I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.b Report from the June 13, 2019 COTW Meeting

I.1.b.e 1712 and 1720 Fairfield Road (Rhodo) - Update on Rezoning Application No. 00618 and Development Variances Application No. 00098 (Gonzales)

Moved By Councillor Potts
Seconded By Councillor Loveday

Rezoning Application No. 00618
That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00618 for 1712 & 1720 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
   a. Statutory Right-of-Way to secure 1.15 metres of 1712 Fairfield Road adjacent to Fairfield Road, to the satisfaction of the Director of Engineering and Public Works
   b. Housing Agreement to ensure that future strata bylaws cannot restrict the rental of units to non-owners (with the exception of two below-market ownership units), to the satisfaction of the Director of Sustainable Planning and Community Development
   c. A legal agreement between the owner and the CRD to secure two one-bedroom units for ownership as below-market housing (offered for sale at 15% below market rate, in perpetuity) in a form satisfactory to the City Solicitor.

Development Permit with Variances Application No. 00098
That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00618, if it is approved, consider the following motion:
"That Council authorize the issuance of Development Permit Application No. 000519 for 1712 & 1720 Fairfield Road, in accordance with:

1. Plans date stamped May 28, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
   i. Reduce the required vehicle parking stalls from 24 to 22.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe
OPPOSED (1): Councillor Young

CARRIED (8 to 1)

G. LAND USE MATTERS

G.1 1712 and 1720 Fairfield Road (Rhodo) - Update on Rezoning Application No. 00618 and Development Variances Application No. 00098 (Gonzales)

Councillor Loveday left the meeting at 3:15 p.m.

Committee received a report dated May 30, 2019 from the Acting Director of Sustainable Planning and Community Development regarding the proposal to rezone to a new site-specific zone in order to increase the density and allow for ground-oriented multiple dwelling units at this location and recommending it move forward to a public hearing.

Committee discussed the building's relation to Hollywood park.

Moved By Councillor Alto
Seconded By Councillor Potts

Rezoning Application No. 00618

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00618 for 1712 & 1720 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:

a. Statutory Right-of-Way to secure 1.15 metres of 1712 Fairfield Road adjacent to Fairfield Road, to the satisfaction of the Director of Engineering and Public Works

b. Housing Agreement to ensure that future strata bylaws cannot restrict the rental of units to non-owners (with the exception of two below-market ownership units), to the satisfaction of the Director of Sustainable Planning and Community Development

c. Legal agreements to secure two one-bedroom units as below-market housing, to the satisfaction of the City Solicitor (below market housing offered for sale at 15% below market rate, in perpetuity).

Development Permit with Variances Application No. 00098
That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00618, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit Application No. 000519 for 1712 & 1720 Fairfield Road, in accordance with:

1. Plans date stamped May 28, 2019.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:

i. Reduce the required vehicle parking stalls from 24 to 22.

3. The Development Permit lapsing two years from the date of this resolution."

FOR (5): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (2): Councillor Dubow, Councillor Young

CARRIED (5 to 2)

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of June 13, 2019

To: Committee of the Whole **Date:** May 30, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update on Rezoning Application No. 00618 and Development Permit with Variances Application No. 00098 for 1712 and 1720 Fairfield Road**

RECOMMENDATION

Rezoning Application No. 00618

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00618 for 1712 & 1720 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
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    b. Housing Agreement to ensure that future strata bylaws cannot restrict the rental of units to non-owners **(with the exception of two below-market ownership units)**, to the satisfaction of the Director of Sustainable Planning and Community Development
    c. Legal agreements to secure two one-bedroom units as below-market housing, to the satisfaction of the City Solicitor (below market housing offered for sale at 15% below market rate, in perpetuity).

Development Permit with Variances Application No. 00098

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00618, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000519 for 1712 & 1720 Fairfield Road, in accordance with:

1. Plans date stamped May 28, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
    i. Reduce the required vehicle parking stalls from 24 to 22.
3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with new information, analysis and recommendations for a Rezoning Application and a Development Permit with Variances Application for the properties located at 1712 & 1720 Fairfield Road. The proposal is to rezone from the R1-G Zone, Gonzales Single Family Dwelling District, to a new site-specific zone in order to increase the density to 0.85:1 floor space ratio (FSR) and allow for ground-oriented multiple dwelling units at this location. A parking variance to reduce the required parking stalls from 24 to 22 has been added to the associated Development Permit with Variance Application.

At the Council meeting of February 28, 2019, Council advanced the application to a public hearing (minutes attached), subject to completion of the conditions outlined in the following motion:

> *That Council direct staff to work with the applicant to provide for a more sensitive transition to Hollywood Park and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00618 for 1712 & 1720 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:*
>
> *1. Preparation and execution of the following legal agreements:*
> *2. Statutory Right-of-Way to secure 1.15 metres of 1712 Fairfield Road adjacent Fairfield Road, to the satisfaction of the Director of Engineering and Public Works*
> *3. Housing Agreement to ensure that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development*
> *4. Section 219 Covenant to secure a voluntary contribution of $112,080 to the Victoria Housing Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development.*
>
> *That staff explore with the applicant the provision at least one unit of below market housing.*

The following sections describe how the applicant has amended the proposal to address the motion.

Below-Market Housing

The applicant has amended their proposal to incorporate two one-bedroom units of below-market housing which would be sold at a minimum of 15% below market value for the first and all subsequent sales. The Capital Regional District (CRD) would manage the appraisal and sale of the below-market units in perpetuity (see attached letter from the CRD). This arrangement would be secured through legal agreements on title. The appropriate language has been added to the staff recommendation to secure this arrangement.

To accommodate the below-market units, the applicant has increased the number of units from 17 to 20 with some of the units in the street-fronting townhouse building (Block 1) arranged in a stacked configuration. The overall unit mix has increased with the addition of four one-bedroom units on the lower level of Block 1, which supports the OCP's housing objective to provide a broad range of house types to support a diverse, inclusive and multigenerational neighbourhood.

Legal Agreements

The applicant has prepared and executed the Statutory Right-of-Way (SRW) to secure 1.15m of 1712 Fairfield road and a Housing Agreement to ensure a future strata cannot restrict the rental of units (with the exception of the two below-market homeownership units). The SRW will be registered on title prior to a future Public Hearing for this application. A notice of the Housing Agreement will be placed on title should Council adopt the associated Housing Agreement Bylaw.

With the addition of on-site below-market housing, the applicant is no longer proposing a voluntary contribution of $112,080 to the Victoria Housing Reserve Fund. Therefore, the recommendation has been updated to remove the condition of a Section 219 Covenant to secure the amenity. Since this application was received prior to November 8, 2018 it is subject to the *City of Victoria Density Bonus Policy* (2016), and no amenity contribution is required because the site's urban place designation is Traditional Residential and the proposed density is below the OCP maximum of 1:1 FSR.

Parking Variance

With the change in number and configuration of units, the parking requirement has increased to 24 stalls (22 for the dwelling units and 2 visitor stalls). The applicant is therefore requesting a parking variance to reduce the vehicle parking requirement from 24 to 22, with two stalls allocated for visitors and the remaining 20 stalls allocated to the 18 market units. Staff recommend that Council consider supporting the variance because, as with the previous proposal, the applicant is providing additional long term bike parking which helps to offset the potential impact of the parking variance. The recommended motion for Development Permit with Variance Application No. 00098 has been updated accordingly.

Transition with Hollywood Park

The applicant has changed the landscaping along the west edge of the site to include a low (1.2m) metal fence and privacy hedge to provide a more sympathetic transition with Hollywood Park and to more clearly delineate between private and public space. Additional planting on the park side of the property line would also be added by the Parks Department.

In addition to the landscaping changes, Blocks 1 and 2 have been rotated 180 degrees. This change reduces the massing along Fairfield Road and Hollywood Park, respectively, as the balconies now face the site perimeter and the upper half-storey is setback towards the middle of the site. Planters on the upper balconies also help to soften the building edge and contribute to the green character of the site and area. Lastly, the applicant has simplified the exterior material palette to further soften the building's appearance and enhance the overall fit with the existing context.

CONCLUSIONS

The applicant has made changes to address the conditions set by Council; therefore, staff recommend that the application advance to a Public Hearing subject to preparation of legal agreements to secure the two below-market units.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00618 for the properties located at 1712 and 1720 Fairfield Road.

Respectfully submitted,

Alec Johnston
Senior Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

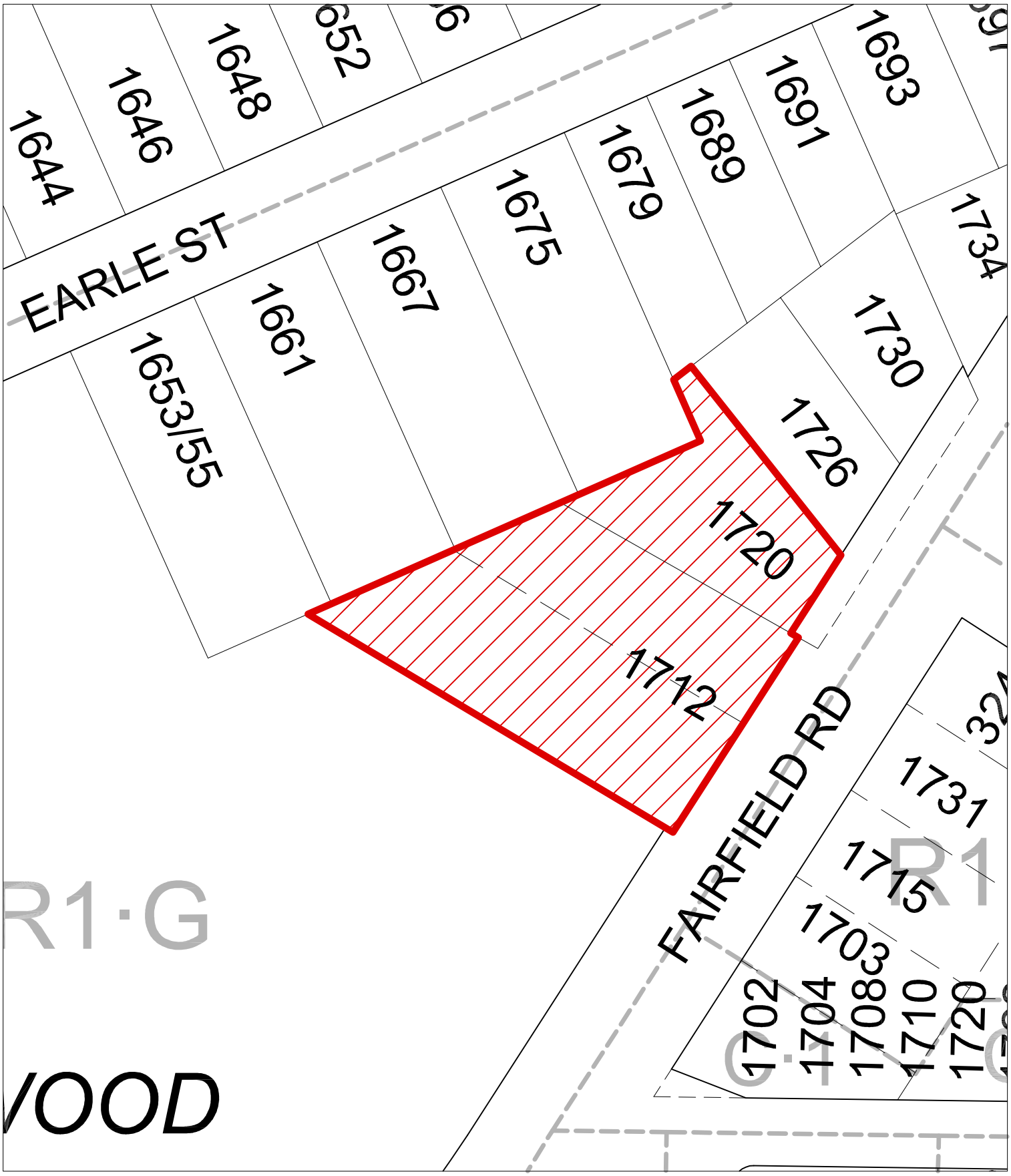
Report accepted and recommended by the City Manager

Date: June 6, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 28, 2019
- Attachment D: Letter from applicant to Mayor and Council dated May 22, 2019
- Attachment E: Committee of the Whole reports and attachments dated February 28, 2019
- Attachment F: Council minutes dated February 28, 2019
- Attachment G: Letter from the Capital Regional District dated May 6, 2019
- Attachment H: Correspondence (letters received by residents).

Attachment A



1712 - 1720 Fairfield Road
Rezoning No.00618
Development Permit No.000519

CITY OF VICTORIA

Drawing List

A001 General Notes & Symbols
A004 Survey Plan
A050 Site Coverage
A051 Level 0 Area Plan
A052 Level 1 Area Plan
A053 Level 2 Area Plan
A054 Level 3 Area Plan
A100 Context Plan
A101 Context Streetscapes
A102 Site Plan
A200 Parking Level Plan
A201 Level 1 Plan
A202 Level 2 Plan
A203 Level 3 Plan
A204 Roof Plan
A300 Site Sections
A301 Site Section
A302 Sections
A303 Sections
A401 Elevations - Block 1
A402 Elevations - Block 2
A403 Elevations - Block 3

Landscape Drawings

L1 Site Plan
L2 Tree Preservation & Removal
L3 Planting Plan
L4 Rooftop Planting Plan
L5 Landscape Lighting Plan
L6 Elevations
L7 Elevations
L8 Surface Treatment, Fence & Retaining Walls
Wayfinding & Courtyard Entrances

1712 Fairfield Road
Multi-Family Development

1707 Issued for Rezone Revisions 08/04/2019

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CITY OF VICTORIA
Revisions
Received Date:
May 28, 2019

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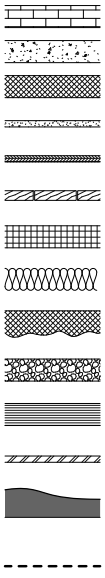
ABBREVIATIONS

A	Adj.	Adjustable
	A.F.F.	Above Finished Floor
	Alum.	Aluminum
	Anod.	Anodized
	Arch.	Architectural
B	B/B	Back to Back
	Bd.	Board
	BG	Building Grade
	Bldg.	Building
	Blkg.	Blocking
	Bot. or Btm.	Bottom
	B/S	Both Sides
C	C.B	Catch Basin
	Chk'd Pl.	Checkered Plate
	C.G.	Corner Guard
	C.J.	Control Joint
	C.O.	Concrete Opening
	Col.	Column
	Conc.	Concrete
	Cont.	Continuous
	C/W	Complete With
D	D.F.	Drinking Fountain
	Dim.	Dimension
	Dn.	Down
	Dwg.	Drawing
E	E.G.	Existing Grade
	E.J. or Exp. Jt.	Expansion Joint
	Elec.	Electrical
	El. or Elev.	Elevation
	Eq.	Equal
	Equip.	Equipment
	E/S	Each Side
	Exist.	Existing
	Exp.	Expansion
F	F.D.	Floor Drain
	F.D.C	Fire Department Cabinet
	F.E.C	Fire Extinguisher Cabinet
	F.G.	Finished Grade
	Fin.	Finish
	Flr.	Floor
	F.R.	Fire Rated
G	G.B.	Gas Line
	G.I.	Galvanized Iron
	Gl.	Glazing
	Gyp. Bd.	Gypsum Board
	G.W.B.	Gypsum Wall Board
H	H.B.	Hose Bibb
	Horiz.	Horizontal
	H.S.S.	Hollow Steel Section
I	ID	Inside Diameter
	I.G.	Interpolated Grade
	Insul.	Insulation
L	Lg.	Long
	Loc.	Location
M	Max.	Maximum
	Mech.	Mechanical
	Min.	Minimum
	M.O.	Masonry Opening
N	N/A	Not Applicable
	N.I.C	Not in Contract
	No.	Number
	N.T.S	Not to Scale
O	O.C	On Centre
	O.D	Overflow Drain
	O.H	Over Head
	Opp.	Opposite
	Opn'g	Opening
	O.W.S.J	Open Web Steel Joist
P	P.Lam.	Plastic Laminate
	Pl.	Plate
	Ply.	Plywood
	Pt.	Paint
	P.T.	Pressure Treated
Q	Q.T.	Quarry Tile
R	R.B.	Rubber Base
	R.C.B.	Robber Cove Base
	R.D.	Roof Drain
	R.O.	Rought Opening
	Req`d	Required
	Rev.	Reverse
	Rm.	Room
	R.W.L.	Rain Water Leader
S	Sect.	Section
	Sim.	Similar
	Spec.	Specification
	Sq.	Square
	S.S.	Stainless Steel
	St. or St.l	Steel
	Std.	Standard
	Struct.	Structural
T	T.O.	Top of
	Typ.	Typical
U	U/N	Unless Noted
	U/S	Underside
V	V.C.T	Vinyl Composition Tile
	Vert.	Vertical
W	W/	With
	W/O	Without
	W.W.M	Welded Wire Mesh

MATERIALS LEGEND



BRICK

CONCRETE

CONCRETE BLOCK

GYPSUM BOARD

PLYWOOD

SOLID WOOD

RIGID & SEMI RIGID INSULATION

BATT / ACCOUSTIC INSULATION

SPRAY FOAM INSULATION

GRAVEL

ASPHALT

STRUCTURAL STEEL

EARTH / BACKFILL

ROOF MEMBRANE / AIR / VAPOUR RETARDER / DAMPROOFING

GENERAL NOTES

1. All labour, materials and products to comply with requirements of the British Columbia Building Bylaw 2012 edition (BCBC 2012), and all other applicable codes, standards and bylaws.
2. For topographical information refer to Site Survey A004
3. Architectural drawings to be read in conjunction with all other consultants' documents.
4. For proposed window locations and dimensions, refer to Floor Plan and Elevation drawings.

PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
CIVIC ADDRESS	1712 + 1720 Fairfield Road
ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2433.2 m^2
LOT WIDTH	48.38 m
ABOVE GRADE FLOOR AREA	2071 m^2
BELOW GRADE FLOOR AREA	201.7 m^2
TOTAL FLOOR AREA	2272.7 m^2
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.635m
DIST. UNIT ENTRANCE TO PL	4.2m

	PERMITTED42m	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.85
SITE COVERAGE	30%	60%
OPEN SITE SPACE	50%	35.5%
BUILDING HEIGHT	7.6m	11.14m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	24	22
BICYCLE PARKING	20	36 (Long Term) 10 (Short Term)
BUILDING SETBACKS		
FRONT YARD	7.5m	1.68m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	1.7m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	8.4m
RESIDENTIAL USE DETAILS		
Total Number of Units		20
Unit Type		1-3 Bedroom
Ground Oriented Units		16
Minimum Unit Floor Area		46.4m^2
Total Residential Floor Area		2267.6 m^2

AVERAGE GRADE CALCULATION

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	13.485 + 13.465 / 2 = 13.485	22.580	304.491	71.680
B + C	13.485 + 13.465 / 2 = 13.475	13.260	178.679	
C + D	13.465 + 13.465 / 2 = 13.475	22.560	304.266	
D + A	13.485 + 13.465 / 2 = 13.485	13.260	178.811	
Block 2				
A + B	13.425 + 13.485 / 2 = 13.455	10.870	146.256	75.735
B + C	13.485 + 12.302 / 2 = 12.894	22.360	288.310	
C + D	12.302 + 11.809 / 2 = 12.056	13.000	156.715	
D + A	11.809 + 13.425 / 2 = 12.617	29.505	372.265	
Block 3				
A + B	11.809 + 13.107 / 2 = 12.458	31.355	390.621	93.720
B + C	13.107 + 12.401 / 2 = 12.754	10.870	138.636	
C + D	12.401 + 10.573 / 2 = 11.487	38.495	442.192	
D + A	10.573 + 11.809 / 2 = 11.191	13.000	145.483	
		Total	3046.723	241.135
		Average Grade		12.63492779

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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018
7	Rezoning Revisions	08/04/2019
8	Rezoning Revisions	05/23/2019

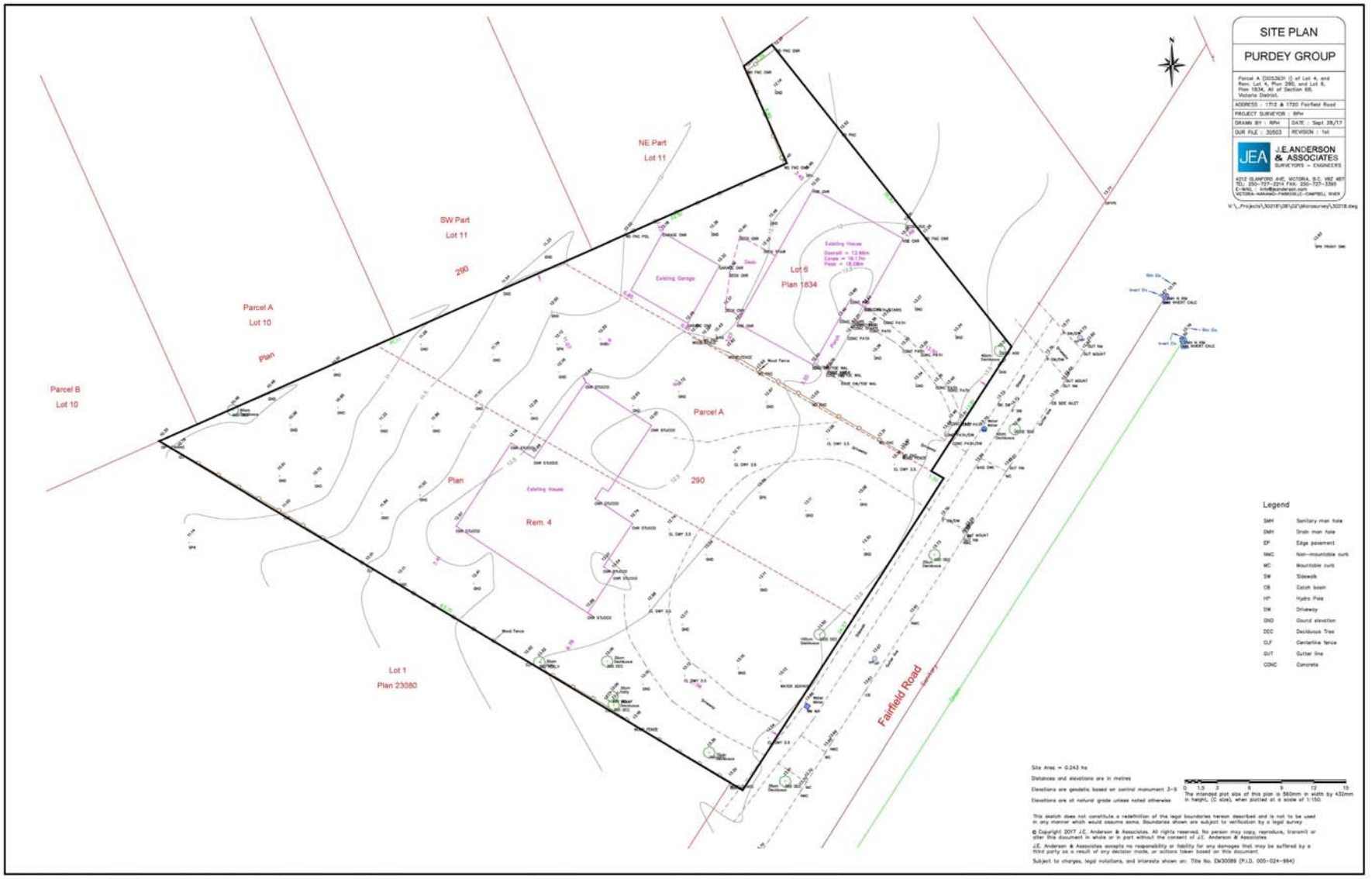
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

General Notes & Symbols

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A001



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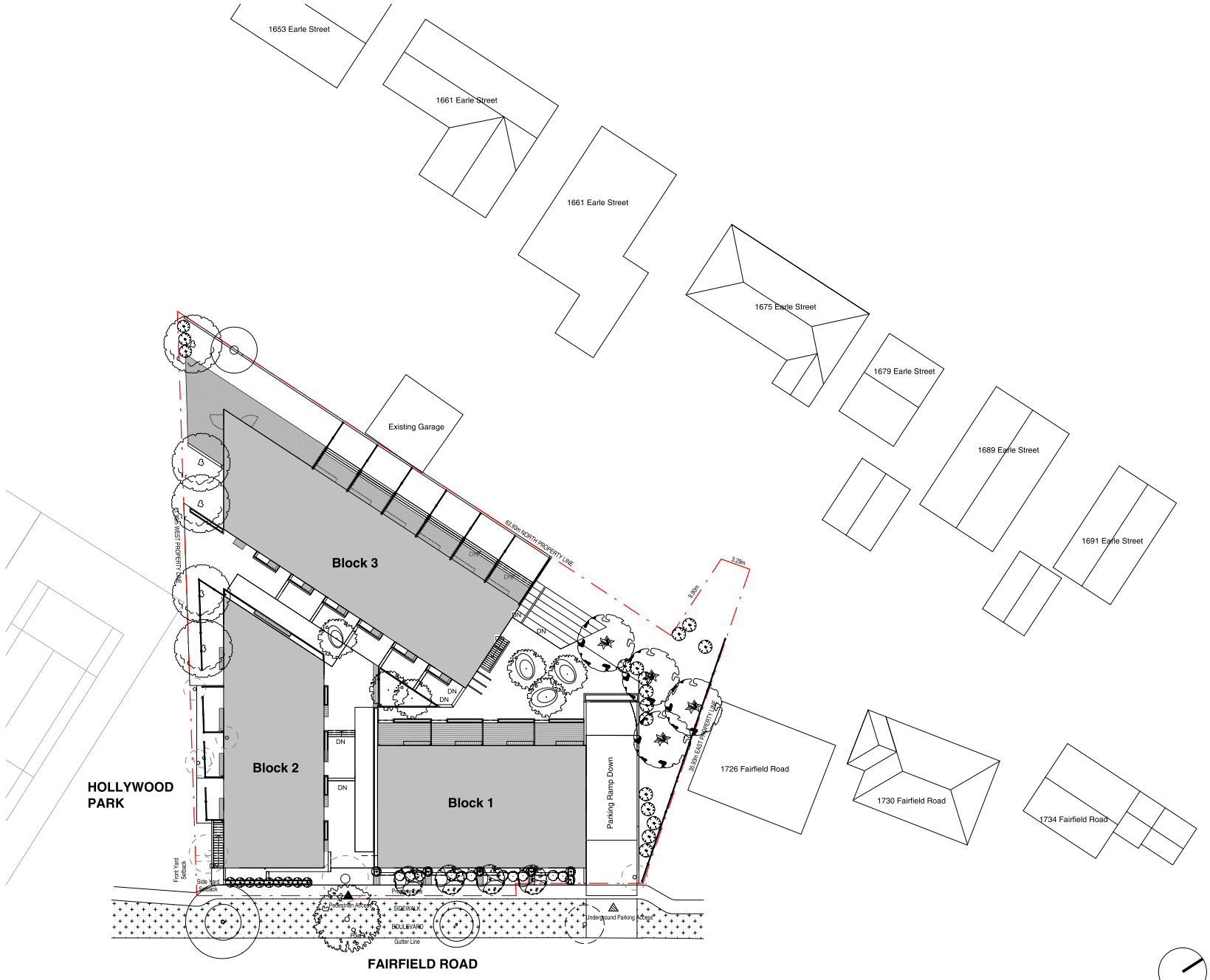
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Survey Plan

DATE	08/04/2019
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

A004



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5	Issued for Rezone Comments	08/08/2018

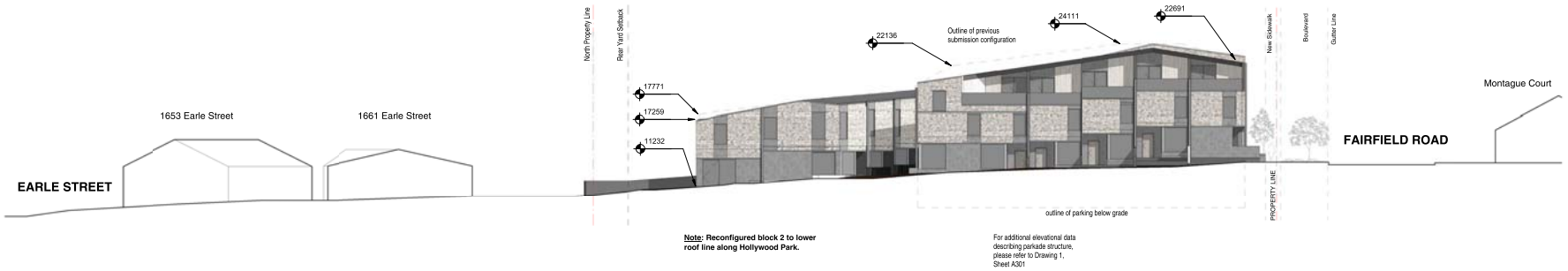
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Plan

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

A100

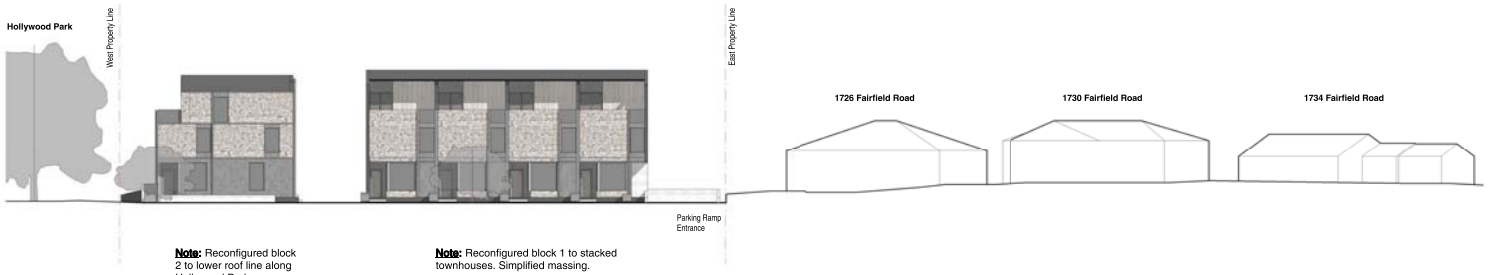


Note: Reconfigured block 2 to lower roof line along Hollywood Park.

For additional elevational data describing parkade structure, please refer to Drawing 1, Sheet A301

1 Context Elevation West

1 : 200

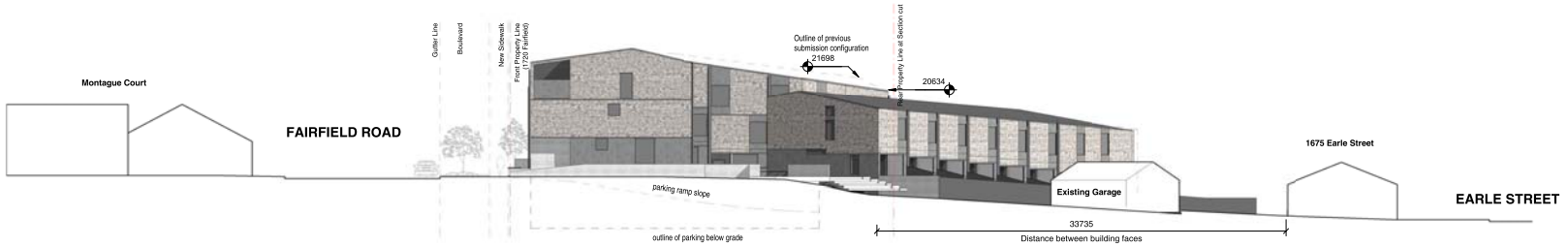


Note: Reconfigured block 2 to lower roof line along Hollywood Park.

Note: Reconfigured block 1 to stacked townhouses. Simplified massing.

2 Context Elevation South

1 : 200



Note: Reconfigured block 1 to stacked townhouses. Simplified massing.

3 Site Section to Earle Street

1 : 200

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PLOT INFO.

PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018
7	Rezoning Revisions	08/04/2019

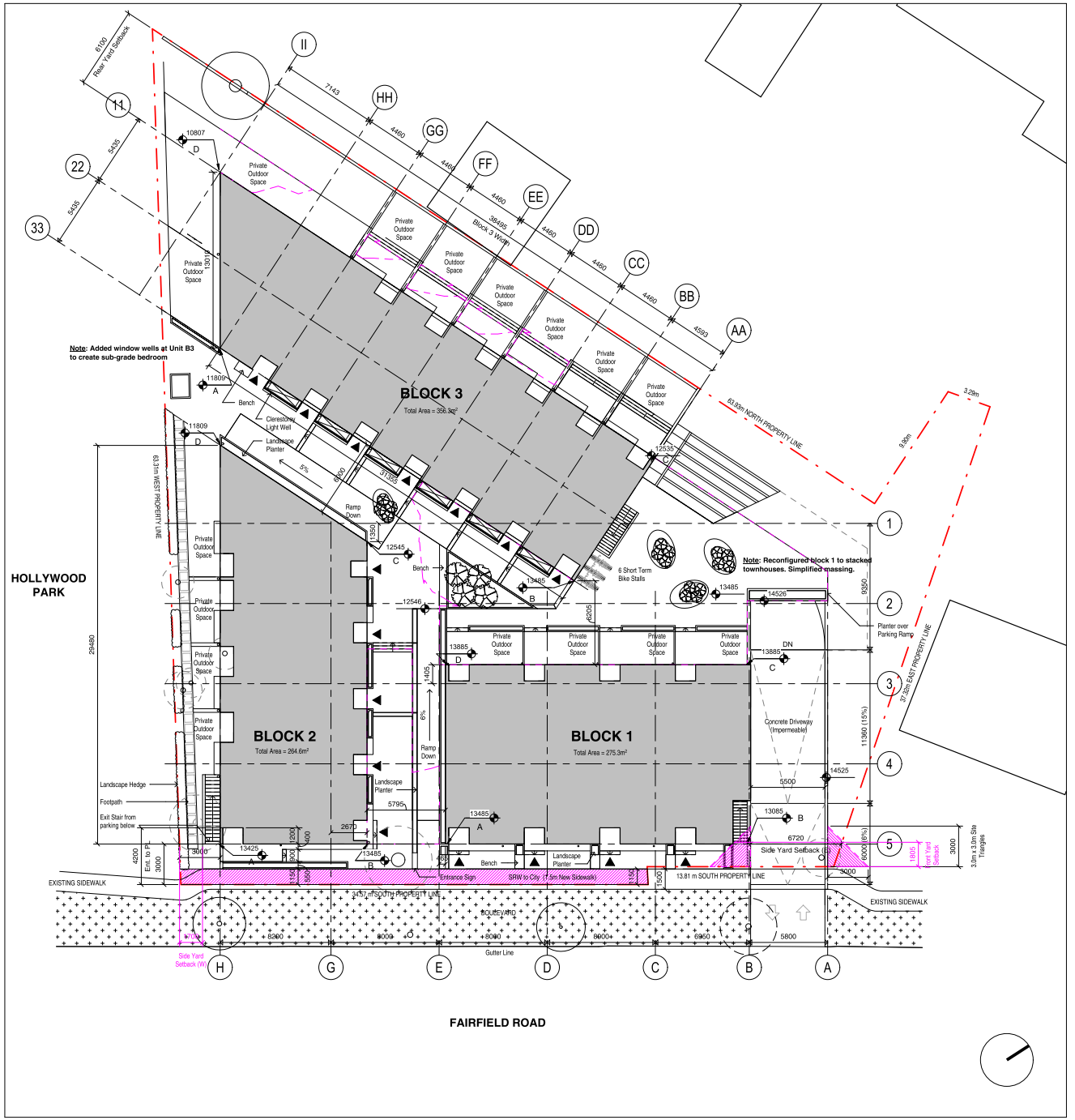
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Streetscapes

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

A101



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PLOT INFO.
PLOT STAMP LOCATION

Site Plan Legend

- Tree to be RETAINED
- Tree to be REMOVED
- Unit Access
- Parking Entrance

LEGEND

- Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
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6	Rezone Revisions	19/09/2018
7	Rezoning Revisions	08/04/2019

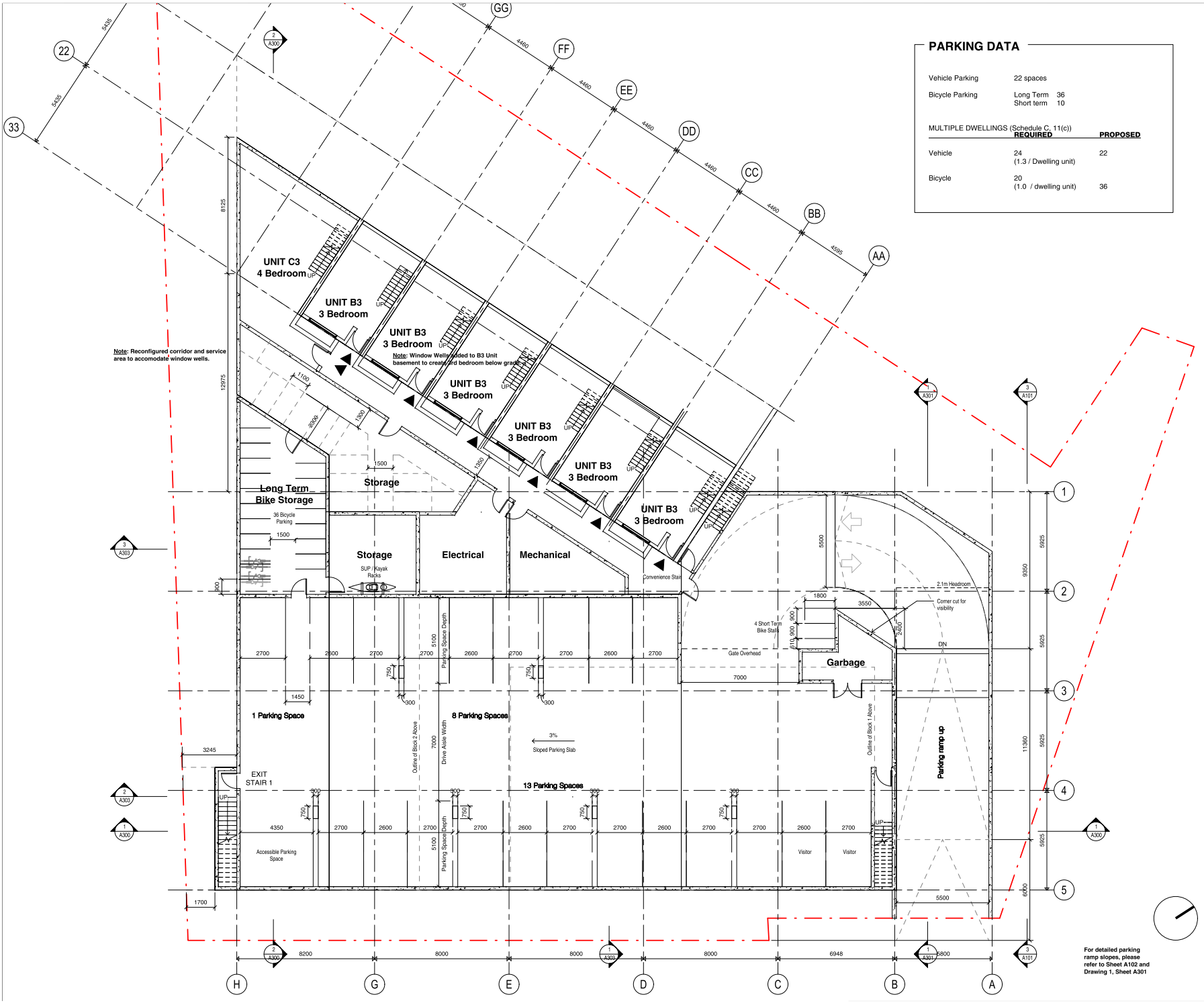
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Plan

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A102



PARKING DATA

Vehicle Parking	22 spaces	
Bicycle Parking	Long Term 36 Short term 10	

MULTIPLE DWELLINGS (Schedule C, 11(c))

	REQUIRED	PROPOSED
Vehicle	24 (1.3 / Dwelling unit)	22
Bicycle	20 (1.0 / dwelling unit)	36

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5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018
7	Rezoning Revisions	08/04/2019
8	Rezoning Revisions	05/23/2019

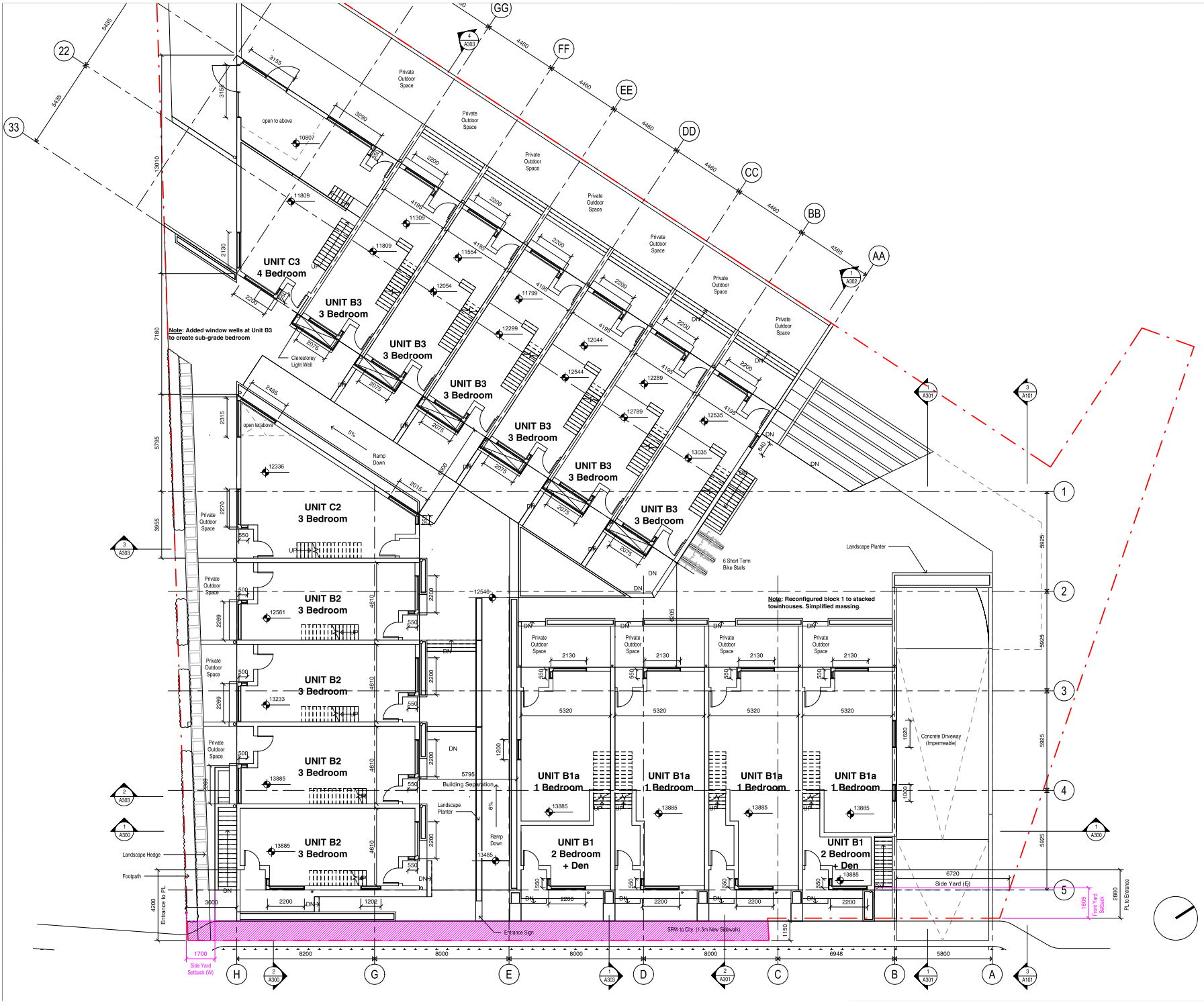
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Parking Level Plan

