

September 12, 2019

To Victoria City Council, in response to the Draft Fairfield Neighbourhood Plan:

Thank-you for the opportunity to comment on the latest draft of the Fairfield Neighbourhood Plan. There are parts of this plan I definitely support.

For instance, on p. 76, the section on Traditional Residential Areas lists an inspiring goal: **Support new housing types which fit the established context and character of the neighbourhood**

I also appreciate the sentiments expressed in the first two paragraphs of the section on the same page, entitled 'Context':

The Traditional Residential areas of Fairfield are characterized by a diversity of housing types, including single detached houses, duplexes, house conversions, scattered townhouses, smaller apartment buildings, places of worship and corner stores which reflect the evolution of the neighbourhood over time. **The neighbourhood is characterized by well-established boulevards and street trees, and a pattern of landscaped front and back yards. There is a desire to maintain the character of the neighbourhood, and the design and fit of new and old is an important neighbourhood concern.**

This all makes good sense to me.

What worries me, and does not make sense to me are the actions of Council.

It seems that neighbourhood plans really don't matter to Council when it comes to proposed development. How else can we comprehend Council decisions such as the recent approval of the Rhodo Development? (Thank-you to the two councillors who opposed the proposal.)

The Rhodo development will destroy trees, instead of preserving green space and urban forest. It does not in any way 'fit the established context and character of the neighbourhood.' It completely ignores the 'desire to maintain the character of the neighbourhood', and the agreed upon idea that, 'the design and fit of new and old is an important neighbourhood concern.'

How are we to believe that Council cares about our Neighbourhood Plan when it so obviously ignored our concerns by approving the Rhodo proposal? We have contributed thoughtful, heartfelt input into the Fairfield Plan because we care very much about our neighbourhood and our city. Yet, when Council so chooses, this community engagement is ignored.

City staff have included statements in the neighbourhood plan that reflect what matters to people who live in Fairfield. By doing so, they have demonstrated an understanding of the values and concerns of residents. How then could Council choose to ignore both the input

of community associations and the neighbourhood plan that has been drafted, by voting in favour of the Rhodo Development? And what are we to believe as neighbourhood residents? Is our time spent drafting our neighbourhood plan wasted?

I would like to hear each individual member of council commit to upholding neighbourhood plans when they vote on development proposals, rather than ignoring them.

Sincerely,

Alison Bowe  
1463 Thurlow Road

## Pamela Martin

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**From:** C Stephen Smith <[REDACTED]>  
**Sent:** September 11, 2019 9:50 PM  
**To:** Public Hearings  
**Subject:** Fairfield Community Plan

September 11, 2019

To: Mayor Lisa Helps and members of Council

Re: FAIRFIELD COMMUNITY PLAN – July 2019 version

Dear Mayor Helps and Council members

My wife and I have been resident on Brooke Street, behind the Fairfield Plaza, since September 1985. We raised our family here, and now contemplate retirement...here?

We last wrote to Council on January 15, 2018; a 3-page letter of concern at that time. This will be much shorter.

It seems that Council is bent on its radical line of “progress” regardless of input from the neighbourhood. In my opinion, you are opening doors wide for developers to wreak havoc at will. The central focus for us is the encouragement of inappropriate over-massing throughout the neighbourhood.

My definition of inappropriate over-massing: edifices that are too high, and virtual abandonment of the principle of reasonable setbacks.

The retention of setbacks for new construction all over Victoria seems to have gone out the window years ago; and it's a tragedy. Where once there were boulevards and breathing space between roads and buildings, setbacks now disappear with every new project, be it modest, large or very large.

Concerning height and specifically the Fairfield Plaza, see July 2019 Draft Plan paragraph 7.9.2 : “Mixed–use development of 3 to 5 storey buildings...” As far as developers are concerned, “3 to 5” means 5. A wall of 5 storey buildings along Fairfield across from Ross Bay Cemetery would be an aesthetic disaster. I look at Figure XX (page 67) and shudder. Today, I glanced south from our back deck to see the trees waving in the cemetery. With your 5-storey Tuscan plan, our view of trees disappears.

We had thought “Sub Area 4” was dead. It seems the label has disappeared, but the allowance (read encouragement) for 3 plexes, 4 plexes and 6 plexes remains throughout the area.

Please, please back-track on this plan.

Yours, with regret

Steve and Mary Smith  
1545 Brooke Street  
Victoria, BC V8S 1M8

## Pamela Martin

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**From:** Don Mayer <[REDACTED]>  
**Sent:** September 12, 2019 9:51 AM  
**To:** Public Hearings  
**Cc:** Jamie Ross  
**Subject:** Fairfield Community Plan

Dear Members of Council,

I am writing to express to you how dismayed I am at the continued pressure toward desnification of our residential neighbourhood(s). With what seems to be a philosophy of more-is-better, council is betraying the trust of area residents who have invested (in many cases) the fruits of their working lifetimes by setting the stage for hit-and-run developments such as the insensitive "Le Parc" proposal on Kipling at Fairfield. Incursions such as this into a neighbourhood which we chose to live in many years ago stands to create a feeding frenzy for opportunistic developers whose motives are for profit at the sacrifices of those who are already heavily invested in this area.

Honestly, city council needs to give its head a shake if it thinks that speaking for the needs of renters and entrepreneurs serves a higher purpose than preserving local neighbourhoods that we, the neighbours, have been custodians of over the years and decades. I said it earlier, but this is such a betrayal of trust. And the idea that "Le Parc" has incorporated any level of sensitivity or that it fits within the character of the neighbourhood is utter hogwash and serves to illustrate my point.

