

Pamela Martin

From: Nina Belmonte <[REDACTED]>
Sent: September 12, 2019 12:47 PM
To: Public Hearings
Subject: Fairfield Gonzalez Plan

To the City Council and Mayor -

Many of us in the neighborhood have been concerned with the new development approved for Fairfield Ave and planned for Fairfield Plaza.

We want to remind you that A DEMOCRATIC GOVERNMENT MUST REPRESENT THE PEOPLE NOT DECIDE FOR THEM.

We understand that you are operating on the notion that "density" is good. But:

1) Density for density's sake is simply catering to the developers; and

2) To grant variances and allow construction against the wishes of tax payers who live in the neighborhood is not good government but bad policy. We all see who is benefiting from this and it's not the people who live in the neighborhood and who vote in Victoria.

Furthermore:

Where is the concern in these plans for the environment? For GREEN construction? For AFFORDABLE housing?

Please remember that DEVELOPMENT NEEDS TO BE INTELLIGENT DEVELOPMENT!

Thank you -

Jeannine Belmonte
131 Beechwood Ave

Pamela Martin

From: Cathy <[REDACTED]>
Sent: September 12, 2019 11:32 AM
To: Public Hearings
Subject: Fairfield Neighborhood Plan

Good evening

I am very concerned that this proposed plan will lose the unique character of this district. Yes, this area is close to town, however it is not a village center. 15/20 minute walk for groceries. We do not want all of the new builds to be concentrated in this small section.

This land area also is not affordable. More affordable housing should be added in your village centres.. ie Moos St area.

We have examples in Harris Green, from 10 storeys DCP. Then OCP to 17 storeys.
Allowing additional height density benefits the landowner, not the purchasers.

On the 1000 block of Burdett, there are 8 4 story apartments. And 3 2storey houses. These are already affordable.
1000 block Rockland, a recent condo building. 14 units, parking under a carport for 5, and on the property for 5 more.
Leaves 4 units without. Is that our new standard? 1950's cheap build?
Along 700 block Vancouver there are 4 unique townhouses in row. I feel a developer will bundle that property(as happened on Fort St). Also Cornwall,where my friend lives,both houses on either side have been purchased by a developer.

Thank you

Cathy Brankston
314 999 Burdett Ave
Victoria BC
V8V 3 G7

Pamela Martin

From: Ron Mahoney <[REDACTED]>
Sent: September 12, 2019 10:41 AM
To: Public Hearings
Subject: Fairfield Neighborhood Plan

Mayor & Council

While for the most part I appreciate what the plan is trying to achieve, I firmly believe concepts like Density Bonuses goes a long way to destroying the credibility of the document. It seems to me developers will continue to exploit such loopholes to get around zoning.

Another point of contention is any inclusion or reference to Beacon Hill Park in the Fairfield Plan. The Park is an entity unto itself and subject to Trust. It is not a James Bay/Fairfield joint venture.

I sincerely hope you'll listen to my and my neighbors concerns.

Respectfully Yours

Ron Mahoney
964 Heywood Ave
Victoria BC

Sent from my iPhone

Pamela Martin

From: Shaw <[REDACTED]>
Sent: September 12, 2019 1:03 PM
To: Public Hearings
Subject: Fairfield Neighbourhood Plan

Dear Mayor and Councillors,

Please note for the agenda of the public meeting regarding the Fairfield Neighbourhood Plan.

As a Home owner and taxpayer of Fairfield who is directly effected by several of the proposed developments, I am apposed to the plan for the following reasons

Cook Street Village as the heart of the neighbourhood and identify Fairfield Plaza (Fairfield Road at St Charles) and Five Points Village (adjacent to Moss Street Market and Sir James Douglas School)

- 1. Although these areas are and and continue to be important neighbourhood hubs that does not mean that there is a need to completely restructure these areas and bringing more traffic and density .This is not a wise solution.
- retain existing rental housing and add new rental housing
- 2. It is important to consider the affordability of any new rental housing . From previous discussions it is clear that affordability is not the objective of the developers, i.e. one unit at five corners will be offered as affordable housing at \$2000.00 per month and the remaining units will be considerably higher.
- ensure that new housing fits within the character of the neighbourhood
- 3. This is a very important issue with the existing residence of the neighbourhoods, in particular concerning the Rhodo, Kipling St and Five corners developments.The proposed developments are not in keeping with character of these three neighbourhoods as voiced by the people and tax payers who actually reside here, not those that come into the neighbourhoods on occasion and are supporters of the developers or those that will gain financially but do not live in our neighbourhoods.
- support the preservation of natural areas, mature trees and green spaces
- 4. The plans for Rhodo and Kipling St developments do little to preserve natural areas and in fact propose to remove and infringe on existing trees and natural areas .