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A200



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5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018
7	Rezoning Revisions	08/04/2019

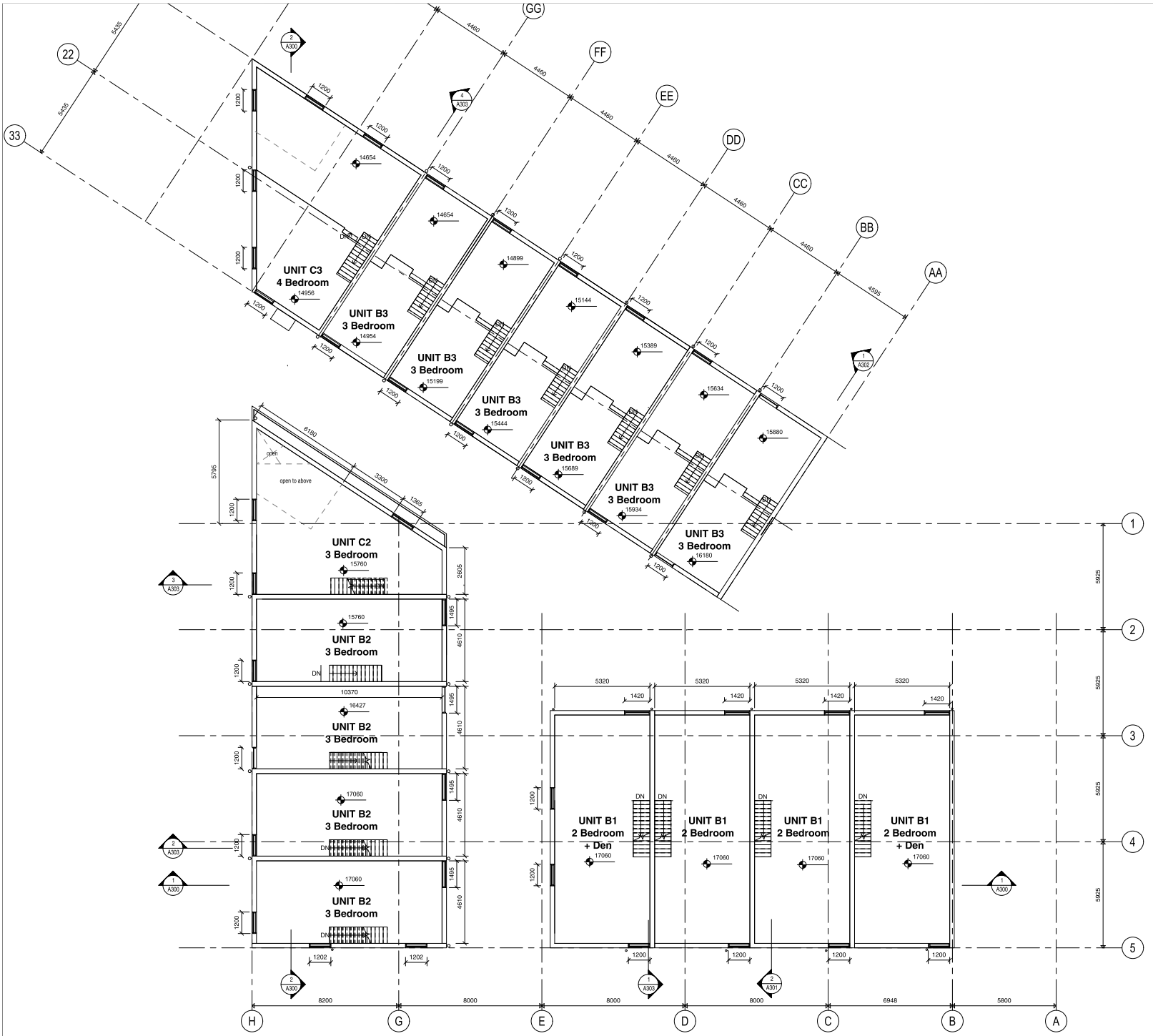
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 1 Plan

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A201



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PLOT INFO.
PLOT STAMP LOCATION

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5	Issued for Rezone Comments	08/08/2018
7	Rezoning Revisions	08/04/2019

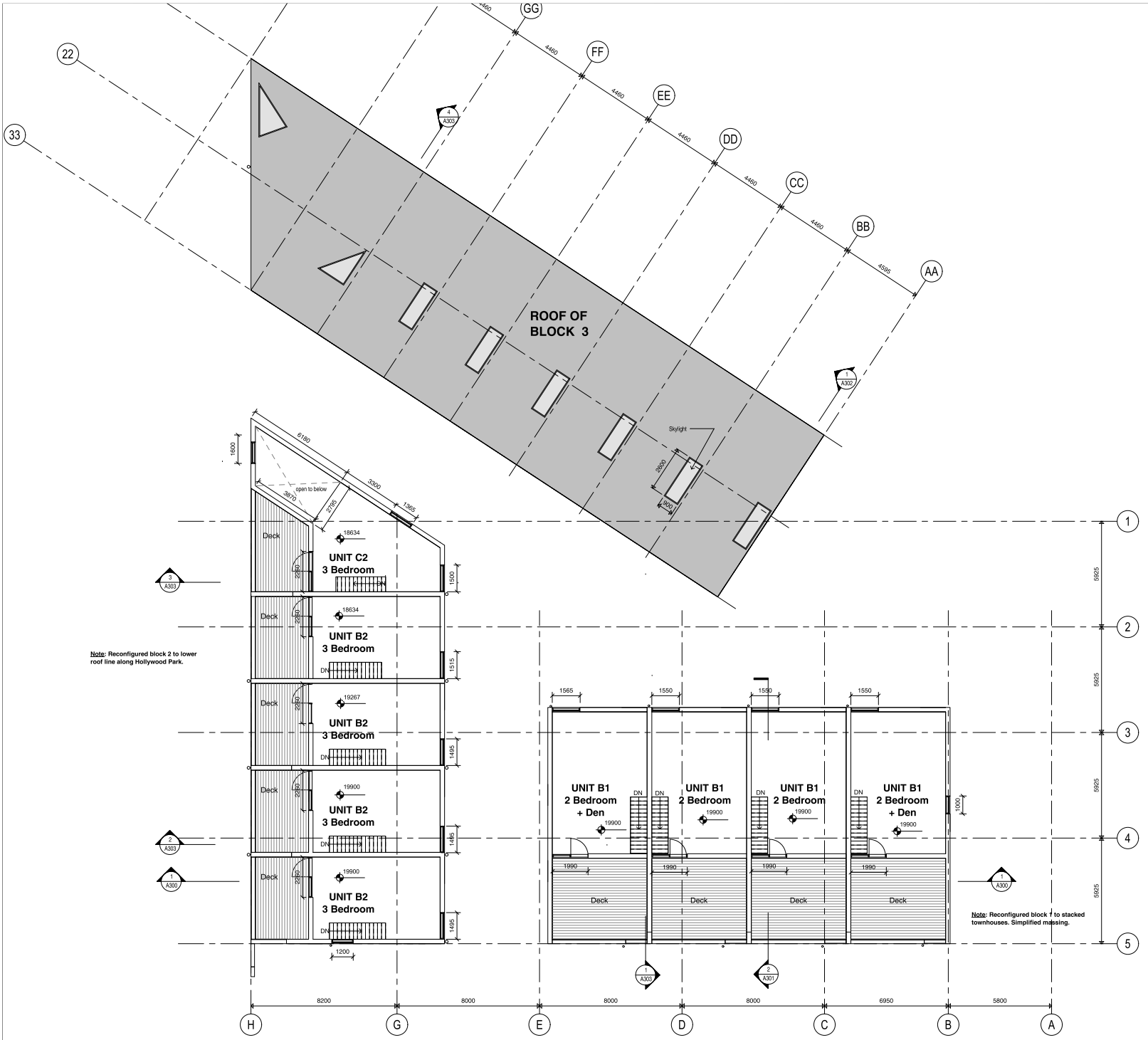
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 2 Plan

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202



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PLOT INFO.
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7	Rezoning Revisions	08/04/2019

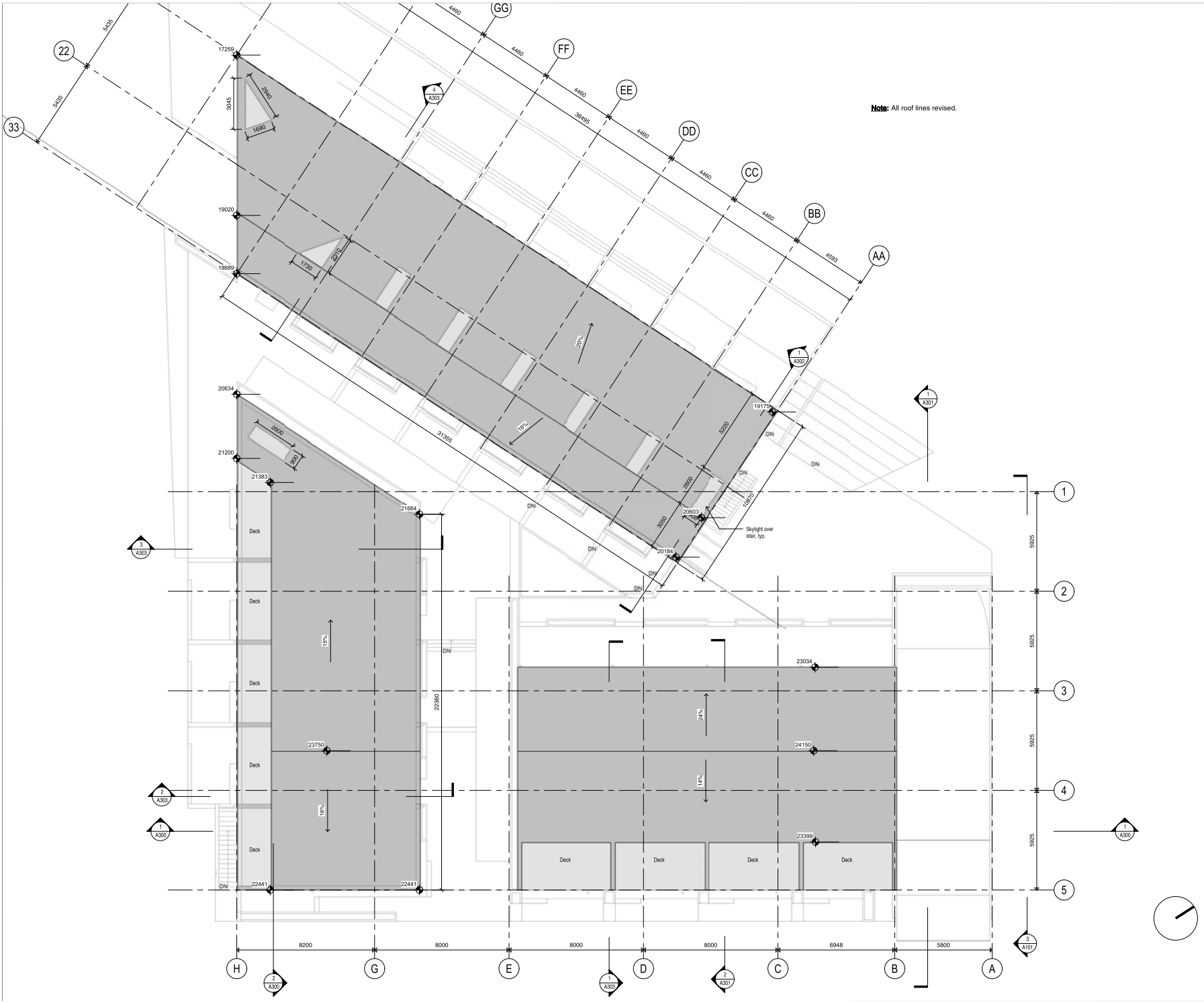
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 3 Plan

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A203



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6	Rezone Revisions	19/09/2018
7	Rezoning Revisions	08/04/2019

1712 Fairfield Road Multi-Family Development

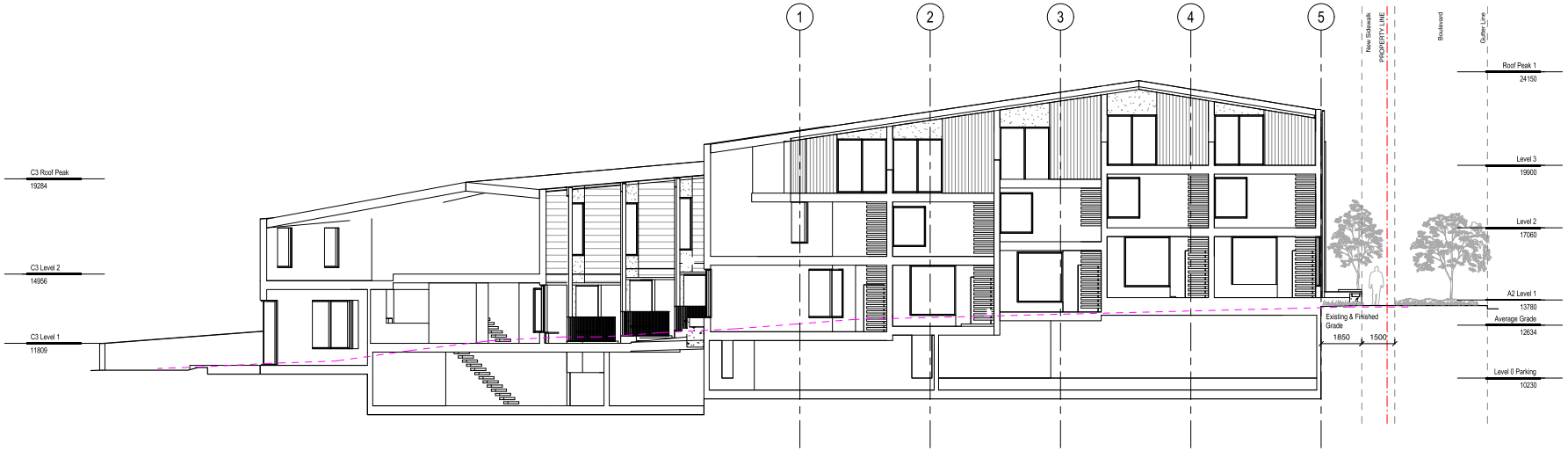
Issued for Rezone Revisions

Roof Plan

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A204

1 East-West Section
1 : 100



2 Site Section 1
1 : 100

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PLOT INFO.
PLOT STAMP LOCATION

LEGEND
Existing Grade

REVISIONS

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7	Rezoning Revisions	08/04/2019

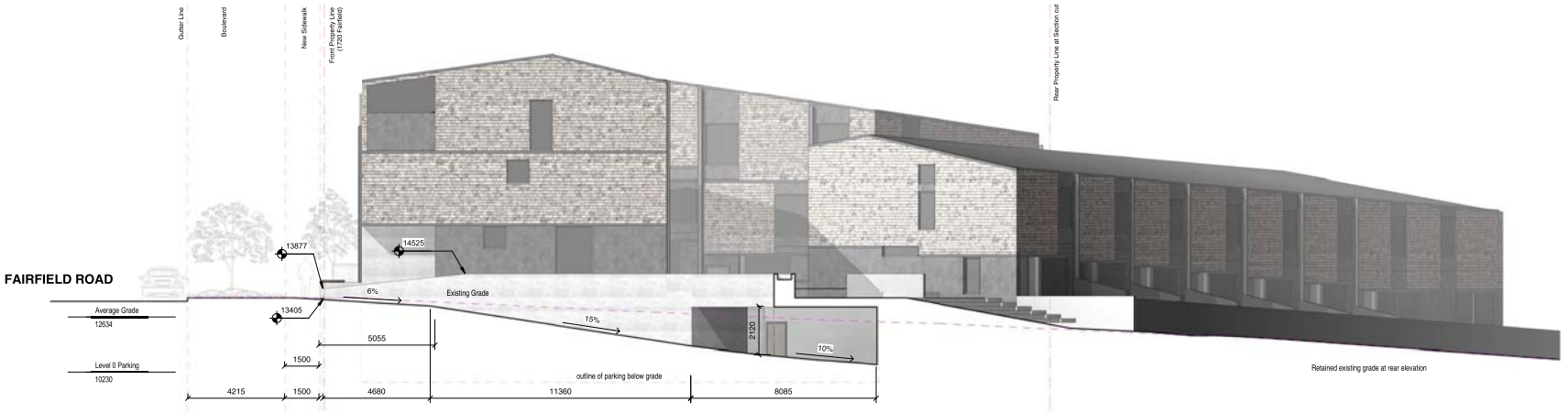
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Sections

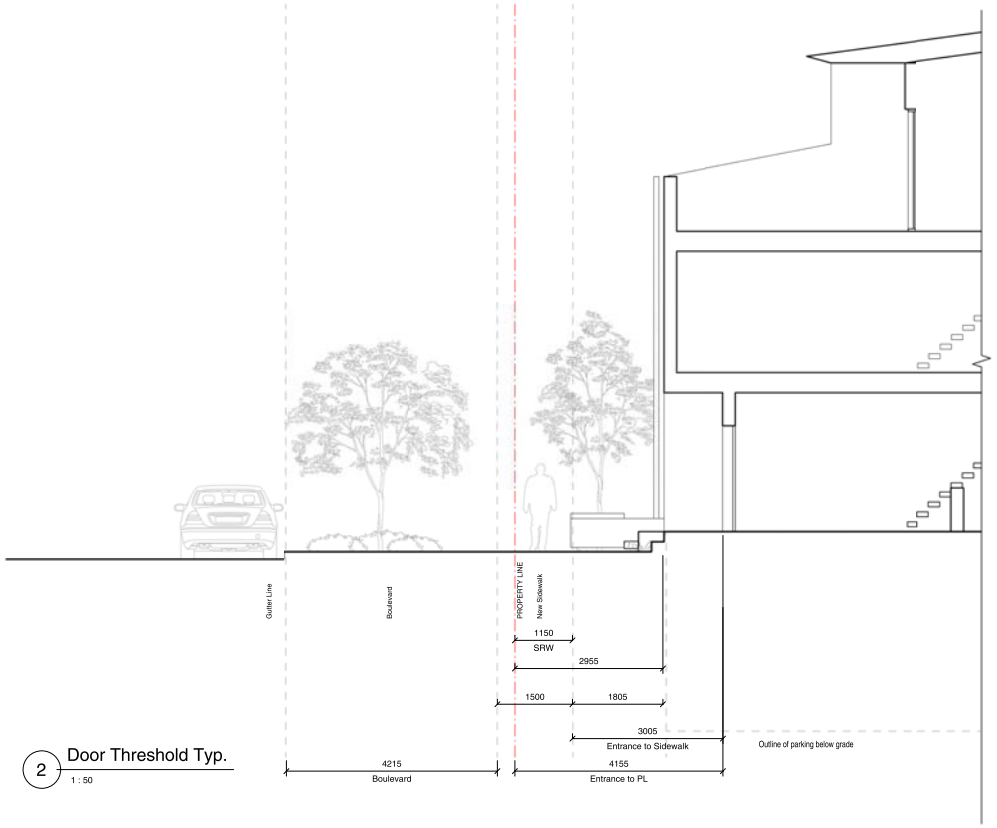
DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A300



1 Parking Ramp Section

1 : 100



2 Door Threshold Typ.

1 : 50

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PLOT INFO.
PLOT STAMP LOCATION

LEGEND

Existing Grade

REVISIONS

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7	Rezoning Revisions	08/04/2019

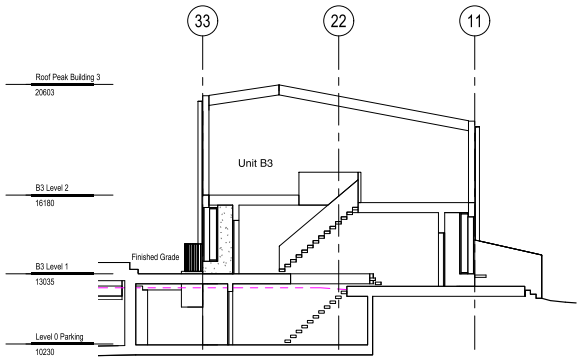
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Section

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A301



1 B3 Section Typ.
1 : 100

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PLOT INFO.
PLOT STAMP LOCATION

LEGEND
Existing Grade

REVISIONS

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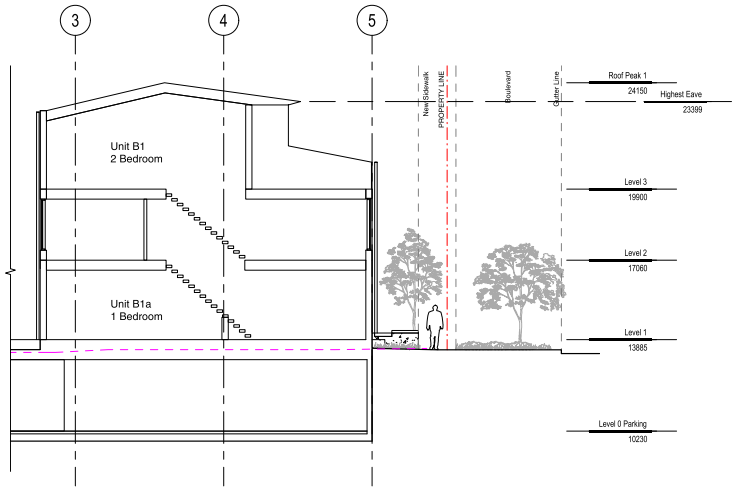
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

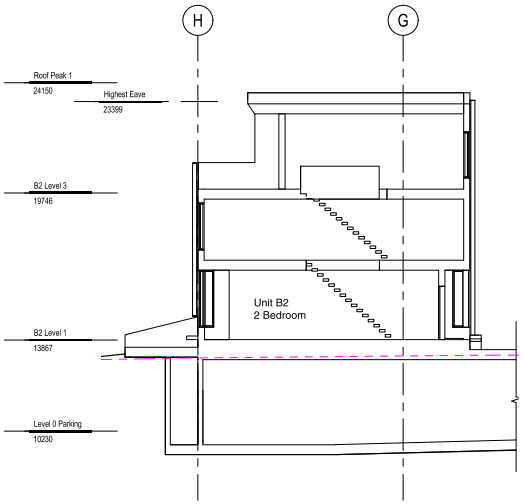
Sections

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A302



1 B1 Section 1
1 : 100



2 B2 Section 1
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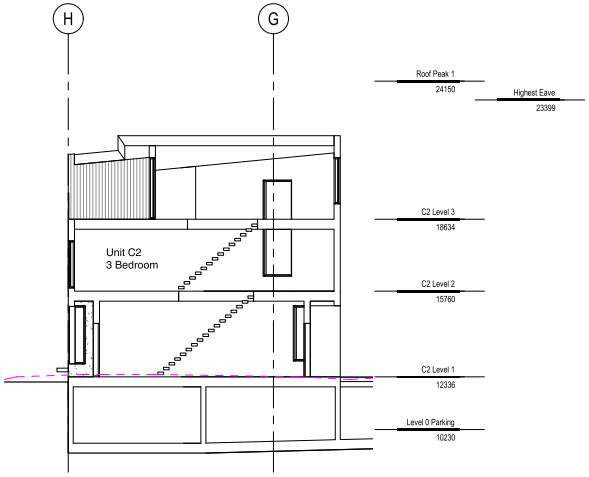
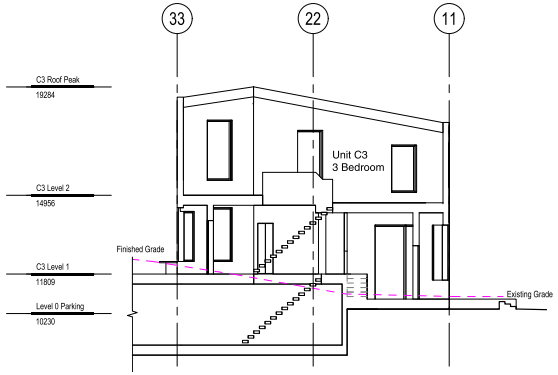


3 C2 Section 1
1 : 100



4 C3 Section 1
1 : 100

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PLOT INFO.
PLOT STAMP LOCATION

LEGEND
Existing Grade

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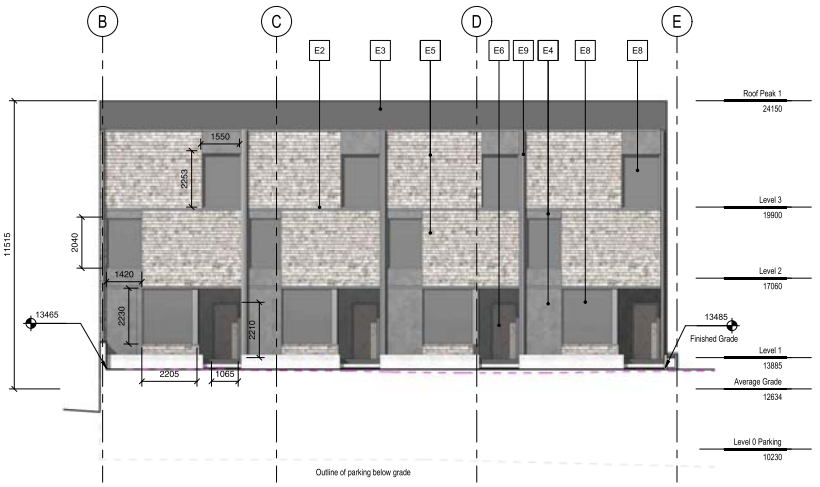
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Sections

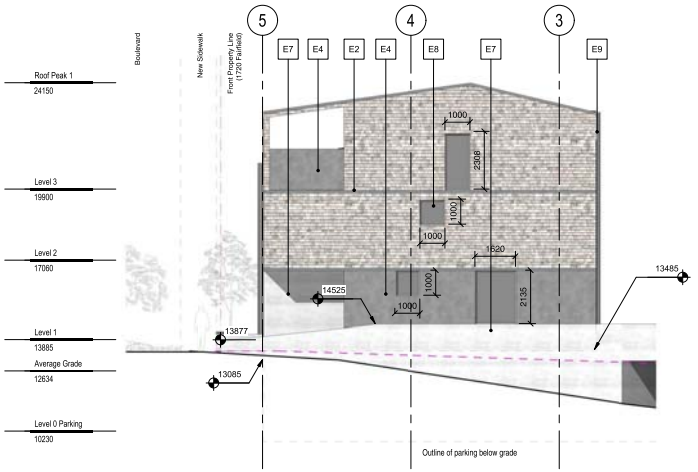
DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A303



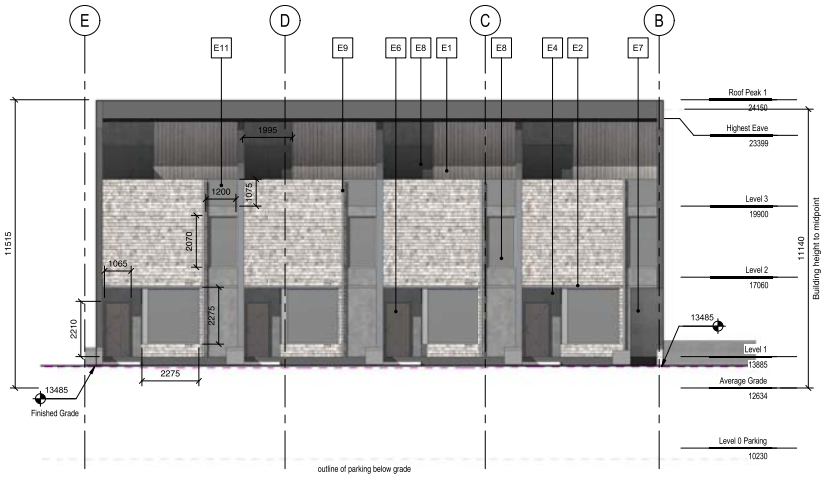
1 Block 1 - North

1 : 100



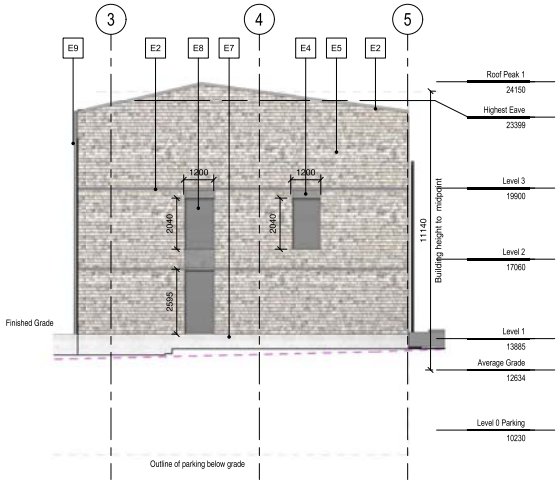
2 Block 1 - East

1 : 100



3 Block 1 - South

1 : 100



4 Block 1 - West

1 : 100

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PLOT INFO.
PLOT STAMP LOCATION

MATERIALS LEGEND

E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	WOOD DOOR, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
E9	ALUMINUM RAINWATER LEADER
E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS
E12	METAL GUARDRAIL

LEGEND

Existing Grade

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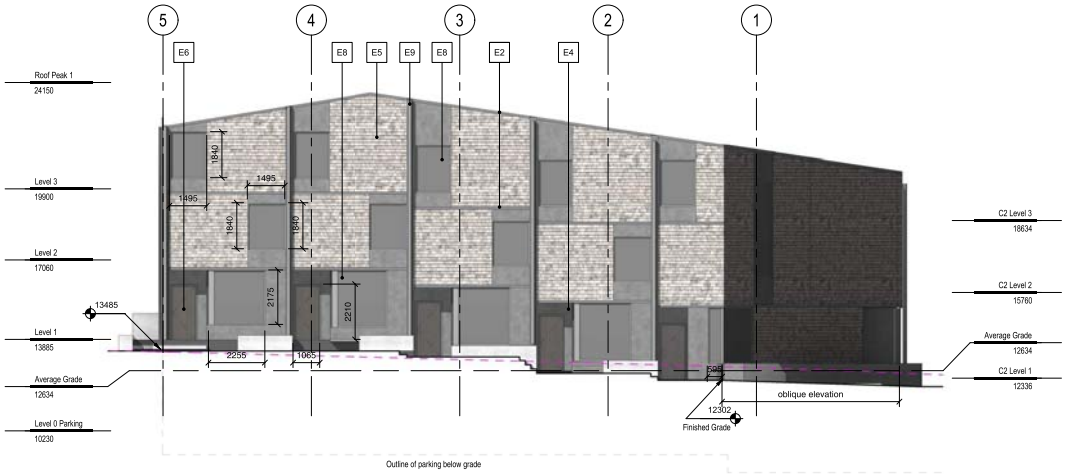
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations - Block 1

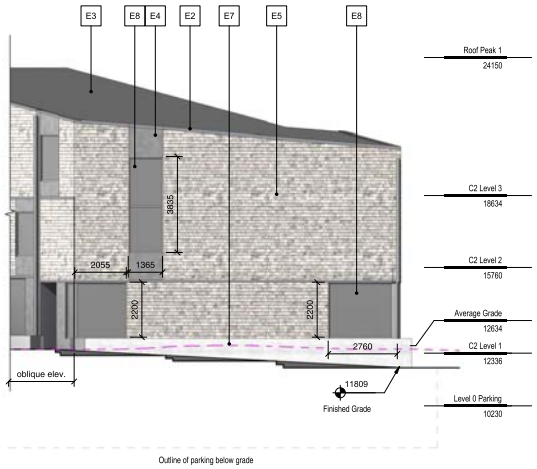
DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A401



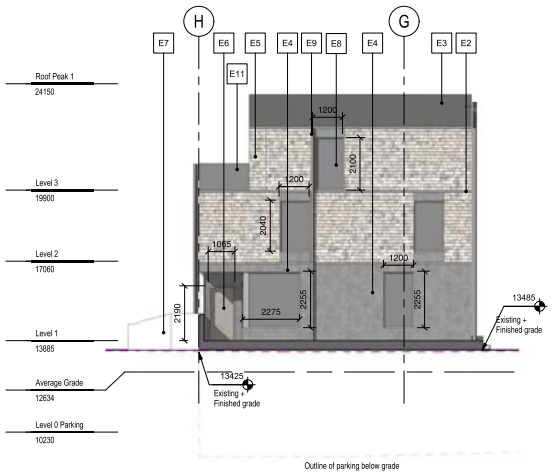
1 Block 2 - East

1 : 100



2 Block 2 - North

1 : 100



3 Block 2 - South

1 : 100

4 Block 2 - West

1 : 100

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PLOT STAMP LOCATION

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E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	WOOD DOOR, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
E9	ALUMINUM RAINWATER LEADER
E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS
E12	METAL GUARDRAIL

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018
7	Rezoning Revisions	08/04/2019

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations - Block 2

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A402

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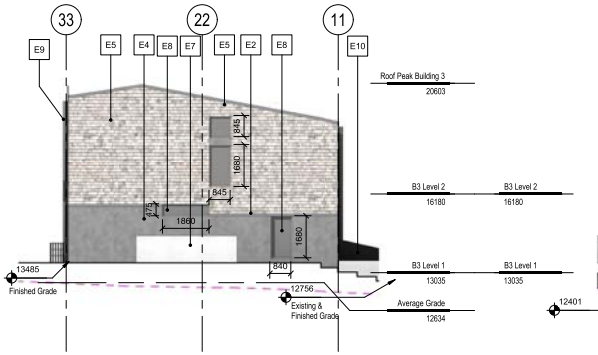
PLOT INFO.
PLOT STAMP LOCATION



1 Block 3 - East
1 : 100

2 Block 3 - North
1 : 100

MATERIALS LEGEND

E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	WOOD DOOR, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
E9	ALUMINUM RAINWATER LEADER
E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS
E12	METAL GUARDRAIL

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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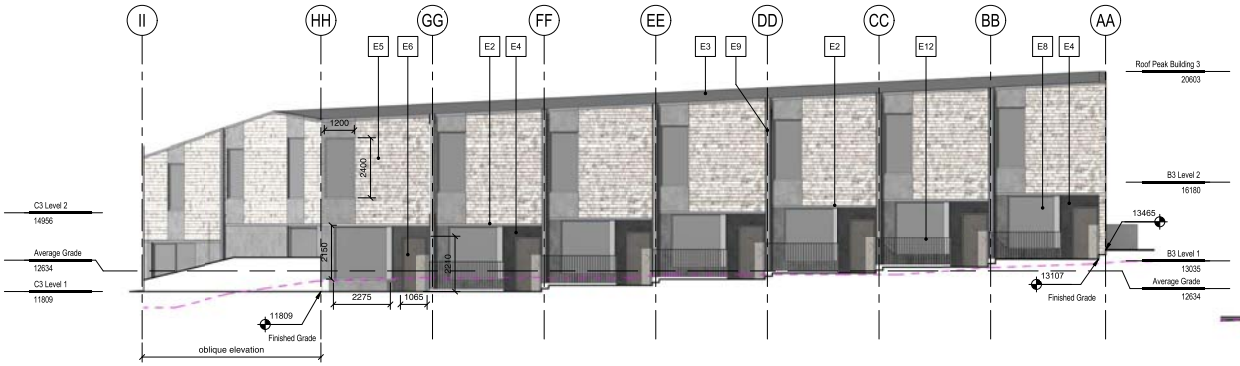
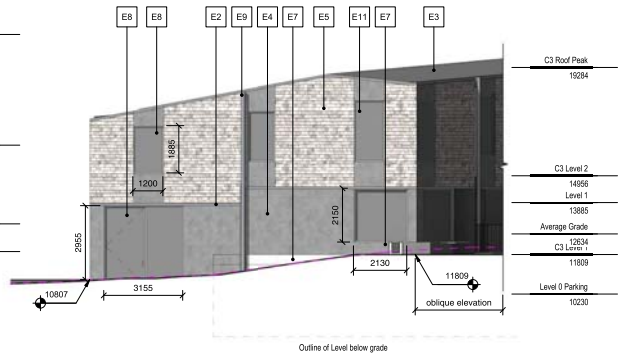


3 Block 3 - South
1 : 100



4 Block 3 - West
1 : 100

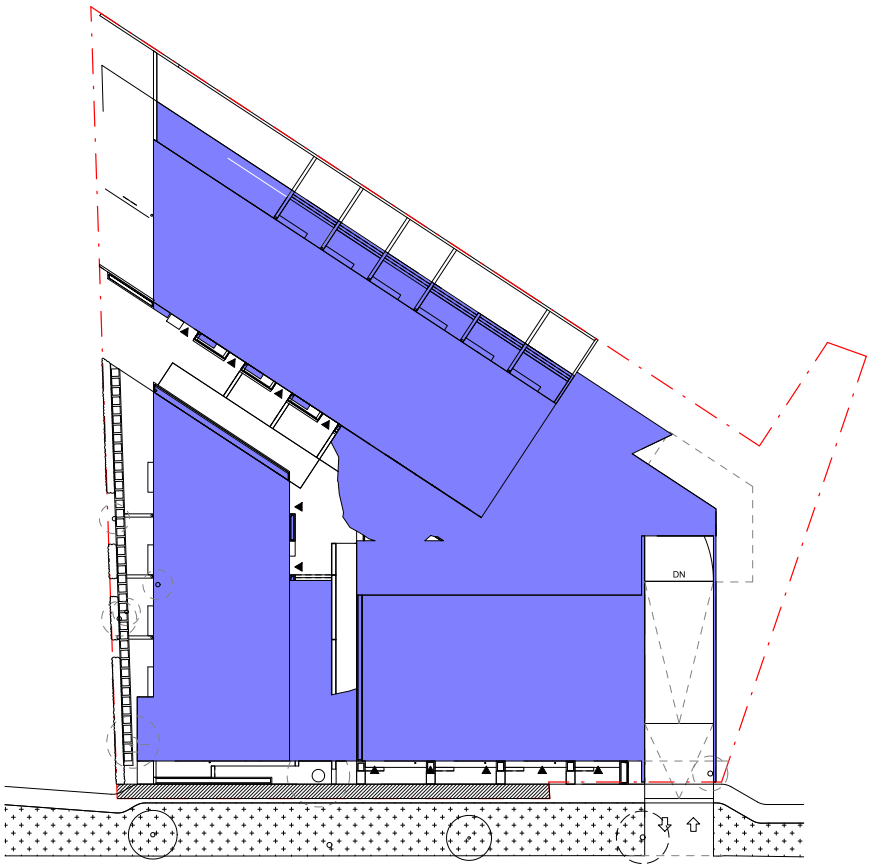
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

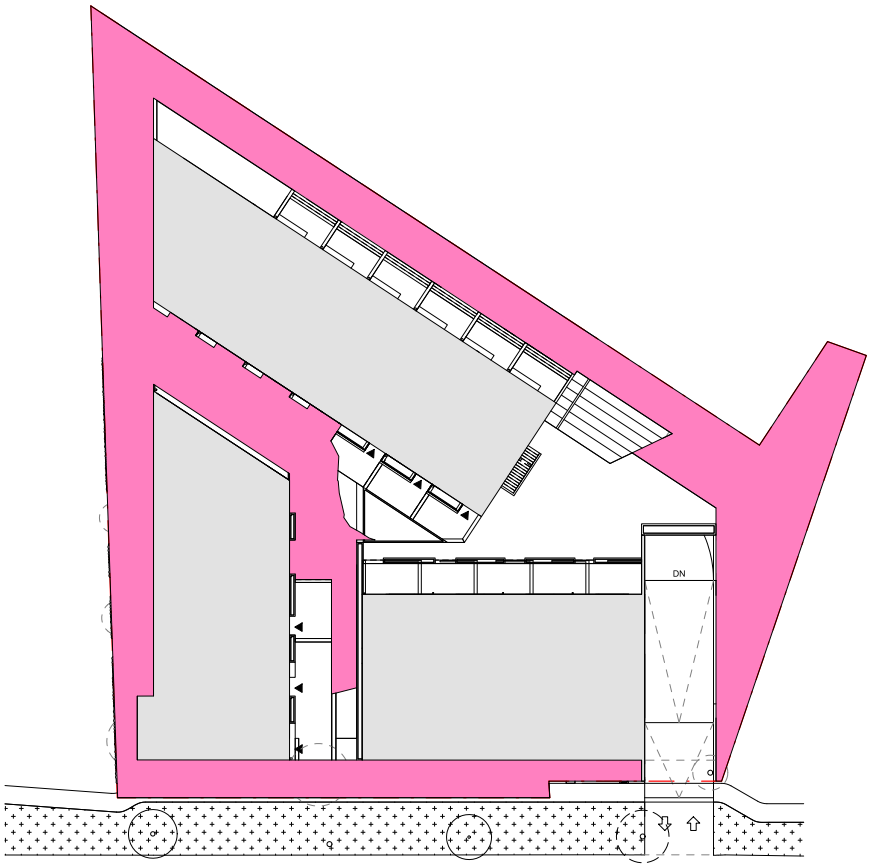
Elevations - Block 3

DATE	08/04/2019
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A403



1 SITE COVERAGE
1 : 200



2 OPEN SITE SPACE
1 : 200

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PLOT INFO.
PLOT STAMP LOCATION

Statement of Site Coverage

Site Coverage (Projections Above Existing Grade)

Open Site Space

Site Area:	2433.2 m²
Site Coverage:	1460.4 (60.0%)
Open Space:	863.2 m² (35.5%)

REVISIONS

NO	DESCRIPTION	DATE
2	Issued for Rezone Revisions	31/01/2018
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5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

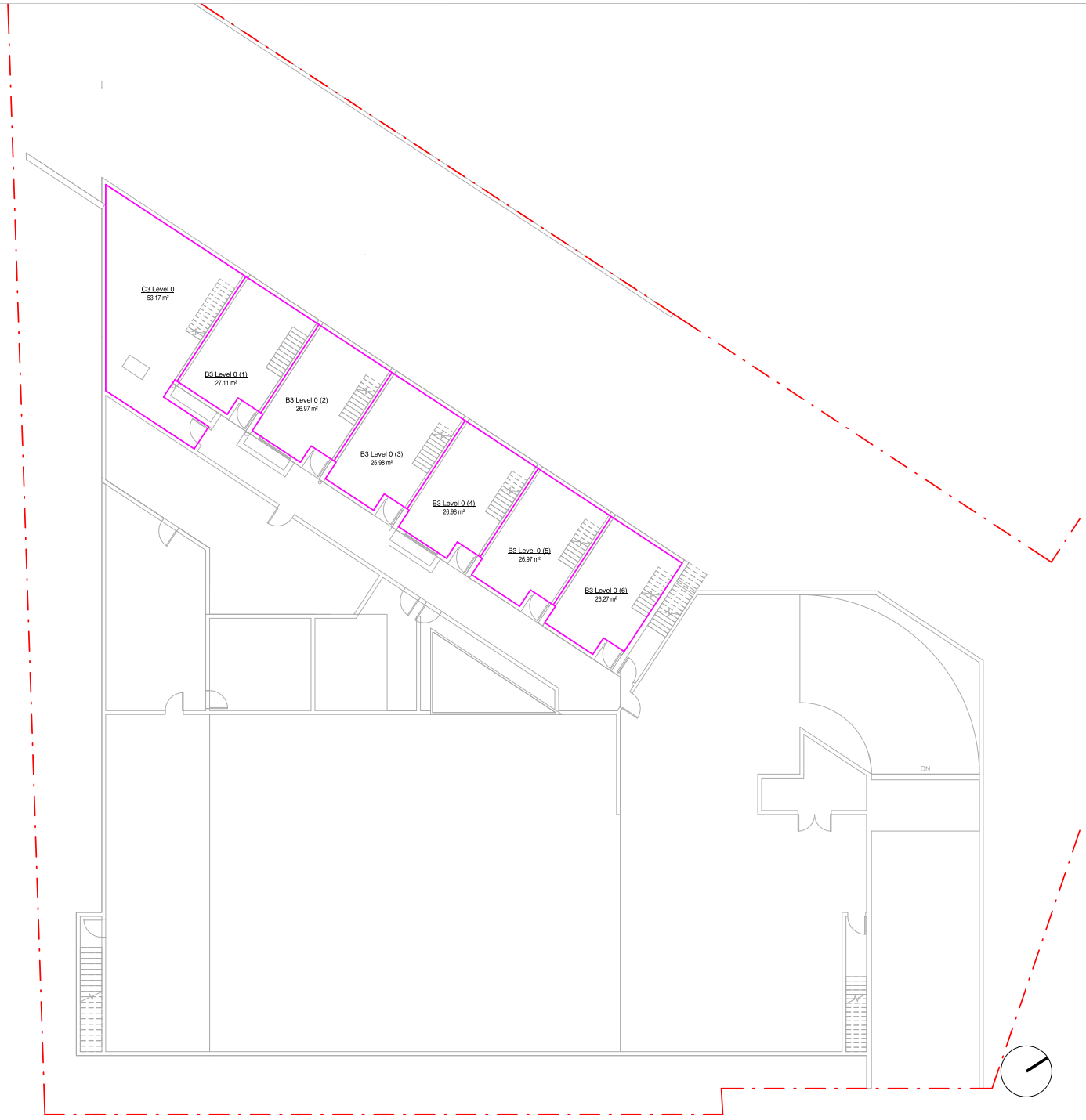
Site Coverage

DATE	08/04/2019
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	1707

Comment 4: Revise Site Coverage and Open Site Space calculations with regard to driveway sloping below existing grade.