And the traffic! Higher density in Fairfield Plaza? Modestly perhaps, but several stories? Council has contributed substantially to the constipation of traffic flow which we experience in our city today. Nobody wants to see that imported into our residential areas, thank you very much.

As a resident, I see other residents shaking their heads over the metamorphosis of our city. My longtime friend from Korea who used to live here 18 years ago, when we drove across the Johnson Street Bridge 3 years ago exclaimed to me, "Don, what are you doing to your city? This is not why I come to Victoria". She came to tears as she said that.

The same might be said of many of our residents.

Sincerely,

Don Mayer  
1440 Clifford St.

## **Pamela Martin**

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**From:** Joan Halvorsen <[REDACTED]>  
**Sent:** September 11, 2019 12:44 PM  
**To:** Public Hearings  
**Subject:** Fairfield Community Plan

### DENSIFICATION

I support minimal densification, but not the large densification in the Plan.

### DENSITY BONUS POLICIES

I do not support density bonuses, as they detract from the credibility of zoning.

### BEACON HILL PARK

I support leaving the park in as natural of a state as possible, so that people can enjoy nature.

I do not support community gardens, orchards, art, markets or food trucks.

My understanding is that Beacon Hill Park is an entity in itself, is guided by a Trust and is not part of Fairfield and James Bay. The written description in the Plan recognizes this, "bounded to the west by Beacon Hill Park and Blanchard Street" whereas the maps do not reflect this.

**EMERGENCY VEHICLES IN COOK STREET VILLAGE** Emergency vehicles need swift access through Cook Street. I do not support traffic islands or pinch points if these will interfere in any way with this access.

**QUADRA STREET VIEW and VANCOUVER STREET** I support maintaining the view corridor on Quadra Street.

I support maintaining broad boulevards and large canopy trees on Vancouver Street.

Thank you.

Joan Halvorsen  
305-964 Heywood Ave  
Victoria BC V8V 2Y5

Sent from my iPhone

To Whom it may Concern,

09 September 2019

I wish it to be known I have concerns regarding the Fairfield Neighbourhood Plan. I am unable to attend the Public meeting taking place on the 12<sup>th</sup> of September at City Hall.

I would like my concerns to be part of the public record and hopefully will be addressed and accepted by City Hall.

In the plan, higher density development on single family home lots is being pushed forward by developers. My concerns with this are developer's trying to "fit a square peg in a round hole". I can see a duplex or tri-plex being built on lots that are 7000 square feet in size. Trying to (for example) building a 16-condo unit on a single-family lot on McClure Street (931) with only 10 parking spots for the building which leaves 6 units to find parking on the street which is already congested as it is. This does not fit in the neighbourhood plan of pedestrian friendly streets, green spaces or liveable streets.

Green spaces should be preserved as much as possible. Not only on the public areas of street boulevards but around buildings as well. To create a "green buffer" between buildings. To give space which will allow sunlight to buildings that are in the shadows of taller buildings.

Please forward my concerns to City Hall and place them on the public record.

Debbie Bradley

304 – 945 McClure Street

Victoria, BC V8V 3E8

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**Cities for Everyone** supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

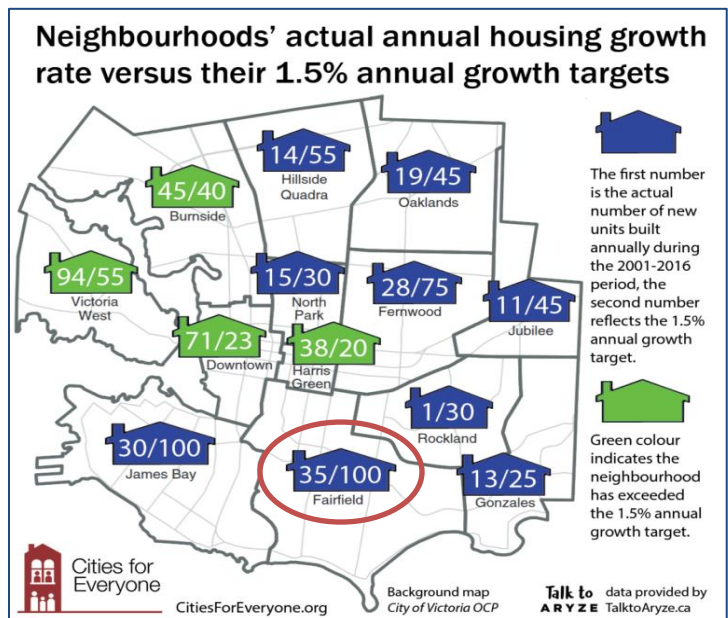
[www.citiesforeveryone.org](http://www.citiesforeveryone.org)

Victoria City Council  
Victoria City Hall  
12 September 2019  
Re: **Fairfield Neighbourhood Plan**

Dear Mayor and Council,

*Cities for Everyone* is an independent community organization that advocates for more affordable and inclusive housing and transportation options in the CRD. I am writing concerning the Fairfield Neighbourhood Plan.

Fairfield is a popular but increasingly exclusive neighborhood: housing supply is only increasing about 0.5% annually, a third of the city's 1.5% annual growth rate (see figure). This drives up housing prices. To accommodate more and more diverse residents Fairfield must significantly increase housing supply, adding at least 100 net new units annually. That is feasible if the City allows more compact housing types (townhouses, multi-plexes, and low-rise apartments) on parcels currently occupied by single-family houses. Allowing more compact infill development increases the number and diversity of people who can live in this attractive and accessible neighborhood.