Thank You
Tamas Baranyai
Fairfield Resident

Sent from my iPhone

Pamela Martin

From: Steve New <[REDACTED]>
Sent: September 12, 2019 12:25 PM
To: Public Hearings
Subject: Fairfield Neighbourhood Plan and related OCP amendments

Dear Mayor and Council,

The Fairfield Neighbourhood Plan proposal for houseplexes is a radical change to the traditional neighbourhoods of single family, duplex and conversion homes. I'm concerned about the introduction of zoning uncertainty in my neighbourhood. I also strongly object to the allowable Floor Space Ratio of up to 0.75:1 FSR and up to 6 units on lots over 650 m², which are both too high.

The houseplex concept has some merit but two important conditions are required in the Fairfield Neighbourhood Plan: **Reduce the allowable density and number of units on lots over 650 m².** My home is on a lot of that size, as is the home of one immediate neighbour and several lots across the street. I object to my street bearing the brunt of housing intensification to that degree. My street is already 'doing its part' to add housing in Victoria with a variety of housing types and increased density than many streets in Fairfield.

Require rezoning and development permit upon application by the property owner for a houseplex. The concept of houseplexes introduces uncertainty about what I can generally expect for housing on my R1B-zoned street. The houseplex concept will lead to larger building massing, loss of privacy for neighbours, more shading, increased vehicle parking and noise and the conversion of backyard garden space to machine space (parking). These may or probably will negatively affect the quality of my life in Fairfield. Therefore, I want the opportunity of a public hearing (rezoning and development permit) on a specific application in order to influence the outcome of the impacts upon my quality of life.

The proposed OCP amendments relating to traditional residential areas are appropriate but only if the Fairfield Neighbourhood Plan is amended to reflect my conditions above.

Thank you, Steve

Steve New
1246 McKenzie Street
Victoria, BC V8V 2W5
M: [REDACTED]
E: [REDACTED]

Pamela Martin

From: Heather Macdonald <[REDACTED]>
Sent: September 12, 2019 11:42 AM
To: Public Hearings
Cc: Victoria Mayor and Council
Subject: Fairfield Neighbourhood Plan feedback

Dear Mayor Helps and Victoria Councillors,

Thank you for the opportunity to provide input on the proposed Fairfield Neighbourhood Plan. I completed the online survey on the proposed plan but would like to provide some additional feedback related to the plan and proposed developments in our neighbourhood. I applaud the City's efforts in the planning process and I support most aspects of the proposed plan including enhancing Cook St. Village, transportation improvements particularly with respect to cycling infrastructure and supporting the urban forest and green spaces.

I am concerned, however, with how the City plans to deal with proposed developments such as the 'Le Parc' townhomes on Kipling St between Fairfield and Thurlow Roads (**Folder Number REZ00702**). I live a few houses down from the proposed development site and while I appreciate the need for a variety of housing types in our neighbourhood, the Neighbourhood Plan states that townhouses will be considered on "lots of appropriate size and orientation" and that new housing types will be supported if they "fit the established context and character of the neighbourhood" and "preserve green spaces and tree planting opportunities". Based on Breia Holdings application (some documents appear to no longer be available on the Development Tracker), the 8 townhomes do not meet these criteria. The 8 townhomes will be built on a narrow lot, will exceed current zoning for height and will have limited space for trees and other greenery. Further, based on Figure 45 of the plan, this development would be considered a "disruptive redevelopment" as it does not fit with "existing streetscape character and rhythm" based on the proposed height (rezoning is requested by the developer). We have numerous other concerns with this proposed development, many of which were raised when this same developer first proposed an 80-space childcare centre at this same site.

The City recently approved a larger development along Fairfield Road near Hollywood Park, which also fails to meet many of the criteria listed in the Gonzales Neighbourhood Plan and it is concerning that the City is considering the 'Le Parc' development when so much effort has gone into the Fairfield Neighbourhood Plan. This townhouse development will **NOT** provide affordable housing in our neighbourhood (it is removing rental accommodation) and will **NOT** fit with the character of the neighbourhood. If the Neighbourhood Plans aren't going to guide the City's decisions when it comes to proposed developments such as this one and the Rhodo Development, how can residents be sure that the entire face of this community won't be changed by developers?

Thank you for taking the time to hear my concerns. I look forward to hearing the results of tonight's public hearing.

Heather Macdonald
1423 Thurlow Road
[REDACTED]

Pamela Martin

From: Maureen Baranyai <[REDACTED]>
Sent: September 12, 2019 12:51 PM
To: Public Hearings
Subject: Fairfield Neighbourhood Plan Public Meeting

Please note for the agenda on the above:

That Mayor Helps and City Council Seriously consider the concerns of the tax paying residents of Fairfield foremost rather than those of developers and/or others who do not reside in the area - i.e. the churchgoers of the Moss/Fairfield Urban Village who filled the public meeting about how the church should go, even though almost all of them did not live anywhere near Fairfield and only attend church once a week. Their voices were given more consideration than those of the residents and business owners who live/operate in the Fairfield area.