A050

Area Schedule (Level 0)			
Name	Area	Level	Count
B3 Level 0 (6)	26 m²	Level 0 Parking	1
B3 Level 0 (5)	27 m²	Level 0 Parking	1
B3 Level 0 (4)	27 m²	Level 0 Parking	1
B3 Level 0 (3)	27 m²	Level 0 Parking	1
B3 Level 0 (2)	27 m²	Level 0 Parking	1
B3 Level 0 (1)	27 m²	Level 0 Parking	1
C3 Level 0	53 m²	Level 0 Parking	1
Grand total	214 m²		



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PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
7	Rezoning Revisions	08/04/2019

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 0 Area Plan

DATE	08/04/2019
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A051

Area Schedule (Level 1)			
wtwt	Area	Level	Count
C2 Level 1	58 m²	LEVEL 1	1
B2 Level 1 (3)	46 m²	LEVEL 1	1
B2 Level 1 (2)	46 m²	LEVEL 1	1
B2a Level 1	45 m²	LEVEL 1	1
B2 Level 1 (1)	46 m²	LEVEL 1	1
B1 Level 1 (4)	20 m²	LEVEL 1	1
B1 Level 1 (3)	7 m²	LEVEL 1	1
B1 Level 1 (2)	7 m²	LEVEL 1	1
B1 Level 1 (1)	14 m²	LEVEL 1	1
C3 Level 1	76 m²	LEVEL 1	1
B3 Level 1 (1)	41 m²	LEVEL 1	1
B3 Level 1 (2)	41 m²	LEVEL 1	1
B3 Level 1 (3)	41 m²	LEVEL 1	1
B3 Level 1 (4)	41 m²	LEVEL 1	1
B3 Level 1 (5)	41 m²	LEVEL 1	1
B3 Level 1 (6)	40 m²	LEVEL 1	1
B1a Level 1 (1)	47 m²	LEVEL 1	1
B1a Level 1 (3)	59 m²	LEVEL 1	1
B1a Level 1 (2)	59 m²	LEVEL 1	1
B1a Level 1 (4)	44 m²	LEVEL 1	1
Grand total	823 m²		

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PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
7	Rezoning Revisions	08/04/2019

1712 Fairfield Road Multi-Family Development

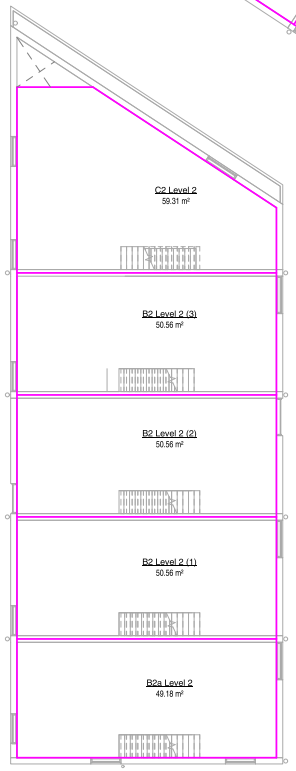
Issued for Rezone Revisions

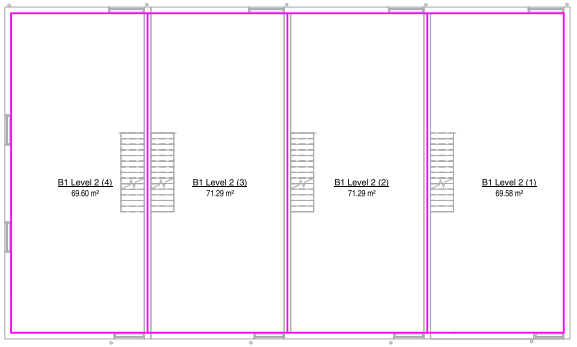
Level 1 Area Plan

DATE	08/04/2019
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A052

Area Schedule (Level 2)			
wtwt	Area	Level	Count
B1 Level 2 (1)	70 m²	Level 2	1
B1 Level 2 (2)	71 m²	Level 2	1
B1 Level 2 (3)	71 m²	Level 2	1
B1 Level 2 (4)	70 m²	Level 2	1
B2a Level 2	49 m²	Level 2	1
B2 Level 2 (1)	51 m²	Level 2	1
B2 Level 2 (2)	51 m²	Level 2	1
B2 Level 2 (3)	51 m²	Level 2	1
C2 Level 2	59 m²	Level 2	1
C3 Level 2	80 m²	Level 2	1
B3 Level 2 (1)	46 m²	Level 2	1
B3 Level 2 (2)	46 m²	Level 2	1
B3 Level 2 (3)	46 m²	Level 2	1
B3 Level 2 (4)	46 m²	Level 2	1
B3 Level 2 (5)	46 m²	Level 2	1
B3 Level 2 (6)	45 m²	Level 2	1
Grand total	898 m²		





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PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
7	Rezoning Revisions	08/04/2019

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

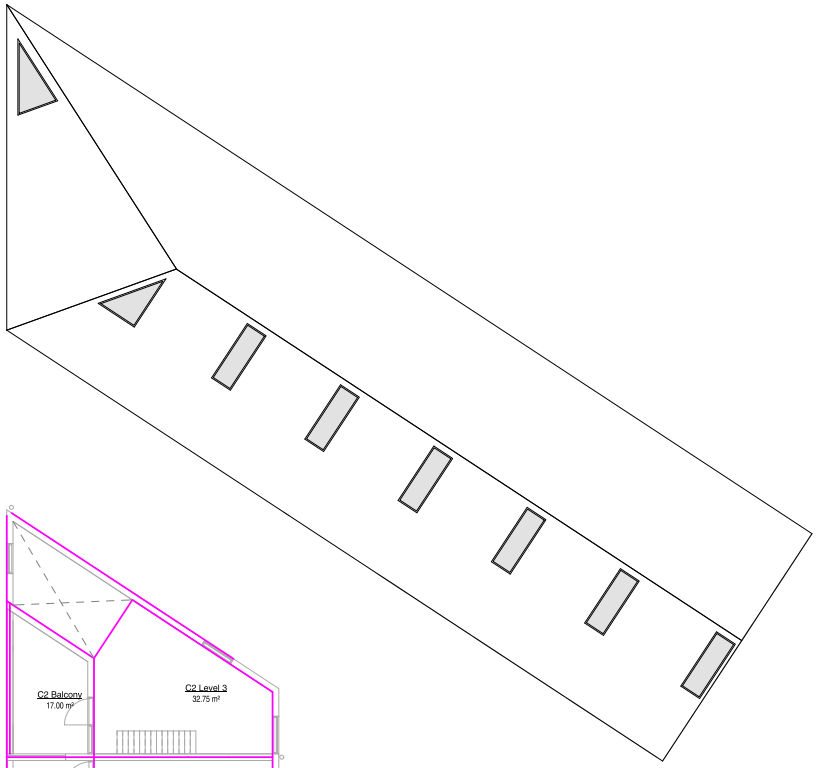
Level 2 Area Plan

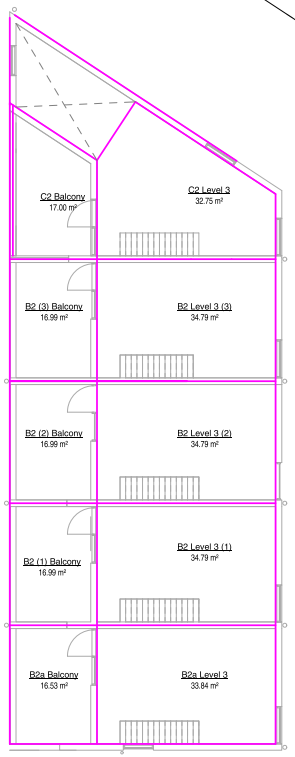
DATE	08/04/2019
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

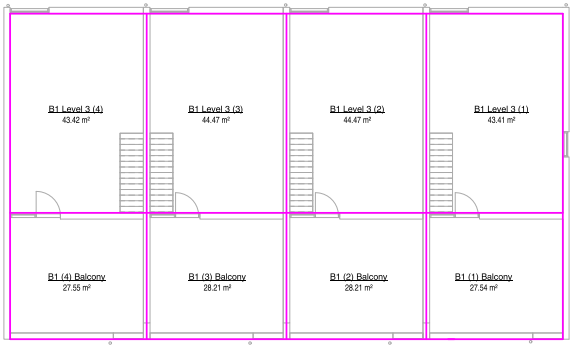
A053

Area Schedule (Level 3)			
wtwt	Area	Level	Count
B2 Level 3 (3)	35 m²	Level 3	1
B2 Level 3 (1)	35 m²	Level 3	1
B2a Level 3	34 m²	Level 3	1
B1 Level 3 (1)	43 m²	Level 3	1
B1 Level 3 (2)	44 m²	Level 3	1
B1 Level 3 (3)	44 m²	Level 3	1
B1 Level 3 (4)	43 m²	Level 3	1
B2 Level 3 (2)	35 m²	Level 3	1
C2 Level 3	33 m²	Level 3	1
Grand total	347 m²		

Area Schedule (Level 3 Balcony)			
wtwt	Area	Level	Count
B2 (3) Balcony	17 m²	Level 3	1
B2 (2) Balcony	17 m²	Level 3	1
B2 (1) Balcony	17 m²	Level 3	1
B2a Balcony	17 m²	Level 3	1
B1 (4) Balcony	28 m²	Level 3	1
B1 (3) Balcony	28 m²	Level 3	1
B1 (2) Balcony	28 m²	Level 3	1
B1 (1) Balcony	28 m²	Level 3	1
C2 Balcony	17 m²	Level 3	1
Grand total	196 m²		







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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
7	Rezoning Revisions	08/04/2019

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 3 Area Plan

DATE	08/04/2019
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A054

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DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Issued for Rezoning 09-29-17

Issued for Application Review Summary 01-30-18

Scale 1:125

L1 Site Plan

DATE:
March 2019

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Fairfield

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Scale 1:125

L1 Site Plan

DATE:
April, 2019

Arborist Report Table

Tree ID	Common Name	Latin Name	DBH (cm)	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention status	Bylaw Protected
215	Linden	*Tilia* spp.	99	9	10.0	Good	Fair	Poor	Main stems topped at 4m where diameter is 70cm. Canopy is made up of mostly large and extended sprouts. Codominant at 2m with included bark. Retention not recommended at 1.5m AGL with included bark. Numerous endotonmant unions with inactive wood. Tree growing into fencing. Surface rooted towards centre (~2m).	Removal	Yes
194	Lombardy Poplar	*Populus nigra*	88	8	10.5	Moderate	Fair	Poor		Retain	Yes
NT 01	Flowering Cherry	*Prunus* spp.	50.0	8	6.0	Moderate	Fair	Fair	Municipally owned on boulevard	Removal	Municipal tree
NT 02	Flowering Cherry	*Prunus* spp.	20.0	6	2.5	Moderate	Fair	Fair	Municipally owned on boulevard	Retain	Municipal tree
NT 03	Deodara Cedar	*Cedrus deodara*	30+	10	3.5	Good	Fair	Fair		Retain	Neighbour's
NT 04	Leyland Cypress (hedge)	*Cupressus* × *leylandii*	25+	6	2.5	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 05	Leyland Cypress (hedge)	*Cupressus* × *leylandii*	35, 20+	6	3.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 06	Leyland Cypress (hedge)	*Cupressus* × *leylandii*	30+	6	2.8	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 07	Leyland Cypress (hedge)	*Cupressus* × *leylandii*	30+	6	2.8	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 08	Leyland Cypress (hedge)	*Cupressus* × *leylandii*	15+	6	2.8	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 09	Leyland Cypress (hedge)	*Cupressus* × *leylandii*	15+	3	2.8	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 10	Leyland Cypress (hedge)	*Cupressus* × *leylandii*	30+	3	3.6	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 11	Leyland Cypress (hedge)	*Cupressus* × *leylandii*	30+	3	2.8	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 12	Willow-leaved Cotoneaster	*Cotoneaster salicifolius*	12, 8+	3	2.8	Moderate	Good	Fair/poor	Neighbour's tree at fence and leaning over corner of canopy on neighbour's patio.	Removal	Neighbour's
NT 13	Laurel hedge	*Laurus nobilis*		2	2.8	Good	Good		Neighbour's.	Retain	Neighbour's
NT 14	Holly hedge	*Ilex aquifolium*		2	2.8	Good	Good		Neighbour's.	Retain	Neighbour's
NT 15	Horsechestnut	*Aesculus hippocastanum*	30	6	3.6	Good	Fair	Poor	Growing up against chain-link fence	Retain	Neighbour's
NT 16	Potential Cedar hedge	*Thuja occidentalis*				Poor	Fair	Fair	In park, 0.5m from fence. 2-2.5m tall. 7-8m in diameter at base.	Retain	Municipal tree
NT 17	Douglas Fir	*Pseudotsuga menziesii*	18	3	2.8	Poor	Fair/poor	Fair/poor	In park, 2m from fence	Retain	Municipal tree
NT 18	River Birch	*Betula nigra*	13+	5	2.8	Moderate	Fair/poor	Fair/poor	Growing against park fence on neighbour's side.	Retain	Neighbour's
NT 19	Big Leaf Maple	*Acer macrophyllum*	12+	4	2.8	Moderate	Fair	Fair/poor	Growing against park fence on neighbour's side. Wrapped around NT 20.	Retain	Neighbour's
NT 20	Big Leaf Maple	*Acer macrophyllum*	34+	8	4.0	Moderate	Fair	Fair/poor	Growing against park fence on neighbour's side. Wrapped around NT 19.	Retain	Neighbour's
NT 21	Norway Maple	*Acer platanoides*	20+	9	2.5	Good	Fair	Fair	Growing against park fence on neighbour's side.	Retain	Neighbour's
NT 22	Flowering Cherry	*Prunus* spp.	40.0	8	5.0	Moderate	Fair	Fair	Boulevard	Retain	Municipal tree
NT 23	Ponderosa Pine	*Pinus ponderosa*	61, 56	12	11.5	Moderate	Fair/poor	Fair	Municipal park tree. Ten from fence. Codominant union at base with two stems known to canopy. Sparse canopy, health poor.	Retain	Municipal tree

Legend

- Public Tree to be Removed (2)
- To be Removed (1)
- Neighbor Tree and On Site Tree to be Retained with Tree Protection Barrier (17)
- Critical Root Zone (CRZ)
- Tree Protection Fence

Tree Protection Barrier

NT 3

NT 4-11

Willow-Leaved Cotoneaster
NT 12 (To be Removed)

Laurel Hedge
NT 13

Holly Hedge
NT 14

Horsechesnut
NT 15

Lombardy Poplar
236

NT 18-21

Douglas Fir
NT 17

Flowering Cherry
NT 1 (To be Removed)

Flowering Cherry
NT 2 (To be Retained)

Ponderosa Pine
NT 23

Ponderosa
Pine

Ponderosa
Pine

Ponderosa
Pine

Linden
215 (To be Removed)

Cedar Hedge
NT 16

HOLLYWOOD PARK

Fagus sylvatica
'Atropunicea'
50cm DBH

Flowering Cherry
NT 22 (To be Retained)

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DRAWN BY
BB / KN

Issued for Rezoning 09-29-17

Issued for Application Review Summary 01-30-18

Scale 1:125

L2 Tree Preservation & Removal

DATE:
April, 2019

PLANT LIST					
ID	Quant	Latin Name	Common Name	Category	Size
Am	33	Achillea millefolium	White Yarrow	Perennial	1 Gallon
Ar	1	Acer x freemanii 'Armstrong'	Armstrong Maple	Tree	10'Height B&B
As	6	Acer palmatum'Seiryu'	Seiryu Japanese Maple	Tree	10'Height B&B
Au	144	Arctostaphylos uva-ursi	kinnikinnick	Shrub/ Ground cover	3" Plugs
Aa	15	Azalea 'Autumn Coral'	Autumn Coral Azalea	Shrub	1 Gallon
Cc	4	Cercidiphyllum japonicum	Katsura	Tree	10'Height B&B
Ca	8	Clematis armandii	Clematis armandii	Vine	1 Gallon
*Ce	5	Cornus 'Eddies White Wonder'	Eddies White Wonder Dogwood	Tree	10'Height B&B
Ep	42	Echinacea purpurea 'White Swan'	White Echinacea	Perennial	1 Gallon
He	12	Hebe 'Emerald Green'	Emerald Green Hebe	Shrub	1 Gallon
N	26	Nepeta	Catmint	Perennial	1 Gallon
Pte	118	Pachysandra terminalis	Pachysandra	Groundcover	3" Plugs
Pt	34	Parthenocissus tricuspidata	Boston Ivy	Vine	1 Gallon
Pl	52	Prunus lusitanica	Portugal laurel	Tree	10'Height B&B
Ps	1	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	Tree	10'Height B&B
R	29	Rhododendron(Purepie + White)	Rhododendron	Shrub	3 Gallon 5'Height
Sa	23	Salix purpurea 'Arctic'	Arctic Willow	Shrub	1 Gallon
Sc	84	Sarcococca confusa	Sweet box	Shrub	3 Gallon
Sh	32	Sarcococca hookeriana var. humilis	Sweet box	Shrub	3 Gallon
Sg	33	Stipa gigantea	Giant Needle Grass	Grass	1 Gallon
Sj	4	Styrax japonicus	Japanese Snowbell	Tree	6'Height B&B
Ss	159	Schizachyrium scoparium 'Prairie Blues'	Bluestem Prairie Grass	Grass	1 Gallon
Tb	59	Taxus baccata fastigiata	Irish Yew	Shrub	3 Gallon
Vb	36	Verbena bonariensis	Tall Verbena	Perennial	1 Gallon
Ws	27	Wisteria sinensis	Wisteria	Vine	1 Gallon

*Tree to be planted by Developer upon Neighbours Request

*3 Proposed Replacement Trees: Cornus 'Eddies White Wonder'

1.0 Meter Planting Bed in Hollywood Park Adjacent to Project Fence. Plants To be Determined By City Of Victoria Parks

*Proposed New Municipal Flowering Cherry Tree

HOLLYWOOD PARK

N

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Issued for Application Review Summary 01-30-18

Scale 1:125

L3 Planting Plan

DATE:
April, 2019

ROOFTOP PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
Ars	36	Artemisia schmidtiana 'Silver Mound'	Silver Mound Artmisia	Perennial	1 Gallon
Oe	9	Olea europaea	Ornamental Olive Tree	Tree	3 Gallon 6'Height

BIOPHILIA design collective

Bianca Bodley
250.589.8244
bianca@biophiliacollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
Fairfield

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

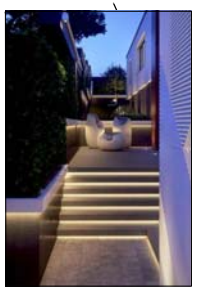
Issued for Rezoning 09-29-17

Issued for Application Review Summary 01-30-18

Scale 1:125

L4 Rooftop Planting Plan

DATE:
April, 2019

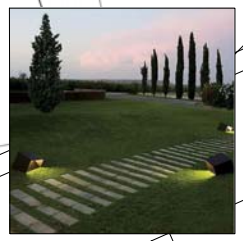


LED Strip Lighting

LED Strip Lighting for steps

LED Strip Lighting for steps

Landscape Ground Lighting for Wayfinding Entrance



Landscape Ground Lighting for Wayfinding Entrance

HOLLYWOOD PARK

N

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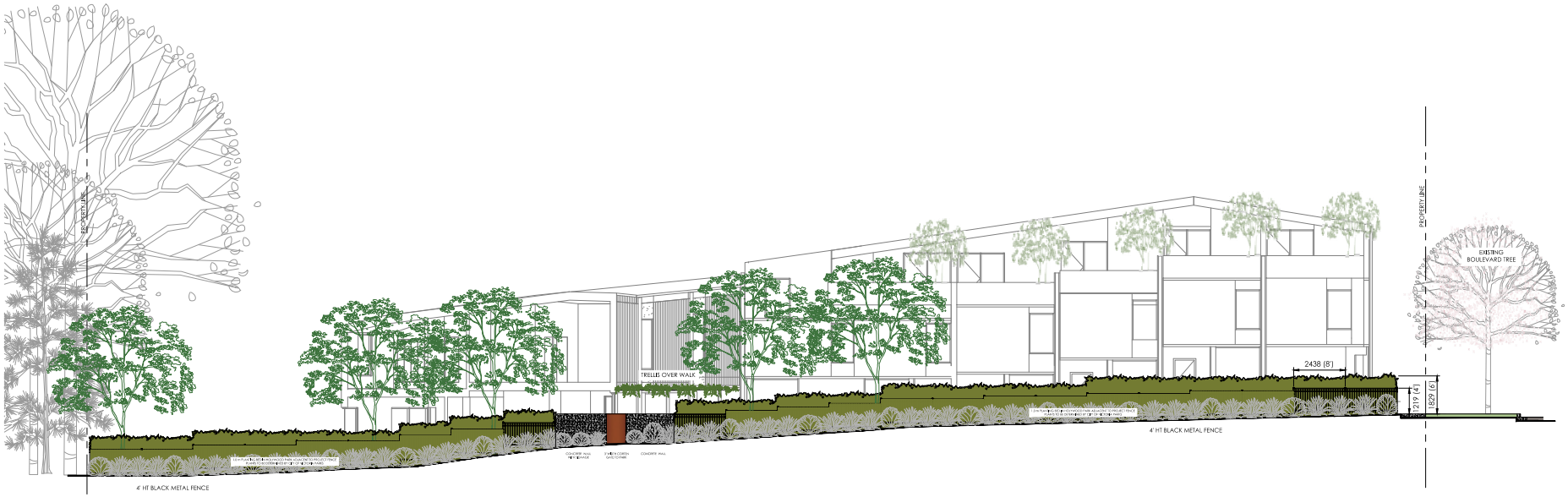
Issued for Rezoning 09-29-17

Issued for Application Review Summary 01-30-18

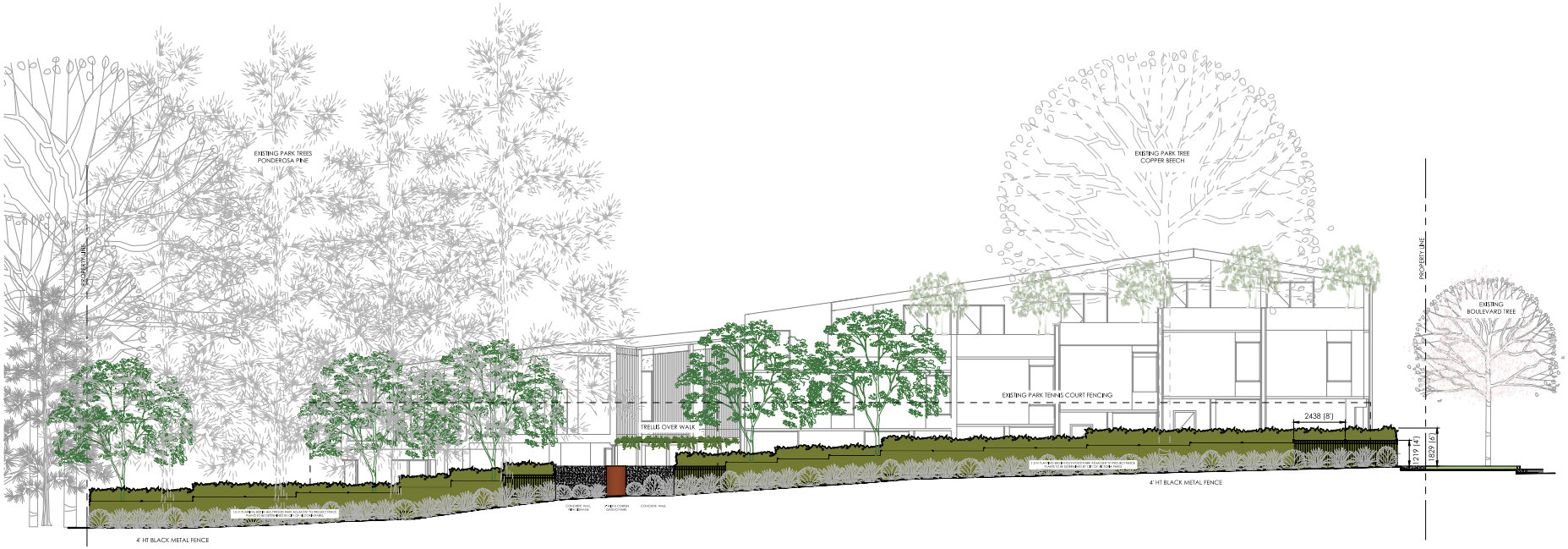
Scale 1:125

L5 Landscape Lighting Plan

DATE:
April, 2019



1 WEST ELEVATION - FROM PROPERTY LINE
SCALE 1:100



2 WEST ELEVATION - FROM PARK
SCALE 1:100

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CLIENT NAME
ARYZE Developments

PROJECT
Rhodo

ADDRESS
1712 / 1720 Fairfield Road

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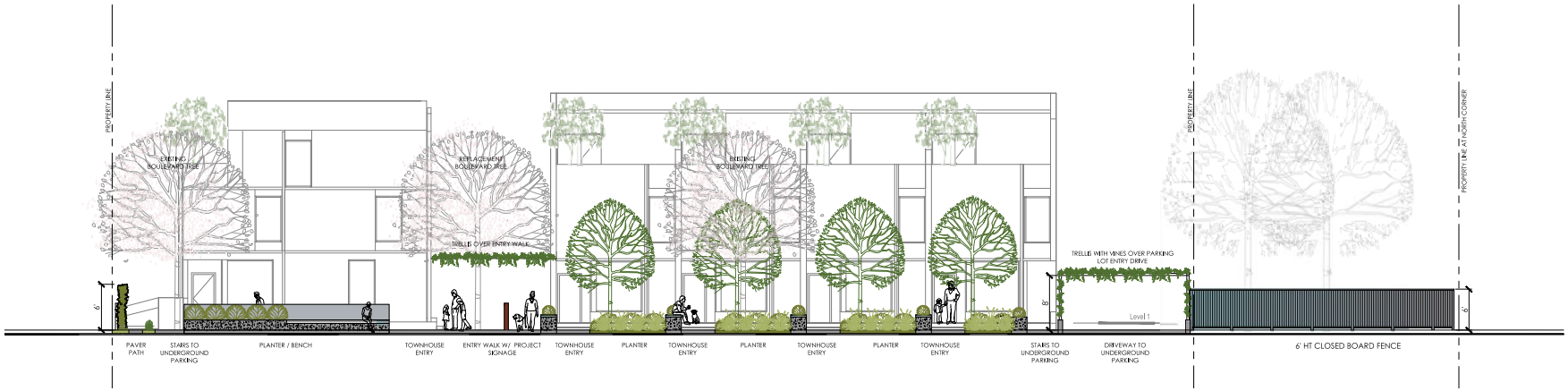
DRAWN BY
EB

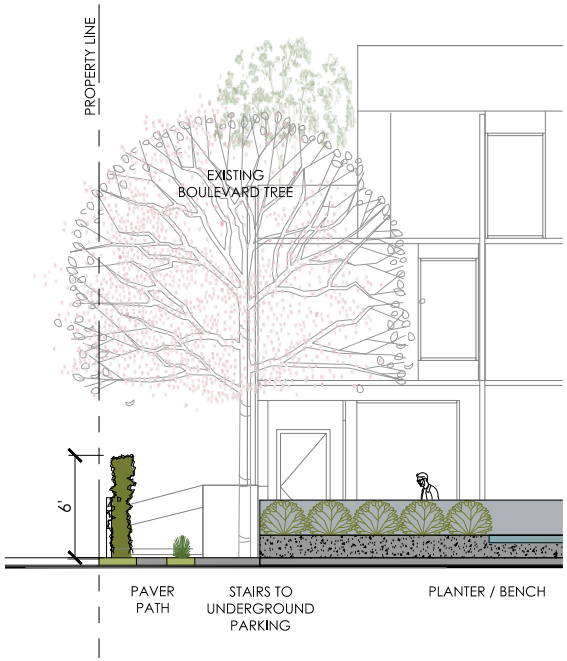
Scale: AS NOTED

L6 ELEVATIONS

DATE
April 2019



1 EAST ELEVATION
SCALE 1:100



2 EAST ELEVATION - ENLARGEMENT
SCALE 1:50

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DRAWN BY
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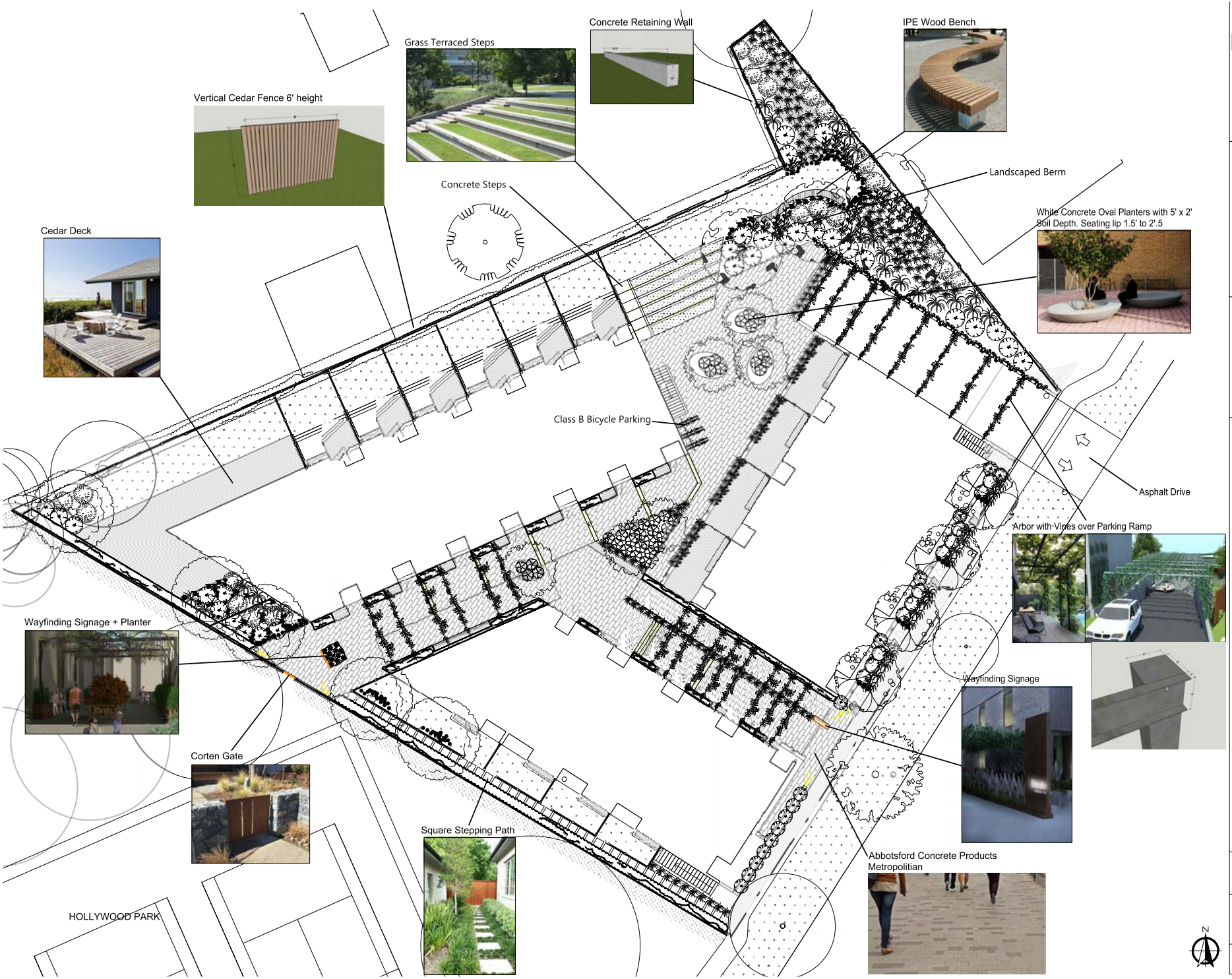
Scale: AS NOTED

L7 ELEVATIONS

DATE
April 2019



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Issued for Rezoning 09-29-17

Issued for Application Review Summary 01-30-18

Scale 1:125

L8 Surface Treatment & Fence & Retaining Walls

DATE:
April, 2019

Wayfinding and Courtyard Entrances

Courtyard Trellis

Courtyard Softening

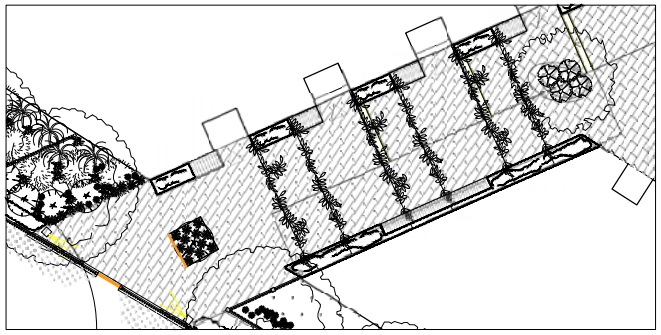
Lighting

Wayfinding Signage

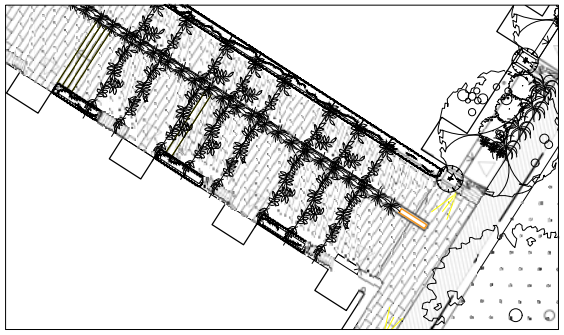
Planter

Bench + Planter

Plant Palette



Parkside Courtyard Entrance



Fairfirld Rd. Courtyard Entrance

Corten Gate for Hollywood Park Entrance

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Issued for Rezoning 09-29-17

Issued for Application Review Summary 01-30-18

Scale 1:100

L9 Wayfnding and Courtyard Entrances

DATE:
April, 2019

N

1712 - 1720 Fairfield Road
Rezoning No.00618
Development Permit No.000519

Air Photo

CITY OF VICTORIA

ARYZE x PURDEY GROUP

1839 Fairfield Road Victoria, BC V8S 1G9
Tel (250) 940-3568
Email: info@aryze.ca
Instagram: @aryzedevelopments

May 22, 2019

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

Re: Rezoning Submission for 1712 and 1720 Fairfield Road

Mayor and Council,

This letter will outline the core content of our application to rezone two adjacent properties at 1712 and 1720 Fairfield Road to allow for the proposed 20-unit townhouse development. We are requesting to amend these properties from the current R1-G zoning to a new site specific CD-(TBD) zoning.

Project Overview

The proposed project includes three townhouse clusters comprising twenty strata townhouses centered around an open mews. The site density currently sits at 0.85 FSR which is below the maximum permissible of 1.0 FSR under the Traditional Residential designation in the Official Community Plan. This density is a reflection of the larger site area of 0.60 acres which is a rarity in built out neighbourhoods like Gonzales.

The project details are as follows:

Average Unit Size: 1271 sf
Type of homes:

- two, 1-bedroom, 450sf (CRD price restricted below market homeownership)
- two, 1-bedroom, 625sf
- two, 2-bedroom, 1200sf
- two, 2-bedroom + Den, 1375sf
- ten, 3-bedroom, 1320sq.ft to 1540sq.ft
- one, 3-bedroom + den, 1850sq.ft
- one, 4 bedroom, 2330sq.ft

Building Height:

- front homes: 2.5 storey
- back homes: 2 storey

Car parking: 22 stalls (underground)
Bike parking: 46 stalls

Kayak and StandUP Paddle storage: oh yeah!

Due to the site's unusual shape, the site design proposes three distinct but interrelated building clusters to form a small-scale ground oriented urban community. Each unit has ground level access and is provided with semi-private outdoor living space. Two of the building clusters face Fairfield Road and Hollywood Park respectively with unit entrances and living spaces having direct visual connections to the street edge and park. By providing eyes on the street and eyes on the park the project will increase security through the implementation of Crime Prevention Through Environmental Design (CPTED) principles.

Neighbourhood Long Term Vision

The proposed ground oriented townhouse project complements the proposed long-term vision of the Official Community Plan for increased density along Fairfield Road. Moreover, it does so using a housing typology that frames and energizes the street and park edges. As opposed to an internal circulation apartment building, the townhouse model increases connections between neighbours and creates a vibrant small-scale village atmosphere while maintaining compatibility with the surrounding single family homes north of Fairfield Road.

The proposed townhouse development is beneficially located along the future multi-modal transit corridor envisioned along Fairfield Road. The underground parking design allows for one parking space per unit and two visitor parking stalls which is in addition to the extensive bicycle parking, kayak and stand up paddle board storage, and electric car charger wiring connected to the individual strata homes. The proposed project will support a lifestyle based on alternate modes of transport; walking, cycle and public transit.

The proposed housing mix of the project creates both family friendly home types (two, three, and four bedrooms) as well as ground oriented one bedroom homes. By encouraging a demographic mix within the proposed urban community, the project is intended to both allow access to housing for young families and down-sizers which provides opportunities for different generations to live in proximity to one another and contribute to a diverse neighbourhood. In addition, the proposed project is within close walking distance of shops, parks, schools and health care facilities.

The urban design concept for the project is outlined and described in more detail in the Design Rationale booklet that accompanies this submission. However, in brief, the project is inspired by historic towns in the UK in which buildings get gradually tighter to the street edge as one approaches the centre of a village. Moments of relative density are created and form urban nodes that are pedestrian friendly. The project seeks to work in concert with the existing historic townhouses and rental apartments on the southeast side of Fairfield road to create a similar moment of relative density.