[Abundant research](#) indicates that increasing the supply of moderate-priced housing increases overall affordability. Fairfield's declining affordability results from the lack of infill development there to serve growing demand. Even if the new units are initially too expensive for lower-income households, they can be affordable to many moderate-income that want to live in Fairfield, and they become affordable to lower-income households in the future as they depreciate.

For information on specific policies to increase moderate-priced infill development see Cities for Everyone's [Affordable and Inclusive Neighbourhood Agenda](#).

## Cities For Everyone

We have the following concerns and recommendations concerning the *Draft Fairfield Neighbourhood Plan*.

- It limits building heights, both in the Cook Street Village and for nearby apartment buildings, to four stories. Our [Official Community Plan](#) specifies that Large Urban Villages such as this should allow up to six stories. The extra height would allow more people to live and work in this neighborhood.
- It prohibits new apartment buildings east of the Cook Street Village. Low rise apartment buildings are the most cost-efficient housing type, so allowing apartments can increase affordable housing options in this neighborhood. That area already has several apartments and more are needed.
- It proposes retaining older apartments north of the Cook Street Village, although many are at the end of their functional operating life and could be replaced by larger buildings with more units, as is happening with the Beacon Arms Apartments, where 34 units are being replaced by 87 new rental apartment units and townhouses. In some cases it may be better to replace rather than retain existing buildings in order to increase total supply, and create safer, more inclusive and energy efficient housing, as discussed in [Retrofit or Replace Aging Rental Housing – That Is the Question](#).
- Although the Plan claims to support more compact and affordable housing options, the proposed zoning codes greatly limit the development of such housing. To facilitate more affordable infill the Plan should allow townhouses, multi-plexes and low-rise apartments throughout the Fairfield neighborhood as a right; increase allowable densities to OCP targets so developers are not forced to bear rezoning costs, delays and uncertainty; allow one additional story for corner lots and large lots (one story for each 1,000 square meters) which minimizes negative impacts on neighbours; and reduce or eliminate minimum parking requirements, or at least [mandate parking unbundling](#) so car-free households are not forced to pay for expensive parking spaces that they do not need.

Sincerely,

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

Todd Litman ( [REDACTED] )

Cities for Everyone ([www.citiesforeveryone.org](http://www.citiesforeveryone.org))



## Pamela Martin

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**From:** [REDACTED]  
**Sent:** September 12, 2019 1:37 AM  
**To:** Public Hearings  
**Cc:** Alessandra Ringstad  
**Subject:** Fairfield Neighbourhood Plan submission

Please consider the following when voting tonight. We would have attended but are out of town. Thank you

What makes Fairfield Gonzales a desirable neighbourhood is the streets of interesting houses with generous setbacks and pretty gardens as well as the close neighbourly relationships. The house heights and setbacks allow light and a sense of space. The lower density means typically less traffic, allowing kids to walk to school safely, elderly to walk to groceries and generally the neighbours knowing one another and looking after one another.

The only people who will truly benefit from this proposal is the builders as new built homes will cost more than the older houses already here. The affordable housing you seek is already here in basement and attic suites. You propose to tear down affordable suites to build expensive strata condos and townhomes.

The neighbourhood plan was developed with neighbourhood consultation originally asking about keeping heritage areas and possibly implementing heritage status for KiplingDurban streets. (Where did all this go?) The original plans were a reasonable compromise of what Planning and the residents would like. We see no vestiges of the original plan in the current one.

We strongly object to this sweeping change in the plan which will see our neighbourhood move from small multi family dwellings to full lot houses akin to apartments with no grounds. We do support suites in homes that are accessible rent or 2 strata homes such as up down or side by side. Please keep Fairfield accessible and neighbourly. We do not want to become an area where you have no idea who lives on the street and where you don't feel safe letting your children roam to the park or school.

Thank you for taking our input into consideration.

Gerald Morrison and Alessandra Ringstad  
420 Kipling St

## Pamela Martin

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**From:** Jean Crawford <[REDACTED]>  
**Sent:** September 12, 2019 7:24 AM  
**To:** Public Hearings  
**Subject:** Fairfield Neighbourhood Plan

We would request that the proposed plan designation at section 8:13 sub-Area 2 Tradition Residential Along Fairfield Rd be removed from the Fairfield Neighbourhood plan. This is a small section of Fairfield Rd consisting of 7 houses of the south side of the 130 block of Fairfield Rd. The 1400 block of Fairfield Rd and 1 house and a duplex on the north side of the 1500 block Fairfield Rd. This is not a corridor. This is little more than 1 block.

We understand the need for greater density but believe the keyword is gentle. We need sensitive growth that will respect current residents while welcoming new neighbours. We need growth that will respect urban forests and green spaces not buildings that will result in concrete yards. We need housing that is affordable not more luxury housing.