That the density and height restrictions are in realistic keeping with what fits into the existing neighbourhood.

That if a developer suggests they could build a few houses rather than a monolithic structure, they be encouraged to keep it small.

That noise and traffic be considered when developments are proposed to give quiet enjoyment to the residents who already live in the area.

Thank you
Maureen Baranyai

Sent from my iPad

Pamela Martin

From: [REDACTED]
Sent: September 12, 2019 1:11 PM
To: Public Hearings
Subject: Fairfield Neighbourhood Plan

We have owned my home in Fairfield since 2006. We have raised my children in this neighbourhood and we are adamantly opposed to the kind of densification that is being proposed in Fairfield. We want future generations to have greenspace in our neighbourhood, a back yard to enjoy and the ability to grow their own food. We feel this council is not listening to homeowners wishes and is promoting development that will forever change Fairfield and encourage the destruction of existing homes for development purposes. We do not wish to watch Fairfield become like so many neighbourhoods in Vancouver. Why do you think people are leaving Vancouver to come here???

There are more and more rentals coming available in the City of Victoria. There are currently large numbers of purpose built rental buildings being constructed in the city and hotels being converted to rentals. The city must take this into consideration rather than destroying our neighbourhoods for more density. More and more condos & homes are coming onto the market because of new taxation as well. If Airbnb's were shut down completely, rentals would be freed up for people who live and work in Victoria. Please find creative ways to free up housing rather than encourage development.

We are specifically opposed to much of the wording in the Fairfield Neighbourhood Plan which we feel lacks uncertainty and opens the doors to development. We have highlighted some of this below in red...

Fairfield Plaza Page 12 : "Consider development of 3 to 4 storeys, with some added floor space, where the provision of non-market housing is considered. In support of this goal, buildings of up to 5 storeys may be considered along Fairfield road, subject to shadow analysis and mitigation of any impacts on surroundings."

Page 13: • Providing further guidance for new infill housing sensitive to neighbourhood character by: • Providing new development permit guidelines to support neighbourly design of new housing • Introducing guidance for "houseplexes," new buildings of three or more units that look like larger single detached houses, on suitably sized lots • Considering townhouses on lots of appropriate size and orientation near Cook Street Village, along Fairfield Road near small urban villages, and on corner lots to support more family-sized housing • Reducing the size of lot considered for duplexes and considering suites in duplexes

We are opposed to house plexes, townhouses and duplexes with basement suites in traditional neighbourhoods of Fairfield on the non-artery streets. I feel the impact of the height and density of these structures will affect the privacy and light of neighbouring properties and the lack of parking will be a disaster. If parking is a requirement, then our neighbourhood will be nothing but huge buildings and parking lots. Truly sad.

It is our hope that the "DRAFT" Fairfield Neighbourhood Plan be turned down as we feel it promotes the destruction of homes and our "Traditional Neighbourhood".

Karin & Mark Shepard
320 Arnold Avenue

Pamela Martin

From: Cynthia Woodman <[REDACTED]>
Sent: September 12, 2019 11:21 AM
To: Public Hearings
Subject: Fairfield Neighbourhood Plan

To the Mayor and City Councillors,

I am opposed to the proposed condominium development at Fairfield Road / Kipling Road / Thurlow Road as an example of a development proposal that should not be allowed in a good Fairfield Neighbourhood Plan. It is too high and too dense for the space, removes trees and green space, and the brutalist architecture is not in keeping with the heritage quality of Fairfield. I like some modern architecture with its mixed use of wood/ glass/ cement but this proposal looks like an ugly institution).

Horse-drawn tourist carriages frequently clop down Thurlow Road in the summer. Tourists come here and spend their tourist dollars to see the tree-lined and leafy streets, the Arts + Crafts bungalows, their lovingly groomed gardens, and the large green spaces of fields and parks. This is also why people move to Victoria and pay taxes. By cutting down trees, and building dense developments without yards and green-space, developers are being allowed to destroy the very thing that brings people to this place. The peace that space and yards brings is an intangible quality and, therefore, one easily destroyed. These yards are also productive with vegetable gardens and fruit trees. If this proposed development fits into the Fairfield Neighbourhood Plan, it is a bad plan, both reckless and destructive.

Most of the residents of this neighbourhood, have spent their entire adult lives paying mortgages and taxes to buy and maintain the properties of Fairfield. Yes, we are privileged by today's standards (anyone living in peaceful Canada is also privileged), but, historically, we were simply hard-working, tax paying families who borrowed money from banks at 18% back in the 1980s to afford these homes. This historical perspective should be respected in any plan.

As you proceed with the Fairfield Neighbourhood Plan, please keep this proposed Fairfield Road/ Kipling/ Thurlow Road development—and the many others like it that are constantly pushing for variances and to negatively change the neighbourhood for increased profit over responsible development—in mind.