Community Consultation

Project partners, Aryze Developments & Purdey Group, in concert with SHAPE Architecture have undertaken a multi-phase community consultation process. This process was intended to ensure that all parties affected by the proposed project were given a chance to review the proposal and provide feedback and that that feedback would then influence the development of the project. To date, we have made over 160 changes to the project that were a result of direct feedback received from the following community engagement events:

1. March 2017: Conceptual design Community Association engagement
2. March 2017: Delivery of 200+ flyers to households in the immediate area
3. March to August 2017: Door to door canvassing
4. July 2017: Public Open House
5. July 2017: Preliminary CALUC presentation
6. Design Revisions to address feedback from the Open House and CALUC presentation
7. August 2017: CALUC submission
8. August 2017: CALUC #1 presentation
9. Fall 2017 - Summer 2018: Ongoing door knocking and face to face meetings
10. Fall 2018: Door to door with project Q&A flyer delivery (200m radius)
11. December 2018: CALUC #2 presentation
12. December 2018 - Ongoing: additional door knocking with significant support for the project

We are very excited to have submitted **187 support letters** for our project at 1712/20 Fairfield Road. Of these 187 support letters, 60% are from Fairfield/Gonzales residents and 80% are from City of Victoria residents. This amazing support from the community, the majority of which in close proximity to our project and include immediate neighbours, is the result of many neighbourhood meetings, doorstep conversations, coffeeshop meetings, living room Lipton tea chats. This consultation has lead to numerous revisions to the project and we are proud of the addition Rhodo will be to the Gonzales neighbourhood in which we live and work.

In addition to the above, we'd like to draw Council's attention to Appendix A which summarizes the most common concerns of the project to date.

Current Tenants

We applaud Council's recent adoption of the Tenant Assistance Policy as it aligns with what we have been practicing for several years now. Originally, both tenants were the previous owners of the properties whom we bought the land off of in a rent-back scenario. Recently, the previous owners of 1712 Fairfield bought a house in Maplewood and moved out. We placed a new tenant who came from our work network and only needed a short term place to stay. For 1720 Fairfield, we recently completed the purchase of the property and the previous owners want to potentially move into a townhouse in our project or buy a new home in the neighbourhood. Both tenants have therefore been in place for less than a year and have

signed a document acknowledging that they are in a redevelopment property so that there are no unclear expectations or surprises.

Attainable & Affordable Housing

As a company, we are devoted to diverse housing options which include market and below market ownership and rentals. Gonzales, has very few options for diverse housing as it is 97% zoned for single family housing. This singularity of housing creates an incredible lack of housing to serve people forming a household from a condo or wanting to downsize from the number of singe family homes in the area. Rhodo was designed to be missing middle housing in order to full the gap.

In addition to the housing type diversity, we'd like to voluntarily provide two onsite one bedroom townhouses at 15% below market value in perpetuity with the covenant to be managed by the Capital Regional District.

Contributing to a Sustainable City

According to many researchers and authors, densification holds the key for cities fight against climate change as reducing automobile trips is the most significant component of reducing greenhouse gas emissions. As mentioned above, the developments central location in relation multiple local amenities including Ross Bay Village shopping Centre, Hollywood Park, Margaret Jenkins Elementary School and Glengarry Hospital encourages a pedestrian and bicycle oriented lifestyle. Accordingly, the project has been designed assuming walking, cycling and transit as primary transportation options for future residents.

The project's architectural character and site planning are based on "passive design" principles to allow for naturally day-lit interiors with south facing glazing exposed in winter to benefit from solar heat gain and protected in summer to mitigate unwanted solar heat gain.

In summary this proposed project is intended to create the kind of sustainable middle density development, carefully positioned in relation to alternate modes of transit, that contributes to a vital, low carbon sustainable future envisioned for the City of Victoria.

Sincerely,

Luke Mari
Director of Development
Purdey Group

+

Ryan Goodman
Partner
ARYZE Developments

Appendix A: Project Concerns

"Transition to Hollywood Park"

Architecture has the ability to improve the park edge, not detract from it. Through visual connections to the townhouse interiors and semi-public outdoor space, the park edge is thickened as the building allows for a quiet space of repose where one can enjoy a morning coffee or stretch before an evening jog. This is not the privatization of public space, this is using a creative building face to mediate light and views from within but also to frame and compliment the park's eastern edge which is currently un-programmed space.

"Respect the existing zoning"

Before

By respecting existing zoning, smaller, more attainable homes are being demolished with no net new housing being created. Zoning is about today, the OCP is about the future, which is why our project is in full alignment with the OCP.

After

Existing zoning doesn't protect perceived neighbourhood character. Over 50% of all new replacement homes in Gonzales are contemporary design. Our neighbourhoods are always changing, this doesn't have to be a bad thing.

"This doesn't fit the existing neighbourhood character"

Which one of these images below is "character" ? Let us consider that it isn't the spindle on porch or the pitch of a roof that determines neighbourhood character. Character is made up of the people who live here and diverse people need diverse housing.

ARYZE x PURDEY

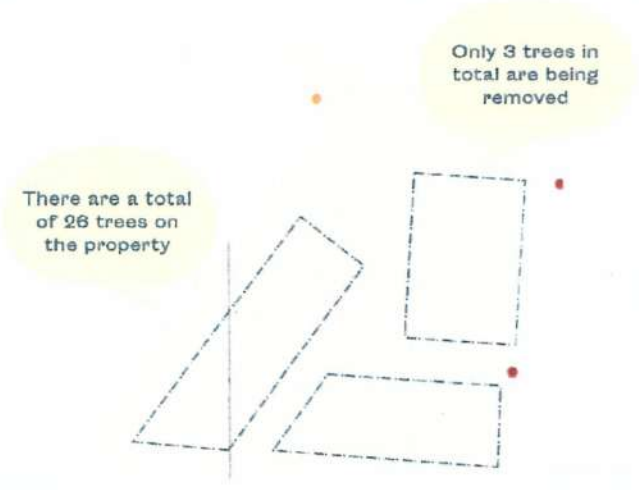
"It's too close to Fairfield Road"

Gonzales is full of examples where the buildings are much closer to the street or other property lines than modern zoning bylaws call for. It is this very diversity that makes the area so special. The two multifamily projects across the street from our proposal are much closer to Fairfield Road, in some cases there is no setback at all.

"Somebody said you are removing 50 trees!"

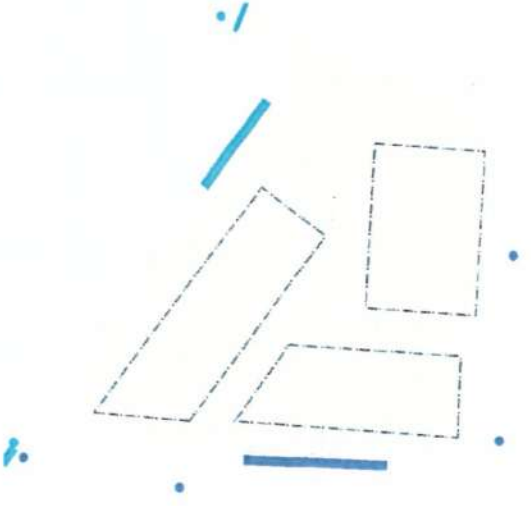
There are a total of 26 trees on the property, 1 bylaw protected tree is being removed on the property plus 1 off-site. There is an additional neighbour tree that is proposed to be removed at our neighbours request as it is causing problems with their retaining wall. There will be 74 new trees planted in addition to the 23 existing trees that will be retained.

Tree Removal Plan



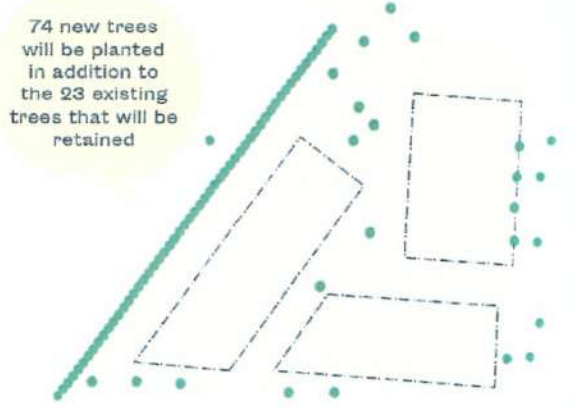
- Bylaw protected tree to be removed
- Non-bylaw tree to be removed

Tree Retention Plan



- Private tree to be retained
- Municipal tree to be retained

Tree Replanting Plan



- New tree to be planted

ARYZE x PURDEY

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of February 28, 2019

To:	Committee of the Whole	**Date:**	February 8, 2019
From:	Andrea Hudson, Acting Director, Sustainable Planning and Community Development		
Subject:	**Rezoning Application No. 00618 for 1712 & 1720 Fairfield Road**		

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00618 for 1712 & 1720 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
    a. Statutory Right-of-Way to secure 1.15 metres of 1712 Fairfield Road adjacent Fairfield Road, to the satisfaction of the Director of Engineering and Public Works
    b. Housing Agreement to ensure that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development
    c. Section 219 Covenant to secure a voluntary contribution of $112,080 to the Victoria Housing Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1712 and 1720 Fairfield Road. The proposal is to rezone from the R1-G Zone, Gonzales Single Family Dwelling District to a new site-specific zone in order to increase the density to 0.85:1 floor space ratio (FSR) and allow for attached dwellings at this location.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Official Community Plan*, 2012 (OCP) Traditional Residential Urban Place Designation in terms of use, density, built form and place character
- the proposal is consistent with some but not all of the policies of the *Gonzales Neighbourhood Community Plan*, 2002, which encourages a diversity of housing in the Gonzales neighbourhood to meet the needs of a variety of people, while also encouraging retention of zoning and land use policies that maintain the neighbourhood's single family dwelling character.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for attached dwellings up to 2.5 storeys in height with approximately 17 dwelling units with an overall density of 0.85:1 floor space ratio (FSR).

The new zone would allow for attached dwellings (i.e. townhouses); as well as, increased density, height, site coverage, and reduced open site space and setbacks in comparison to the R1-G Zone, Gonzales Single Family Dwelling District. In addition, a parking variance is proposed and will be discussed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing Impacts

The applicant proposes the creation of 17 new residential units which would increase the overall supply of housing in the area. The mix of two, three and four bedroom units provides family oriented housing in an attached dwelling form. A Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units.

The applicant also proposes a voluntary contribution to the Victoria Housing Reserve Fund based on $5 per square foot of total floor area, which amounts to $112,080. The appropriate wording has been added to the recommendation to secure this amenity contribution.

Tenant Assistance Policy

The proposal is to demolish the two existing single family dwellings which would result in a loss of two residential units which are currently rented. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Sustainability Features

As indicated in the applicant's letter, dated November 2, 2018, the following sustainability features are associated with this proposal:

- the site is in a walkable location along a transit route
- the proposed building design and site planning is based on "passive design" principles
- the underground parking stalls are wired for electric car chargers.

Active Transportation Impacts

The application proposes 36 long-term bicycle parking stalls and 10 short-term bicycle parking stalls, which support active transportation.

Public Realm Improvements

The application does not propose any public realm improvements in association with this application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by a mix of single-family dwellings, duplexes, house conversions, attached dwellings (Montague Court), low-rise apartment and commercial buildings. The site is located immediately adjacent to Hollywood Park.

Existing Site Development and Development Potential

The site is comprised of three legal lots and is developed with two single-family dwellings. Under the current R1-G Zone, Gonzales Single Family Dwelling District, the three lots (two at 1712 Fairfield and one at 1720 Fairfield) could each be developed with a single-family dwelling with either a secondary suite or garden suite, for a total of six dwelling units.

Data Table

The following data table compares the proposal with the existing R1-G Zone and the R3-L Zone, Low Density Multiple Dwelling District, which permits a similar type of development to that of the proposal. An asterisk is used to identify where the proposal is less stringent than the comparable Zones.

Zoning Criteria	Proposal	R1-G	R3-L
Site area (m^2) – minimum	2433	460	555
Site area per unit (m^2) – minimum	143*	N/A	150
Number of units – maximum	17*	6	16
Density (Floor Space Ratio) – maximum	0.85:1*	0.5:1	0.8:1
Lot width (m) – minimum	48.38	15.00	18.00
Height (m) – maximum	11.45* (to midpoint of roof)	7.60	8.5 (to underside of highest ceiling)

Zoning Criteria	Proposal	R1-G	R3-L
Storeys – maximum	2.5*	2	3
Site coverage % – maximum	60.00*	30.00	40.00
Open site space % – minimum	35.50*	50.00	40.00
Number of dwellings units per building - maximum	7	N/A	10
Separation space between buildings (within the site) (m) – minimum	5.79*	N/A	6.00
Setbacks (m) – minimum			
Front	1.68*	7.50	4.50 7.5 (average)
Rear	6.10*	13.50	4.50
Side (east)	6.70*	8.50 (15% of lot width)	3.00
Side (west)	1.70* (to stair) 2.9* (to building face)	8.50 (15% of lot width)	3.00
Parking – minimum	22*	N/A	26
Bicycle parking stalls – minimum			
Long term	36	N/A	24
Short term	10	N/A	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant consulted the Fairfield Gonzales CALUC at a Community Meeting held on August 17, 2017. A second Community Meeting was held on December 13, 2018 to share changes to the application since the first meeting. Summaries of the two meetings are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan,* 2012 (OCP) Urban Place Designation for the subject property is Traditional Residential, which supports ground-oriented residential uses. The OCP states that new development may have a density of generally up to 1:1 FSR and up to two storeys in height. The OCP also notes that within each designation there will be a range of built forms and that decisions about the appropriate scale of building for a particular site will be based on an evaluation of the context in addition to consistency with OCP policies, other relevant City policies and local area plans. Given the existing context includes a range of building heights, including one, two and three storeys and the site is located on a transit corridor in close

proximity to an Urban Village, the proposed FSR of 0.85:1 and 2.5 storeys is considered appropriate for the subject property. In addition, the proposed townhouses also help advance the OCP housing objectives which encourage a diversity of housing types to create more home ownership options.

Gonzales Neighbourhood Community Plan

The housing objectives of the *Gonzales Neighbourhood Community Plan* promote the creation of a range of housing to meet the needs of people with different needs and incomes, which can include townhouses. The proposal for approximately 17 family-friendly attached dwellings (i.e. townhouses) is generally consistent with these objectives; however, the proposal is inconsistent with the Plan's housing recommendation, which encourages the continuation of single family zoning and land use policies that ensures the neighbourhood retains its detached dwelling character.

Housing Agreement

The applicant is amenable to entering into a Housing Agreement with the City to ensure that a future strata corporation could not pass any bylaws that would prohibit or restrict the rental of units to non-owners. The recommended motion provided for Council's consideration includes the necessary language.

Statutory Right-of-Way

The standard Right-of-Way for a collector street, such as Fairfield Road, is 20.0m. To achieve this, a Statutory Right-of-Way (SRW) of 1.15m is required on the Fairfield Road frontage for 1712 Fairfield Road. Staff recommend that Council make this requested SRW a condition of rezoning. The recommended motion provided for Council's consideration includes the necessary language.

Tree Preservation Bylaw and Urban Forest Master Plan

There were 26 trees inventoried by the project arborist in May 2018 (report attached). Five municipal trees (two in Hollywood Park and three boulevard trees on Fairfield Road), and 17 trees on neighouring private properties were included in the review. All of the neighboring and publicly owned trees will be retained with the exception of one Cherry tree on the boulevard, which is proposed for removal due to its location within the parkade driveway entrance. This tree will be replaced with one new boulevard tree. The mature Ponderosa Pine and Horse Chestnut tree in Hollywood Park near the development would be protected and retained during the construction phase of this project.

There are two bylaw protected trees on the subject property. One bylaw protected Linden tree with poor structure would be removed; a bylaw protected Lombardy Poplar tree would be retained on the rear of the property. All of the non-protected site trees and shrubs are proposed for removal as they are unable to be retained due to the construction of the underground the parkade and building construction. Four replacement trees are proposed to replace the removed bylaw trees.

CONCLUSIONS

The proposal is consistent with the OCP as it relates to ground-oriented residential development within Traditional Residential areas and furthers the goals in the OCP with regards to

encouraging development along transit corridors in close proximity to services, and providing a diversity of housing types to create more home ownership options. Staff recommend for Council's consideration that the application advance to a Public Hearing, subject to the preparation of legal agreements.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00618 for the property located at 1712 & 1720 Fairfield Road.

Respectfully submitted,

Alec Johnston
Senior Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: February 25, 2019

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 25, 2018
- Attachment D: Letter from applicant to Mayor and Council dated February 4, 2019
- Attachment E: Community Association Land Use Committee Meeting Summaries from August 17, 2017 and December 13, 2018
- Attachment F: Tenant Assistance Plans
- Attachment G: Arborist Report dated July 20, 2018
- Attachment H: Advisory Design Panel meeting minutes dated March 28, 2018
- Attachment I: Correspondence

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of February 28, 2019

To:	Committee of the Whole	**Date:**	February 15, 2019
From:	Andrea Hudson, Acting Director, Sustainable Planning and Community Development		
Subject:	**Development Permit Application No. 00098 for 1712 & 1720 Fairfield Road**		

RECOMMENDATION

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00618, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000519 for 1712 & 1720 Fairfield Road, in accordance with:

1. Plans date stamped September 25, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1712 and 1720 Fairfield Road. The proposal is to construct three buildings containing approximately 17 attached dwelling units at a density of 0.85:1 floor space ratio (FSR).

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives for Development Permit Area 16: General Form and Character and the associated Design Guidelines
- the proposal is consistent with the *Gonzales Neighbourhood Community Plan* which encourages a contextual design response that draws on the character of the site and neighbouring properties; however, it is inconsistent with the Plan's recommendation to maintain the neighbourhood detached dwelling character

BACKGROUND

Description of Proposal

The proposal is for three buildings containing approximately 17 attached dwelling units (i.e. townhouses) at a density of 0.85:1 FSR.

Specific details include:

- contemporary building design with a simplified form and massing which incorporates passive design principles to improve energy efficiency
- two, 2.5-storey buildings sited closer to Fairfield Road and Hollywood Park and a two-storey building located at the rear of the site
- underground parking with 22 parking stalls
- individual entryways and private, at-grade amenity space for each unit
- common outdoor amenity space located between the buildings and at the rear of the site.

Exterior building materials include:

- vertical cedar cladding with a white wash finish
- cedar shingles
- standing seam metal roof
- rock dash stucco
- cedar doors with a dark stain finish
- aluminium frame windows
- glass guardrails with etched privacy glass.

Landscape elements include:

- concrete pavers
- cedar decking
- raised concrete planters with seating edge
- concrete retaining walls
- new perimeter plantings
- arbour structure with vines over the driveway
- IPE wood benches
- wayfinding signage and lighting.

Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on March 28, 2018. The ADP was asked to comment on the overall building and landscape design, with particular attention to the following aspects of the proposal:

- building height and rooflines within the existing context
- relationship to Hollywood Park
- siting of the rear block of attached dwellings (townhouses).

The ADP meeting minutes are attached for reference, and the following motion was carried:

> *"It was moved...that the Advisory Design Panel recommend to Council that [Development Permit with Variance Application No. 00098] for 1712 & 1720 Fairfield Road be approved with consideration of the Panel's discussion as captured in the meeting minutes."*

In response to the ADP motion and staff comments, the applicant has made the following changes to the proposal:

- reconfigured stair and ramp access to improve site accessibility and the functionality of the central courtyard as a common amenity area
- enclosed more of the parkade entry to increase the amount of usable outdoor amenity space, and to improve the transition between the central courtyard and the lower northeast portion of the site
- increased the separation space between the townhouse blocks
- reduced the floor area of the upper-storey so that Blocks 1 & 2 are now 2.5 storeys instead of three storeys.

ANALYSIS

Development Permit Area and Design Guidelines

The OCP identifies the site within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate new developments in a manner which compliments and enhances the established place character of an area through high-quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form of three storeys or lower, and to achieve more liveable environments through considerations for human-scaled design, quality of open spaces, privacy impacts and safety and accessibility. Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

Multi-Unit Residential, Commercial and Industrial Design Guidelines

The *Multi-Unit Residential, Commercial and Industrial Design Guidelines* are applicable for multi-unit residential buildings of three or more units with the overall aim of achieving design excellence, livability and contribution to a sense of place. The Guidelines encourage new development that is sensitive to the existing context and provides an appropriate transition to lower density building forms.

Advisory Design Guidelines for Buildings, Signs and Awnings

The *Advisory Design Guidelines for Buildings, Sign and Awnings* state that an acceptable application will include consideration of an attractive streetscape, and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis is placed on the solution to the following general aspects: design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, street relationship and landscape plan.

Guidelines for Fences, Gates and Shutters

The *Guidelines for Fences, Gates and Shutters* state that fences, gates and shutters must complement the character of the street and not result in a fortress-like appearance; must integrate with building design, architectural finishes and materials for a cohesive effect; and not be the dominant feature of the building façade.

The proposal complies with the Guidelines noted above, as follows:

- the contemporary design adds to the variety of architectural styles along Fairfield Road

and incorporates traditional exterior materials that are high-quality, durable and will weather gracefully

- the reduced setbacks, street-oriented entrances and large windows help to frame the street and provide visual and physical connections to the public sidewalk
- the proposed development orients Block 2 adjacent to Hollywood Park with several at-grade entrances and primary windows facing the park, which helps to create a sense of enclosure, vitality and safety within the park
- the rear building (Block 3) is lower in height to provide a sensitive transition to the lower density houses to the north
- landscaped planting areas along the street and park frontages enhance the residential presence, as well as, the pedestrian experience within Hollywood Park and along Fairfield Road
- site planning and design is pedestrian-oriented with vehicle parking located in an enclosed underground parking garage, accessed from a shared driveway which reduces the number of driveway crossings on Fairfield Road.

Local Area Plans

The proposal is inconsistent with the *Gonzales Neighbourhood Community Plan*'s recommendation to maintain the single family / detached character of the neighbourhood. However, it is consistent with the Plan's policy to encourage new housing that considers the existing character of the site and neighbouring properties in the design of new housing.

Consistent with this policy, the form of the three buildings follows the existing topography of the site, sloping from south to north and from west to east. In response to the context, the proposed buildings are located closer to Hollywood Park and Fairfield Road, which frames the park and enhances the streetscape while minimizing the shadowing impact on neighbouring properties and reducing the opportunity for overlook. In addition, the applicant proposes extensive new perimeter landscaping, particularly in the northeast and northwest corners of the site and along the north property line, to soften the transition with neighbouring properties and the more heavily vegetated areas of Hollywood Park.

The contemporary building design adds to the variety of architectural styles found along Fairfield Road while incorporating traditional materials such as cedar shingles, rock dash stucco and cedar siding, all of which are materials common to the neighbourhood.

CONCLUSIONS

The proposed development is generally consistent with the applicable Design Guidelines and includes high-quality building materials and landscape finishes. The contemporary design is supportable and complementary to the existing character of the area. Therefore, staff recommend for Council's consideration that Council support the application

ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 00098 for the property located at 1712 & 1720 Fairfield Road.

Respectfully submitted,

Alec Johnston
Senior Planner
Development Services Division

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date: February 25, 2019

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 25, 2018
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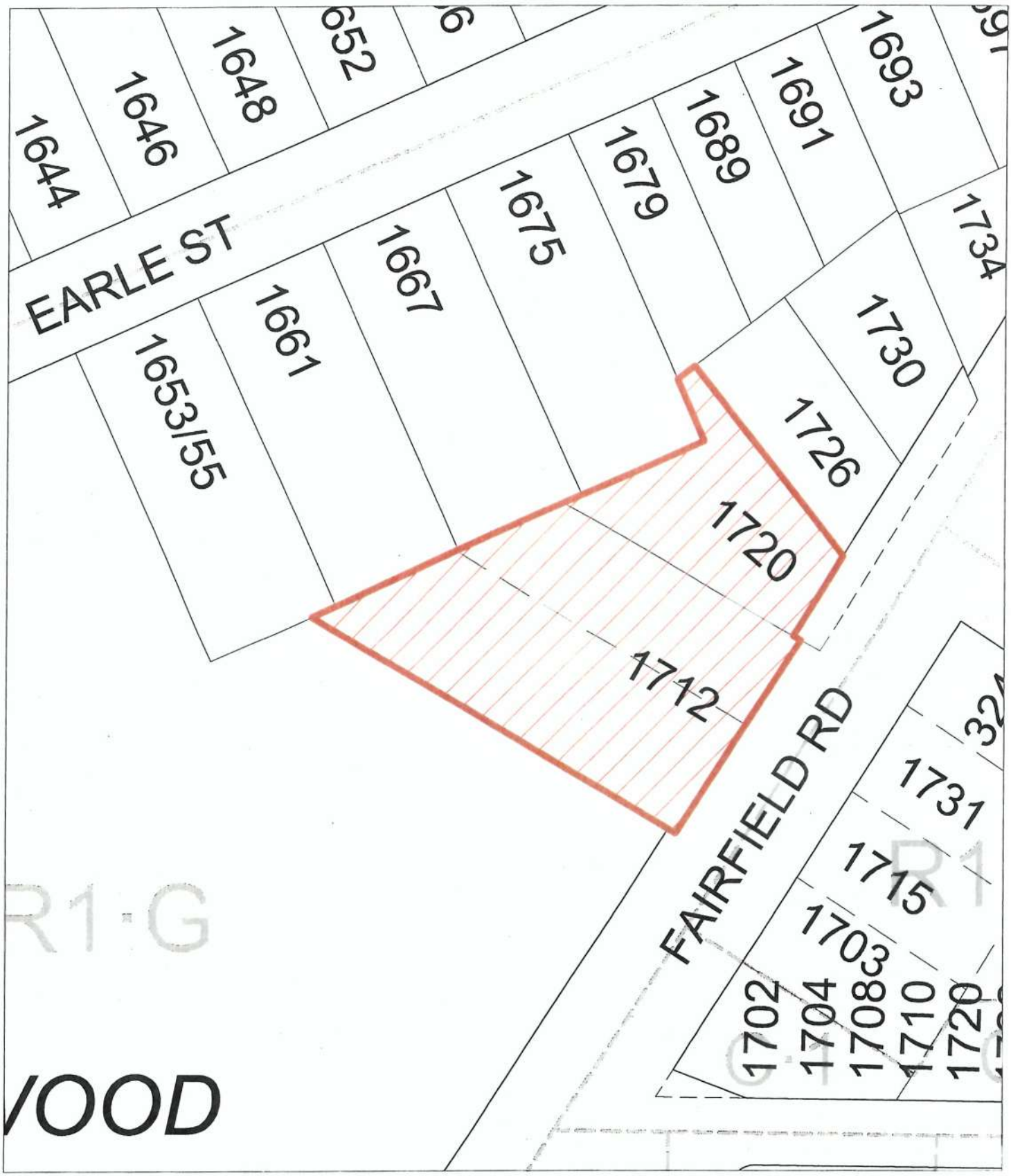
ATTACHMENT A

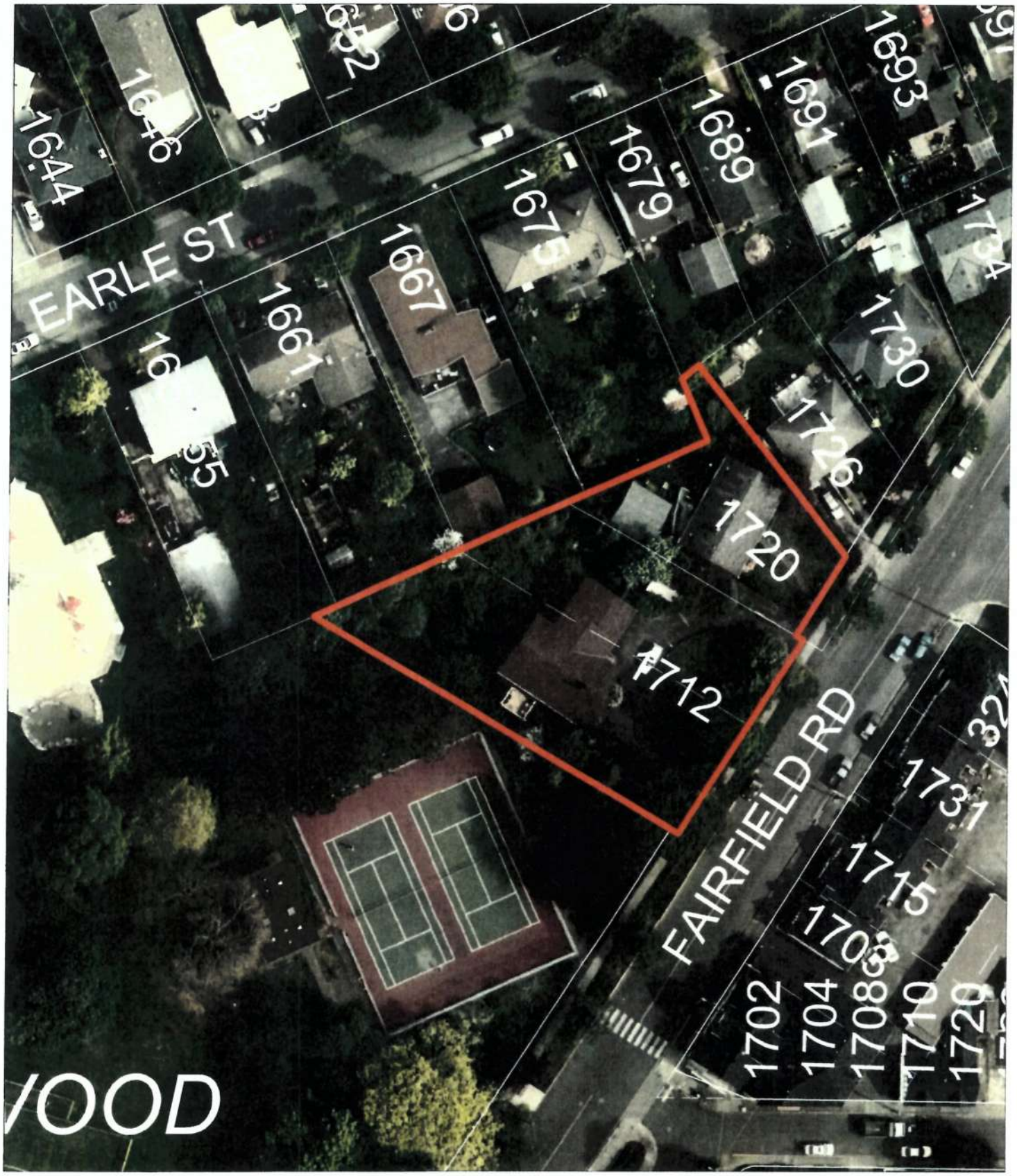


N

1712 - 1720 Fairfield Road
Rezoning No.00618
Development Permit No.000519

CITY OF VICTORIA

ATTACHMENT B



N

1712 - 1720 Fairfield Road
Rezoning No.00618
Development Permit No.000519

CITY OF VICTORIA

ATTACHMENT C

Received
City of Victoria
SEP 25 2018
Planning & Development Department
Development Services Division

Drawing List

A000	Cover Page & Drawing List
A001	Site Survey
A050	Site Coverage
A051	Level 0 Area Plan
A052	Level 1 Area Plan
A053	Level 2 Area Plan
A054	Level 3 Area Plan
A100	Context Plan
A101	Context Streetscapes
A102	Site Plan
A200	Level 0 Plan
A201	Level 1 Plan
A202	Level 2 Plan
A203	Level 3 Plan
A204	Roof Plan
A300	Site Sections
A301	Site Section
A302	Sections
A303	Sections
A401	Elevations
A402	Elevations
A403	Elevations

1712 Fairfield Road
Multi-Family Development

1707 Issued for Rezone Revisions

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ABBREVIATIONS

A	Adj.	Adjustable
	A.F.F.	Above Finished Floor
	Alum.	Aluminum
	Anod.	Anodized
	Arch.	Architectural
B	B/B	Back to Back
	Bd.	Board
	BG	Building Grade
	Bldg.	Building
	Blkg.	Blocking
	Bot. or Btm.	Bottom
	B/S	Both Sides
C	C.B.	Catch Basin
	Chk'd Pl.	Checkered Plate
	C.G.	Corner Guard
	C.J.	Control Joint
	C.O.	Concrete Opening
	Col.	Column
	Conc.	Concrete
	Cont.	Continuous
	C/W	Complete With
D	D/F	Drinking Fountain
	Dim.	Dimension
	Dn.	Down
	Dwg.	Drawing
E	E.G.	Existing Grade
	E.J. or Exp. Jt.	Expansion Joint
	Elec.	Electrical
	El. or Elev.	Elevation
	Eq.	Equal
	Equip.	Equipment
	E/S	Each Side
	Exist.	Existing
	Exp.	Expansion
F	F.D.	Floor Drain
	F.D.C.	Fire Department Cabinet
	F.E.C.	Fire Extinguisher Cabinet
	F.G.	Finished Grade
	Fin.	Finish
	Flr.	Floor
	F.R.	Fire Rated
G	G.I.	Galvanized Iron
	Gl.	Glazing
	Gyp. Bd.	Gypsum Board
	G.W.B.	Gypsum Wall Board
H	H.B.	Hose Bibb
	Horiz.	Horizontal
	H.S.S.	Hollow Steel Section
I	I.D.	Inside Diameter
	I.G.	Interpolated Grade
	Insul.	Insulation
L	Lg.	Long
	Loc.	Location
M	Max.	Maximum
	Mech.	Mechanical
	Min.	Minimum
	M.O.	Masonry Opening
N	N/A	Not Applicable
	N.I.C.	Not in Contract
	No.	Number
	N.T.S.	Not to Scale
O	O.C.	On Centre
	O.D.	Overflow Drain
	O.H.	Over Head
	Opp.	Opposite
	Opn'g	Opening
	O.W.S.J.	Open Web Steel Joist
P	P.Lam.	Plastic Laminate
	Pl.	Plate
	Ply.	Plywood
	Pt.	Paint
	P.T.	Pressure Treated
Q	Q.T.	Quarry Tile
R	R.B.	Rubber Base
	R.C.B.	Rubber Cove Base
	R.D.	Roof Drain
	R.O.	Rought Opening
	Req'd	Required
	Rev.	Reverse
	Rm.	Room
	R.W.L.	Rain Water Leader
S	Sect.	Section
	Sim.	Similar
	Spec.	Specification
	Sq.	Square
	S.S.	Stainless Steel
	St. or St.l	Steel
	Std.	Standard
	Struct.	Structural
T	T.O.	Top of
	Typ.	Typical
U	U/N	Unless Noted
	U/S	Underside
V	V.C.T.	Vinyl Composition Tile
	Vert.	Vertical
W	W/	With
	W/O	Without
	W.W.M.	Welded Wire Mesh

MATERIALS LEGEND

- BRICK
- CONCRETE
- CONCRETE BLOCK
- GYPSUM BOARD
- PLYWOOD
- SOLID WOOD
- RIGID & SEMI RIGID INSULATION
- BATT / ACCOUSTIC INSULATION
- SPRAY FOAM INSULATION
- GRAVEL
- ASPHALT
- STRUCTURAL STEEL
- EARTH / BACKFILL
- ROOF MEMBRANE / AIR / VAPOUR RETARDER / DAMPROOFING

GENERAL NOTES

1. All labour, materials and products to comply with requirements of the British Columbia Building Bylaw 2012 edition (BCBC 2012), and all other applicable codes, standards and bylaws.
2. For topographical information refer to Site Survey A004
3. Architectural drawings to be read in conjunction with all other consultants' documents.
4. For proposed window locations and dimensions, refer to Floor Plan and Elevation drawings

Received
City of Victoria
SEP 25 2018
Planning & Development Department
Development Services Division

Spatial Separation (Block 1)

		Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	F.R.R.	Construction Type	Cladding
North	A	144.9 m²	4.0 m	36%	26%	--	Combustible	Combustible
	B	64.4 m²	>7.0m	100%	30%			
South		208.4 m²	>9.0 m	100%	31.4%	--	Combustible	Combustible
East		128.5 m²	6.2 m	71%	5.2%	--	Combustible	Combustible
West		129.5 m²	2.9 m	25%	8.3%	--	Combustible	Combustible

Notes: Ref. BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

Spatial Separation (Block 2)

		Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	F.R.R.	Construction Type	Cladding
North		117.2 m²	3.0 m	26%	11%	--	Combustible	Combustible
South		100.4 m²	> 8.0 m	100%	24%	--	Combustible	Combustible
East	A	139.7 m²	4.0 m	36%	34%	--	Combustible	Combustible
	B	99.7 m²	6.2 m	72%	26%			
West		269.1 m²	3.5 m	26%	24%	--	Combustible	Combustible

Notes: Ref. BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

Spatial Separation (Block 3)

		Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening % Proposed	F.R.R.	Construction Type	Cladding
North		254.8 m²	6.1 m	53%	33%	--	Combustible	Combustible
South		231.4 m²	4.0 m	30%	30%	--	Combustible	Combustible
East		73.8 m²	> 9.0 m	100%	6%	--	Combustible	Combustible
West		95.5 m²	5.2 m	62%	23%	--	Combustible	Combustible

Notes: Ref. BCBC 2012 Occupancy Group C 3.2.2.50, Table 3.2.3.1D

PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
CIVIC ADDRESS	1712 + 1720 Fairfield Road
ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2433.2 m²
LOT WIDTH	48.38 m
ABOVE GRADE FLOOR AREA	2065.9 m²
BELOW GRADE FLOOR AREA	201.7 m²
TOTAL FLOOR AREA	2267.6 m²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.70m
DIST. UNIT ENTRANCE TO PL	4.2m

	PERMITTED42m	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.85
SITE COVERAGE	30%	60%
OPEN SITE SPACE	50%	35.5%
BUILDING HEIGHT	7.6m	11.45m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	36 (Long Term) 10 (Short Term)
BUILDING SETBACKS		
FRONT YARD	7.5m	1.68m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	1.7m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	8.4m
RESIDENTIAL USE DETAILS		
Total Number of Units		17
Unit Type		2-3 Bedroom
Ground Oriented Units		17
Minimum Unit Floor Area		114.4m²
Total Residential Floor Area		2267.6 m²

AVERAGE GRADE CALCULATION

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	13.485 + 13.085 / 2 = 13.285	22.560	299.975	71.670
B + C	13.085 + 13.485 / 2 = 13.285	13.200	175.159	
C + D	13.485 + 13.485 / 2 = 13.485	22.560	304.491	
D + A	13.485 + 13.485 / 2 = 13.485	13.200	179.811	
Block 2				
A + B	13.485 + 13.485 / 2 = 13.485	10.870	146.256	76.735
B + C	13.485 + 12.545 / 2 = 13.015	22.300	290.115	
C + D	12.545 + 11.809 / 2 = 12.177	11.800	143.701	
D + A	11.809 + 13.425 / 2 = 12.617	23.500	372.297	
Block 3				
A + B	11.809 + 13.485 / 2 = 12.647	21.300	396.547	93.720
B + C	13.485 + 12.579 / 2 = 13.032	10.870	141.658	
C + D	12.579 + 10.807 / 2 = 11.693	38.485	450.122	
D + A	10.837 + 11.809 / 2 = 11.308	13.200	147.004	
		Total	3,002.004	241.139
		Average Grade		12.720736

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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

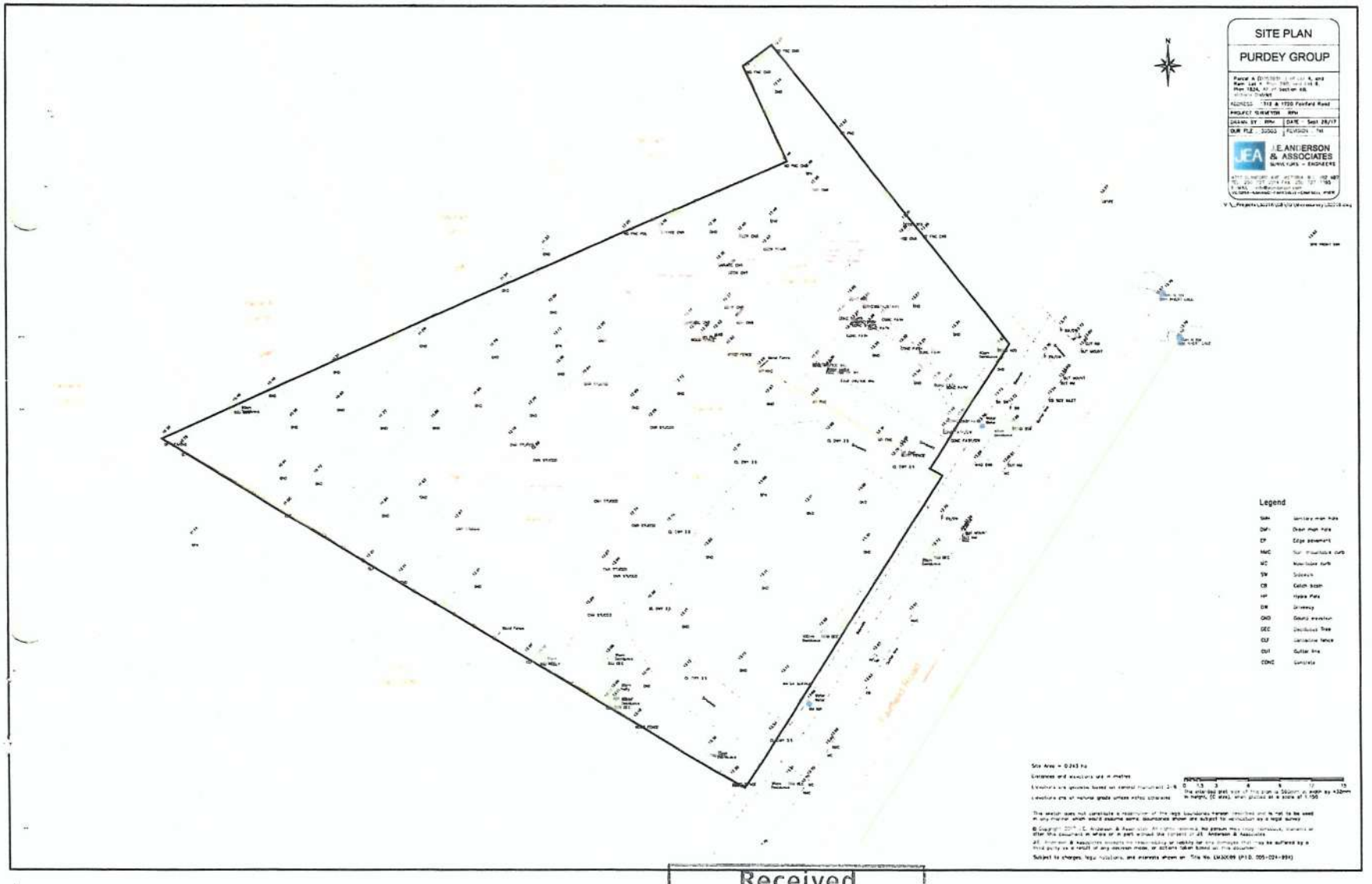
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

General Notes & Symbols

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A001



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Architecture Inc

PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
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3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018

1712 Fairfield Road Multi-Family Development

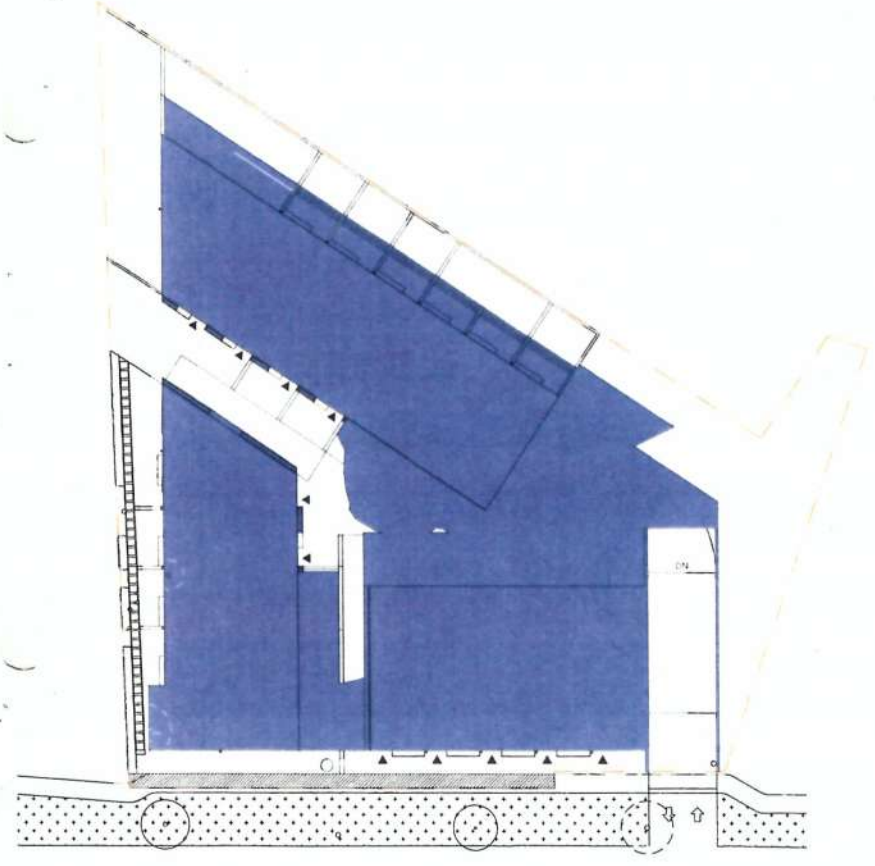
Issued for Rezone Revisions

Survey Plan

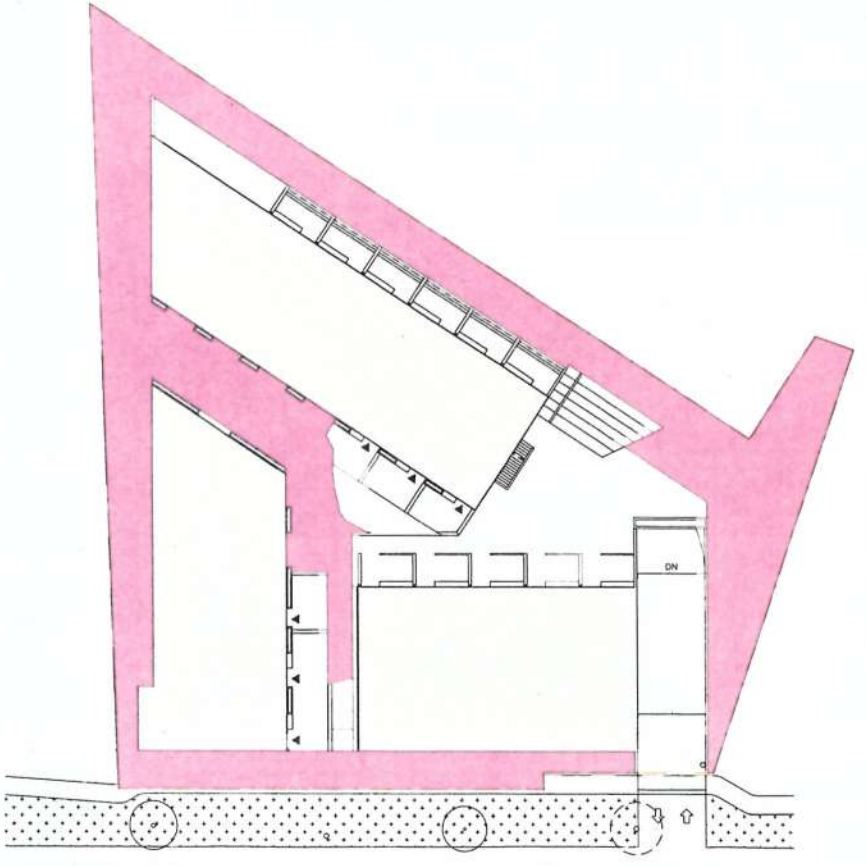
DATE	18/05/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	1707

A004

Received
City of Victoria
SEP 25 2018
Planning & Development Department
Development Services Division



1 SITE COVERAGE
1 : 200



2 OPEN SITE SPACE
1 : 200

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City of Victoria
SEP 25 2018
Planning & Development Department
Development Services Division

Comment 4: Revise Site Coverage and Open Site Space calculations with regard to driveway sloping below existing grade.