The 1400 block Fairfield Rd is a perfect example of the Fairfield Neighbourhood Vision statement for 2041. This neighbourhood where we have resided for 40 years has already achieved this vision statement. We need to maintain it not build it. We would implore you not to consider an area barely over a block long a corridor

## Pamela Martin

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**From:** Jane Ramin <[REDACTED]>  
**Sent:** September 11, 2019 5:41 PM  
**To:** Public Hearings  
**Cc:** Marc Cittone  
**Subject:** Fairfield Neighbourhood Plan, Sept 12, 2019 Public Hearing

To: Mayor and Council: Victoria

Copy: Marc Cittone, Planning Department

Date: Sept. 11, 2019

**Reference:** Fairfield Neighbourhood Plan, Traditional Residential Housing Sub-Area 1 (west of Cook)

We'd like to thank you on behalf of our neighbours for the opportunity to comment briefly on the Fairfield Neighbourhood Plan (FNP), specifically as it impacts our neighbourhood, "Sub-Area 1 (west of Cook)". There are four minor yet significant items that we would like to bring to your attention. In order of numeric reference they are:

**FNP 8.11.15** *"Innovative infill designs which use transportation demand management best practices to reduce the impacts of on-site parking on site area, open spaces and building design are encouraged."*

This is just one example of how this document has been written for planners and developers and as such is not understandable for the average citizen. Rewriting this and other such clauses in plain language would benefit the whole public engagement process.

**FNP 8.12.1** "Development up to 1:1 floor space ratio and *up to 2.5 storeys* may be considered, consistent with context, form and character policies in this chapter and applicable design guidelines."

We appreciate that this draft reduces the number of storeys from 3 to 2.5 storeys in Sub Area 1, aligning it better with the General Traditional Residential Areas (Sub-Area 3). However reducing the number of storeys without adjusting the floor space ratio (FSR) will result in significantly greater lot coverage, and corresponding reduction of green space and tree canopy. The FSR for Sub Area 1 should be not more than 0.85:1, aligning it closer to the FSR in Sub Area 3 of 0.5-0.85:1, and not as much as double the FSR of Sub Area 3.

**FNP 8.12.2** "A variety of housing forms may be considered. These include ... a) House Conversions b) Houseplexes c) Townhouses d) *Small apartment buildings* e) Duplexes f) Single-detached houses g) Laneway housing, h) Garden suites."

Including "d) Small apartment buildings" as a Traditional Residential form seems incongruent. Sub-Area 1 is already "interspersed with larger apartment buildings" (FNP 8.12). Over the past decade, a dozen Traditional Residential properties have been lost to Urban Residential Developments in Sub Area 1 alone. Therefore, to retain the small remaining pocket of Traditional Residential properties west of Cook St. "Small apartment buildings" should not be included as a Traditional Residential housing form.

**FNP 8.13.2** *"Retention and adaptive reuse of properties of heritage merit is strongly encouraged."*

Almost all remaining Traditional Residential properties in Sub-Area 1 are in good repair and have heritage value (built around 100 years ago). Retention of these character homes is an asset to the City, Cook St. Village and the planned

Vancouver St. Bikeway which is already part of the *2010 Fairfield Heritage Walking Tour*. This guiding principle should be included in all three “Sub-areas” in addition to Sub-area 2 where it was found.

Thank you for your consideration. Jane Ramin 1023 Oliphant Ave, Anne Russo 1017 Oliphant Ave, Crin Roth 1018 Oliphant Ave. and John Tyee 1014 Park Blvd.

## Pamela Martin

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**From:** Sandra Smith <[REDACTED]>  
**Sent:** September 9, 2019 2:34 PM  
**To:** Public Hearings  
**Subject:** Fairfield NP & the 1400 block Fairfield

Dear Mayor and Council

Our submission requests removal of the proposed plan designation at Section 8.13 Sub-Area 2: Traditional Residential Areas Along Fairfield Road from the [1400 block Fairfield Road](#) because:

1. The proposed designation would displace the strong community who, in many cases, have lived here for more than forty years and have an active support network enabling aging in place.
2. The proposed designation does not account for the many homes that currently provide either affordable rental housing for young families or secondary suites. Nor does it recognize the high value recently-built duplexes and single family housing (three just about to be built). To establish an incentive to tear down perfectly good solid homes and very recent builds is an environmental waste. The incremental value of the slightly higher density achieved is not worth the impact on the existing homeowners, the streetscape, and the environment.
3. Suggested reductions in parking requirements do not reflect the reality which is often two vehicles for each lot, difficulty exiting driveways as you must look in five directions, danger to bicycles manoeuvring between even more parked cars and the inevitability of more cars parking on side streets. While we like to envision a future of less cars, look at the Arnold Street corner to see the increase in street parking and related danger that has resulted from the density recently added there.
4. The proposed densities do not guarantee affordable housing and, in fact, are very unlikely to have that result. Townhouses in this area are priced at \$1 million. Retention of existing housing encourages simple alterations and affordable suites available for purchase or rental which does far more for affordable housing than a string of expensive townhouses.
5. Fairfield Road is not an urban corridor. It is a residential parkway, providing a lovely multi-treed streetscape with beautiful gardens. Building at the plan's recommended densities would have a significant environmental impact.
6. The proposed densification will result in a complete hodge-podge of townhouses, four-plexes etc. overpowering single family homes next door while houses gradually change hands and are torn down. This will be a nightmare.
7. Just because we live on a busy street, why should the integrity of our homes and the social fabric of our community be thrown away? In the past, several developers have proposed inappropriate developments along this stretch, and every time, the people who live here have successfully fought these developments. Why would Council now ignore the wishes of the community and act diametrically opposite to what the community has, on multiple occasions, expressly protected?

Please support development sympathetic to our neighbourhood and remove the proposed plan designation at Section 8.13 Sub-Area 2: Traditional Residential Areas Along Fairfield Road from the [1400 block Fairfield Road](#).