The Fairfield Neighbourhood Plan must take into account:

- the heritage character of the neighbourhood in either design, or use of mixed materials, preferably both.
- height restrictions that respect Right to Light of neighbours and maintain a people-centred feel to neighbourhoods -mixed income housing—unlike the Kipling development which has taken away lower-income rental homes to build eight high-priced apartments.
- the need for green space within the development (not just relying on public parks for green space).

The principles of a good plan then need to be respected by developers and not cancelled by variances.

Please consider designs more appropriate to the neighbourhood, ones that follow the precepts of gentle-density and are not simply a big glass box built for maximum profit. Please remember that Fairfield is a neighbourhood, not the city centre, and that Fairfield Road is a road, not a corridor.

Yours respectfully,

Duncan and Cynthia Kerkham

Pamela Martin

From: Lucas De Amaral
Sent: September 12, 2019 1:24 PM
To: Public Hearings
Subject: FW: Fairfield LAP (please read) - attached sentences are from 4 supporting pages
Attachments: LAP Nov. 29th 2017 Cook Street Village.jpg; LAP Feb. 2018 (COTW motion) Cook Street Village.jpg; LAP committee and staff request for COTW 2018.jpg; LAP July 2019 Cook Street Village.jpg

Importance: High

From: Wayne Hollohan <[REDACTED]>
Sent: September 12, 2019 10:51 AM
To: Ben Isitt (Councillor) <BIsitt@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Laurel Collins (Councillor) <lcollins@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>
Subject: Fairfield LAP (please read) - attached sentences are from 4 supporting pages
Importance: High

The future of the tress in the village should not be left up to, which opinions/reports meets with the current objective of the city, council or a developer. (the picture is fact, not an opinion)

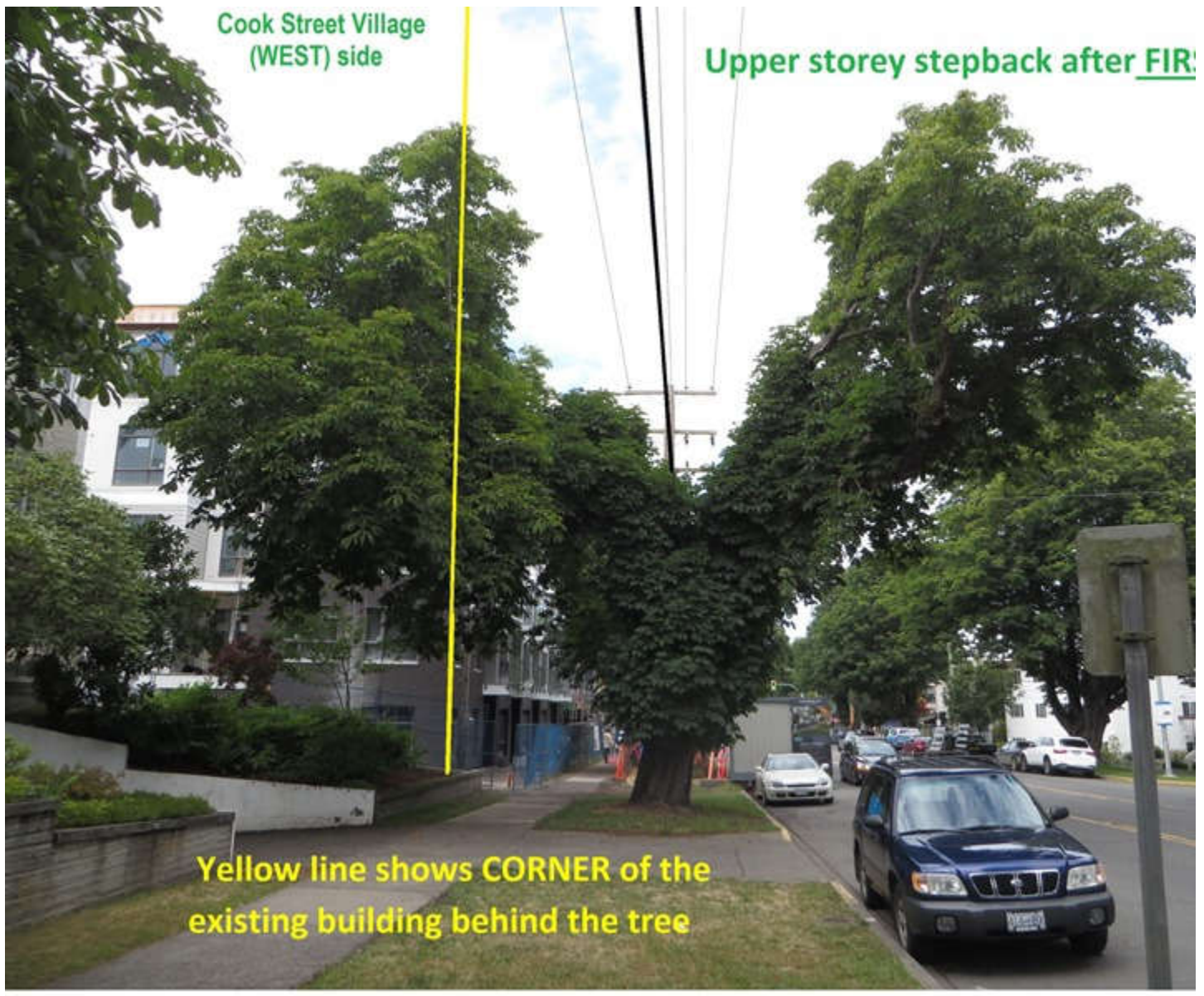
Hydro's three phase high voltage lines, are only on the west side of the street.