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PLOT INFO.
PLOT STAMP LOCATION

Statement of Site Coverage

Site Coverage (Projections Above Existing Grade)

Open Site Space

Site Area	2433.2 m²
Site Coverage	1480.1 m² (60.8%)
Open Space	953.2 m² (39.2%)

REVISIONS

NO	DESCRIPTION	DATE
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development
Issued for Rezone Revisions

Site Coverage

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	1707

A050

Area Schedule (Level 0)			
Name	Area	Level	Count
B3 Level 0 (6)	26 m²	Level 0 Parking	1
B3 Level 0 (5)	27 m²	Level 0 Parking	1
B3 Level 0 (4)	27 m²	Level 0 Parking	1
B3 Level 0 (3)	27 m²	Level 0 Parking	1
B3 Level 0 (2)	27 m²	Level 0 Parking	1
B3 Level 0 (1)	27 m²	Level 0 Parking	1
C3 Level 0	40 m²	Level 0 Parking	1
Grand total	201 m²		

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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 0 Area Plan

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A051

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City of Victoria
SEP 25 2018
Planning & Development Department
Development Services Division

Area Schedule (Level 1)			
wtwt	Area	Level	Count
C2 Level 1	58 m²	LEVEL 1	1
B2 Level 1 (3)	46 m²	LEVEL 1	1
B2 Level 1 (2)	46 m²	LEVEL 1	1
B2a Level 1	45 m²	LEVEL 1	1
B2 Level 1 (1)	46 m²	LEVEL 1	1
B1 Level 1 (4)	51 m²	LEVEL 1	1
B1 Level 1 (3)	52 m²	LEVEL 1	1
B1 Level 1 (2)	52 m²	LEVEL 1	1
B1 Level 1 (1)	52 m²	LEVEL 1	1
B1a Level 1	45 m²	LEVEL 1	1
C3 Level 1	76 m²	LEVEL 1	1
B3 Level 1 (1)	41 m²	LEVEL 1	1
B3 Level 1 (2)	41 m²	LEVEL 1	1
B3 Level 1 (3)	41 m²	LEVEL 1	1
B3 Level 1 (4)	41 m²	LEVEL 1	1
B3 Level 1 (5)	41 m²	LEVEL 1	1
B3 Level 1 (6)	40 m²	LEVEL 1	1
Grand total	817 m²		

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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 1 Area Plan

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A052

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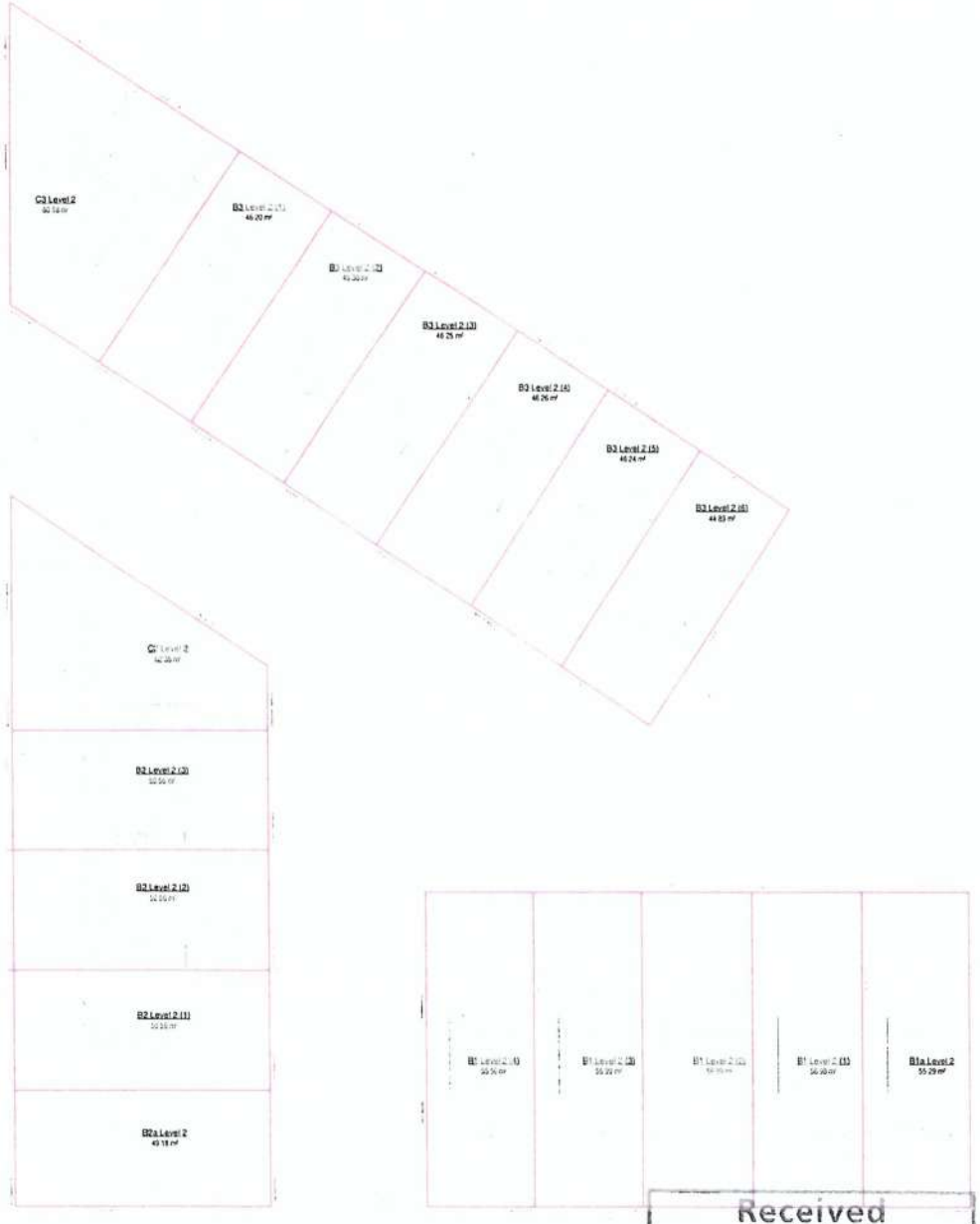
Area Schedule (Level 2)			
wtwt	Area	Level	Count
B1a Level 2	55 m²	Level 2	1
B1 Level 2 (1)	57 m²	Level 2	1
B1 Level 2 (2)	57 m²	Level 2	1
B1 Level 2 (3)	57 m²	Level 2	1
B1 Level 2 (4)	56 m²	Level 2	1
B2a Level 2	49 m²	Level 2	1
B2 Level 2 (1)	51 m²	Level 2	1
B2 Level 2 (2)	51 m²	Level 2	1
B2 Level 2 (3)	51 m²	Level 2	1
C2 Level 2	62 m²	Level 2	1
C3 Level 2	80 m²	Level 2	1
B3 Level 2 (1)	46 m²	Level 2	1
B3 Level 2 (2)	46 m²	Level 2	1
B3 Level 2 (3)	46 m²	Level 2	1
B3 Level 2 (4)	46 m²	Level 2	1
B3 Level 2 (5)	46 m²	Level 2	1
B3 Level 2 (6)	45 m²	Level 2	1
Grand total	901 m²		



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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE

1712 Fairfield Road
Multi-Family Development
Issued for Rezone Revisions

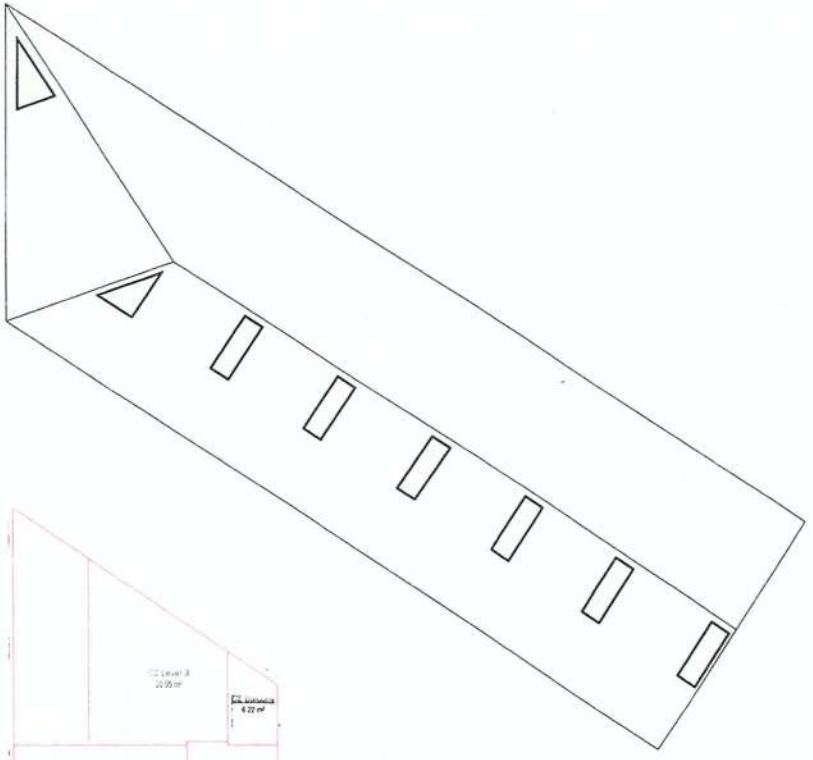
Level 2 Area Plan

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A053

Area Schedule (Level 3)			
wtwt	Area	Level	Count
B2 Level 3 (3)	34 m²	Level 3	1
B2 Level 3 (1)	34 m²	Level 3	1
B2a Level 3	33 m²	Level 3	1
B1a Level 3	35 m²	Level 3	1
B1 Level 3 (1)	36 m²	Level 3	1
B1 Level 3 (2)	36 m²	Level 3	1
B1 Level 3 (3)	36 m²	Level 3	1
B1 Level 3 (4)	35 m²	Level 3	1
B2 Level 3 (2)	34 m²	Level 3	1
C2 Level 3	31 m²	Level 3	1
Grand total	344 m²		

Area Schedule (Level 3 Balcony)			
wtwt	Area	Level	Count
B2 (3) Balcony	18 m²	Level 3	1
B2 (2) Balcony	18 m²	Level 3	1
B2 (1) Balcony	18 m²	Level 3	1
B2a Balcony	17 m²	Level 3	1
B1 (4) Balcony	22 m²	Level 3	1
B1 (3) Balcony	22 m²	Level 3	1
B1 (2) Balcony	22 m²	Level 3	1
B1 (1) Balcony	22 m²	Level 3	1
B1a Balcony	22 m²	Level 3	1
C2 Balcony	6 m²	Level 3	1
Grand total	186 m²		



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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

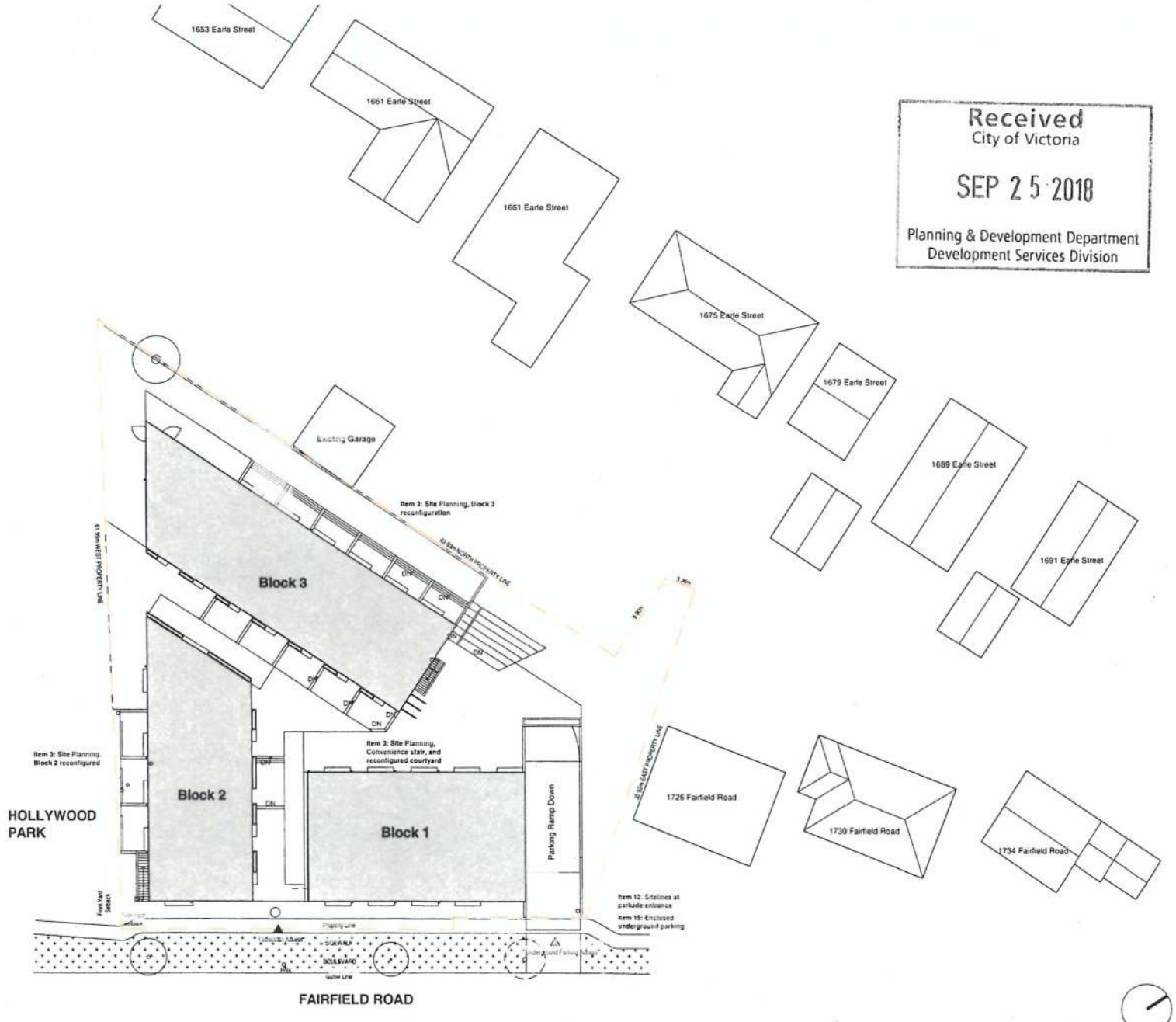
NO	DESCRIPTION	DATE

1712 Fairfield Road
Multi-Family Development
Issued for Rezone Revisions

Level 3 Area Plan

DATE	19/09/2018
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
JOB NUMBER	1707

A054



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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

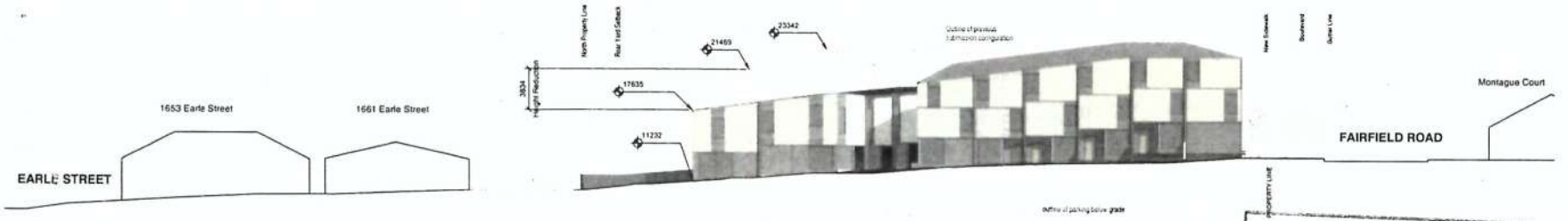
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

A100



1 Context Elevation West
1 : 200

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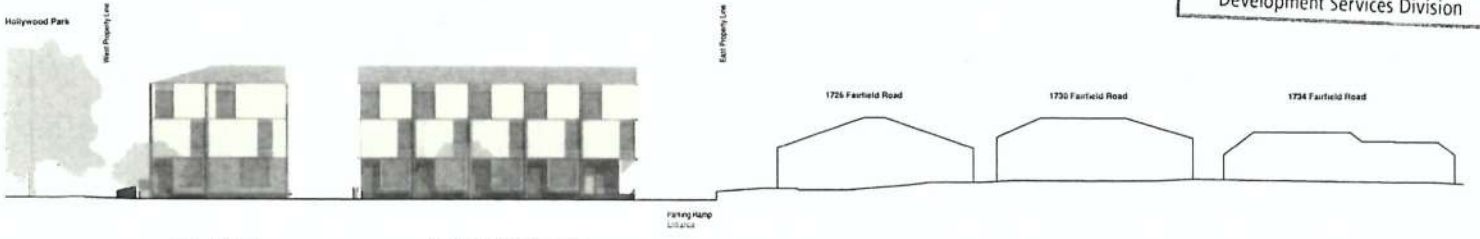
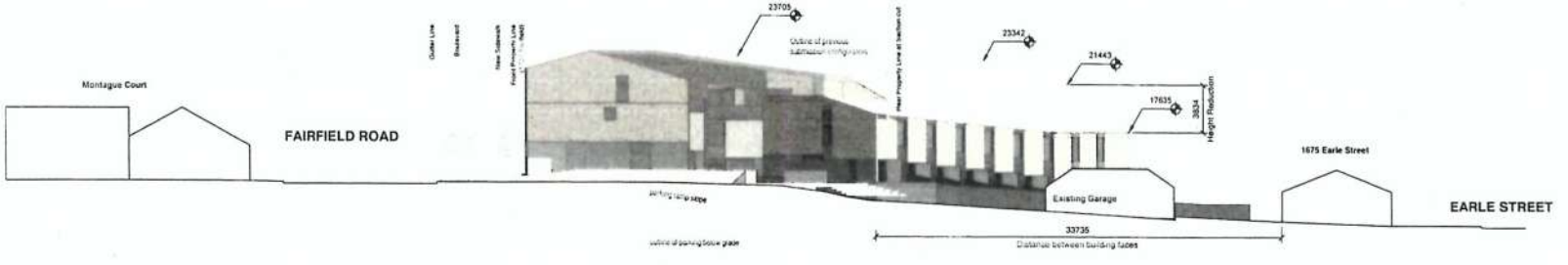


2 Context Elevation South
1 : 200



3 Site Section to Earle Street
1 : 200

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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	06/08/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Context Streetscapes

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 200
JOB NUMBER	1707

A101

PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
CIVIC ADDRESS	1712 + 1720 Fairfield Road
ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2433.2 m²
LOT WIDTH	48.38 m
ABOVE GRADE FLOOR AREA	2065.9 m²
BELOW GRADE FLOOR AREA	201.7 m²
TOTAL FLOOR AREA	2267.6 m²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.70m
DIST. UNIT ENTRANCE TO PL	4.2m

	PERMITTED42m	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.85
SITE COVERAGE	30%	60%
OPEN SITE SPACE	50%	35.5%
BUILDING HEIGHT	7.6m	11.45m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	36 (Long Term) 10 (Short Term)

BUILDING SETBACKS

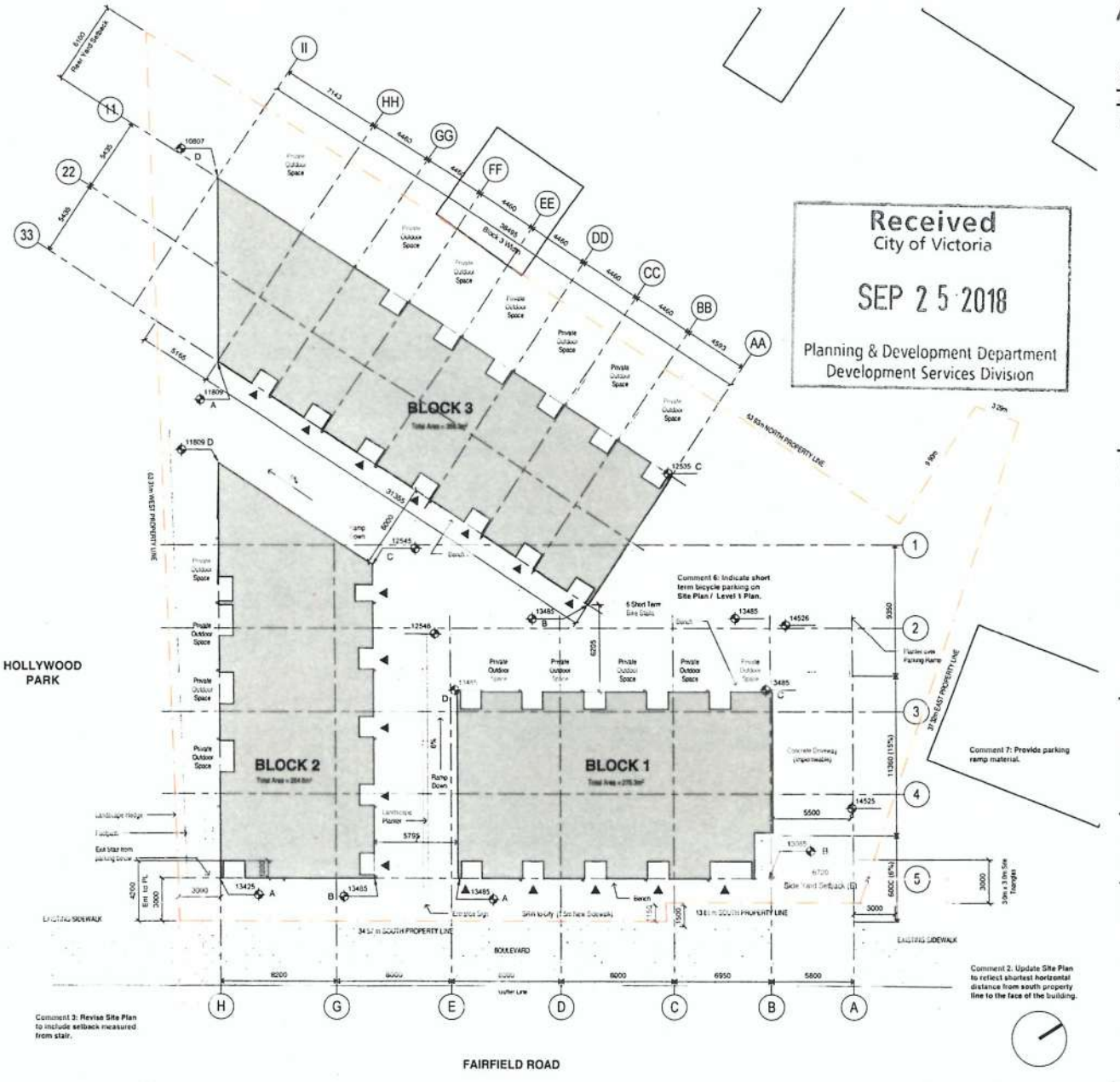
FRONT YARD	7.5m	1.68m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	1.7m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	8.4m

RESIDENTIAL USE DETAILS

Total Number of Units	17
Unit Type	2-3 Bedroom
Ground Oriented Units	17
Minimum Unit Floor Area	114.4m²
Total Residential Floor Area	2267.6 m²

VERAGE GRADE CALCULATION

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A + B	[illegible]	22.945	299.675	71.460
B + C	13.065 + 13.485)/2 =	13.260	178.158	
C + D	13.485 + 13.485)/2 =	22.060	304.411	
D + A	13.485 + 13.485)/2 =	13.260	178.611	
Block 2				
A + B	13.485 + 13.455)/2 =	13.455	181.670	76.735
B + C	13.485 + 12.545)/2 =	13.015	22.360	291.015
C + D	12.545 + 11.639)/2 =	12.177	13.050	158.331
D + A	[illegible]	13.425)/2 =	12.647	73.525
Block 3				
A + B	[illegible]	13.455)/2 =	12.647	31.355
B + C	13.485 + 12.579)/2 =	13.032	13.870	141.658
C + D	12.579 + [illegible]	11.415	16.495	450.125
D + A	[illegible]	11.639)/2 =	11.309	13.050
Total			306.604	241.135
Average Grade				12.7302803



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PLOT INFO.
PLOT STAMP LOCATION

Site Plan Legend

- Tree to be RETAINED
- Tree to be REMOVED
- Unit Access
- Parking Entrance

LEGEND
Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	06/08/2018
6	Rezone Revisions	19/09/2018

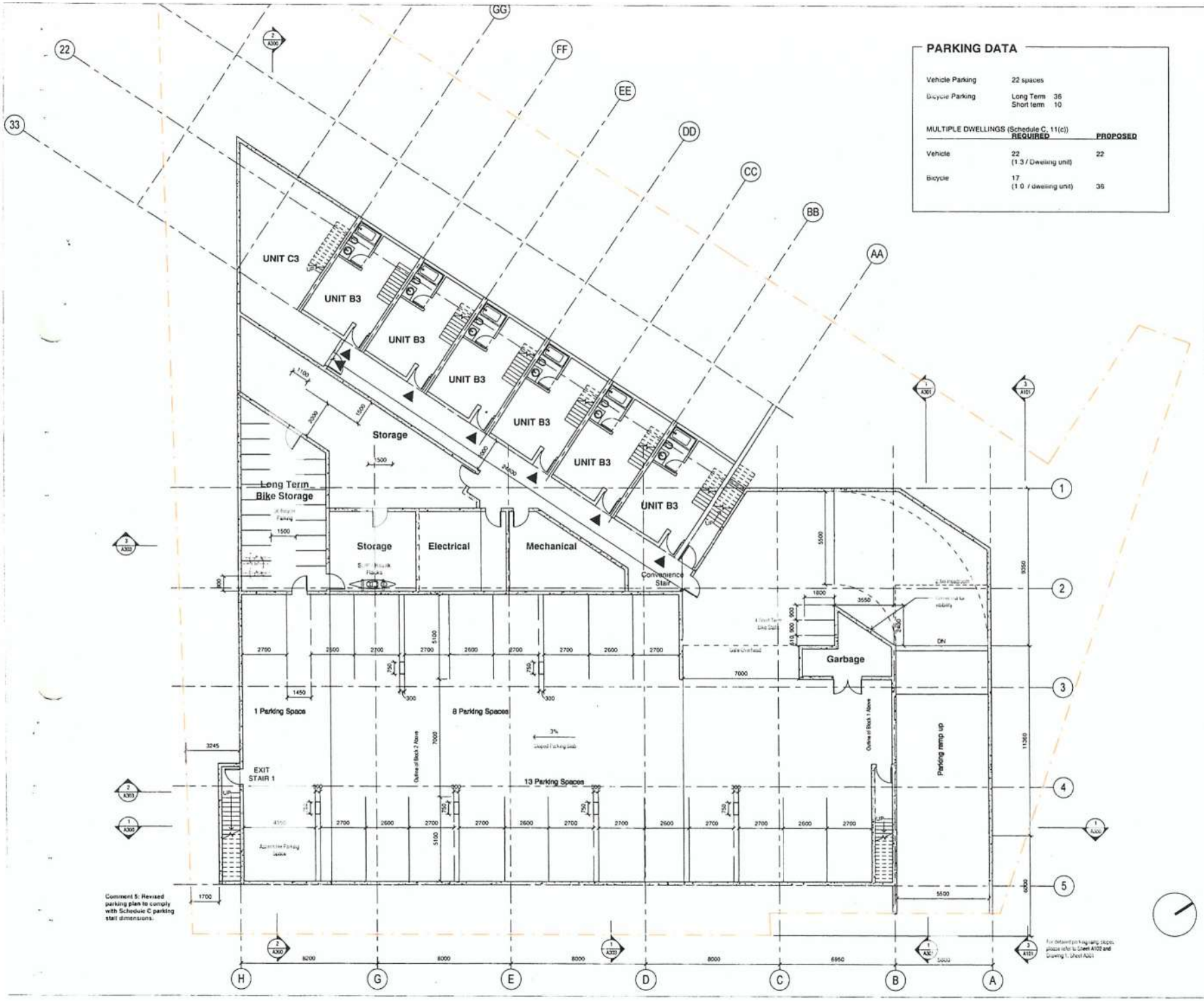
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A102



PARKING DATA

Vehicle Parking	22 spaces	
Bicycle Parking	Long Term 36 Short term 10	

MULTIPLE DWELLINGS (Schedule C, 11(c))

	REQUIRED	PROPOSED
Vehicle	22 (1.3 / Dwelling unit)	22
Bicycle	17 (1.0 / dwelling unit)	36

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REVISIONS

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5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

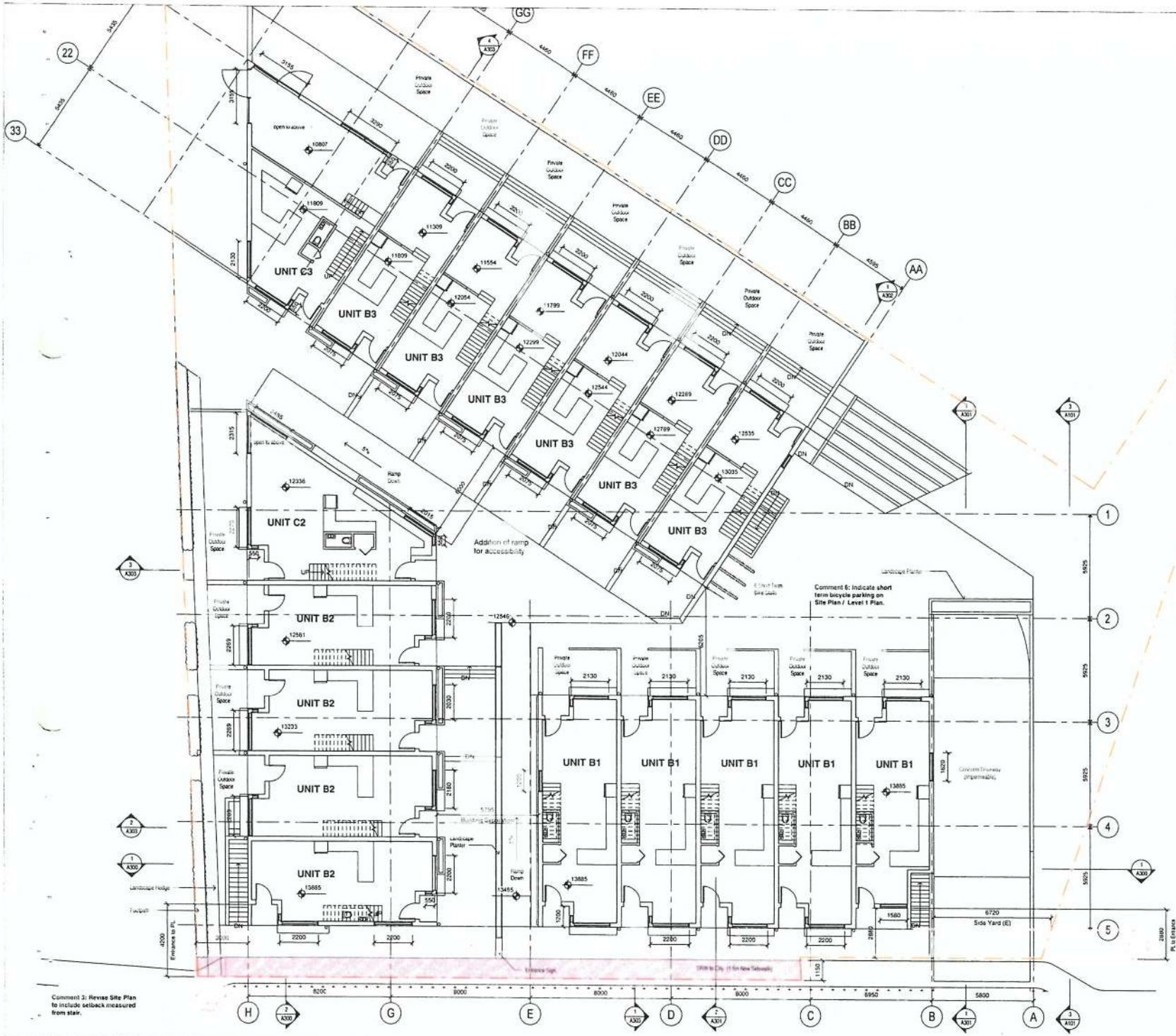
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

PARKING LEVEL PLAN

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A200



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REVISIONS

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5	Issued for Rezone Comments	06/08/2018
6	Rezone Revisions	19/09/2018

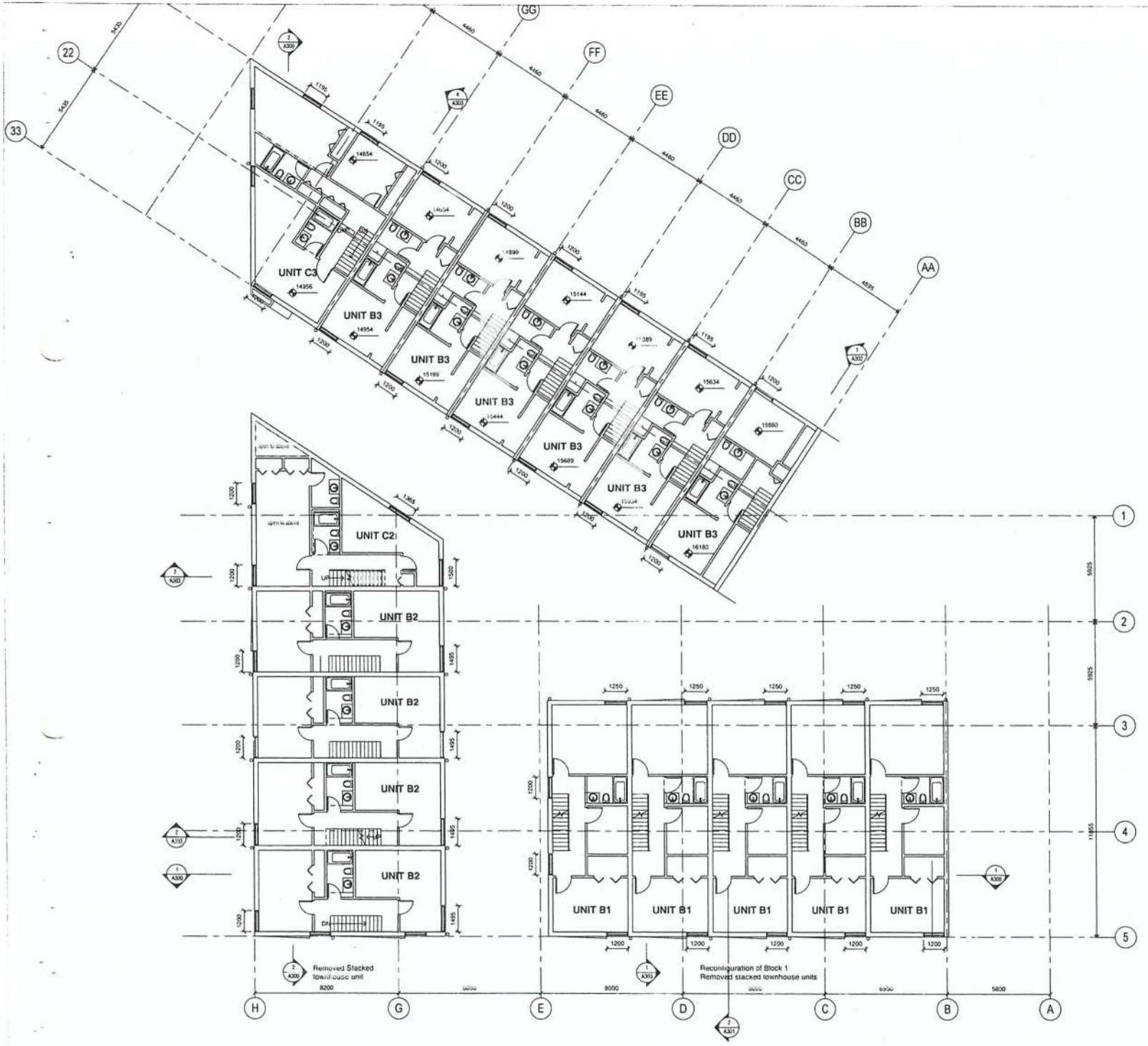
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 1 Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A201



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5	Issued for Rezone Comments	08/08/2018