Sandra and Peter Smith

[1436 Fairfield Road](#)

## Pamela Martin

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**From:** David Berry <[REDACTED]>  
**Sent:** September 12, 2019 9:15 AM  
**To:** Public Hearings; Victoria Mayor and Council  
**Subject:** Fairfield Plaza Neighbourhood Plan

Hi,

I'm excited to read about the proposed density increase for the areas surrounding the Fairfield plaza. I am a homeowner a block away and would enjoy more families to be able to move into the neighborhood. My only input for this plan is to also take into account changing the set back rules to allow landowners to better use the land they own. The large setbacks limit the size of building that is allowed to be built, largely making the new 'houseplexes' impossible to build. A protected bike lane connecting the two plazas possibly along Fairfield or Richmond is also long overdue.

Again, I am heavily in favour of increasing density in the Fairfield/Cook street area and introducing more commercial in walking/biking distance of peoples houses. This is the only way we will ever be able to become less reliant on cars, while also adding supply to the major housing shortages. Many people seem to be heavily concerned about the environment and carbon emissions, but fight tooth and nail when the city takes steps to make the city more inclusive, bike friendly, less car reliant. This plan is a large step in the right direction.

Thank you  
David Berry

**Pamela Martin**

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**From:** ronald willson <[REDACTED]>  
**Sent:** September 10, 2019 10:33 PM  
**To:** Public Hearings  
**Cc:** ghinfo@gov.bc.ca; murray.rankin@parl.gc.ca; Carole.James@leg.bc.ca  
**Subject:** FPNG Public Hearing, Thursday, September 12, 6:30

I would respectfully urge Council to see the utter folly of what is being proposed, which is nothing less than the destruction of the modest neighbourhood between Government House and the historic Ross Bay Cemetery. Do Councillors really want to be remembered for having allowed five-storey urban development along Fairfield Road towering over the Cemetery with all the concomitant high-density development and tree canopy loss in between the Fairfield Plaza and Government House? You might also ask Government House if it would like to turn a buck and join in the over-development spree by putting up 6-plexes on its side of Richardson Street. Or how about putting some 5-storey condominiums on the lot occupied by the Ross Bay Villa? The fact is that even the existing OCP poses a life-threatening risk to the neighbourhood with zoning of 2-3 storeys for the Plaza. In its present one-storey configuration the Plaza is a welcome part of the neighbourhood and, as a classic example of a fifties shopping plaza, is verging on becoming a heritage site in itself.

Instead of a Spadina Expressway approach to urban planning, Council would do well to follow the example of Ottawa which has successfully preserved the neighbourhoods around Rideau Hall, the Governor-General's Residence. I lived for some years in one of those neighbourhoods, New Edinburgh, and can testify to the value of this much more sensitive approach to urban planning. New Edinburgh is one of the numerous parts of Ottawa designated as a Heritage Conservation District. Integral to this approach is the preservation and enhancement of the "urban forest" in New Edinburgh.

My Fairfield neighbourhood lies between the Garry Oak forest of Government House stretching down to Richardson Street and the Ross Bay Cemetery which, given its great number and variety of trees, qualifies as Victoria's arboretum. The re-zoning being proposed would transform a verdant neighbourhood into a regrettable disaster in the transitional space.

I have lived in many cities in Canada and around the world, on six continents in fact. This has helped make me acutely aware of what is at stake. Again, I would appeal to Council to reconsider. If Council continues on its present course we will end up with a legacy of urban



blight a la Tuscan Village to be deplored by future generations of Victorians and visitors alike as they look out from Government House across the neighbourhood to the Salish Sea and the Olympic Mountains.

Sincerely,

Ron Willson  
1564 Earle Place

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** September 11, 2019 1:42 PM  
**To:** Public Hearings  
**Subject:** FW: Fairfield Neighborhood Proposed Plan - 1400 Block Fairfield RD

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**From:** lois atherley <[REDACTED]>  
**Sent:** September 11, 2019 1:08 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Fairfield Neighborhood Proposed Plan - 1400 Block Fairfield RD

We request removal of the proposed Fairfield Neighborhood Plan designation at Section 8.13, Sub Area 2: Traditional Residential Areas Along Fairfield Rd from the 1400 block.

This 1400 Block section of Fairfield Rd is not an “urban corridor”. It is a popular walkable tree-lined street with a park like setting especially along the area from Porter Park to Hollywood Park. These are solid traditional well kept homes. Some are recently built, others upgraded and containing affordable suites or intergenerational affordable living arrangements. These are exactly the type of living arrangements that allow for affordability, aging in place, livability, good stewardship of the existing natural environment which is crucial for climate change and contribute to community and neighborhood connections. Ripping these down in the name of greater density will result in many undesirable unintended consequences.

A blatant example of undesirable unintended consequences in the name of greater density is the house that was recently built at the corner of Fairfield Rd and Masters Rd. It was built so close to Fairfield Rd in order to squeeze another house behind it that it has become unsaleable. The shady trees were torn out rendering the landscaping mediocre at best. It is not affordable. The noise and vibration of Fairfield Rd render it an unfit dwelling in my opinion and the limited parking on a blind curve just add to the total package of unintended undesirable consequences. When you allow this type of unlivable density in the name of greater density, the end result is housing that does not address any of the issues you claim to be concerned about but only ends up on the Vacation Rental lists.

Please do not approve the 1400 block of Fairfield as part of an urban corridor thereby giving the go ahead to developers to destroy the natural environment and ruin all the amenities that the existing homes bring to the community in terms of affordable rental arrangements, livability and aging in place.