We can see from the left-hand picture below of the overlap of the tree and the new building, how well opinions/reports work. It wouldn't of work with the current (average) LAP recommendations either.

The future of the tress in the village should not be left up to peoples opinions or some future by-law. In the age of environmental crisis, we should not be putting the future of these tress at any risk.

Please consider – REMOVING THE WORD **AVERAGE** FROM **SETBACKS AND SETBACKS** AS IT WAS IN THE ORIGINAL DRAFT LAP (due to projecting roots new tress are not planned in the same locations)
UPPER STOREY STEPBACK AFTER THE **FIRST FLOOR WEST SIDE OF THE VILLAGE - TWO METER MINIMUM SETBACK (not average) - BALCONIES NOT TO PROJECT INTO STEPBACKS –**

Please read the attached few sentences from city documentation that supports all the below statements, their removal from the current LAP was NOT at the request of council or the residence of Fairfield.



Neither Council or the Community made any request that the word “**minimum**” required setback and stepback be replaced with the word “**average**” they have completely different meanings and outcomes.

- Restore staff’s previous recommendations of **(minimum 5 meter stepping back of the upper stories.) not average setbacks.**
- We ask for that **(only on the west side of the village)**, where all the high voltage power lines exist and the required pruning of the boulevard trees, causing them to grow more horizontally rather than vertically. That the setback of the upper stories start after the **(first floor)** rather than the current requirement for the stepping back after the **(second storey)** and subsequent stories. This is to meet BC Hydro requirements for clearances but, most importantly, to allow for the somewhat equal distribution of the weight of the tree limbs and natural growth.
- Restore a minimum setback on Cook. An improvement to the 2017 draft of 1 to 3 meter setback, would be a fixed **(2 meter minimum setback)** new trees are planted at different locations.
- Return of the statement that for some reason disappeared from the current DRAFT LAP that **(Upper storey balconies should not project into the setbacks or stepbacks,)** which ever is correct.

- If its been agreed before the start of the LAP that the maximum height in the village would be 13.5 meters and maximum number of stories four. Why is it now approximately four stories?

According City of Victoria Schedule (A) "Setback" or "Line of Setback" means the shortest horizontal distance from a boundary of a lot to the face of the building.

There is only one legal definition of a setback. That shortest distance referred to in the definition, is a SINGLE FIXED NUMBER. The vast majority of properties within in the village have a front back and two sides, therefore there will be a SINGLE front setback # ____, a back setback # ____, and two side setbacks # ____.

There is no legal policy on the books for the city to allow for an AVERAGE “setback”, nor will you find it a on any development application, data information table under front setback.

We find ourselves in a worst situation on these important topics that we were in the DRAFT LAP of 2017. It seems to go against council’s motion of March 2018, which request improvements to, not the the removal of.

From the November 2017 Original Draft LAP regarding Cook Street Village

Recommendations from LAP Steering Committee and Staff, after week long workshop and open house for COTW

Steering Committee	Staff
<p>Density</p> <p>Up to 1.5:1 maximum (FSR) OCP allowances for Cook Street as a secondary arterial road. Up to 2.1:1 provided that 0.4 of the increased density provides permanent secured rental housing.</p>	<p>Maintain existing OCP policy for urban villages (up to 2.5 FSR), acknowledging that approximately 2 FSR may be the likely density outcomes for most projects based on the proposed built form policies and guidelines.</p>
<p>Setbacks</p> <p>❑ For redevelopment using the existing zoning, the use of existing street front footprint is supported.</p> <p>❑ <u>2m minimum setbacks</u> will be required for the street frontage that remains unchanged in a rezoning.</p> <p>❑ <u>2m minimum plus a 1m average equalling 3m setback</u> will be required for the street frontage that has increased in a rezoning.</p>	<p><u>Minimum 1m and average 2m setback</u> to accommodate a combination of sidewalk cafes and retail spill over space. Additional setbacks are encouraged to accommodate additional sidewalk café space as desired.</p>
<p>Stepping back <u>3m minimum after the second storey and all additional storeys.</u></p> <p><u>Upper storey balconies will not project into the step-backs.</u></p>	<p>Include design guidelines specifying a 5m step-back from the front property line above the second storey.</p> <p>no average asked for by staff nor requested by council</p>
<p>3m minimum, unobstructed, slab concrete sidewalk will be maintained.</p> <p>Other paving materials or colouring will be used to clearly distinguish the difference between public and private realm.</p>	<p>A 3 metre clear public sidewalk zone throughout the village is desired, with a A 3 metre clear public sidewalk zone throughout the village is desired, with a minimum 2 metre unobstructed hard surfaced clear sidewalk to be maintained</p>

