



**FAIRFIELD GONZALES**  
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## **Report on FGCA CALUC Meeting: March 20<sup>th</sup>, 2017**

### **RE PARC Developments**

**Property Bounded by Quadra on east, Fort on North and Broughton on south**

**Fairfield Gonzales Community Place, 1330 Fairfield,**

**Fairfield Gonzales Community Association**

Approximate total number of people in attendance: 50

Meeting Chair: **David Biltek, Chair FGCA CALUC**

Note Taker: **several people took notes, assembled by David Biltek and final approved by committee**

### **PROPOSED DEVELOPMENT DETAILS**

**Applicant represented by: Rainer Muller Chairman and Owner PARC Retirement Living and Mark Whitehead from MCMP Architects:**

The applicant explained that this proposal is to change the zoning for the subject property to accommodate the following proposal:

A 225 suite complex for assisted senior living, plus a 4-6 storey "market rent" apartment. The complex will have amenity areas plus ground floor will include extensive retail space. Second floor will be office space for associated uses; e.g. doctors, although the space will be market commercial space and other uses may be considered

### **Community Questions and Answers:**

The major concern raised by many people present is the massing and scale of the building. Several people commented on the height which will obscure some apartments in the Escher, particularly on the north and east sides of the building and most adversely on the lower six floors. This is approximately 25-35 suites out the 100 in the Escher. In this regard, many of the residents from Escher who were present said that the notices for the meeting arrived late, i.e. the same day as meeting



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Some people also added that the structure does not reflect the current scale or character of Fort Street and when finished will present a “fortress like” wall along Fort and to some degree along Quadra sides of the building. There were some suggestions about stepping up more gradually and grading the space along Fort

Many of those who expressed these concerns did though say that the concept was good; that the light and green space would be appreciated in the building.

The Chamber of Commerce, the Conservatory of Music, The Royal Theatre, the Victoria Housing Society were all present and commented that they were impressed by the approach taken by the developer, their concern for integrating the surrounding community especially with the arts which will augment the existing cultural centres in the area.

There were a few comments from people involved with the “tech sector” some of whom had office space in the area and commented that this area of Fort is a “hub” for the tech sector and asked if office space in the new building would be available to tech businesses.

As well one or two people asked if the project would be prepared to help in improving the Pioneer square area kitty corner to the development

And one or two people expressed doubt as to whether locally owned businesses would be able to afford the retail space

The apartments may not meet the needs of people already living here was suggested, and is designed for people who might move to Victoria

The FGCA CALUC does not take a position pro or con on development applications, but we do from time to time comment on process and in this case the developer is to be commended on their attention to detail, process and concern for involvement of the community. We look forward to seeing if the remarks at this meeting will result in any changes in the plan.

David Biltek,

CHAIR, FGCA CALUC

Fairfield Gonzales Community Association land Use Committee

Feb 1 st meeting, at Fairfield Place

RE: PARC Developments at 829 – 899 Fort St., 846-856 Broughton St.

Members in attendance: Alice Alberta, Don Monsour, David Biltek, Robin Jones

Meeting Chair: Allice Albert, report prepared by David Biltek with notes from members attending

Attendance: 32 people from the neighbourhood and beyond

The comments from those in attendance could be divided into two groups:

Those who supported and liked the project and had NO concerns about the design and who would encourage the development. This included people from Saanich, the Royal Théâtre, the Conservatory of Music plus some residents of Fairfield. The CALUC also received several emails from people not able to attend who also supported the development.

One of these was from a resident care manager of a seniors residence, another from Pacific Opera

The other group were those people who would be generally supportive but had strong concerns about several aspects of the design:

The Height....suggesting it was too high and would create shadowing and impair light to surrounding properties especially the Escher and those properties on the northside of Fort street. There was a suggestion that most of the PARC buildings be lowered to 4-6 stories and the loss of square footage be made up by making the tower on NE corner much higher than the 30 meters permitted.

Massing and lack of "human scale"

And lack of public realm amenities

Again the CALUC did receive some emails saying this and one commenting on the noise the daycare would create when the children were outside in the space between the two buildings

There were some comments about how a building of this size might impact the Cathedral, however the Asset Manager of the Cathedral was present and spoke about their plans to develop a multi storey building on some of the land they own around the Cathedral.