Sincerely,

Anthony Giaccio  
Lois Atherley  
1411 Fairfield Rd

## Pamela Martin

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**From:** Victoria Mayor and Council  
**Sent:** September 9, 2019 2:50 PM  
**To:** Public Hearings  
**Subject:** FW: FPNG UPDATE: Fairfield Neighbourhood Plan going to Council 12 September  
**Attachments:** MAP Fairfield\_Neighbourhood\_Plan\_2019.pdf

**From:** Robert Berry <[REDACTED]>  
**Sent:** September 7, 2019 11:37 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Fwd: FPNG UPDATE: Fairfield Neighbourhood Plan going to Council 12 September

Hi,

I am writing in support of upzoning all of Fairfield so that more desperately needed housing, of all types and price levels, can be added to the neighborhood. Six stories in the whole neighbourhood seems very limited for such a great location, an easy bike ride from downtown and immediately above retail.

We are in a housing affordability crisis. An abundant supply of housing takes the power out of the hands of landlords and older homeowners.

We are in a climate crisis. Abundant urban housing is necessary to drastically cut resource consumption and greenhouse gas emissions from transportation. Young families being pushed out to cobble Hill while Fairfield protects it's "neighborhood character" is immoral.

Thanks, Rob

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

**From:** Gonzales Neighbourhood Association <[REDACTED]>  
**Date:** Sat., Sep. 7, 2019, 6:28 p.m.  
**Subject:** FPNG UPDATE: Fairfield Neighbourhood Plan going to Council 12 September  
**To:** Undisclosed Recipients [REDACTED] >

Dear Gonzales Neighbour,

Please see the e-mail and attached map below for information on the Fairfield Neighbourhood Plan. The group that is sending out this e-mail is called the Fairfield Plaza Neighbourhood Group (FPNG). We are forwarding this e-mail to you as many Gonzales residents use the Fairfield Plaza on a regular basis and thus would be curious to see what the city is proposing.

----- Forwarded Message -----

From: FPNG <[REDACTED]>  
Sent: Fri, 06 Sep 2019 09:38:35 -0600 (MDT)  
Subject: FPNG UPDATE: Fairfield Neighbourhood Plan going to Council 12 September

## FPNG UPDATE 6 September 2019

A public hearing by Council on the final draft Fairfield Neighbourhood Plan will be held **Thursday, September 12** at 6:30 p.m. at Victoria City Hall. Members of the public can address Council in person or submit written correspondence to [publichearings@victoria.ca](mailto:publichearings@victoria.ca). Written correspondence must be submitted by 2 p.m. on the day of the hearing and will form part of the public record and be published in the meeting agenda.

You can view the draft Fairfield Neighbourhood Plan and supporting documents at:

<https://engage.victoria.ca/fairfield-neighbourhood-plan/>

## KEY FEATURES ABOUT FAIRFIELD PLAZA AREA IN THE PLAN:

1. City planning staff listened to the Fairfield Plaza Comprehensive Neighbourhood Plan and recommend changing the designation of the Fairfield Plaza from a Large Urban Village (up to 5 - 6 storeys) to a Small Urban Village (up to 3 - 4 storeys). Sensitive transition to surrounding housing is to happen within the site so that there is no shadowing. Council still envisages a 'Tuscany Village' idea with condos above the commercial level. The Official Community Plan is being amended to remove the Urban Residential development designation for residential areas within 400m of the Plaza. And then the surprise...

### THE SURPRISE:

Councillor Isitt and the Mayor brought forward a motion (it passed) to allow a bonus density up to five storeys along the Fairfield Road frontage as part of the Fairfield Plaza. After all of the negotiation we did with City planning staff, the Fairfield Plaza got thrown under the bus by Mayor and Council.\*\*

1. Traditional Residential Areas: increase in the density (see map) (up from 0.5:1 to 0.75:1 FSR) and height (up from 2 storeys to 2.5 storeys).
2. Along Fairfield Road from Moss Street to St Charles: height 3 storeys and density 1:1 Floor Space Ratio (FSR). But still Traditional Residential, not Urban Residential as originally proposed. You can fill the lot with a building at this FSR.
3. Houseplexes (see map for your lot):\*\*\*
  - a. 3-plexes on Interior lots 6000-6999 sq ft at 0.50:1 FSR
  - b. 4-plexes on Corner lots 6000-6999 sq ft at 0.75:1 FSR
  - c. 4-plexes on Interior lots 7000 sq ft and larger at 0.75:1 FSR
  - d. 6-plexes on Corner lots 7000 sq ft and larger at 0.75:1 FSR

## PENDING

Not included in the Fairfield Neighbourhood Plan is a proposal approved by Council to pre-zone as-a-right to allow 4-plexes and 6-plexes on all Traditional Residential Area lots (R1-B) 6,000 sq ft and larger. An economic analysis is being done by the City to see if this type of development is profitable for developers.

\*\* You can count on the little, affordable units at Fairfield Plaza being crammed on the second floor right above the restaurants and other businesses, with a view of the buses, the parking and the loading docks. Imagine however, those condos on the third, fourth and fifth floors with stepped-back balconies with uninterrupted views, in perpetuity, over the top of the Ross Bay Cemetery to the Olympic Mountains and the Strait of Juan de Fuca. Perfect for even more short-term vacation rentals! What if Council included the requirement that all of the bonus density floors 4 and 5 would have to be made available only for affordable housing?