4.1 Continued from the Committee of the Whole Meeting February 22, 2018
a. Draft Fairfield Neighbourhood Plan

Committee received a report dated February 8, 2018, from the Director of Sustainable Planning and Community Development regarding the public feedback and next steps on the Draft Fairfield Neighbourhood Plan. This item is a continuation from the February 22, 2018 Committee of the Whole meeting.

Motion: It was moved by Councillor Coleman seconded by Councillor Alto, that Council direct staff to amend the plan as follows:

6. Design of Cook Street Village Built Form
 - a. Detailed review of plan policies and guidelines by staff to consider additional adjustments/ revisions based on feedback (e.g. character, setbacks, massing, street wall, shading, impacts to street trees, transitions) through additional urban design analysis. To be incorporated in next version of plan.

Amendment: It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended as follows:

That Council direct staff to amend the plan as follows:

6. Design of Cook Street Village Built Form
 - a. Detailed review of plan policies and guidelines by staff to consider additional adjustments/ revisions based on feedback (e.g. character, setbacks, massing, street wall, shading, impacts to street trees, transitions) through additional urban design analysis. To be incorporated in next version of plan.
 - b. **that consideration be given to a two storey street wall with step backs of any additional storeys.**

On the amendment:
CARRIED 18/COTW

July 2019 final DRAFT LAP Fairfield regarding Cook Street Village (setbacks and stepbacks of upper storeys)

Summary: Streetscape and building design criteria

Building Height (max.)	<ul style="list-style-type: none"> • 13.5m (accommodates approx. 4 storeys)
Height of Façade closest to Cook Street (max.)	<ul style="list-style-type: none"> • 2 storeys
Setbacks and Stepbacks	<ul style="list-style-type: none"> • For new buildings fronting onto Cook Street, development to support existing and future boulevard trees to the satisfaction of the City Arborist, and support other livability and built form objectives, through incorporation of: <ul style="list-style-type: none"> a. An average 2 metre setback (from the fronting property line) for the first storey b. An average 5 metre setback (from the fronting property line) after the second storey c. Setbacks from the property line for underground parking structures to support existing and future tree root growth to the satisfaction of the City Arborist
Building Base Interface on Cook Street	<ul style="list-style-type: none"> • Portions of building to be set back further from the property line, up to a max. of 3m, to provide opportunities for patios, seating, display space, etc. • Buildings to establish a fine grained interface with the street through modulation of smaller storefronts, transparent glazing, frequent entries • Commercial uses, with a preference for uses which create pedestrian vitality • Incorporate weather protection (awnings) • Shop front character to extend around corners
Building Form and Orientation	<ul style="list-style-type: none"> • Provide articulation and break up massing for larger buildings • Respond to corner sites and t-intersections • Maintain eclectic character by varying building massing and design elements • Provide windows and balconies that provide "eyes on the street" • Consider amenities such as open space, rooftop or terrace decks
Sidewalk Width	<ul style="list-style-type: none"> • Support the provision of a public sidewalk with a desired 3m clear width • A minimum of 2m clear to be provided at pinch points
Trees	<ul style="list-style-type: none"> • Provide ongoing maintenance and replacement, where necessary, of character-defining Chestnut trees or other compatible and similar varieties
Street Furniture	<ul style="list-style-type: none"> • Provide well-designed street furniture such as benches, pedestrian-scale lighting, garbage receptacles and other elements that enhance the public realm
Boulevards	<ul style="list-style-type: none"> • Incorporate a mix of soft landscaped areas and areas for seating and gathering • Seating areas located in boulevards should be publicly accessible and free of business branding • Create a series of diverse "outdoor rooms" with distinct characteristics, in collaboration with community and businesses • Provide a variety and diversity of plantings, considering allergens

November 29th 2017 original DRAFT LAP Fairfield regarding Cook Street Village (setbacks and setback of upper stories)