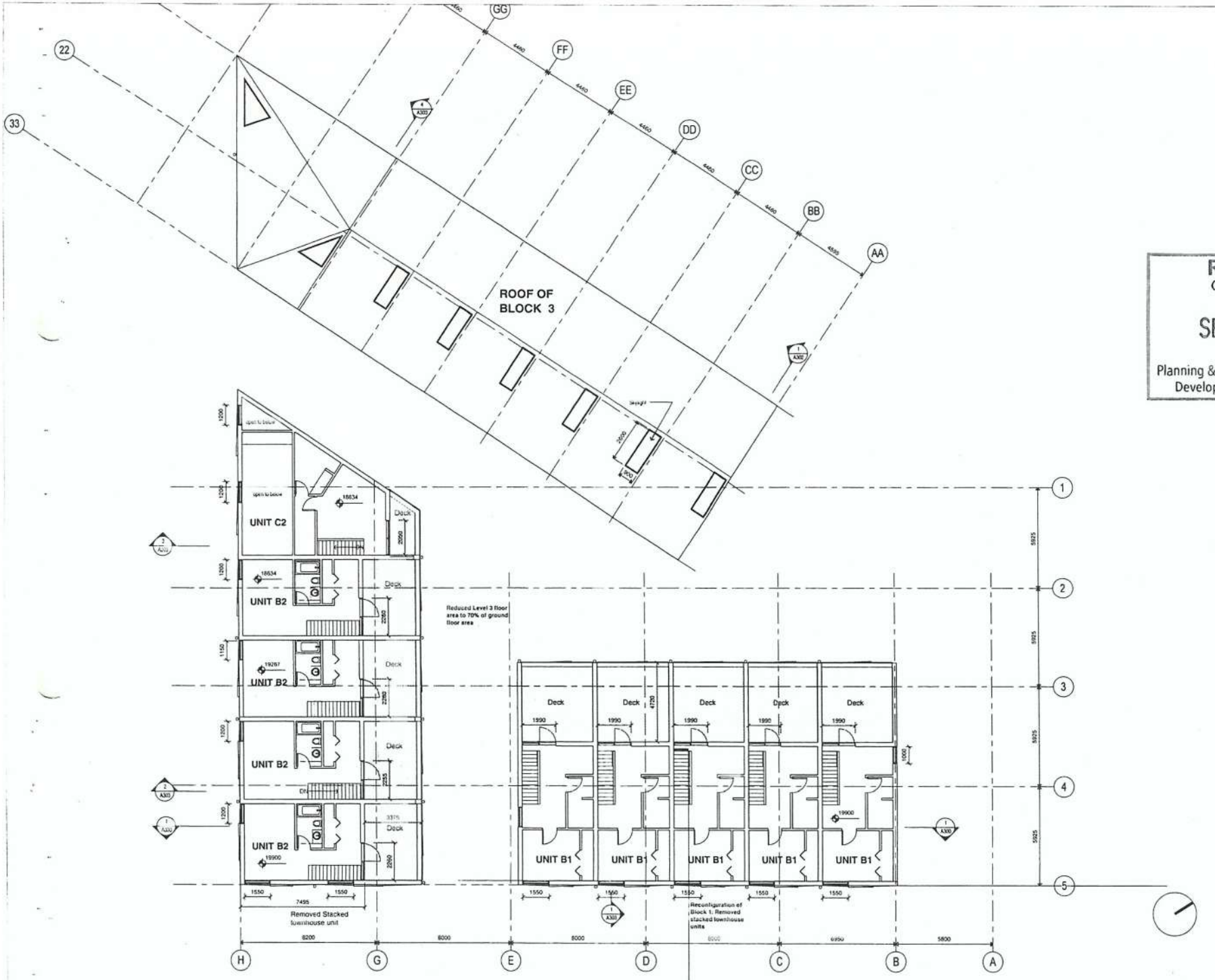
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 2 Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202



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PLOT INFO.
PLOT STAMP LOCATION

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SEP 25 2018
Planning & Development Department
Development Services Division

REVISIONS

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4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

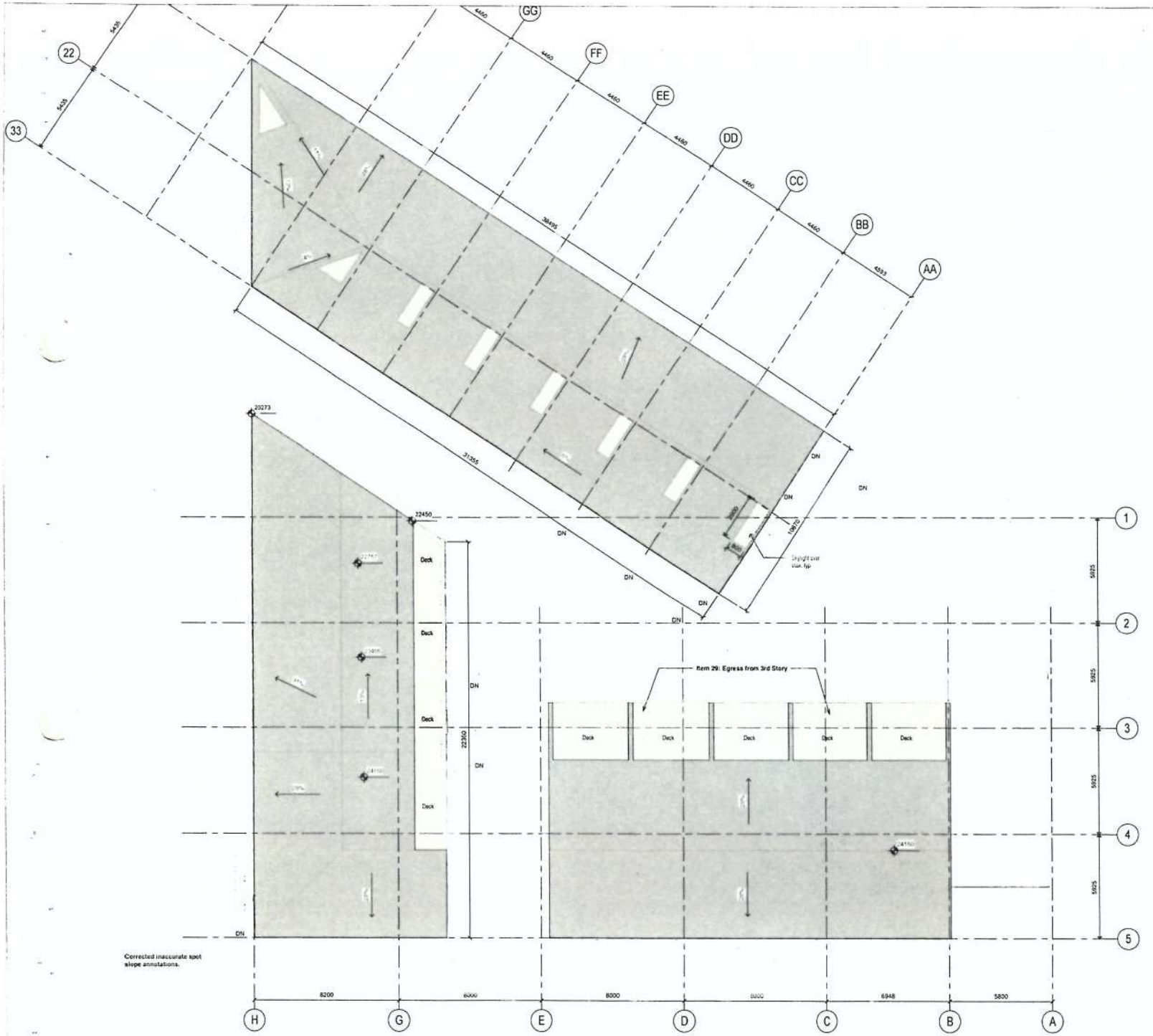
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Level 3 Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A203



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[illegible] WEST FENDER STREET
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EMAIL [illegible]
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PLOT INFO.
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REVISIONS

NO	DESCRIPTION	DATE
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3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Roof Plan

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A204

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PLOT INFO.
PLOT STAMP LOCATION

LEGEND
Existing Grade

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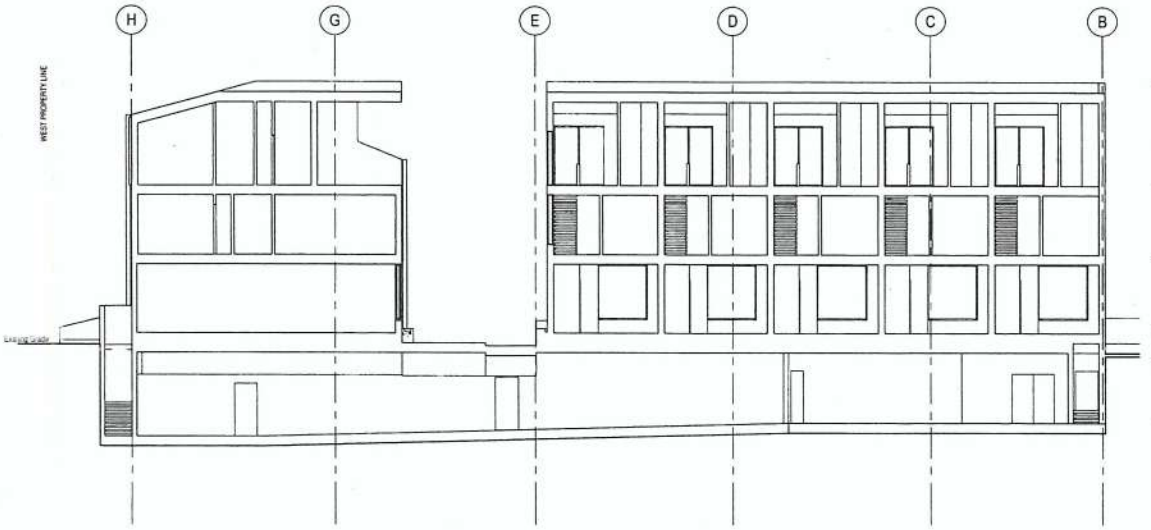

1 East-West Section
1 : 100

2 Site Section 1
1 : 100

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
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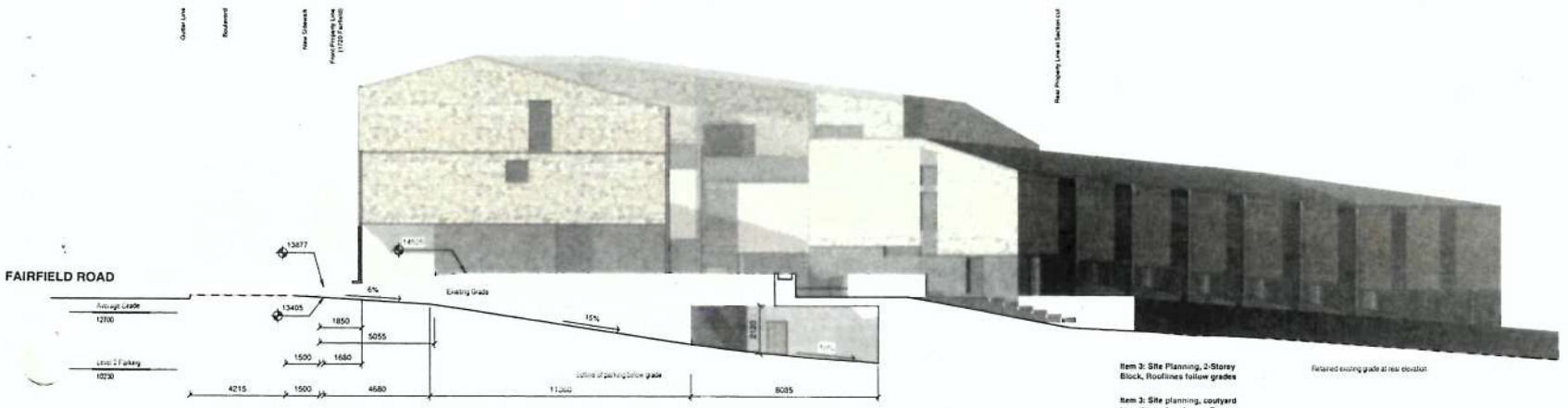
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Site Sections

DATE	08/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A300



1 Parking Ramp Section
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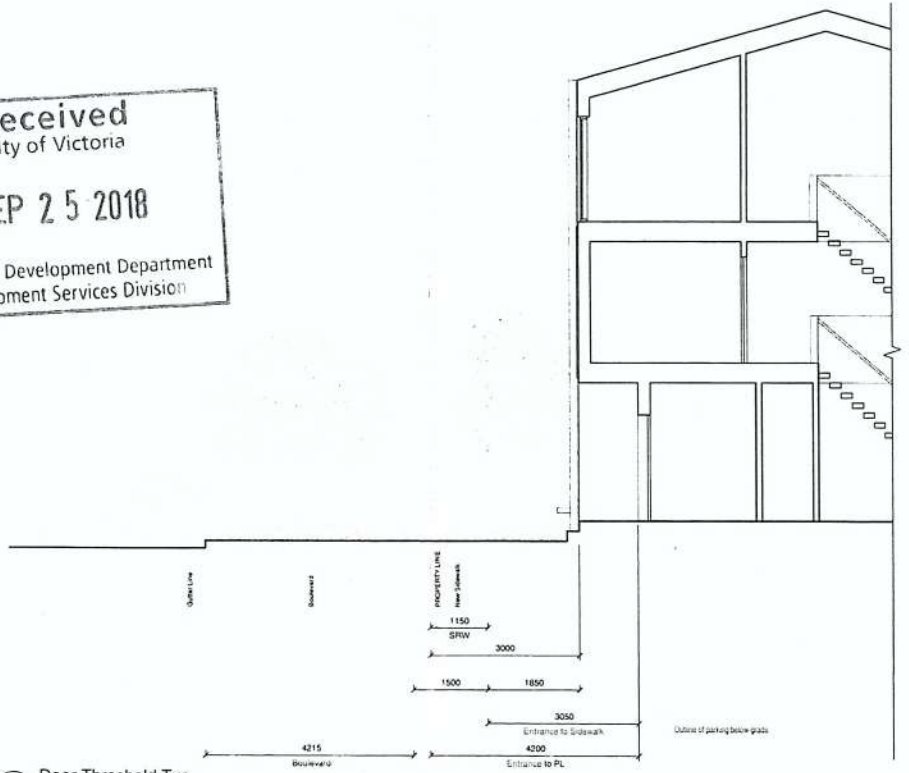

2 Door Threshold Typ.
1 : 50

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PLOT INFO.
PLOT STAMP LOCATION

LEGEND
Existing Grade

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1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Site Section

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A301

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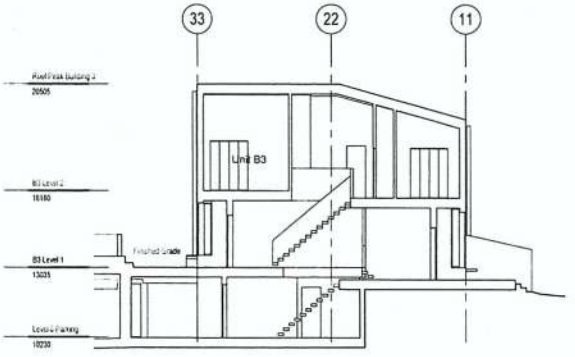

1 B3 Section Typ.
1 : 100

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PLOT INFO.
PLOT STAMP LOCATION

LEGEND

Existing Grade

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5	Issued for Rezone Comments	08/08/2018

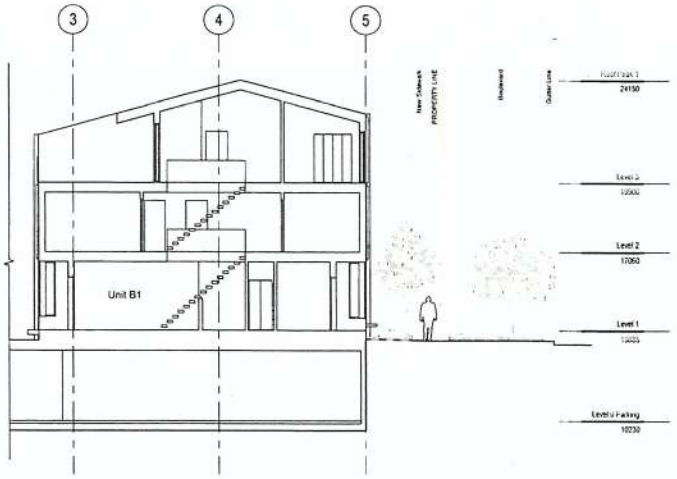
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Sections

DATE	15/08/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A302



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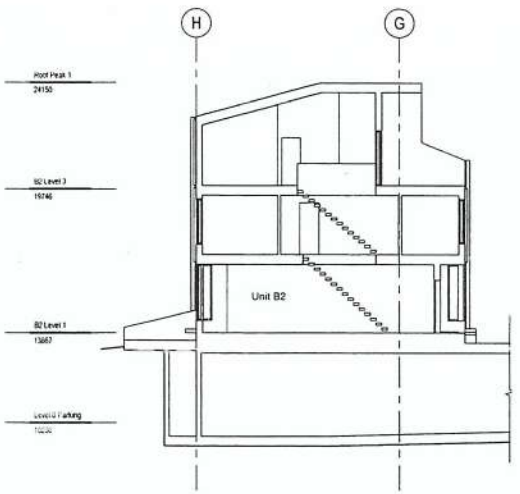
1 : 100



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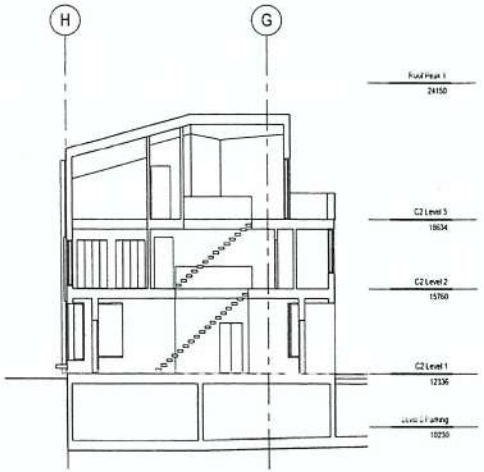

3 C2 Section 1
1 : 100

4 C3 Section 1
1 : 100

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City of Victoria
SEP 25 2018
Planning & Development Department
Development Services Division

SHAPE
Architecture Inc

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V6B 1V8

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EMAIL: info@shapearchitecture.ca
WEB: www.shapearchitecture.ca

PLOT INFO.
PLOT STAMP LOCATION

LEGEND
Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	08/08/2018

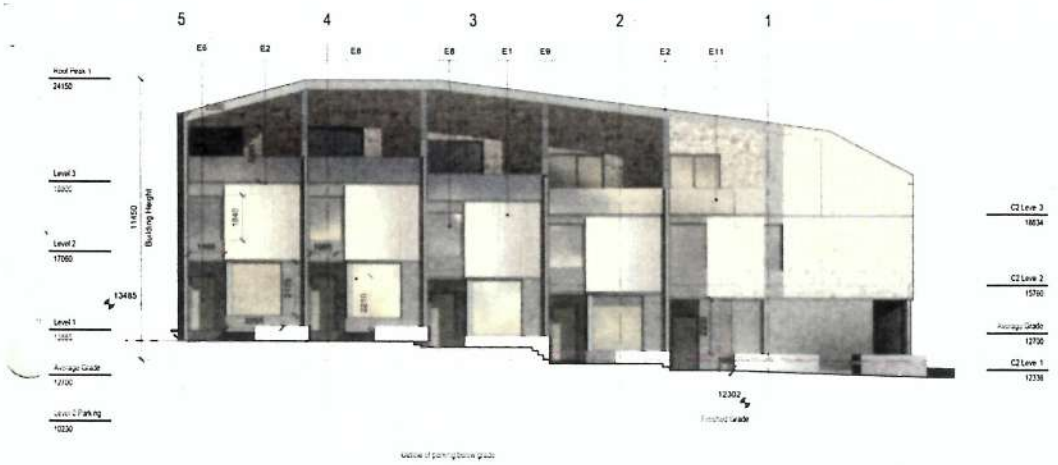
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Sections

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A303



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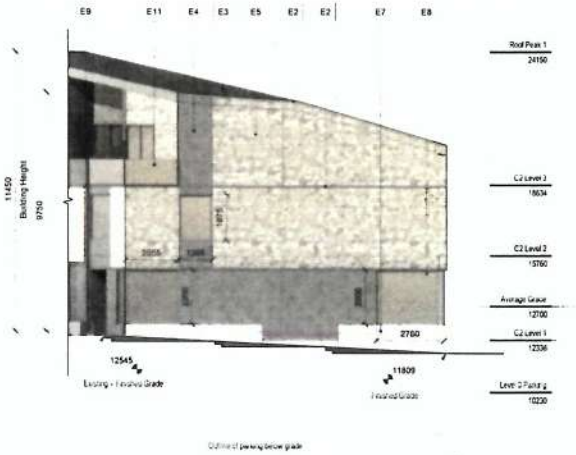

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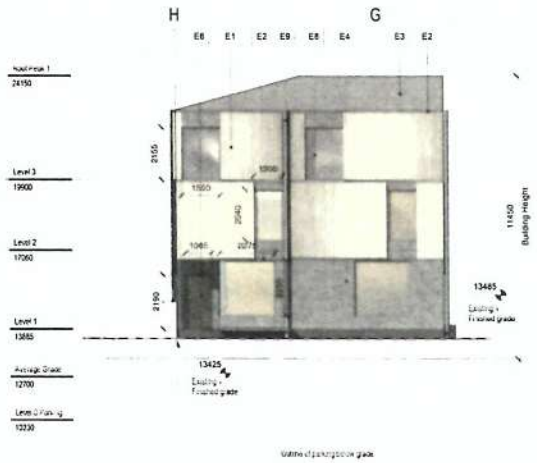

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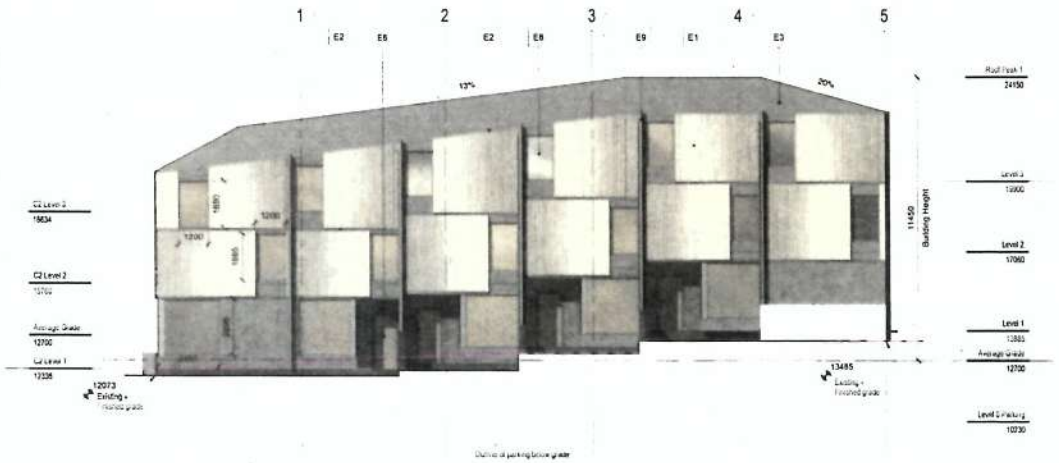

4 Block 2 - West
1 : 100

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Comment 1: Clearly indicate Height, as per Schedule A definition, measured to average grade, on the elevations.

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PLOT INFO.
PLOT STAMP / LOCATION

MATERIALS LEGEND

E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	HOOK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE, CAST IN SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW / DOOR
E9	ALUMINUM RAINWATER LEADER
E10	CEDAR FENCE
E11	GLASS GUARD WITH SATIN ETCH GLASS

LEGEND

Existing Grade

REVISIONS

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4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	06/08/2018
6	Rezone Revisions	19/09/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A401

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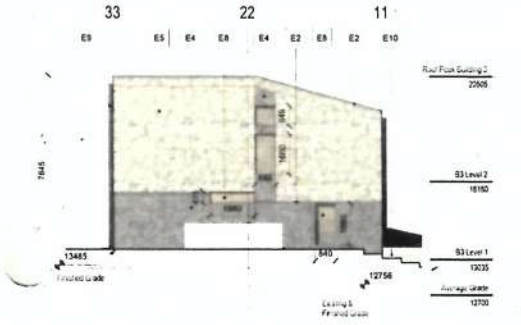

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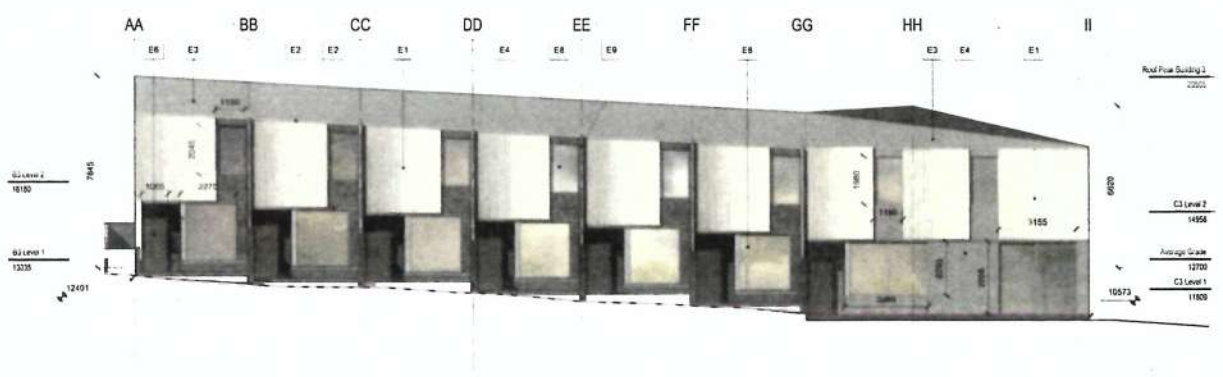
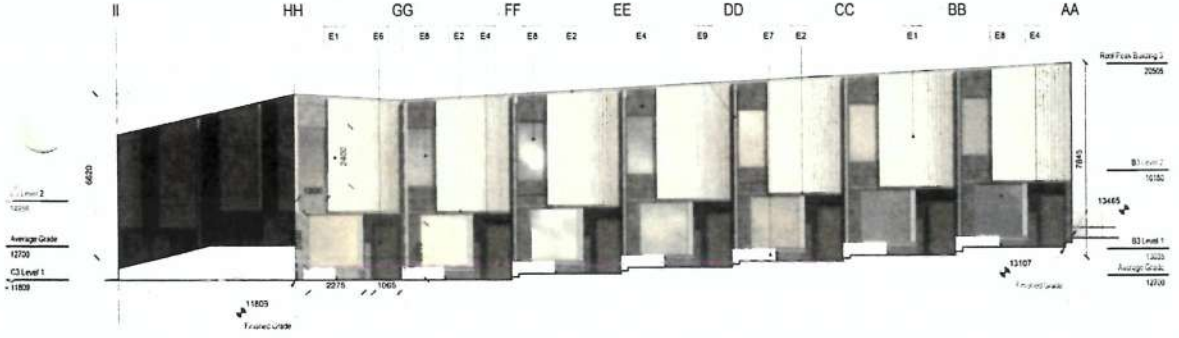
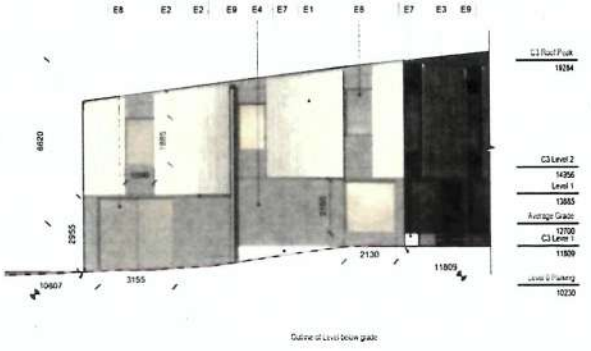


2 Block 3 - North
1 : 100



3 Block 3 - South
1 : 100



4 Block 3 - West
1 : 100

Received
City of Victoria
SEP 25 2018
Planning & Development Department
Development Services Division

Comment 1: Clearly indicate Height, as per Schedule A definition, measured to average grade, on the elevations.

PLOT INFO.
PLOT STAMP LOCATION

MATERIALS LEGEND

E1	CEDAR CLADDING, WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
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LEGEND

Existing Grade

REVISIONS

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5	Issued for Rezone Comments	08/08/2018
6	Rezone Revisions	19/09/2018

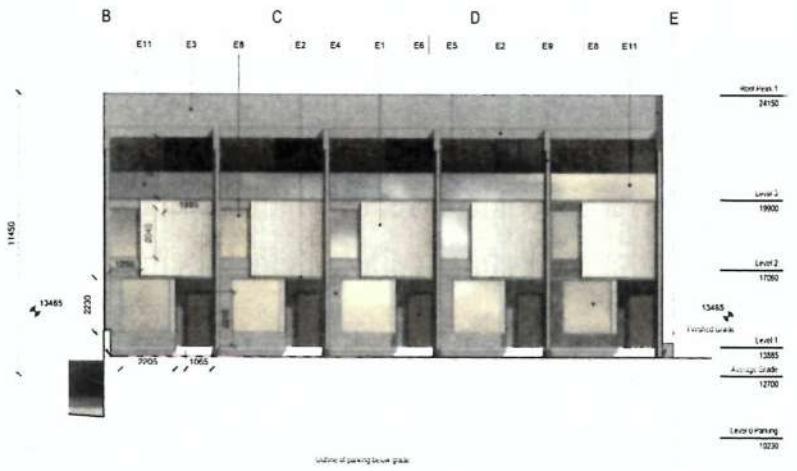
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

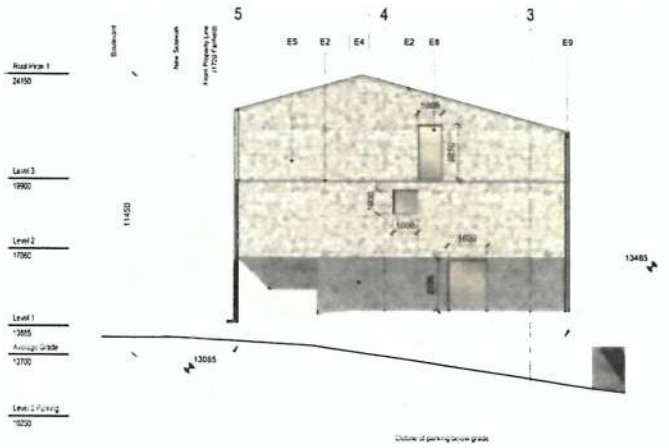
Elevations

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

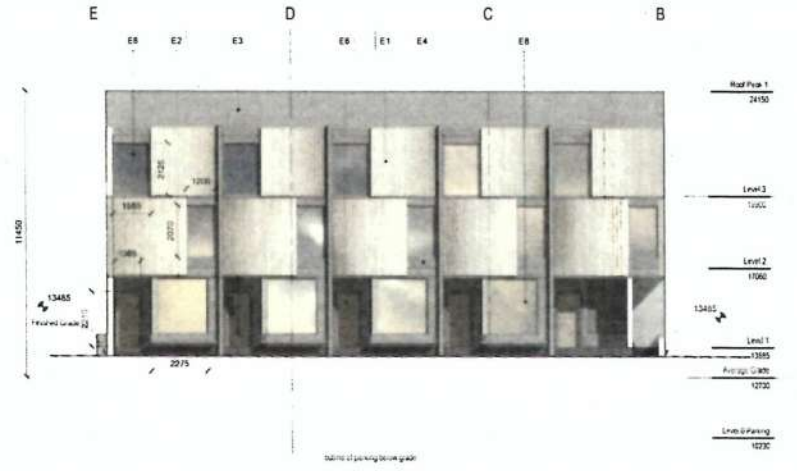
A402



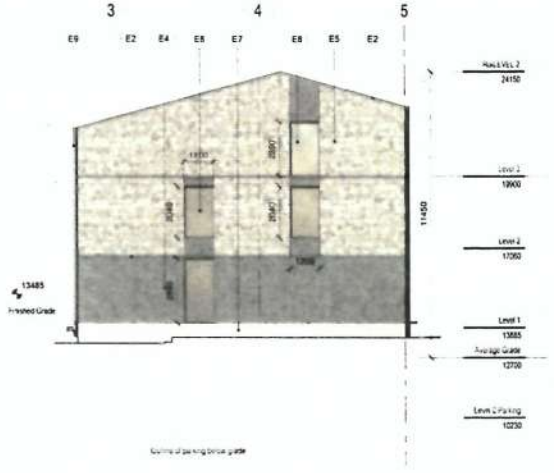
1 Block 1 - North
1 : 100



2 Block 1 - East
1 : 100



3 Block 1 - South
1 : 100



4 Block 1 - West
1 : 100

Received
City of Victoria
SEP 25 2018
Planning & Development Department
Development Services Division

Comment 1: Clearly indicate Height, as per Schedule A definition, measured to average grade, on the elevations.

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PLOT INFO.
PLOT STAMP LOCATION

MATERIALS LEGEND

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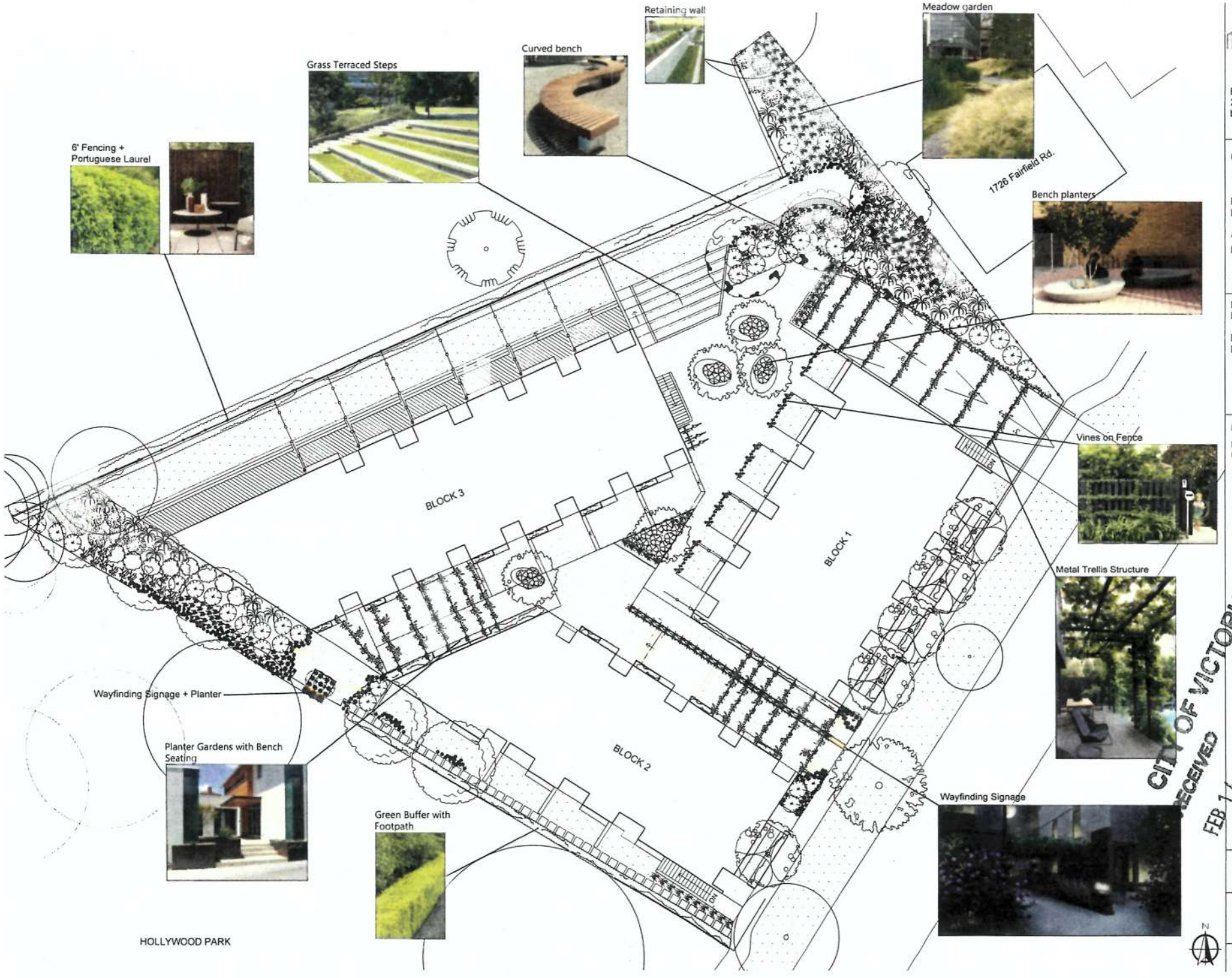
1712 Fairfield Road Multi-Family Development

Issued for Rezone Revisions

Elevations

DATE	19/09/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A403



BIOPHILIA
design collective

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CLIENT NAME

PROJECT
Landscape Design

ADDRESS
Fairfield

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Issued for Rezoning 09-29-17

Issued for Application Review Summary
01-30-18

CITY OF VICTORIA
DEEMED
SEP 25 2018
RECEIVED
FEB 14 2019

Scale 1:125

L1 Site Plan

DATE:
February, 2019

Arborist Report Table

Legend

- Public Tree to be Removed (2)
- To be Removed (1)
- Neighbor Tree and On Site Tree to be Retained with Tree Protection Barrier (17)
- Critical Root Zone (CRZ)
- Tree Protection Fence

Tree Protection Barrier

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SEP 25 2018

NT 3

NT 4-11

Willow-Leaved Cotoneaster
NT 12 (To be Removed)

Laurel Hedge
NT 13

Holly Hedge
NT 14

Horsechesnut
NT 15

Lombardy Poplar
236

NT 18-21

Douglas Fir
NT 17

Flowering Cherry
NT 1 (To be Removed)

Flowering Cherry
NT 2 (To be Retained)

Linden
215 (To be Removed)

Ponderosa Pine
NT 23

Ponderosa Pine

Ponderosa Pine

Ponderosa Pine

Cedar Hedge
NT 16

HOLLYWOOD PARK

Fagus sylvatica
'Atropunicea'
50cm DBH

Flowering Cherry
NT 22 (To be Retained)

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Issued for Application Review Summary 01-30-18

Scale 1:125

L2 Tree Preservation & Removal

DATE:
February, 2019

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PLANT LIST					
ID	Qnty	Latin Name	Common Name	Category	Size
Am	60	Achillea millefolium	White Yarrow	Perennial	1 Gallon
Ar	1	Acer x freemanii 'Armstrong'	Armstrong Maple	Tree	2" Caliper B&B
As	5	Acer palmatum 'Seiryu'	Seiryu Japanese Maple	Tree	2" Caliper B&B
Ag	3	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	Grass	1 Gallon
Au	10	Arctostaphylos uva-ursi 'Kinnikinnick'	Kinnikinnick Groundcover	Shrub Low Growing Cover	Flat
Bs	80	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	Shrub	1 Gallon
Cc	4	Cercidiphyllum japonicum	Katsura	Tree	2" Caliper B&B
Cs	10	Clematis armandii	Evergreen Clematis	Vine	1 Gallon
*Ce	5	Cornus 'Eddies White Wonder'	Eddies White Wonder Dogwood	Tree	2" Caliper B&B
Ep	60	Echinacea purpurea 'White Swan'	White Coneflower	Perennial	1 Gallon
H	53	Hebe sp.	Hebe	Perennial	1 Gallon
Pte	180	Polystichum terrimare	Polystichum	Groundcover	Cell
Pt	42	Parthenocissus tricuspidata	Boston Ivy	Vine	1 Gallon
Ptw	8	Pittosporum tenuifolium 'Marjorie Blue'	Marjorie Blue Pittosporum	Shrub	1 Gallon
Pl	52	Prunus lusitanica	Portugal laurel	Tree	2" Caliper B&B
Ps	1	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	Tree	2" Caliper B&B
R	49	Rhododendron (Formosa Group) 'Hino White'	Rhododendron	Shrub	2 Gallon 12" Height
Sa	23	Salix alba	Arctic Willow	Shrub	1 Gallon
Sc	150	Sarcococca confusa	Sweet box	Shrub	1 Gallon
Sh	36	Sarcococca hookeriana var. humilis	Sweet box	Shrub	1 Gallon
Sg	25	Stipa gigantea	Giant Needle Grass	Grass	1 Gallon
Sj	5	Styrax japonicus	Japanese Snowbell	Tree	2" Caliper B&B
Sc	43	Symphoricarpos x doorenbosii 'White Hedge'	Common Snowberry	Perennial	1 Gallon
Ss	309	Sporobolus heterolepis 'Prairie Dropseed'	Prairie Dropseed	Grass	1 Gallon
Vb	50	Viburnum burkwoodii	Burkwood Viburnum	Shrub	1 Gallon
Ws	26	Wisteria sinensis	Wisteria	Vine	1 Gallon

*Tree to be planted by Developer upon Neighbours Request

*3 Proposed Replacement Trees Cornus 'Eddies White Wonder'

*Proposed New Municipal Flowering Cherry Tree

HOLLYWOOD PARK

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Landscape Design

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Fairfield

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Issued for Rezoning 09-29-17
Issued for Application Review Summary 01-30-18