\*\*\* It is important to note that BC Assessment will assess all eligible properties 6,000 sq ft and larger at their 'highest and best use.' Of course a triplex, fourplex or a sixplex will be considered to be a higher and better **use of land** than a single family dwelling. This will lead to higher property taxes and land prices becoming even less affordable for anything other than development of luxury type housing.

## Pamela Martin

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**From:** Alice Loring <[REDACTED]>  
**Sent:** September 11, 2019 10:05 PM  
**To:** Public Hearings  
**Subject:** Fwd: City of Victoria letter

September 11, 2019

Re: Fairfield Neighbourhood Plan

Dear City of Victoria,

I appreciate the opportunity to attend the public hearing on September 12, 2019 to witness public engagement about the Fairfield Neighbourhood Plan (FNP). I expect that the speakers list will be long, so I decided to reach out via a letter rather than add my name to the list.

I have lived in Fairfield since 1995 and owned and lived in two different single-family homes. I love the character of Fairfield, it's beauty, the friendly neighbours, proximity to the ocean and richness of trees and public green space. Downtown is nearby, and the Fairfield Plaza is handy for shopping. It is my home.

That's why I am concerned about the FNP. This land-use and planning blueprint could see Fairfield being cut apart for profit behind the smoke screen of distracting words like 'a neighbourhood for everyone, affordability, diversity, inclusivity', and 'gentle density'.

Who would the FNP give the most profits to? First, the existing property owners who are willing to renovate single-family dwellings to include revenue generating suites or redevelop their property into strata title condos to meet the 'missing middle' profitable real estate. The units of these multi-plexes are priced far beyond the reach of most families. And second, developers will benefit from the FNP We've already seen this with the huge, out of place, building at the corner of Cook Street and Oliphant Street in the Cook Street Village.

Do you know who the FNP won't benefit? Renters. Older affordable multi-family rental units are being razed and replaced with upscale units (like developers are planning for the corner of Kipling and Fairfield, at 1203 Fairfield, etc.). Renters have a tough time finding affordable secure housing and the FNP will not help them.

Please rein in density and height allowances and include specific language in the FNP that will show developers and affluent land owners that Fairfield is a community of homes comprised of a variety of people, and not just an area on a map to be used for profit.

Thanks for your time.

Alice Loring

1463 Thurlow Road, Victoria V8S 1L8

**Future Fairfield Plaza**  
If Fairfield Plaza is redeveloped, Mayor Helps, Council and Planning still envisage a 'Tuscany Village'.



Except not 3 storeys, but 5 storeys.  
Almost double the height of Tuscany Village.

## Proposed Fairfield Neighbourhood Plan

- Interior Lots 6000-6999 sq ft 3 Plexes 0.50 FSR\*
- Corner Lots 6000-6999 sq ft 4 Plexes 0.75 FSR\*
- Interior Lots >7000+ sq ft 4 Plexes 0.75 FSR\*
- Corner Lots >7000+ sq ft 6 Plexes 0.75 FSR\*

Adjacent to urban villages, such as Fairfield Plaza the FSR rises to 1.0\*

No specific height restrictions.

No specific site coverage restrictions.

\*FSR=Floor Space Ratio See Box Below for explanation

## The Rebirth of Sub Area 4



## Legend

### Lot Area

- Less than 6,000 sq ft (< 555m<sup>2</sup>)
- 6,000-6,999 sq. ft. (555-650m<sup>2</sup>)
- 7,000 + sq. ft. (650+ m<sup>2</sup>)

Fairfield Plaza Neighbourhood Group

Floor Space Ratio (FSR) is the size of the building divided by lot size.  
Does not include parking or the basement.

### EXAMPLES

- 0.75 FSR means a 6000 sq ft building on a 8000 sq ft lot.
- 0.75 FSR means a 4500 sq ft building on a 6000 sq ft lot.
- 1.0 FSR means a 7000 sq ft building on a 7000 sq ft lot

Right now, a typical lot with a house on it in Fairfield Plaza Neighbourhood has an FSR of approx .25-.30 FSR

Proposed townhouse development for Kipling St & Fairfield Rd has a FSR 0.90



**Pamela Martin**

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**From:** David Greig <[REDACTED]>  
**Sent:** September 11, 2019 10:42 PM  
**To:** Public Hearings  
**Subject:** Proposed Fairfield Community Plan

David Greig and Yvonne Haist

273 Wildwood Ave.

Victoria, BC V8S 3W2

September 11, 2019

Dear City of Victoria Councillors,

I am a resident of the Gonzales neighbourhood and utilize the Fairfield plaza frequently as it is where we do the bulk of our shopping. We walk or ride our bikes there frequently. I can support a redevelopment of the plaza. I cannot, though, support this proposed development with 5 storey buildings where there is little affordable housing. I agree with what the Fairfield Neighbourhood Association has put forward - three storeys I believe. As well, we live at 273 Wildwood Ave. and already parking at our end of the street is becoming difficult because of pressure from mall employees, shoppers at Montague Court and those utilizing the park and tennis courts. Therefore, I can only imagine the parking and traffic from workers both at the proposed townhouse development on Fairfield Rd. (beside the tennis courts) and the mall, if and when this goes ahead.

I am also concerned with the proposed changes to the Fairfield Neighbourhood Plan that would allow increased density on Fairfield lots with Gonzales probably being affected in the future - 'density (up from 0.5:1 to 0.75:1 FSR) and height (up from 2 storeys to 2.5 storeys)'. I understand the rationale to provide for more housing although I do not see how this would be affordable housing. It appears that more housing is just that more housing but housing that is expensive. Furthermore, with the proposed changes to lot density, I do not see how you are considering climate action. Yes, the buildings and materials will hopefully be energy efficient and environmentally sensitive but reducing the amount of 'soil' for growing plants on these lots because of

the use of more concrete in their construction does not help the climate.