Building Height (Maximum)	<ul style="list-style-type: none"> 13.5m (accommodates approximately 4 storeys)
Density	<ul style="list-style-type: none"> 1.5:1 maximum Up to 2.5:1 where on-site affordable housing is provided – secured through a legal agreement
Street level uses	<ul style="list-style-type: none"> Commercial (commercial or residential supported for properties at southern entrance to village)
Street Wall (Maximum)	<ul style="list-style-type: none"> Maximum street wall height of 10.2m Based on a general principle of 3:1 (Right of Way width:street wall height)
Building Base and Street Interface	<ul style="list-style-type: none"> 1m to 3m front setback Portions of building facing Cook Street to be set back from property line to provide opportunities for patios, seating, outdoor display space, etc.
Upper Storey Setback (Minimum)	<ul style="list-style-type: none"> Portions of building located above the street wall to be set back a minimum of 2m from the outer portion of the street wall Upper storey balconies should not project into the setback
Sidewalk Width	<ul style="list-style-type: none"> Support provision of sidewalk areas with a minimum width of 3m Support sidewalks up to 5m wide depending on Right of Way conditions and ability to provide pedestrian areas along boulevard or within setback area
Trees	<ul style="list-style-type: none"> Encourage provision of single row of trees on both sides of the street Includes on-going maintenance and replacement of character defining Horse Chestnut trees or other compatible and similar varieties
Street furniture	<ul style="list-style-type: none"> Encourage well-designed street furniture such as street benches, lighting, garbage receptacles and other elements that enhance the pedestrian realm Consider opportunities for higher quality or distinctive designs at gateways or plaza spaces along Cook Street

Fig 22. Cook Street General Description and Design Criteria.

Pamela Martin

From: DAVID & DORIS <[REDACTED]>
Sent: September 12, 2019 12:43 PM
To: Public Hearings
Cc: mayorandcouncil@victoria.ca.
Subject: Kipling Proposed Development

To: The Mayor and Council,
Regarding The Proposed Kipling Development
September 12, 2019

It should be noted that this developer is the same one who ignored the single-family zoning, for the 349-51 Kipling property by proposing an eighty-child day-care center, clearly this developer has no regard for our zoning codes. He has now acquired the adjacent single-family zoned property and once again ignores our zoning codes by proposing to put eight families on properties zoned for single-family. It should also be noted “gentle density” is a euphemism for crowding, try putting gentle in front of the vilest thing you can imagine it will not sound as bad, maybe “gentle mugging” hay it was a mugging but it was gentle... The property at Durban and Thurlow was zoned for single family, the developer requested and received changes in zoning to recognize how the property was being used, and along with other small changes was allowed to build two homes, whatever we may think of the design, these were reasonable modifications. This developer must be rejected in the strongest possible way, he is not interested in a good profit, he wants to make a killing, if it is allowed, there are similar properties all over our neighborhood just waiting for him to make a killing and our neighborhood will be gone. Below is a link to an article from a planning paper on “gentle density” please read it and pass it on to staff.

<https://www.planetizen.com/node/91658/appreciation-gentle-density>

Sincerely,
David Sanders
Architect
436 Kipling Street

Pamela Martin

From: Ed Wright <[REDACTED]>
Sent: September 12, 2019 1:23 PM
To: Public Hearings
Subject: Proposed Townhouse Development at Kipling St and Fairfield Rd.

Mayor and Councilors;

- The proposed townhouse development does not comply with the intent of the Draft Fairfield Neighbourhood Plan (July 2019).
- It does not fit the character of the neighbourhood.
- It does not conform to traditional residential housing types.
- It is far outside existing height restrictions.
- It is not a viable density for the neighbourhood.
- It is not affordable intermediate type housing.
- It creates unacceptable shadowing for existing neighbours.
- It creates unacceptable noise levels of multiple cars coming and going directly beside existing neighbours.

We are opposed.

Ed Wright and Samantha Hulme
1404 Brooke St.
Victoria, BC

-

Pamela Martin

From: BEATRICE FRANK <[REDACTED]>
Sent: September 12, 2019 9:59 AM
To: Public Hearings
Subject: Public hearing of September 12: final draft Fairfield Neighbourhood Plan

To whom it may concern,

I would like this email to be included as public record and be published in the meeting agenda of the public hearing of September 12, 2019 on the final draft Fairfield Neighbourhood Plan.

I would like to express my disappointment and opposition to the current draft Fairfield Neighbourhood Plan for the following reasons:

1) while extensive consultation has been undertaken by the municipality and staff has been interacting with the public about this issue in multiple occasions (which I am grateful for), I feel that Councillor Isitt and Mayor Help motion to allow a bonus density up to five storeys along the Fairfield Road frontage as part of the Fairfield Plaza, which passed, shows that the consultation was just an item on a list to check for them rather than a real engagement and consultation with the public. I feel this administration has failed in being transparent and clear on the decision making process and has just made a perfunctory or fake effort in engaging the public, which is mandatory in our democratic nation. It is disheartening to see such manipulation and tokenism in this process.

2) While I am fully supportive of a gentle densification, I do not support the proposal of 4-plexes and 6-plexes in the neighborhood, which would disrupt the nature of Fairfield, shadow smaller housing and especially reduces green space around the neighborhood. The proposed draft plan conflicts with the increasing focus of Victoria on food security through backyard farming for sustainability and climate change preparedness. It also will reduce green space and trees for carbon sequestration and biodiversity conservation in the city, as gardens and green space will be transformed in buildings and concrete.

