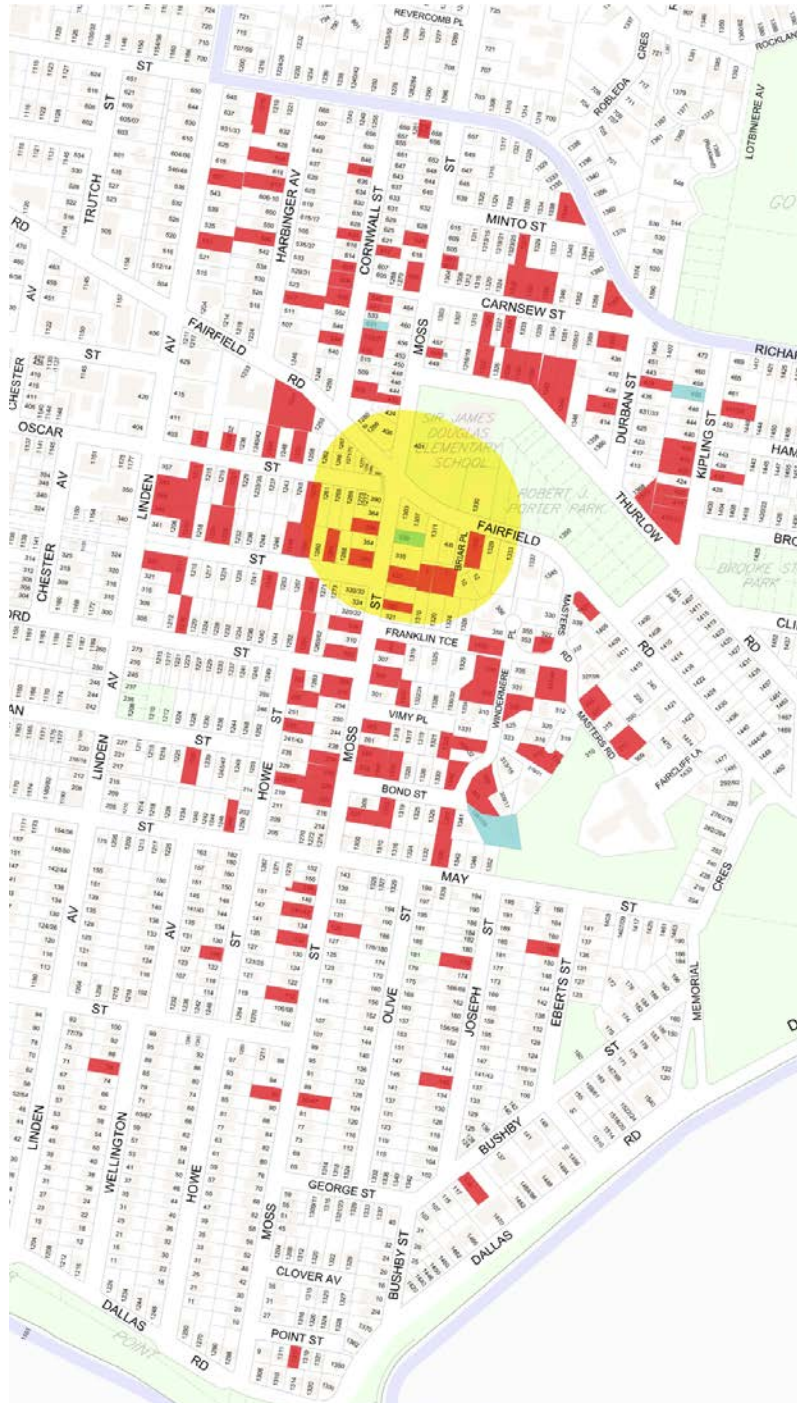

Bruce Johnson, P.Eng., Struct.Eng., M.I.Struct.E
Managing Director

BLJ/dd



APPENDIX D – Neighbourhood Survey Map and Results

2018 Neighbourhood Survey 1301 Fairfield Road “Unity Commons” Proposal



1303 Fairfield Road – “Unity Commons” Redevelopment Proposal

Neighbourhood Survey – 2018 – Notes re: Map

This map is a visual guide to the results of a citizen-conducted survey of the neighbourhood near the proposed 1303 Fairfield redevelopment site. This door-to-door survey was conducted by Barbara Bowman and Mary Doody Jones between April and September of 2018. The map was created by Bruce Meikle using the actual signed survey forms. PLEASE NOTE: Not included on the map are an additional ~20% of responses from outside the map area shown.

Respondents were asked to choose from the following options and sign their agreement:

1. I do not support demolishing the historic building at 1303 Fairfield Rd.
2. I support saving the historic buildings exterior and converting the interior.
3. I do not support rezoning for 1. Large Urban Village 2. Small Urban Village
4. I support the current design as shown by Unity Commons (Developer)

COLOUR KEY

All responses in favour of any or all of the first three options are shown in **red**.

Responses to the fourth option are shown in **blue**.

A 100 m. radius from the development site is shown in yellow.

An earlier form of the survey asked people whether they agreed with this statement:

“I do not support the demolishing this Historic Building, I support saving the exterior and converting the interior for housing and retail space, by not amending the current By-Law Zoning for 1303 Fairfield Road, In Victoria, BC.”

Properties where residences signed this statement are also shown in **red**, and represent less than 10% of all responses.

SUMMARY

In total, approx.. 200 residences were canvassed. In total, **approximately 5% of responses were in favour of the Unity Commons proposal as presented. The remaining responses were opposed** to one or more aspects of the proposal. **Roughly 80% of respondents would like to see the Fairfield United Church building saved and repurposed.**