Additionally, we have been approached by the owner of the 'commercial' lot beside us to the north, previously a pet hospital and now something else. He mentioned that in the future he wants to build a 4 plex on his lot. Although there is no application for such a proposal at this time, we are concerned that with the developments in our area (e.g. the plaza), his development will slip through your oversight.

We are all for increased density in our neighbourhood but only if the density support people being able to afford to live in our area. Unfortunately, I do not see the City of Victoria's revisions to the Fairfield Neighbourhood Plan addressing affordable housing.

Thank you,

David Greig and Yvonne Haist

## Pamela Martin

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**From:** Neil Banera <[REDACTED]>  
**Sent:** September 10, 2019 9:42 AM  
**To:** Victoria Mayor and Council; Public Hearings; Geoff Young (Councillor)  
**Subject:** Re: Draft Fairfield Neighbourhood Plan

Dear Mayor and Council,

### **RE: Draft Fairfield Neighbourhood Plan**

We acknowledge the considerable effort expended by residents of the Fairfield community in providing input on the draft Fairfield Neighbourhood Plan and by City staff through consultation. However, we remain concerned with the complexity of what is proposed by the Plan, particularly in combination with related City-wide policies (e.g. such as bonus density in exchange for an amenity contribution; construction of four-plexes and six-plexes as of right on lots of certain size). We are concerned that City-wide policies will be misused and only serve as a way to “work around” the Plan, thereby defeating the Plan’s overall objectives.

In addition, on the basis of the recent spate of development approvals, we are also concerned that the City (through Mayor and Council) will simply give the Plan “lip service” and will not really be committed to applying the Plan in “real time”. In that regard, we note that, despite considerable opposition to development proposals (such as the recently approved Rhodo development; decision to approve demolition of United Church at Fairfield/Moss Streets; Bellewood development), they were nonetheless approved even though not in compliance with City land use and planning bylaws, whether present or planned City legislation. Further, these approvals were often given contrary to the advice of advisory groups advising that the developments were not suitable (e.g. unsuitable massing; too many strata units for location; architectural style not in keeping with neighbourhood; double row of strata units; almost complete loss of green space; failure to take into account adjacent neighbours and residents; inadequate parking; increased traffic volume; safety at crossings; etc.).

As a consequence, we now seriously question whether the City Mayor and Council are prepared to “walk the talk” by applying whatever Plan is approved in its future consideration of development applications. Unless prepared to do so, all this effort serves simply to advance a charade.

Further, in view of the outcome of these recent decisions, we also request removal of those aspects of the proposed plan designation along Fairfield Road that are intended to allow for increased density (e.g. Section 8.13 Sub-Area 2: Traditional Residential Areas Along Fairfield Road), for the following reasons:

1. The proposed designation would serve to undermine and displace the strong pre-existing community.
2. The proposed designation does not account for the many homes that currently provide either affordable rental housing for young families or secondary suites. Nor does it recognize the high value recently-built duplexes and single family housing. To establish an incentive to tear down perfectly good solid homes and very recent builds is an environmental waste. The incremental value of the slightly higher density achieved is not worth the impact on the existing homeowners, the streetscape, and the environment.
3. Fairfield Road is already very busy particularly at key commute times during the day. With street crossings at several locations, including in the vicinity of elementary schools, there are serious

concerns over the safety of all using the road, whether pedestrians, bicyclists or vehicles. It simply does not make sense to greatly increase density on that corridor.

4. The suggested reductions in parking requirements do not reflect reality. There are often two vehicles for each lot, related difficulty exiting driveways, restricted corridors, the inevitability of more cars parking on side streets. For example, the Arnold Street corner has seen an increase in street parking due to recently added density. Similar to the bottle-necks on Cook Street, this will be like running the gauntlet each day for area residents involved in commuting into town or cross-town.
5. The proposed densities do not assure affordable housing and, in fact, are very unlikely to have that result. They are more likely to contribute to gentrification of the neighbourhood. Retention of existing housing encourages simple alterations and affordable suites available for purchase or rental which does far more for affordable housing than a string of expensive townhouses.
6. Fairfield Road is not an urban corridor. It is a residential parkway, providing a lovely multi-treed streetscape. Building at the plan's recommended densities would have a significant environmental impact, not to mention that in most cases almost all of the trees are removed from sites to accommodate over-development.
7. The proposed densification will result in a complete hodge-podge along that corridor, without regard to the interests of the neighbourhood, including townhouse complexes, four-plexes, six-plexes etc., overpowering single family homes next door, while houses gradually change hands and are torn down, at a loss to community values.
8. And, why should the integrity of existing homes and related community be thrown away? In the past, several developers have proposed inappropriate developments along this stretch, and each time, residents have successfully opposed these developments. Why would Council now ignore the wishes of the community and act diametrically opposite to what the community has, on multiple occasions, expressly sought to protect? Whose interests are really being served by advancing over-development?

We urge the City's Mayor and Council to support development that is sympathetic to Fairfield neighbourhood values and to remove the proposed plan designation at Section 8.13 Sub-Area 2: Traditional Residential Areas Along Fairfield Road. Please listen to the valuable concerns expressed by Fairfield neighbours and residents.

Yours truly,

Livia Meret and Neil Banera  
428 Kipling Street

Sent from [Mail](#) for Windows 10