3) The worst part of the plan is that there is no planning for addressing issues related to densification, such as schooling, green spaces access, parking and community services, among others. Some of them are provincial matters, yet once the whole neighborhood is densified there will be no space set aside or ahead thinking of how to address such issues. Already now, children in Fairfield will have to go to middle school in Oakland because of space constraint and family are turned down from the local elementary school because of lack of space.

4) I am also concerned that this densification will not solve the issue around house pricing and lack of rentals, it will only enrich developers and make the neighborhood even less accessible to families. There are no clear guidelines how developers will contribute to the community beyond building and selling their product, which is concerning.

With the hope that public input is not just a box on your checklist
Sincerely
Beatrice Frank

Pamela Martin

From: Victoria E. Adams <[REDACTED]>
Sent: September 12, 2019 1:04 PM
To: Public Hearings
Cc: Victoria Mayor and Council
Subject: Public Hearing Regarding the Proposed Fairfield Neighbourhood Plan

Mayor and Council
City of Victoria

I am not in favor of the Proposed Fairfield Neighborhood Plan and the civic engagement process used to identify priorities for this community, where 57% of households are tenants.

This local area plan project has been driven by an underlying assumption that there are no limits to growth. And secondly, that the primary function of a local area plan is to enable short-term real estate development interests over long-term community needs. There is an absence of an equity lens in this planning process, which privileges home-owner over renter households as the only way to secure an economically viable, healthy and affordable place to live. There was no attempt to integrate currently transportation planning projects or even to assess the impacts of climate change on this community. There was no consideration of the large-scale displacement of current renter households in order to implement high-value condo redevelopment under the guise of “gentle densification” and at the expense of tenants who comprise the majority of households in Fairfield. Little attention was paid to what amenities are required for such a community, except to suggest offering more unaffordable “housing choices” that favoring investors over tenants (students, workers, and retirees on modest incomes) needing adequate rental accommodation.

A long time resident of James Bay, I participated in the many Open Houses, charettes, surveys and even a Renters’ meeting in Fairfield hosted by the City. I did so because our neighbourhood will also be undergoing an update of its local area plan, and many precedents will be set by what takes place in Fairfield.

With regard to the City’s preferred engagement tool and endorsed official voice of each neighbourhood: the Community Association in each neighbourhood (appears to play the role of an unelected level of government) without a representative level of governance. These neighbourhood organizations function primarily as informal gatekeepers/and an informal level of government at the local level. They function as home-owner private clubs, representing special interest lobby groups of residential property owners. These organizations, through their committees (including CALUCS), control who is represented in their governance structure and whose voice is heard by local government.

For the past 15 years, my request to have tenants (who are also city taxpayers) represented on the CALUC of James Bay Neighbourhood Association and other committees has been consistently denied.

I am concerned that when the civic engagement process provides a conduit for only one selected interest group over others, skewed results occur, and the expectation of equity and a fair hearing have been compromised.

The city’s engagement process took little account of those who own no property in Fairfield, but who nevertheless live there as tenants in a purposed built multi-family apartment building or a secondary suite in a

single-family home. There was only one open house for tenants held and city staff had great difficulty answering the questions and concerns of tenants.

Furthermore, while 60% of the city's households are tenants, the City did not establish a Renters' Advisory Committee (RAC) until February 2019. And, reading the minutes of RAC meetings suggests that there are serious operational issues with this committee which has not seriously addressed any policy or planning matters affecting renters, including the Fairfield Neighbourhood Plan.

If the City continues to fund organizations such as community associations and CALUCS, these public interest bodies must at a minimum reflect the demographics of the neighbourhoods whom they represent. Otherwise the public engagement process becomes a tool without credibility in the hands of special interest groups to deny the right of others to participate in civic affairs, including policy discussion as well as land use development and planning responsibilities such as the updating of the Local Area Plan.

Sincerely,

Victoria Adams
Victoria, B.C.

Pamela Martin

From: wallacej <[REDACTED]>
Sent: September 12, 2019 2:01 PM
To: Public Hearings
Subject: Re: Proposed changes to the Fairfield Neighbourhood Plan

Dear Mayor and Council,

Re: Proposed changes to the Fairfield Neighbourhood Plan

I am very concerned about the loss of existing affordable housing in my neighbourhood of Fairfield. When land is rezoned to a higher density, land on which existing affordable housing sits, it becomes a target of developers. Those existing affordable units will be lost to our neighbourhood forever. No new builds are ever as affordable as existing affordable housing. I see my neighbourhood becoming unaffordable to old neighbourhood friends, as more and more affordable units are lost.

Please use caution before rezoning land to a higher density. Look at what is already on that land, and think of the many possible repercussions.

Your actions could contribute to the unaffordability of Fairfield.

Sincerely

Jean Wallace
1246 McKenzie St
Victoria, BC V8V 2W5

[REDACTED]