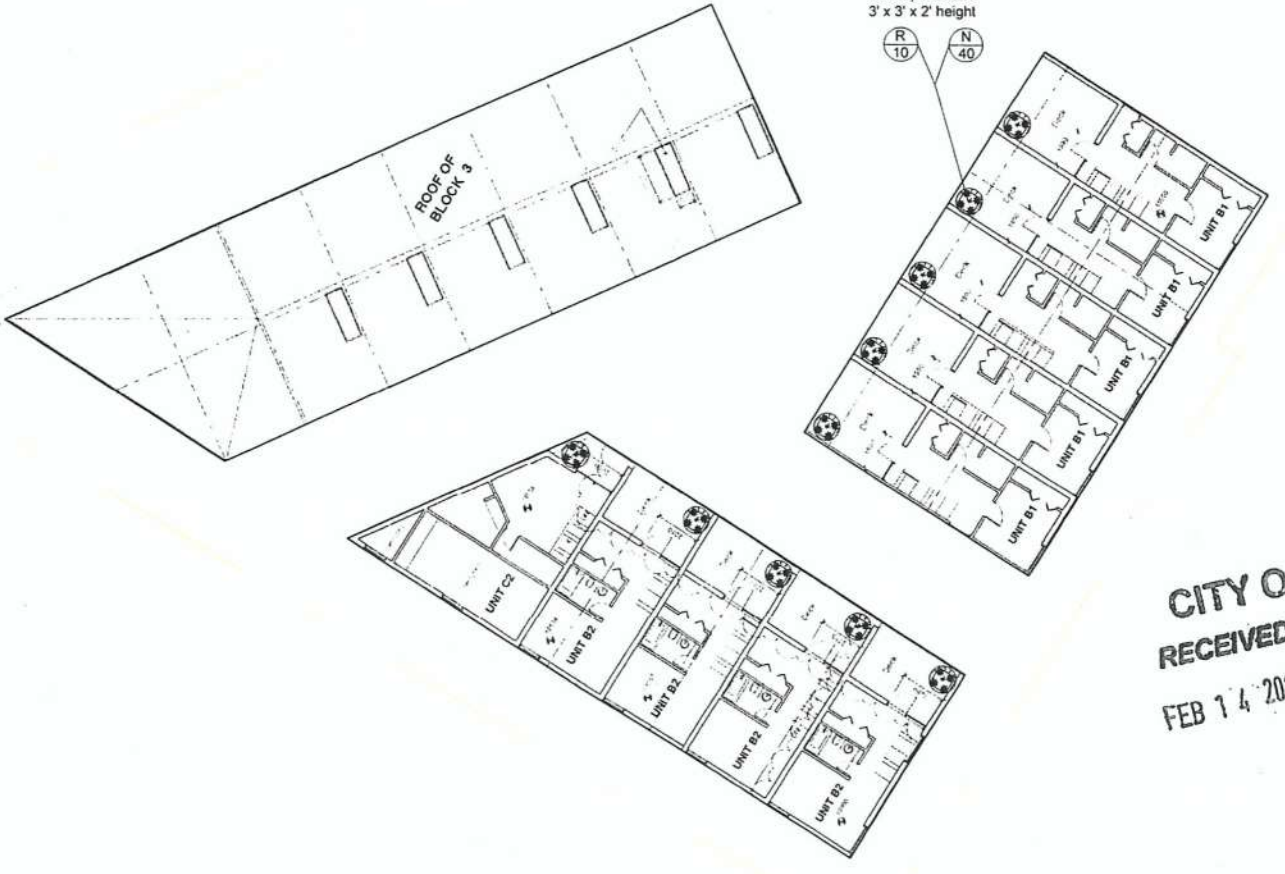
Scale 1:125

L3 Planting Plan

DATE:
February, 2019

ROOFTOP PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
N	40	Nepeta	Catmint	Perennial	1 Gallon
R	10	Rhododendron(Pureprie + White)	Rhododendron	Shrub	3 Gallon 5'Height

Rooftop Planters
3' x 3' x 2' height



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RECEIVED
FEB 14 2019
DEEMED
SEP 25 2018

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Scale 1:125

L4 Rooftop Planting Plan

DATE:
February, 2019

LED Strip Lighting

LED Strip Lighting for steps

LED Strip Lighting for steps

Landscape Ground Lighting for Wayfinding Entrance

Landscape Ground Lighting for Wayfinding Entrance

HOLLYWOOD PARK

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Scale 1:125

L5 Landscape Lighting Plan

DATE:
February, 2019

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Grass Terraced Steps

Concrete Retaining Wall

IPE Wood Bench

Vertical Cedar Fence 6' height

Concrete Steps

Landscaped Berm

White Concrete Oval Planters with 5' x 2' Soil Depth. Seating lip 1.5' to 2'.5

Class B Bicycle Parking

Asphalt Drive

Arbor with Vines over Parking Ramp

Cedar Deck

Wayfinding Signage + Planter

Abbotsford Concrete Products
Metropolitian

Square Stepping Path

Wayfinding Signage

HOLLYWOOD PARK

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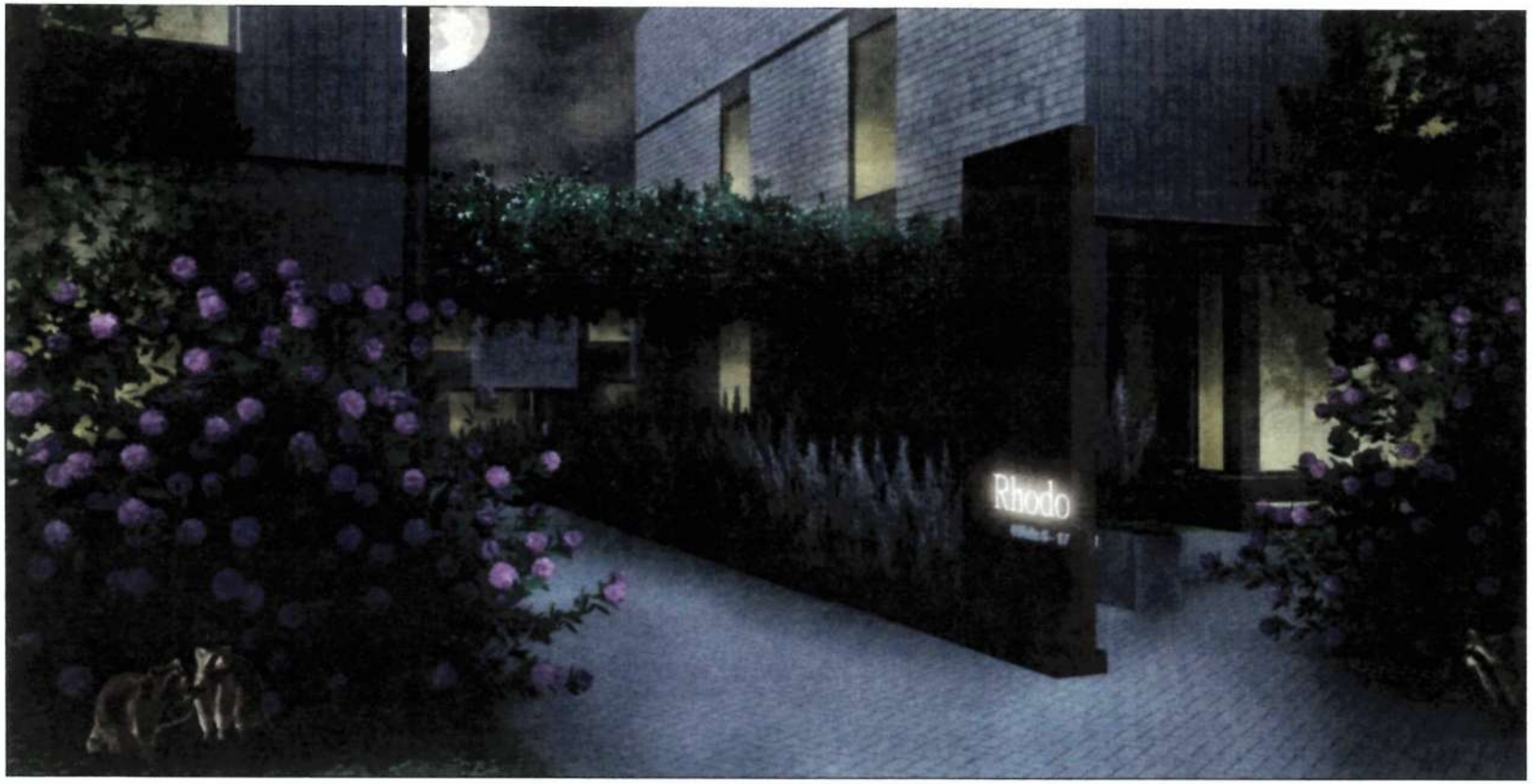
Issued for Application Review Summary 01-30-18

Scale 1:125

L6 Surface Treatment & Fence & Retaining Walls

DATE:
February, 2019

Wayfinding and Courtyard Entrances

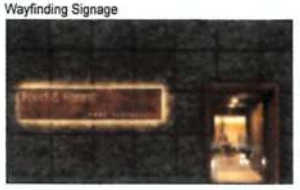


Courtyard Trellis

Courtyard Softening

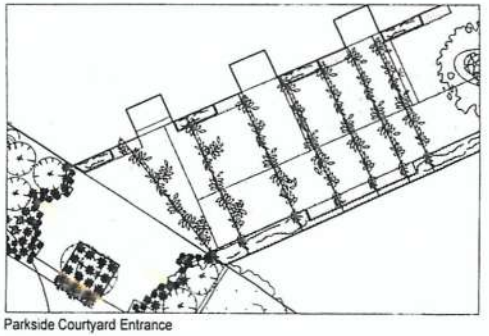
Lighting

Wayfinding Signage

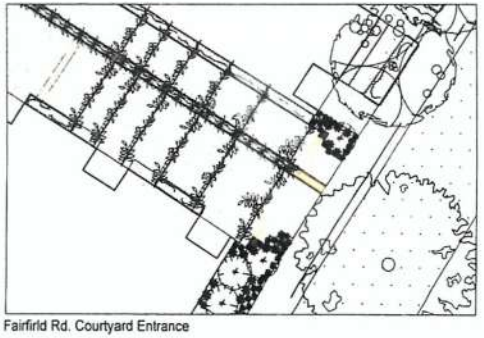


Planter

Plant Palette



Parkside Courtyard Entrance



Fairfirld Rd. Courtyard Entrance

BIOPHILIA design collective

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bianca@biophiliacollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
Fairfield

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Issued for Rezoning 09-29-17

Issued for Application Review Summar
01-30-18

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RECEIVED
FEB 14 2019
DEEMED
SEP 25 2018

Scale 1:100

L7 Wayfnding and Courtyard Entrances

DATE:
February, 2019

ARYZE x PURDEY GROUP

1839 Fairfield Road Victoria, BC V8S 1G9
Tel (250) 940-3568
Email: info@aryze.ca
Instagram: @aryzedevelopments

February 4, 2019

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

Re: Rezoning Submission for 1712 and 1720 Fairfield Road

Mayor and Council,

This letter will outline the core content of our application to rezone two adjacent properties at 1712 and 1720 Fairfield Road to allow for the proposed 17-unit townhouse development. We are requesting to amend these properties from the current R1-G zoning to a new site specific CD-(TBD) zoning.

Project Overview

The proposed project includes three townhouse clusters comprising seventeen strata townhouses centered around an open mews. The site density currently sits at 0.85 FSR which is below the maximum permissible of 1.0 FSR under the Traditional Residential designation in the Official Community Plan. This density is a reflection of the larger site area of 0.60 acres which is a rarity in built out neighbourhoods like Gonzales.

The project details are as follows:

Average Unit Size: 1556 sqft
Type of homes:

- six, 2-bedroom + basement, 1320sq.ft
- nine, 3-bedroom, 1500sq.ft to 1700sq.ft
- one, 3-bedroom + den, 1850sq.ft
- one, 4 bedroom, 2330sq.ft

Building Height:

- front homes: 2.5 storey
- back homes: 2 storey

Car parking: 22 stalls (underground)
Bike parking: 46 stalls
Kayak and StandUP Paddle storage: oh yeah!

Due to the site's unusual shape, the site design proposes three distinct but interrelated building clusters to form a small-scale ground oriented urban community. Each unit has ground level access and is provided with semi-private outdoor living space. Two of the building clusters face Fairfield Road and Hollywood Park respectively with unit entrances and living spaces having direct visual connections to the street edge and park. By providing eyes on the street and eyes on the park the project will increase security through the implementation of Crime Prevention Through Environmental Design (CPTED) principles.

Neighbourhood Long Term Vision

The proposed ground oriented townhouse project complements the proposed long-term vision of the Official Community Plan for increased density along Fairfield Road. Moreover, it does so using a housing typology that frames and energizes the street and park edges. As opposed to an internal circulation apartment building, the townhouse model increases connections between neighbours and creates a vibrant small-scale village atmosphere while maintaining compatibility with the surrounding single family homes north of Fairfield Road.

The proposed townhouse development is beneficially located along the future multi-modal transit corridor envisioned along Fairfield Road. The underground parking design allows for one parking space per unit and five visitor parking stalls which is in addition to the extensive bicycle parking, kayak and stand up paddle board storage, and electric car charger wiring connected to the individual strata homes. The proposed project will support a lifestyle based on alternate modes of transport; walking, cycle and public transit.

The proposed housing mix of the project creates both family friendly home types (three and four bedrooms) as well as ground oriented two bedroom + den homes. By encouraging a demographic mix within the proposed urban community, the project is intended to both allow access to housing for young families and down-sizers which provides opportunities for different generations to live in proximity to one another and contribute to a diverse neighbourhood. In addition, the proposed project is within close walking distance of shops, parks, schools and health care facilities.

The urban design concept for the project is outlined and described in more detail in the Design Rationale booklet that accompanies this submission. However, in brief, the project is inspired by historic towns in the UK in which buildings get gradually tighter to the street edge as one approaches the centre of a village. Moments of relative density are created and form urban nodes that are pedestrian friendly. The project seeks to work in concert with the existing historic townhouses and rental apartments on the southeast side of Fairfield road to create a similar moment of relative density.

Community Consultation

Project partners, Aryze Developments & Purdey Group, in concert with SHAPE Architecture have undertaken a multi-phase community consultation process. This process was intended to ensure that all parties affected by the proposed project were given a chance to review the proposal and provide feedback and that that feedback would then influence the development of the project. To date, we have made over 150 changes to the project that were a result of direct feedback received from the following community engagement events:

1. March 2017: Conceptual design Community Association engagement
2. March 2017: Delivery of 200+ flyers to households in the immediate area
3. March to August 2017: Door to door canvassing
4. July 2017: Public Open House
5. July 2017: Preliminary CALUC presentation
6. Design Revisions to address feedback from the Open House and CALUC presentation
7. August 2017: CALUC submission
8. August 2017: CALUC #1 presentation
9. Fall 2017 - Summer 2018: Ongoing door knocking and face to face meetings
10. Fall 2018: Door to door with project Q&A flyer delivery (200m radius)
11. December 2018: CALUC #2 presentation
12. December 2018 - Ongoing: additional door knocking with significant support for the project

In addition to the above, we'd like to draw Council's attention to Appendix A which summarizes the most common concerns of the project to date.

Current Tenants

We applaud Council's recent adoption of the Tenant Assistance Policy as it aligns with what we have been practicing for several years now. Originally, both tenants were the previous owners of the properties whom we bought the land off of in a rent-back scenario. Recently, the previous owners of 1712 Fairfield bought a house in Maplewood and moved out. We placed a new tenant who came from our work network and only needed a short term place to stay. For 1720 Fairfield, we recently completed the purchase of the property and the previous owners want to potentially move into a townhouse in our project or buy a new home in the neighbourhood. Both tenants have therefore been in place for less than a year and have signed a document acknowledging that they are in a redevelopment property so that there are no unclear expectations or surprises.

Attainable Housing

As a company, we are devoted to diverse housing options which include market and below market ownership and rentals. Gonzales, has very few options for diverse housing as it is 97% zoned for single family housing. This singularity of housing creates an incredible lack of housing to serve people forming a household from a condo or wanting to downsize from the number of singe family homes in the area. Rhodo was designed to be missing middle housing in order to full the gap.

With that in mind, we'd like to voluntarily offer the Official Community Plan bonus density provision of $5 per square foot to be applied to our 0.85FSR which results in a contribution to the Victoria Affordable Housing Fund of $112,080.

Contributing to a Sustainable City

According to many researchers and authors, densification holds the key for cities fight against climate change as reducing automobile trips is the most significant component of reducing greenhouse gas emissions. As mentioned above, the developments central location in relation multiple local amenities including Ross Bay Village shopping Centre, Hollywood Park, Margaret Jenkins Elementary School and Glengarry Hospital encourages a pedestrian and bicycle oriented lifestyle. Accordingly, the project has been designed assuming walking, cycling and transit as primary transportation options for future residents.

The project's architectural character and site planning are based on "passive design" principles to allow for naturally day-lit interiors with south facing glazing exposed in winter to benefit from solar heat gain and protected in summer to mitigate unwanted solar heat gain.

In summary this proposed project is intended to create the kind of sustainable middle density development, carefully positioned in relation to alternate modes of transit, that contributes to a vital, low carbon sustainable future envisioned for the City of Victoria.

Sincerely,

Luke Mari
Director of Development
Purdey Group

+

Ryan Goodman
Partner
ARYZE Developments

Appendix A: Project Concerns

"Transition to Hollywood Park"

example image

example image

Architecture has the ability to improve the park edge, not detract from it. Through visual connections to the townhouse interiors and semi-public outdoor space, the park edge is thickened as the building allows for a quiet space of repose where one can enjoy a morning coffee or stretch before an evening jog. This is not the privatization of public space, this is using a creative building face to mediate light and views from within but also to frame and compliment the park's eastern edge which is currently un-programmed space.

Rhodo Project

"Respect the existing zoning"

Before

By respecting existing zoning, smaller, more attainable homes are being demolished with no net new housing being created. Zoning is about today, the OCP is about the future, which is why our project is in full alignment with the OCP.

After

Existing zoning doesn't protect perceived neighbourhood character. Over 50% of all new replacement homes in Gonzales are contemporary design. Our neighbourhoods are always changing, this doesn't have to be a bad thing.

"This doesn't fit the existing neighbourhood character"

Which one of these images below is "character" ? Let us consider that it isn't the spindle on porch or the pitch of a roof that determines neighbourhood character. Character is made up of the people who live here and diverse people need diverse housing.

ARYZE x PURDEY GROUP

"It's too close to Fairfield Road"

Gonzales is full of examples where the buildings are much closer to the street or other property lines than modern zoning bylaws call for. It is this very diversity that makes the area so special. The two multifamily projects across the street from our proposal are much closer to Fairfield Road, in some cases there is no setback at all.

ARYZE x PURDEY

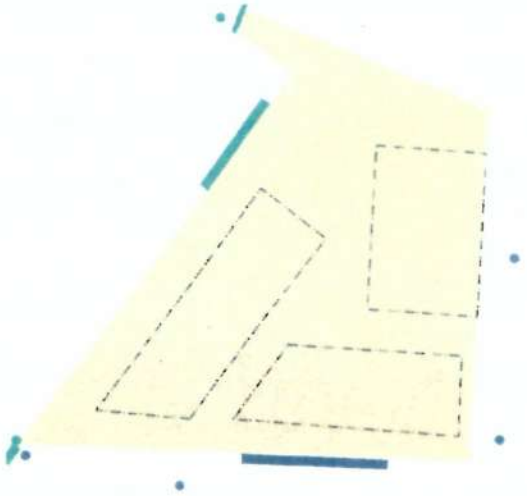
"Somebody said you are removing 50 trees!"

There are a total of 26 trees on the property, 1 bylaw protected tree is being removed on the property plus 1 off-site. There is an additional neighbour tree that is proposed to be removed at our neighbours request as it is causing problems with their retaining wall. There will be 74 new trees planted in addition to the 23 existing trees that will be retained.

Tree Removal Plan

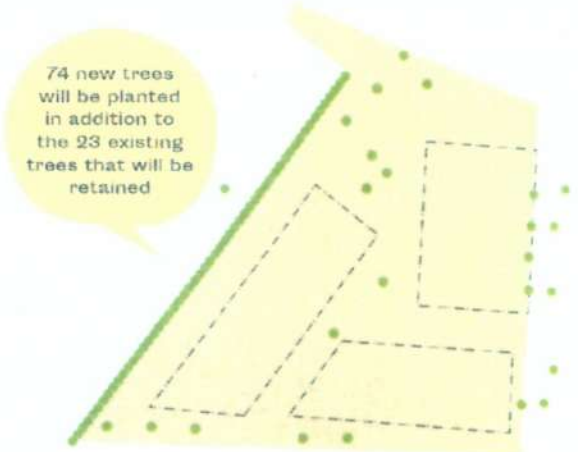
- Bylaw protected tree to be removed
- Non-bylaw tree to be removed

Tree Retention Plan



- Private tree to be retained
- Municipal tree to be retained

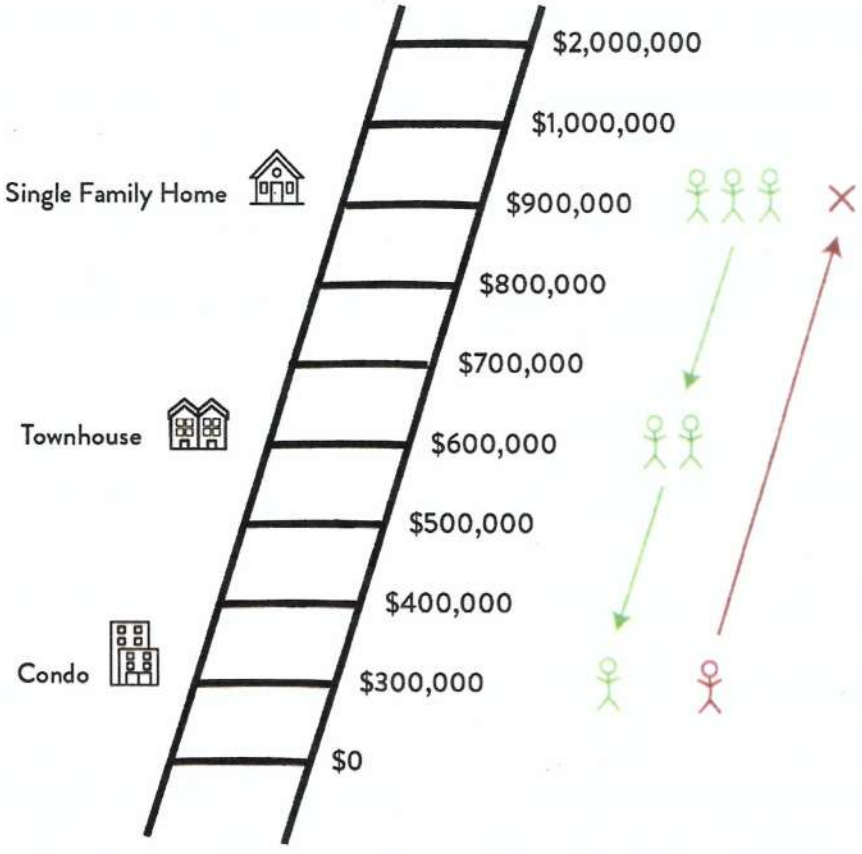
Tree Replanting Plan



- New tree to be planted

ARYZE x PURDEY

"This project won't be affordable"



In general, yes, new construction is more expensive than older homes. However, as housing costs have rapidly escalated in the city, Gonzales with the oldest housing stock in Victoria is the second most expensive neighbourhood in the city behind Rockland.

Between 2017-2018, single-family homes in Fairfield / Gonzales had an average sale price of $1,100,000 whereas townhouses averaged $712,000. This price difference means that a purchaser needs approximately 35% less income to be able to afford a townhouse.

Townhouses are a great housing type that offer the characteristics of a detached home in a more sustainable package with a more attainable price point. While these homes may not be affordable to everybody, they are comparatively more affordable and within reach of more households compared to single-family homes.

It's helpful to remember that the housing market is a ladder. Unless your income increases, you can never go up the housing price ladder but you can always go down it. The people who can afford a $850,000 townhouse will no longer be competing to buy the $600,000 townhouses because there is available housing choice for them at their price rung. This is why we need diverse housing and tenure at all price points to have a healthy housing market.

ARYZE x PURDEY GROUP

Fairfield Gonzales Community Association Land Use Committee

Report: 1712 + 1720 Fairfield Road Community Meeting

Rezoning from R1-G to a Townhouse Zone

Applicant is Luke Mari on behalf of Aryze Developments

The meeting was held on August 17th 7:00PM at the Fairfield Gonzales Place

Attended by approximately 30 people

Chair: David Biltek

Robin Jones recused herself, as she lives within the 100 meters of the site.

Summary

The Gonzales neighbourhood is about to begin a transition from an area dominated by single family houses to one where townhouses and residential development of higher densities is encouraged. (Of course, if the new LAP is adopted.) This transition is and will cause concerns among residents, as the notes below suggest. How Council implements the new plan will be of critical importance to its acceptance. Density is NOT so much the issue, but as always, **Density IS a Design issue**. The concerns raised at the community meeting were mostly design matters. Dealing effectively with **DESIGN** will result in a happier neighbourhood. To the credit of the applicant they have had numerous meetings, open houses etc. with neighbours and have changed their plans many times based on those comments.

The Principal Topics

1. **Character** There were some comments about the structures not respecting the existing character of the surrounding neighbourhood.
2. **Footprint** There was one mention of the scale or size of the buildings, being larger than others in the area.
3. **Height of building**...may affect **privacy** for the four of five residences which back onto the development, and there will be some

shadows cast, particularly in the winter. **The reports conducted for the developer confirm that in the winter the properties to the north will be in the shadow of the new development**

4. **Parking.** There is always some concern about parking and there was with this development as well, although the developer pointed out that on street parking would increase due to the removal of one driveway. However, there are peak times in the year when the baseball diamonds to the west host tournaments which do attract a large number of people and cars which park throughout the neighbourhood.
5. **Density and change to the local plans**. The scale, scope and density of this project is new to Gonzales and there was some concern at the meeting that this is simply the first of many more to come and that is causing some worry among some people who presently rent properties in the immediate area. They are concerned with what they termed "gentrification", which could result in their presently rented dwelling units being removed or renovated resulting in a loss of their home and/or increased rents.
6. **Encroachment into Hollywood Park. C**oncern expressed about the distance from the building on westside of the tennis courts was too close. There was a clear feeling that should be a barrier between the two but what size, and material was not determined. Recommendation that the Parks Department examine this application for development and add their recommendations, comments and suggestions as Hollywood Park will be neighbours to this new development

For Staff Consideration

CALUC Community Input Report
Meeting Thursday December 13th, 2018

Address 1712 1720 Fairfield Road "The Rhodo"

Developer: Luke Mari, Purdey Group (Aryze) lmari@purdeygroup.com
Ryan Goodman Aryze Development

Architect: Alec Smith Shape Architecture
info@shapearchitecture.ca

Attendance: 55 participants
23 speakers of which 21 spoke against the specific townhouse plans (not townhouses in general at this site) and 2, who were not residents, were in agreement with the plan.

3 speakers on the speakers list did not get to speak due to time restraints.

Background

1st FGCA CALUC Meeting:
The first Community Meeting for 1712 & 1720 Fairfield Road "The Rhodo" was held on August 17th, 2017.

2nd FGCA CALUC Meeting
This 2nd community meeting for Rezoning Application No 00618 for 1712 & 1720 Fairfield Road and Development Permit with Variance Application No 00098 for 1712 & 1720 Fairfield Road "The Rhodo"was requested by the FGCA CALUC because there are significant changes to the application since the first CALUC meeting, which met the criteria for a 2nd community meeting.

These are:

- an increase in height
- a reduction in the setbacks or increase in site coverage equal to or greater than 20%
- -44% reduction in front setback
- -32% reduction in west setback,
- -Site coverage increased from 45% to 60% a relative increase of 33%

Community Association Land Use Committee (CALUC) Procedures for Processing Official Community Plan Amendment, Rezoning, Variance, Temporary Use Permit and liquor License Applications. Approved by Council, December 8, 2016 P4

For Staff Consideration

	Current	Proposed Site Specific Zone
Use of land or buildings	R1G Single Family	Site Specific zone Strata Residential Townhomes
Number of Units		17
Number of Storeys		2 storeys to **2.5 storeys**
Floor Space Ratio		0.85
Site Coverage		60%
Total Number of Parking Stalls Parking will be underground		22
Number of By-Law Protected Trees		1-2
Number of Trees, shrubs not protected by By-law which will be removed		Approximately 50
Setback Street Frontage (South)		1.68M
Setback Rear		6.1M
Internal Side Lot Line (West) Hollywood Park		1.7M
Internal Side Lot Line (East)		6.7M
Affordability	There is no affordable housing in this development application, however $100,000 will be donated to the Inclusionary Housing Fund.	

Neighbourhood Comments Feedback on development proposal:

The design

Neighbours do not like the look of this urban village design. To paraphrase: This is not NY City. There is a disconnect of this design with historical Fairfield (and Gonzales). "The concept [of townhouses] I like, but do we want those? No."

One described this development as an opportunity to set a high example for future multi family dwellings in the heart of Gonzales. Instead it is maxed out density and height with the front yard being way too short (5 1/2 ft) and therefore, the buildings are "pushed right out and creates a tunnel".

"Looks like a bunker".

"An imposing edifice"

"Liked the concept of townhouses, but the roofline facing Earle are not good."

The front setback: "There is a 38 foot wall with a 5 foot setback."

"Monolithic Massing"

"Ugly design, too big for the site, the density increase >850%, inadequate parking, over height, doesn't address affordability, creating gentrification, treats city park as their own back yard, English Country House NO!"

The Park

Hollywood Park and "the park edge"

The architect explained that the project had created a benefit to the park; creating a thoughtful transition, and described the transition as an "edge condition". There would be "eyes on the park" so there could be social oversight.

Neighbours told the developer there is no anti social behaviour in the park and the need for "eyes on the park" is simply not needed. "Addressing social issues we don't have in the park."

One resident queried:
Is the design of the Rhodo proposal consistent with OCP and GNP 2002 objectives regarding preserving and enhancing parks? As well as recent discussions with the City about the Design Guidelines for Attached Residential Development: "*The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks?"* Resident says this development does not provide a sensitive transition to Hollywood Park.

A resident hypothesized that there may be less park useage because "families will not want to be there because they feel they are being watched by people in buildings."

This development "Treats the city park as their own back yard."

Parking:

Many neighbours close to the project had parking concerns.

Regardless of how many parking spots are mandated by the City of Victoria (1 per unit), neighbours believe this is not enough because of all the community activity in the park. A neighbour spoke that this will be an upscale project and therefore, the owners in the strata will likely have more than 1 car likely "2 to 3 cars". There is a day care, little league baseball, the beach, "it is going to be completely crammed."

Will there be enough parking for visitors to Hollywood Park?

Trees

According to the City, approx. 50 trees (trees and shrubs unprotected by tree by-law) will be removed.

For Staff Consideration

Does this application require an OCP (Official Community Plan) amendment?

Why is there no OCP amendment requested for the application?

Designation	Built Form	Place Character Features	Uses	Density
Public Facilities, Institutions, Parks and Open Space	Public buildings prominently sited in landscaped open space and formal grounds with variable heights. Recreational, institutional, educational buildings and structures within open space.	Variable with landmark buildings and open spaces deployed across the city, serving as local, city-wide, regional or provincial destinations.	Government office, administration and ceremonial uses. Accessory residential uses. Recreational uses. Institutional uses including education, health and research, culture, and assembly. Accessory commercial services.	Total floor space ratios ranging up to approximately 0.8:1.
Traditional Residential	Ground-oriented buildings up to two storeys. Multi-unit buildings up to three storeys, including attached residential and apartments on arterial and secondary arterial roads. [illegible] road [illegible] collector roads [illegible] Major Arterial or Secondary Arterial roads.	Houses with front and rear yards, with variable setbacks, oriented to face the street. Variable landscaping and street tree planting. Small apartments and local retail stores along arterial and secondary arterial roads, at intersections, and pre-existing in other locations. On-street parking and individual driveways.	Ground-oriented residential including single, duplex and attached dwellings. House conversions. Accessory residential such as secondary suites and garden suites. Freestanding commercial at the intersection of major roads. Low-rise multi-unit residential and mixed-use along arterial and secondary arterial roads. Home occupations.	Total floor space ratios up to approximately 1.1.
Urban Residential	Attached and detached buildings up to three storeys. Low-rise and mid-rise multi-unit buildings up to approximately six storeys.	Variable yard setbacks with primary doorways facing the street. Variable front yard landscaping, boulevard and street tree planting. On-street parking and collective driveway access to rear yard or underground parking.	Ground-oriented multi-unit residential. House conversions. Low to mid-rise multi-unit residential. Low to mid-rise mixed-use along arterial and secondary arterial roads. Home occupations. Visitor accommodation along Gorge Road and in pre-existing locations.	Total floor space ratios generally up to 1.2:1. Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives. (SEE POLICY 6.19)

For Staff Consideration

Other Concerns

Seismic

Concern about pile driving and soil conditions because the building is in a high seismic risk zone. The developer stated there will be no pile driving, rather a raft slab and wood frame construction. And the building will be built to code, to the highest earth quake standards required by code.

Amenities

What are you doing for amenities? $100,000 would be donated to the inclusionary housing fund. There is no affordable housing in this project.

Water Run Off

How are you going to handle the water run off? Planters, permeable surfaces and bio swales. (This doesn't refer to the roof surfaces run off which will enter the storm drain system.)

In Favour:

3 out of the 55 people in attendance spoke in favour of the higher density but did not address any specifics of the application. They did not comment on design, form or character. They were in favour of the density, and one encouraged maximum density for the site, saying it would making it more dense and would therefore make it more liveable.

Another asked why there is no rental housing? Truly affordable rental housing. The developer pointed out that the rental suite component in the back units was removed because of the height had to be lowered as per request by the City.

A Fernwood resident stated this was the housing Gonzales needed.

For Staff Consideration

In Conclusion

The residents who attended the CALUC meeting appear not to be against townhomes on Fairfield Road. They believe, however, the specific design of the application does not reflect the character of Gonzales.

They believe:
It is too big.
It does not have enough parking spots.
The front setbacks are way too small.
The park does not need "eyes on the park" urban park edge but instead needs a more sensitive transition more fitting with a traditional residential area. (It is not an urban park.)
They would appreciate something that has the mass and look of the townhouses which are already in the neighbourhood more like the ones at Chandler and Foul Bay Road.

Note:
Thursday October 4 2018
Council Chambers City Hall Centennial Square
Located on the traditional territory of the Esquimalt and Songhees People

J. REPORTS OF COMMITTEES
J.1 Committee of the Whole
J.1.a.k. Defer Gonzales Neighbourhood Plan

11. Defer Gonzales Neighbourhood Plan
That the draft Gonzales Neighbourhood plan be put on hold and be brought back for discussion after completion of all other neighbourhood plans and **that the 2002 neighbourhood plan and the OCP are the policy documents that staff will refer to** with regard to proposed developments in the neighbourhood

Letters

Sent to FGCA CALUC re: Rezoning Application No 00618 for 1712 & 1720 Fairfield Road and Development Permit with Variance Application No 00098 for 1712 & 1720 Fairfield Road "The Rhodo"

For Staff Consideration

From: [redacted]
Sent: Thursday, December 13, 2018 1:21 PM
To: CALUC chair
Cc: [redacted]
Subject: CALUC Meeting re Rhodo Development - 1712/1720 Fairfield

Alice Albert
Chair, Fairfield Gonzales Community Association Land Use Committee

Dear CALUC:

I am writing as a 30 year resident of the Gonzales neighbourhood. In my view the Rhodo townhouse development is wholly unsupportable. The proposal treats the site as if it is in the downtown urban core, rather than the residential neighbourhood of Gonzales. My concerns are as follows:

Density

- 17 townhouses is far too dense for the site, double the density of what current zoning permits
- Majority of site will be covered by buildings, concrete and pavement
- Excessive density results in buildings that are too close to the park and to the street, a lack of open site and green space, the cutting down of 52 trees, and multiple variances required in order to cram 3 large buildings onto the site

Height/Massing

- proposed height of 38 feet just to the midpoint of the roof is far too high, more than 50% above what current zoning permits
- neighbouring homes adjacent to and across the street (Montague Court) are generally one to one and a half storeys, and will be dwarfed by the height and (as described in the Advisory Design Panel comments) the "monolithic massing" of the proposed buildings

Setbacks

- setbacks of 5.5 feet to Fairfield and similarly to the park are woefully inadequate, particularly when combined with the 3 storey facade that will tower over Fairfield Road, and over Hollywood Park
- by way of example, a mere 5.5. feet from the sidewalk there will be a 38 foot high building wall stretching along Fairfield Road (the required setback is 24.7 feet)
- the minimal setbacks provide for no real or useable front or back yards, nor space for plantings to soften the mass and height of the buildings

Encroachment on Hollywood Park

- the development usurps public space and the public realm for private use and enjoyment

Design

For Staff Consideration

· the aggressively urban architectural design is appropriate for downtown, but is not respectful of the neighbourhood; as described in the Advisory Design Panel comments, it is an "urban solution in a residential area".

CALUC generally asks for feedback on what would be acceptable development for the site. I would respectfully suggest the following:

· a single row of townhouses would be appropriate for the site and the scale of the neighbourhood

· a single row of townhouses would allow for appropriate setbacks (per current R1G zoning), which would in turn allow for:

o retention of existing trees on the periphery of the site (alongside the park and adjacent to neighbours at the rear) as well as adequate space to plant new trees to replace those required to be cut down for construction

o a more sensitive transition to Hollywood Park

o proper front and back yards, appropriate for families and in keeping with the neighbourhood form and character

· reduce the height/# of storeys to 2 storeys (consistent with the Official Community Plan, current Gonzales Neighbourhood Plan and zoning), and

· an architectural design that better fits with and respects the form and character of the existing neighbourhood.

Thank you for the opportunity to comment.

[redacted]

For Staff Consideration

Neighbourhood Concern	Suggested Change	Rationale for Suggested Change
Building too close to Hollywood Park	9m (from 1.7m)	Reflects intent of Design Guidelines for Attached Residential Development: *"The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks."* Consistent with OCP and GNP 2002 objectives regarding preserving and enhancing parks. Provides better buffer to tree root zones of large trees in the park.
Townhouses appear to encroach onto park	6-foot privacy hedge / fence (from minimal landscape hedge)	Protects park users enjoyment / experience of the park. Consistent with Design Guidelines: *"For new development adjacent to parks and larger public outdoor open spaces, design should clearly delineating private from public spaces, to avoid "privatizing" of public space."*
Increase setback from Fairfield Road	7.5m (from 1.68m)	Consistent with R1-G zone and generally R3-L zone. Important to meet this minimum setback given that this is a frequently used route by many given proximity to Fairfield Plaza, used by families going to and from Margaret Jenkins, and given location next to park. Consistent with character of neighbourhood. This prevents pedestrians from feeling "crowded" on the Fairfield sidewalk and room for more plantings to soften effect of higher density building mass.
Reduce height / storeys	7.6m (from 11.45m) and 2 stories (from "2.5 storeys")	Consistent with R1-G zone. Consistent with character or neighbourhood, (generally 1-1.5 storeys), avoid having existing buildings dwarfed by the height of Rhodo townhomes
Reduce maximum % of site coverage	30% (from 60%)	Consistent with R1-G zone. Current proposal's lack of open site and green space is inconsistent with character of neighbourhood, particularly adjacent to park.
Increase minimum % of	50% (from 35.5%)	Consistent with R1-G zone. Current proposal's lack of open site and green

For Staff Consideration

open site space		space is inconsistent with character of neighbourhood, particularly adjacent to park.
Increase rear yard setback	9.1m or 30% of lot depth whichever is greater (from 6.1m)	Consistent with R1-G zone.
Eliminate second/double row of townhouses	Single row	As agreed to by Council a single row would be appropriate for the site and the scale of this neighbourhood.
Design appears "industrial"	Consider a design that better fits with existing houses in the neighbourhood	The strong urban architectural design is appropriate for downtown, but is not respectful of residential neighbourhood; as described in the Advisory Design Panel comments, it is an "urban solution in a residential area." Paying attention to character of existing houses in the neighbourhood is consistent with 2002 GNP (3.3.2)
Loss of too many trees	Minimize loss of existing trees (from current 52 trees proposed to be cut)	Consistent with 2002 GNP "*to preserve and maintain, to the extent possible, neighbourhood features, such as trees, fences, gardens, and rock outcrops*" (3.3.11). Addresses concern about continued loss of tree canopy in Gonzales.
Insufficient parking	Meet City requirements (e.g. 26 parking spots for 17 units) vs. variance requested on City requirement (i.e. 22 spots for 17 units)	Complies with Zoning Bylaw Schedule C for multiple dwellings. Parking in this area is already challenging due to the many out-of-area visitors using Hollywood Park, along with high volume from Fairfield Plaza, and visitors to the hospital, cemetery, and Dallas Road. There are also a number of secondary suites in the area (no off-street parking required for suites by the City).

For Staff Consideration

From: [redacted]
Date: November 18, 2018 at 3:47:05 PM PST
To: councillors@victoria.ca
Subject: Rhodo Development concerns

I have looked at the proposed "Rhodo" development plans and have some serious concerns.

I live and own a home less than 2 blocks away and Fairfield Road along Hollywood park is a corridor I travel along daily - often walking to the grocery store or when I am heading downtown.

First, I am not opposed to townhouse developments in the proposed properties but what Azyre has put forward in their plans looks awful and in no way suits own neighbourhood. I have seen many other townhouse developments (for example along Shelbourne Street) and they look appealing and feel like they fit in neighbourhood - with comfortable setbacks and pleasing "home" like designs. What Azyre is proposing and the lack of setbacks will, in my opinion, be unsightly and overbearing and in no way suits our lovely community. I would say their density is also overzealous and needs to be revisited too.

I feel very strongly that our building bylaws need to be adhered to and the developer needs to design their developments accordingly. Their extra profits should not come at the expense of ruing the feel and culture of a neighbourhood.

Sincerely,
[redacted]

For Staff Consideration

From: [redacted]
Sent: Tuesday, December 11, 2018 1:03 PM
To: CALUC chair
Subject: Rhodo

We should retain the community plan as it relates to this proposal.

If others (some councillors ,the developer) want to proceed with the development then the community plan requires a formal amendment.

[redacted]

[redacted]
Victoria, BC
[redacted]

For Staff Consideration

From: [redacted]
Sent: Monday, December 10, 2018 1:14 PM
To: CALUC chair
Subject: Comments on the Rhodo Development

Hello CALUC:

I am unable to attend the meeting of CALUC concerning the Rhodo Development at 1712-1720 Fairfield Road. I am instead submitting my comments by email.

I have reviewed the developer's plans and renderings and think they ought to make the following adjustments in order to fit our Gonzales Neighbourhood Plan:

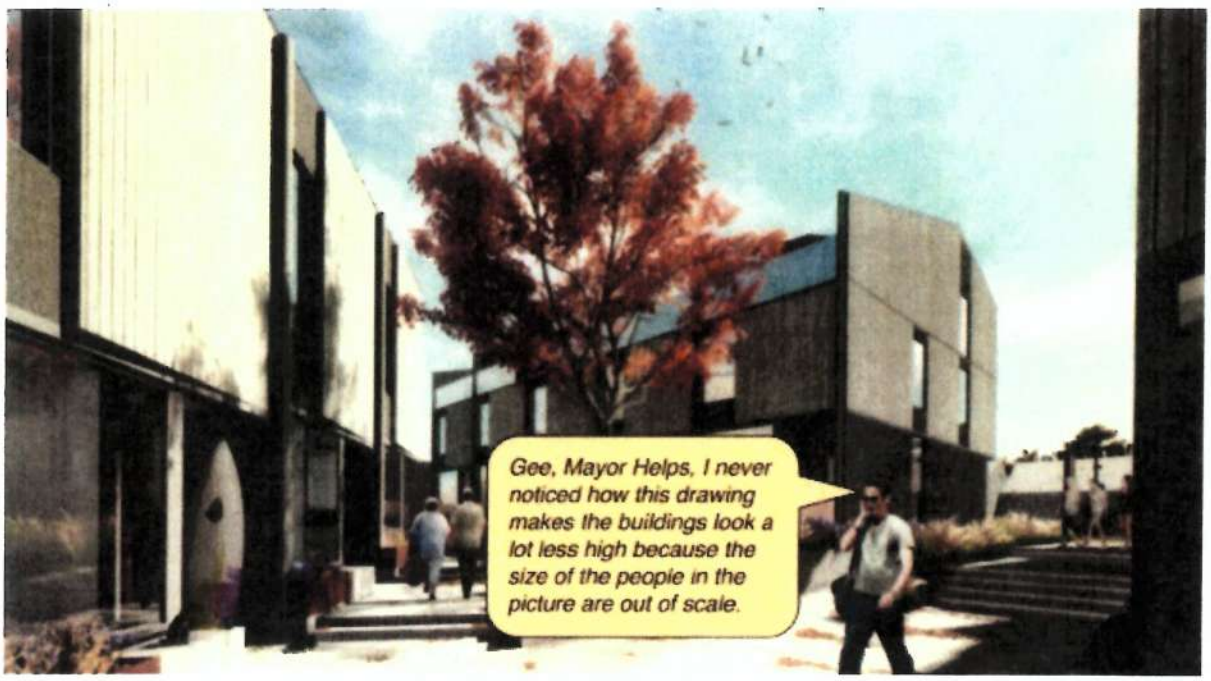
1. Drop the "modernist" looking architecture and instead provide a design that fits the Gonzales residential streets:

For Staff Consideration

2. Increase setbacks on Fairfield Road:

3. Reduce the height to 2 storeys:

For Staff Consideration



Sincerely,

[redacted]
[redacted]
Victoria BC [redacted]

For Staff Consideration

From: [redacted]
Sent: Thursday, December 13, 2018 12:57 PM
To: CALUC chair
Cc: CALUC chair
Subject: Zoning for Rhodo development

Dear Chair and CALUC members,
I would like to add my voice to all the residents in Fairfield Gonzales who really oppose
The scale of the development proposal at 1712 Fairfield.

Please recommend that the development be built according to the applicable zoning
In the Fairfield Gonzales plan. IE three houses only, (they could have secondary suites).

The proposed plan would cram too many buildings and too many people into the lot, and it would remove dozens of trees and reduce green space.

Please ensure that the houses are only two storeys and that they have at least 7.5 metres of set back from Fairfield road.

Please also ensure that the buildings are set back at least 9 metres from Hollywood park, and that there is a high hedge or fence on that side.

The architectural style the developer proposes does not harmonize with the surroundings and the neighbourhood.

Please help maintain this neighbourhood and the neighbourhood plan by recommending
That the plan conform to the existing plan.

thank you, [redacted], Fairfield Gonzales resident.

For Staff Consideration

From: [redacted]
Sent: Wednesday, December 12, 2018 6:01 AM
To: mayorandcouncil@victoria.ca
Cc: CALUC chair; councillors@victoria.ca; DJ Chez
Subject: Aryze Developement at 1712 & 1720 Fairfield Road

Hello Mayor & Councillors...

My name is [redacted] and my wife and I have lived at [redacted] for the past 23 years, just a few houses up from the new proposed Rhodo development by Aryze adjacent to Hollywood Park.

I will be away Thursday December 13th for the Community Meeting and would like to register my concerns via this email.

While I do not object to thoughtful development and logical "densification" in our Gonzales neighbourhood, I do object to this development's design for the following reasons:

- The design does not come close to fitting the character of the Gonzales neighborhood. To me it appears similar to campus housing you would see at UBC or SFU.

- I object to how this Aryze development's plan is completely open to Hollywood park without a fence or some prominent landscaping to denote the park from this private property.

- I object to how close the front entrance of many of the town-homes are to the sidewalk and Fairfield road and I am also worried about the height as the majority of homes in our neighbourhood are not taller than 2 stories.

Please Mayor, Councillors and City Planning Staff ask yourselves **"Would you want something so starkly out of character developed where you live? "**

Sincerely,
[redacted]

For Staff Consideration

Dear FG CALUC Members, December 10th, 2018

re: Rezoning and Development - #REZ00618 & DPV00098

The development proposal for 1712 & 1720 Fairfield Rd is too large for its site having a coverage of 60% of the lot. The overly tall 11.45 meter high, massive 3 storey buildings impose on the sidewalks and encroach on Hollywood Park. Having multiple residential doors opening directly to the street as if they were commercial spaces is not consistent with the neighbourhood ambiance. The setback from from Fairfield road is 1.68 meters instead of 7.5 meters maintained throughout the neighbourhood.
Our Parks become increasingly important Public Places as our City grows. Families living in apartments and condos with no yards, trees or gardens, need green space. The Park is used by people from the whole City, not just our neighbourhood. Hollywood Park is not an asset which we want to give away to any private developers.

In Gonzales, back yards are 9 meters to allow for trees and gardens.There needs to be separation between private back yard patios and the park's tennis courts for the building which runs along the park.The rear building does not observe this setback either.
The loss of mature trees and bushes on these properties will be significant and the development may endanger trees in adjacent properties including Hollywood Park. The underground parking will remove the roots of many healthy trees and the new concrete will leave little space for new trees to grow.
The encroachment on public property is too great. The development does not comply with the specifications in the OCP nor the spirit of gentle density which the Gonzales neighbourhood accepts. This luxury development does not provide affordable housing. The design is not compatible with the neighbourhood and townhouses should only be single row. The Park and the streetscape needs to be respected and preserved and the plans need to be reworked.

Thank you for your consideration,

[redacted]

For Staff Consideration

From: [redacted]
Sent: Monday, December 10, 2018 2:46 PM
To: mayorandcouncil@victoria.ca; CALUC chair
Cc: info@aryze.ca
Subject: Proposed development at 1712 & 1720 Fairfield Road

Dear Mayor and Councillors and members of the Fairfield Community Land Use Committee,

Unfortunately I will not be able to attend the December 13 Community Meeting to discuss the above proposed development so am writing to raise some concerns about the proposal based on my current knowledge of the proposal. My wife and I attended one meeting offered by the developers some time ago, and we have followed the written information concerning the development with interest, including the recently provided sketches and description of the proposal as it stood in November.

I have several major concerns about this proposal.

The first of these is that the design as shown in the sketches provided by Aryze is completely inconsistent with the character of the neighbourhood. The units are not sufficiently set back from the street. The proposed box-like shape is not reflective of other buildings in the area. I cannot see that any attempt has been made to have the 17-home unit fit in. Elsewhere in the area, densification has been achieved without the structures being so visually disruptive; for example, the development at the corner of Chandler and Foul Bay. The problem with the design is compounded by the lack of significant set-back from the street. Placing the units as close as 5.5 feet is simply disrespectful of the neighbourhood.

My second concern has to do with the relationship of the development to Hollywood Park, and particularly the public tennis courts. As shown in the sketches provided by Aryze, no effort has been made to separate the development from the park. This will almost certainly lead the residents of the development to treat the park as their yard, especially given the limited amount of space on the property itself. The fact that most of the units facing the park are in fact facing the existing tennis courts compounds the problem. One can easily imagine that residents of the development will find the noise of the tennis courts disruptive in the absence of a separation such as a large hedge. This could lead to calls to remove the courts, which must not be allowed to happen. The lack of a visual barrier also will reduce the privacy of park users, and thus reduce their inclination to use the park. These issues must be addressed in a revised design.

Finally, the proposal is expected to lead to the removal of up to 51 trees, including one tree protected by bylaw. The design does not appear to offer much opportunity to incorporate trees or other green space in compensation. Tree canopy is a significant characteristic of the neighbourhood, one which is important not only for aesthetic reasons, but also to help address climate change. The city traditionally values its green space and trees, and no exception should be made for this development.

For Staff Consideration

In conclusion, I need to say that I strongly support appropriate densification in the neighbourhood because it is a key tool to keep the city's core affordable. I am not aware if there are plans to ensure that the present proposal will include some affordable units or not, but I trust that Council will insist that there are.

Thank you for considering the views expressed here. I would urge that significant efforts be made to correct the issues raised here and also those raised by other residents, and I look forward to seeing those concerns accommodated as the proposed development moves forward.

Sincerely,

[redacted]

Victoria

For Staff Consideration

From: [redacted]
Sent: Thursday, December 13, 2018 3:32 PM
To: CALUC chair
Subject: Rhodo...

Hello [redacted],
I cannot make it to the CALUC meeting this evening due to a previous commitment.
However, I would like to be on record as strongly supporting the following five suggestions of changes to the existing Rhodo Development plans:

1. Elimination of the second " double " row of townhouses....
2. Reduce the building height to 2 storys.
3. Increase the setbacks on Fairfield Road.
4. Provide a physical buffer on Holywood Park side of development.
5. Consider changing the design to fit in with the surrounding residential neighbourhood. The current one does not do that.

I am not against development of this site for more affordable housing but it should be done so that the new buildings are not a blight on our community landscape.
Sincerely,
[redacted]

Sent from my iPad

For Staff Consideration

From: [redacted]
Sent: Monday, November 26, 2018 11:04 AM
To: Front Desk; Ben Isitt; Geraldine
Subject: Rhodo Development Rejection

Dear Association,

I am a resident of Fairfield/ Gonzales, home owner at [redacted]. My wife and I moved here four years ago. We moved to Fairfield from Carnarvon St. located in Saanich. We moved because on our street the neighbours cared less about cutting down mature trees, and over the 14 years we lived there our views were compromised, year by year with the unnecessary removal of huge mature trees. From our home we could see 24 houses, that's how compromised our view became!

We were able to move to beautiful Fairfield and we did so because of the amount of surrounding trees and the character of the neighbourhood, that in my view is only beautiful because of the existence of so many trees and green space. For the past four years I have shuttered nearly every week day when I wake up to the sound of chainsaws, first the city cut down a line of trees on Richmond Rd, that continues, and over the years they are slow, and lately stalled in our area when it comes to replanting. A major tree boulevard tree was cut down doors from our home and it wasn't replaced, this happened three years ago.

My point, this Rhodo development is another example of the rape and pillage of our Fairfield environment and I want it stopped. I think of a future Fairfield Road looking like Shelbourne St. in Saanich, were nearly every single family home has been bought be greedy developers and turned into townhomes at the cost of hundreds of mature trees. Is this what we want in Fairfield? I say no, we have to take responsibility to act now to protect our environment!

I want to remind the association that the very wealthy who live in the Uplands, value their massive landscapes of acres of trees and shrubs and to live in the lush environment with its massive green space municipality areas . The reason Uplands is so expensive is because of the mature landscape and green space. Our property values in Fairfield will be reduced, and believe me many of our Fairfield residents have worked very hard and long in order to live in this area and that includes us.

I understand that with this Rhodo development, the association is doing a good job of monitoring this project. Thank you for these efforts, but in my view the ideal would be that it be stopped, and instead, protect and preserve the green space of that property ,and only allow a project on the existing footprint of the current building.

Thank you in advance for listening to my plea.

Sincerely,

[redacted]

For Staff Consideration

From: [redacted]
Sent: Wednesday, December 12, 2018 7:28 PM
To: CALUC chair
Subject: Rhodo development 1712 Fairfield

Dear CALUC Chair and members, I am writing to protest the proposed development for this site and encourage you to maintain the existing Fairfield Gonzales Neighbourhood plan. and only recommend development that conforms to this plan.

There are many reasons why I believe it is essential that you require the developer to be a good community citizen and abide by the neighbourhood plan that binds all of us, with the support of the neighbourhood and the city.

1) Allowing this development proposal would seriously undermine the whole concept of a neighbourhood plan because it is such a flagrant violation of the spirit and the detail of the plan. And the developer has been arrogant and insensitive in refusing to respond to neighbourhood concerns.. Hundreds of residents, plus city elected officials and staff, have collectively put thousands of hours into developing this plan that should be respected and adhered to. This Rhodo proposal is a cynical, and greedy defiance of democratic process and neighbourhood respect. As the neighbourhood land use committee you are duty bound to uphold the principle of democratic practice and respect for the planning process. This is a shockingly greedy and excessive proposal and should be utterly rejected.

2) The project is massively out of scale and character to its site, It would be overzoning by a massive order of magnitude. It would set a dangerous precedent that other developers would use for all future development proposals. It will overburden existing infrastructure and social resources and give nothing back at all. It is greedy and totally disproportionate.

3) It is ugly, without any aesthetic merit, and would damage the character of the neighbourhood. Too much square footage on too small a site,

4) There is a huge loss of trees, plants and green space. The development destroys the leafy, open, tranquil character of the neighbourhood.

For Staff Consideration

5) This development is zero sum: All the benefits go to the developer, while the neighbourhood and the residents lose not only the character, charm, and amenity value of this mature neighbourhood, they also lose the neighbourhood plan they have fought and struggled to create(in 2012/3) and preserve in 2018.

6) It is undemocratic and unfair to privilege the excessive profit of the few (the developer) over the expressed wishes of the many (the neighbourhood).

7) The developer bought this land knowing its zoning. His arrogant sense of entitlement to be allowed to make a massive and unfair profit by destroying the character of the neighbourhood should not be allowed to stand. He could still make ample profit building three houses where there previously was just one. The land was priced according to its zoning and would therefore be profitable to develop at that density.. Anything else is speculation. It is not the task of CALUC or the City of Victoria to enrich speculators and destroy neighbourhoods.

Please only take submissions from residents of Fairfield. The developer has a history of getting workers and tradespeople he employs who
do not live in Fairfield to pack meetings. You are the voice of this community. Non residents should not be allowed to influence your process.

Please be democratic and respect the wishes of the many - the residents - and not give in to the greed and self interest of the few - the developer and his cronies Please.uphold the existing neighbourhood plan and restrict this development to the three houses that the site is zoned to bear under the neighbourhood plan.

Please confirm that you have received this communication.

I will not be able to attend tomorrow's meeting.

Thank you for your consideration

Sincerely, [redacted]

For Staff Consideration

From: [redacted]
Sent: Thursday, December 13, 2018 12:27 PM
To: CALUC chair
Subject: Rhodo Developement

Thank you for all the work you do in representing the neighborhood. We will not be able to attend tonight, however we fully support your new proposal.

Regards.

[redacted]
[redacted].
Victoria. [redacted]
[redacted]

For Staff Consideration

From: [redacted]
Sent: Wednesday, December 12, 2018 9:54 PM
To: CALUC chair
Subject: Rhodo development

I would like to inform you of my opposition to the present plan of the Rhodo development on Fairfield road. In particular I do not like the front of the development on Fairfield Road. It is too high, much too close to the sidewalk and the design is very institutional looking. On the Hollywood Park side of the development the units are too close to the tennis courts and there should be a fence or a hedge between the development and the park. In general the development is too big for the size of the property. I have been a resident of the Gonzales neighbourhood for over 30 years and feel that developers should try to design "new" developments that blend in more with existing buildings.
[redacted]

CITY OF VICTORIA

Sustainable Planning and
Community Development
1 Centenial Square
Victoria, BC V8W 1P6

T 250.361.0382
E housing@victoria.ca

Tenant Assistance Plan Application

This form must be submitted with your rezoning or development application

Step 1:	**BACKGROUND:** Understand your rights and responsibilities as a landlord. Please review the documents in the background section pertaining to relocating tenants and the City's rental replacement policies
Step 2:	**DRAFT TENANT ASSISTANCE PLAN:** Complete application form including: a. Site information b. Current occupant information and rent rolls (attach as Appendix A) c. Draft tenant assistance plan.
Step 3:	**SUBMIT:** Save and return the completed form to City Staff for feedback by email to housing@victoria.ca

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STEP 1: BACKGROUND: Rights and Responsibilities of Landlords and Tenants

The rights and responsibilities of landlords and tenants are regulated by the Province and is set out in the Residential Tenancy Act. Please refer to the Tenant Assistance Policy and information regarding rental housing policies available on the City of Victoria's website for more information regarding the City of Victoria's rental housing policies.

STEP 2: TENANT ASSISTANCE PLAN

a. SITE INFORMATION

SITE ADDRESS:	1720 Fairfield Road, Victoria BC V8S 1G3
OWNER NAME:	Ryan Goodman
COMPANY NAME:	1113934 B.C. LTD., INC.NO. BC1113934
TOTAL RENTAL UNITS:	1

b. CURRENT OCCUPANT INFORMATION & RENT ROLLS

Please attach the current tenant information and rent rolls as Appendix A. At this stage, please identify existing vulnerable* tenants which will determine requirements within the Tenant Assistance Plan.

***Vulnerable tenants may include:**

- Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges
- Tenants with specific housing needs due to a disability
- Seniors, who may be long-term tenants and living on a fixed income
- Families with young children, who may have difficulty finding appropriate units

Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
T 250.361.382 E housing@victoria.ca

Tenant Assistance Plan Application Form

c. DRAFT TENANT ASSISTANCE PLAN

Tenant Assistance Plan Components	Draft Tenant Assistance Plan *(to be completed with Rezoning application)*	City Staff Comments *(to be completed during application review)*
	Date: October 30 2018	**Date:** November 6, 2018
Compensation by tenancy length: • Up to 5 years: 3 months' rent • 5 to 9 years: 4 months' rent • 10-19 years: 5 months' rent • 20+ years: 6 months' rent	Tenants do no qualify, less than 1 year tenancy	Meet TAP Guidelines - Please ensure that compensation is provided in alignment with the Tenancy Act
Notification: • A minimum of 4 months notice to end tenancy	4 months notification	As above
Moving Expenses: • An insured moving company may be hired by the applicant, with all arrangements and costs covered • Flat rates of $500 bachelor or 1 BR or $750 for 2+ BR	Tenants do no qualify, less than 1 year tenancy As above	As above
Relocation Assistance: • Tenant Relocation Coordinator provided • Three options provided comparable in size, location and rent amount (min. of one option in same neighbourhood)	Tenants do no qualify less than 1 year tenancy	As above
Right of First Refusal: • Offer to return to the building, with rent rates discounted by 10% of starting rates	n/a	As above
Vulnerable Tenants: • Please identify additional assistance offered to vulnerable tenants	n/a	As above

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Final Tenant Assistance Plan Application Form

c. FINAL TENANCY ASSISTANCE PLAN

Please complete the final Tenant Assistance Plan form below, while addressing the staff comments providing in response to the draft plan previously submitted to ensure alignment with policy objectives.

Tenant Assistance Plan Components	**Final Tenant Assistance Plan** *(to be completed with Rezoning application)*
	Date: November 6, 2018
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Application recieved by Jesse Tarbotton **(staff) on** October 31, 2018 **(date)**

CITY OF VICTORIA

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1 Centenial Square
Victoria, BC V8W 1P6

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Tenant Assistance Plan Application Form

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Final Tenant Assistance Plan Application Form

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Application recieved by Jesse Tarbotton **(staff) on** October 31, 2018 **(date)**

Talbot Mackenzie & Associates
Consulting Arborists

1712 & 1720 Fairfield Rd, Victoria

Arborist Report:

Construction Impact Assessment &

Tree Preservation Plan

PREPARED FOR: Luke Mari
Director of Development
Purdey Group
Victoria, BC

PREPARED BY: Talbot, Mackenzie & Associates
Michael Marcucci – Consulting Arborist
ISA Certified # ON-1943A
TRAQ – Qualified

DATE OF ISSUANCE: May 25, 2018
AMENDED: July 20, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

Talbot Mackenzie & Associates
Consulting Arborists

Jobsite Property: 1712 and 1720 Fairfield Road, Victoria

Date of Site Visit: July 25, 2017-April 19, 2018

Site Conditions: Residential lots. No construction activity present. Hollywood Park borders the property to the west.

Summary: The proposal is to demolish the two single-family dwellings and construct three townhouse building clusters with underground parking. One bylaw protected tree with poor structure (Linden, tag #215) and one municipal boulevard tree (Cherry NT 1) will be removed. The health of the Lombardy Poplar tree (#236) may be impacted by the excavation for the foundation and rear decks, but we anticipate it will recover considering its good health and the remaining protected root zone. The existing driveways and sidewalks, adjacent to the retained municipal cherry trees in the boulevard (NT 2 and 22), should be removed and the new sidewalks constructed under arborist supervision. We do not anticipate any trees in the park or municipal boulevard will be impacted significantly by the excavation to the property line for the underground parking.

Scope of Assignment: To inventory the existing bylaw protected trees and any trees on neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line. Review the proposal to demolish the existing houses on each property and construct three townhouse building clusters with underground parking. Comment on how construction activity may impact existing trees. Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts.

Methodology: We visually examined the trees on the property and prepared an inventory of the bylaw protected trees in the attached Tree Resource Spreadsheet. Each tree was identified using a numeric metal tag attached to its lower trunk (including non-bylaw protected trees on the property). Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The bylaw protected trees with their identification numbers are labelled on the attached Arborist Site Plan. The conclusions reached are based on the information provided within the attached building plans by Shape Architecture Inc (dated July 18, 2018) and the landscape design plans from Biophilia Design Collective (dated July 2018).

Limitations:

No servicing plans were available for comment.

No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

Summary of Tree Resource: 26 trees were inventoried. Only two bylaw protected trees exist on the subject property: Linden #215 and Lombardy Poplar #236. Three municipal flowering cherry trees (NT 1, 2 and 22) are located in the boulevard in front of the properties.

Bylaw Protected, Municipal and Neighbour's Trees to be Removed:

- **Linden #215** (99cm DBH)
  This tree is located in close proximity to Blocks 1 and 3 and therefore will require removal. It is worth noting that this tree has poor structure due to being topped historically at four metres above ground and therefore would not typically be suitable for retention.

- **NT 1 Flowering Cherry** (50cm DBH): The municipal tree on the boulevard will require removal for the new driveway entrance.

- **NT 12 Willow-leaved Cotoneaster** (~12 and 8cm): The base of this neighbour's plant is growing against the fenceline and will therefore require removal unless the retaining wall curves around the tree and bridges this area of the root system (avoiding excavation). It is our understanding that this neighbour has requested the retaining wall due to an existing gradual grade change.

Potential Impacts on Bylaw Protected Trees and Mitigation Measures

- **Lombardy Poplar #236** (88cm DBH): This bylaw protected tree will be approximately 6m from the building footprint of the Block 3 townhouse at its closest corner point. The underground parking does not extend to the perimeter of the building footprint in this location (see C3 Section 1 on page A303). However, the proposed slab-on-grade rear deck of the townhouse extends approximately 3m beyond the footprint. The surface of the concrete slab will be slightly above existing grade with stairs down to the backyard. It is our understanding that grade changes within the backyard area will be minor, if at all required. We estimate that excavation for the concrete slab will extend to 2.7m from the base of the tree at its closest point.

  A significant amount of roots may be severed within the footprint of the rear deck as Lombardy Poplars are known for wide-spreading root systems. There may be some health impact on the tree as a result. However, considering the tree's good health and the amount of root zone protected (approximately 80%), we anticipate the tree will likely recover from the root loss in the long-term. The stability of the tree is unlikely to be impacted.

Installation of new fencing at the property line within the critical root zone should avoid significant root loss. Holes required for posts should be hand-dug under arborist direction.

Lombardy Poplars are known to have wide-spreading, highly invasive root systems which can cause damage to hard surfaces, perimeter drains and, in some cases, building foundations. The applicant would therefore prefer to remove the tree and replant with a more desirable tree species. If the tree is to be removed, this would require permission from both the neighbouring property which shares ownership of the tree (located on the property line) and the municipality. If the tree is removed, considerations should be made to reduce the stump and roots from sprouting shoots after removal which could cause further damage in the future.

If it is decided by the concerned parties that the tree will be retained, we would recommend installing root barriers around the concrete rear deck and the perimeter drains in this area of the building, especially if large roots are encountered during excavation. Root barriers should be installed as close to the finished grade as possible, or above the grade, to ensure roots do not eventually grow above the barrier.

- **NT 2 and NT 22 Flowering Cherries** (20 and 40cm DBH, respectively)
  These municipal boulevard trees are both located beside existing driveways, which are to be removed as part of the proposal. We recommend an arborist supervise the removal of the existing asphalt to ensure any potential roots growing underneath are not damaged in the process. We also recommend that the driveways and sidewalks be left in place for as long as possible during construction to ensure that the roots underneath the hard surfaces are not exposed and subsequently damaged by machine traffic. If the driveways are removed prior to the end of construction activity, the barrier fencing may have to be extended to include this area. We do not anticipate that the excavation for the underground parkade on the property line will impact the trees significantly.

  If curb replacement is included within the requested frontage improvements, this could lead to the loss of roots growing against the existing curb. An arborist should supervise the required excavation. Reducing working room and/or curb depth may be recommended to retain certain roots.

- **Underground Parkade Excavation**
  It's our understanding that excavation for the underground parkade will be limited to within the property lines of the subject property and will not extend into the neighbouring park or boulevard. We therefore do not anticipate impacts to any of the trees within the park and only minor impacts (if any) to the boulevard trees. There is a cedar hedge (NT 16, stems 7-8cm in diameter at ground level) within the park with plants located approximately half a metre from the fence-line. It is likely the hedge will not decline as a result of the excavations to the property line. If possible (after excavation and prior to shoring), any roots encountered should be pruned back to sound tissue.

- **Neighbour's Leyland Cypress hedge (NT 4 and 5):** The 18 inch tall retaining wall is shown as ending adjacent to trees NT 4 and 5 in this hedge. If retention of these trees is desired and roots are encountered in the area of the retaining wall, we will likely recommend the second

half of the retaining wall not require excavation. This may result in the wall tapering and ending prior to where significant roots are encountered or that a boulder retaining wall be built instead to avoid excavation necessary with a concrete retaining wall.

- **Arborist Supervision**: All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. In particular, the following activities should be completed under the direction of the project arborist:

    - Excavation for the foundation of Block 3 and rear deck within the CRZ of Poplar #236
    - Removal of the existing driveways and sidewalks within the CRZ of boulevard trees NT 2 and NT 22 (and excavation of the underground parkade if possible)
    - Any excavation necessary to construct the new sidewalks or curbs within the CRZ of NT 2 and NT 22.
    - Excavation adjacent to cedar hedge NT 16
    - Excavation associated with the retaining wall adjacent to Leyland Cypresses NT 4 and 5
    - Any excavation associated with the installation of new fencing within the CRZ of Poplar #236
    - Any removal, installation or upgrading of underground services within the CRZ of retained trees

- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:

    - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
    - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
    - Placing two layers of 19mm plywood.
    - Placing steel plates.

- **Demolition of the existing buildings:** The demolition of the existing houses and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.

- **Mulching**: Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See "methods to avoid soil compaction" if the area is to have heavy traffic.

- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.

- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
  - Locating the barrier fencing
  - Reviewing the report with the project foreman or site supervisor
  - Locating work zones, where required
  - Supervising any excavation within the critical root zones of trees to be retained
  - Reviewing and advising of any pruning requirements for machine clearances

- **Review and site meeting**: Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank you.

Yours truly,

Michael Marcucci
ISA Certified # ON-1943A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 2-page bylaw protected trees spreadsheet, 1-page arborist site plan, 8-page building plan excerpts, 1-page spreadsheet methodology, 1-page barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

1712-1720 Fairfield Road, Victoria
Bylaw Protected, Neighbour's and Municipal Trees

Tree ID	Common Name	Latin Name	DBH (cm) * over ivy ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention status X= Removal	Bylaw Protected
215	Linden	*Tilia spp*	99	9	10.0	Good	Fair	Poor	Main stems topped at 4m where diameter is 50cm. Canopy is made up of mostly large and extended sprouts. Codominant at 2m with included bark. Retention not	Removal	Yes
236	Lombardy Poplar	*Populus nigra*	88	8	10.5	Moderate	Fair	Poor	Codominant at 1.5m AGL with included bark. Numerous codominant unions with reaction wood. Tree growing into fencing. Surface rooted towards corner (~2m).	Retain	Yes
NT 01	Flowering Cherry	*Prunus spp*	50.0	8	6.0	Moderate	Fair	Fair	Municipally owned on boulevard	Removal	Municipal tree
NT 02	Flowering Cherry	*Prunus spo*	20.0	5	2.5	Moderate	Fair	Fair	Municipally owned on boulevard	Retain	Municipal tree
NT 03	Deodara Cedar	*Cedrus deodara*	30~	10	3.5	Good	Fair	Fair		Retain	Neighbour's
NT 04	Leyland Cypress (hedge)	*Cupressus × leylandii*	23~	6	2.5	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 05	Leyland Cypress (hedge)	*Cupressus × leylandii*	20, 20~	6	3.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 06	Leyland Cypress (hedge)	*Cupressus × leylandii*	20~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 07	Leyland Cypress (hedge)	*Cupressus × leylandii*	20~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 08	Leyland Cypress (hedge)	*Cupressus × leylandii*	15~	6	2.0	Good	Fair	Fair	Hedge	Retain	Neighbour's
NT 09	Leyland Cypress (hedge)	*Cupressus × leylandii*	15~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 10	Leyland Cypress (hedge)	*Cupressus × leylandii*	20~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's

Prepared by:
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1712-1720 Fairfield Road, Victoria
Bylaw Protected, Neighbour's and Municipal Trees

Tree ID	Common Name	Latin Name	DBH (cm) * over ivy ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations	Retention status X= Removal	Bylaw Protected
NT 11	Leyland Cypress (hedge)	*Cupressus × leylandii*	20 ~	3	2.0	Good	Poor	Poor	Topped, hedge.	Retain	Neighbour's
NT 12	Willow-leaved Cotoneaster	*Cotoneaster salicifolius*	12, 8~	5	2.0	Moderate	Good	Fair/poor	Neighbour's, base at fence and leaning away (most of canopy on neighbour's side)	Removal	Neighbour's
NT 13	Laurel hedge	*Laurus nobilis*		2	2.0	Good	Good		Neighbour's.	Retain	Neighbour's
NT 14	Holly hedge	*Ilex aquifolium*		2	2.0	Good	Good		Neighbour's	Retain	Neighbour's
NT 15	Horsechestnut	*Aesculus hippocastanum*	30	6	3.0	Good	Fair	Poor	Growing up against chain-link fence	Retain	Neighbour's
NT 16	Pyramidal Cedar hedge	*Thuja pyramidalis*				Poor	Fair	Fair	In park, 0.5m from fence. 2-2.5m tall. 7-9cm in diameter at base.	Retain	Municipal
NT 17	Douglas Fir	*Pseudotsuga menziesii*	14	3	2.0	Poor	Fair/poor	Fair/poor	In park, 2m from fence.	Retain	Municipal tree
NT 18	River Birch	*Betula nigra*	12~	5	2.0	Moderate	Fair/poor	Fair/poor	Growing against park fence on neighbour's side.	Retain	Neighbor's
NT 19	Big Leaf Maple	*Acer macrophyllum*	12~	4	2.0	Moderate	Fair	Fair/poor	Growing against park fence on neighbour's side. Wrapped around NT 20	Retain	Neighbor's
NT 20	Big Leaf Maple	*Acer macrophyllum*	34~	8	4.0	Moderate	Fair	Fair/poor	Growing against park fence on neighbour's side. Wrapped around NT 19	Retain	Neighbor's
NT 21	Norway Maple	*Acer platanoides*	20~	9	2.5	Good	Fair	Fair	Growing against park fence on neighbour's side.	Retain	Neighbor's
NT 22 (previously NT 18)	Flowering Cherry	*Prunus spp*	40.0	8	5.0	Moderate	Fair	Fair	Boulevard	Retain	Municipal tree
NT 23	Ponderosa Pine	*Pinus ponderosa*	61, 56	12	11.5	Moderate	Fair/poor	Fair	Municipal park tree. 5m from fence. Codominant union at base with two cable braces in canopy. Sparse canopy, health stress.	Retain	Municipal tree

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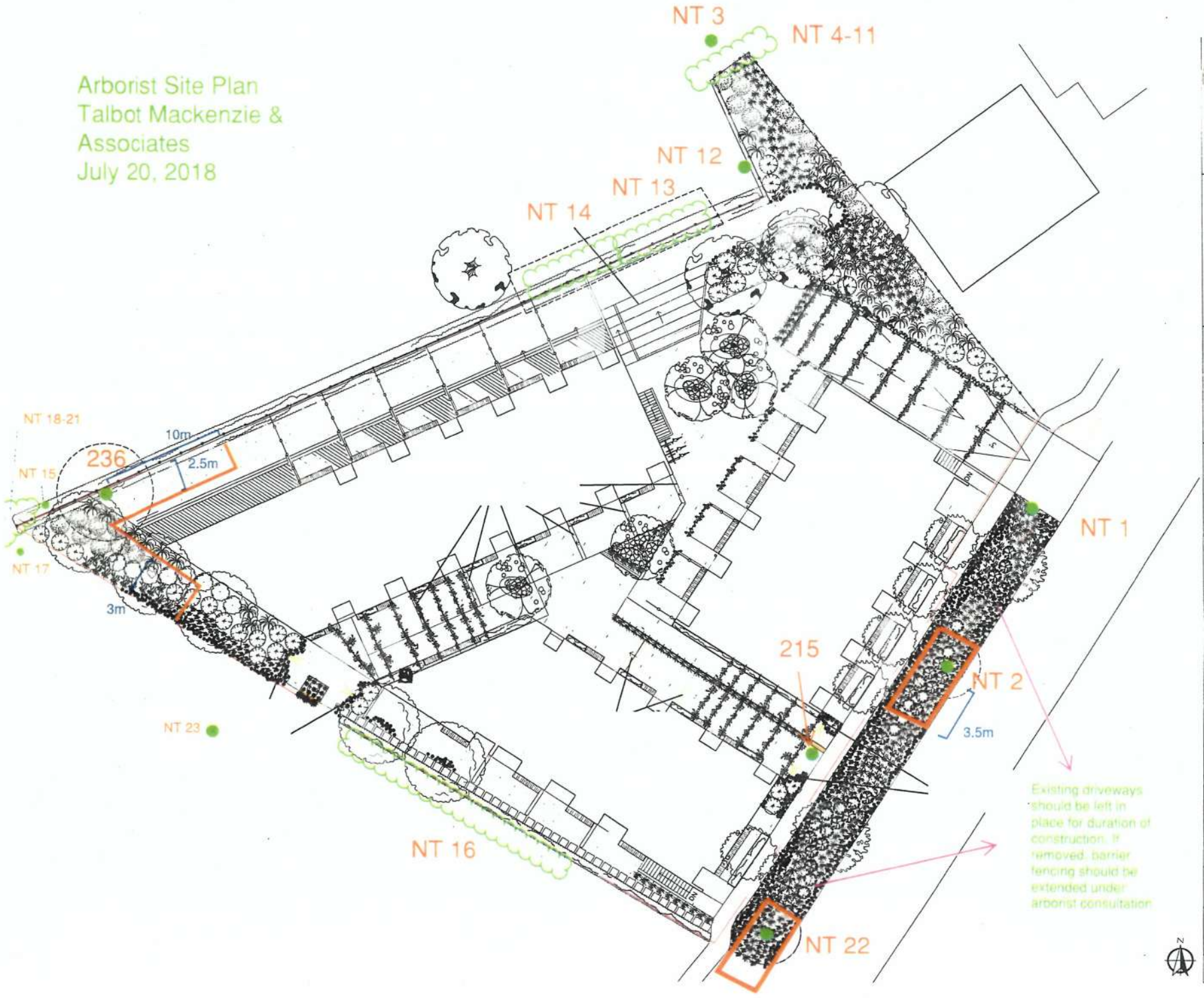


BIOPHILIA design collective

Bianca Bodley
250.589.8244
bianca@biophiliacollective.ca

CLIENT NAME

PROJECT
Landscape Design

ADDRESS
Fairfield

DESIGNED BY
Bianca Bodley

DRAWN BY
BB / KN

Issued for Rezoning 09-29-17

Issued for Application Review Summary 01-30-18

Scale 1:150

L5 Landscape Lighting Plan

DATE:
July, 2018

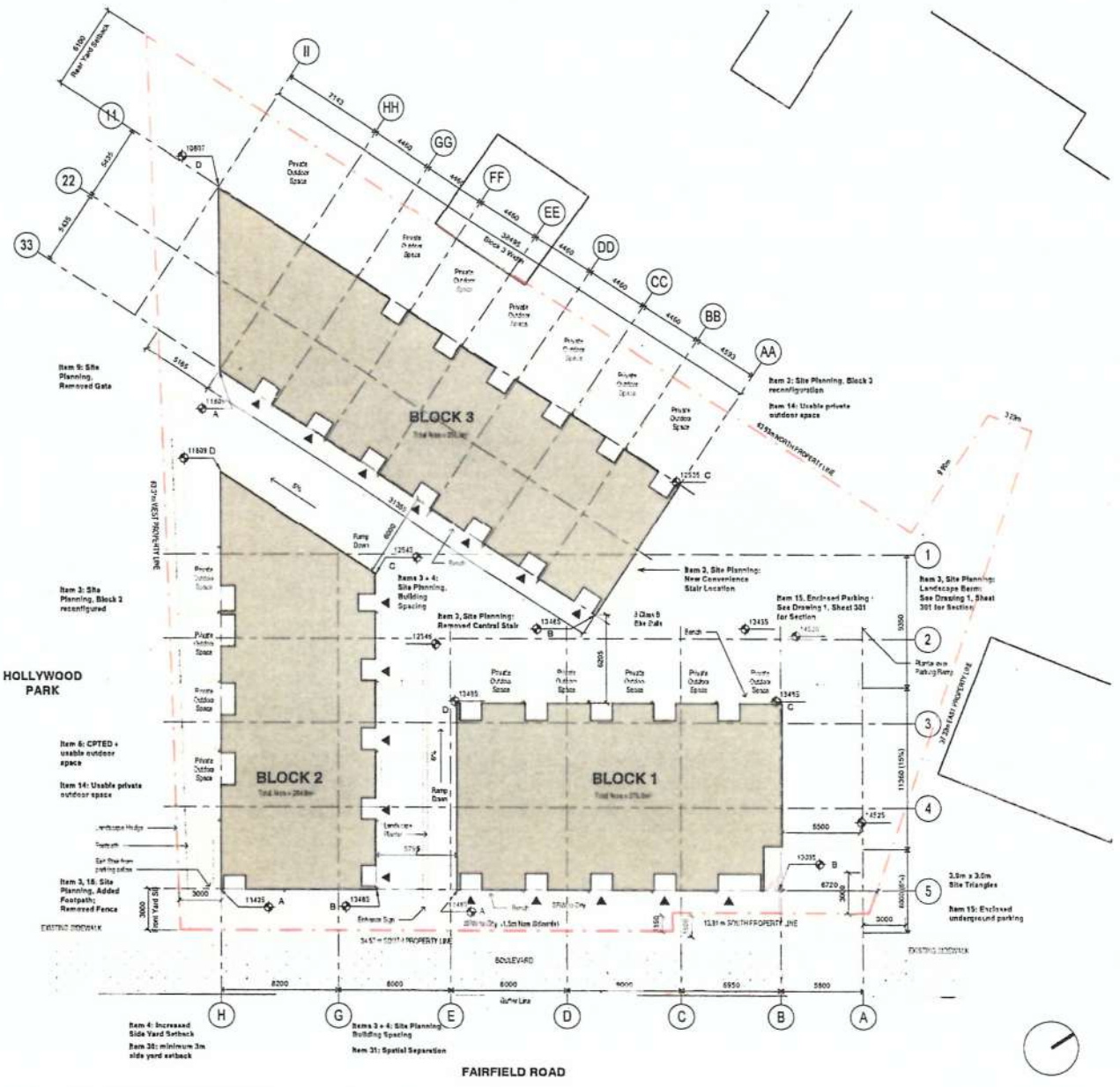
PROJECT DATA

LEGAL DESCRIPTION	PLAN 290 VICTORIA LOT 4 INCL PCL A SECTION FFLD PLAN 290 EXC PT IN STREET, LOT 6 PLAN 1834 SECTION 68 VICTORIA
CIVIC ADDRESS	1712 + 1720 Fairfield Road
ZONING (Current)	R1-G
ZONING (Proposed)	CD-TBD
SITE AREA	2433.2 m²
LOT WIDTH	46.38 m
ABOVE GRADE FLOOR AREA	2,211m²
BELOW GRADE FLOOR AREA	218m²
TOTAL FLOOR AREA	2,429m²
COMM. FLOOR AREA	0.0
AVERAGE GRADE	12.70m

	PERMITTED	PROPOSED
FLOOR SPACE RATIO	05. - 1.0	0.92
SITE COVERAGE	39%	61%
OPEN SITE SPACE	59%	39%
BUILDING HEIGHT	7.6m	9.97m
NUMBER OF STOREYS	2	2.5
VEHICLE PARKING	22	22
BICYCLE PARKING	17	35 (Class 1) 10 (Class 2)
BUILDING SETBACKS		
FRONT YARD	7.5m	3.0m
REAR YARD	9.1m or 30% of Site Depth	6.1m
SIDE YARD (WEST)	1.5m	3.0m
SIDE YARD (EAST)	3.9m	6.7m
COMBINED SIDE YARD	min. 5.4m	10.4m
RESIDENTIAL USE DETAILS		
Total Number of Units		17
Unit Type		2-3 Bedroom
Ground Oriented Units		17
Minimum Unit Floor Area		122.7m²
Total Residential Floor Area		2,429m²

AVERAGE GRADE CALCULATION

Grade Points	Avg of Points	Distance Between Grade Points	Totals	Perimeter
Block 1				
A - B				
B - C				
C - D				
D - A				
Block 2				
A - B				
B - C				
C - D				
D - A				
Block 3				
A - B				
B - C				
C - D				
D - A				
Total				
Average Grade				



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PLOT INFO.
PLOT STYLE TABLE LOCATION

Site Plan Legend

Trees to be RETAINED

Trees to be REMOVED

Visitor Parking

Parking Entrance

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/03/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

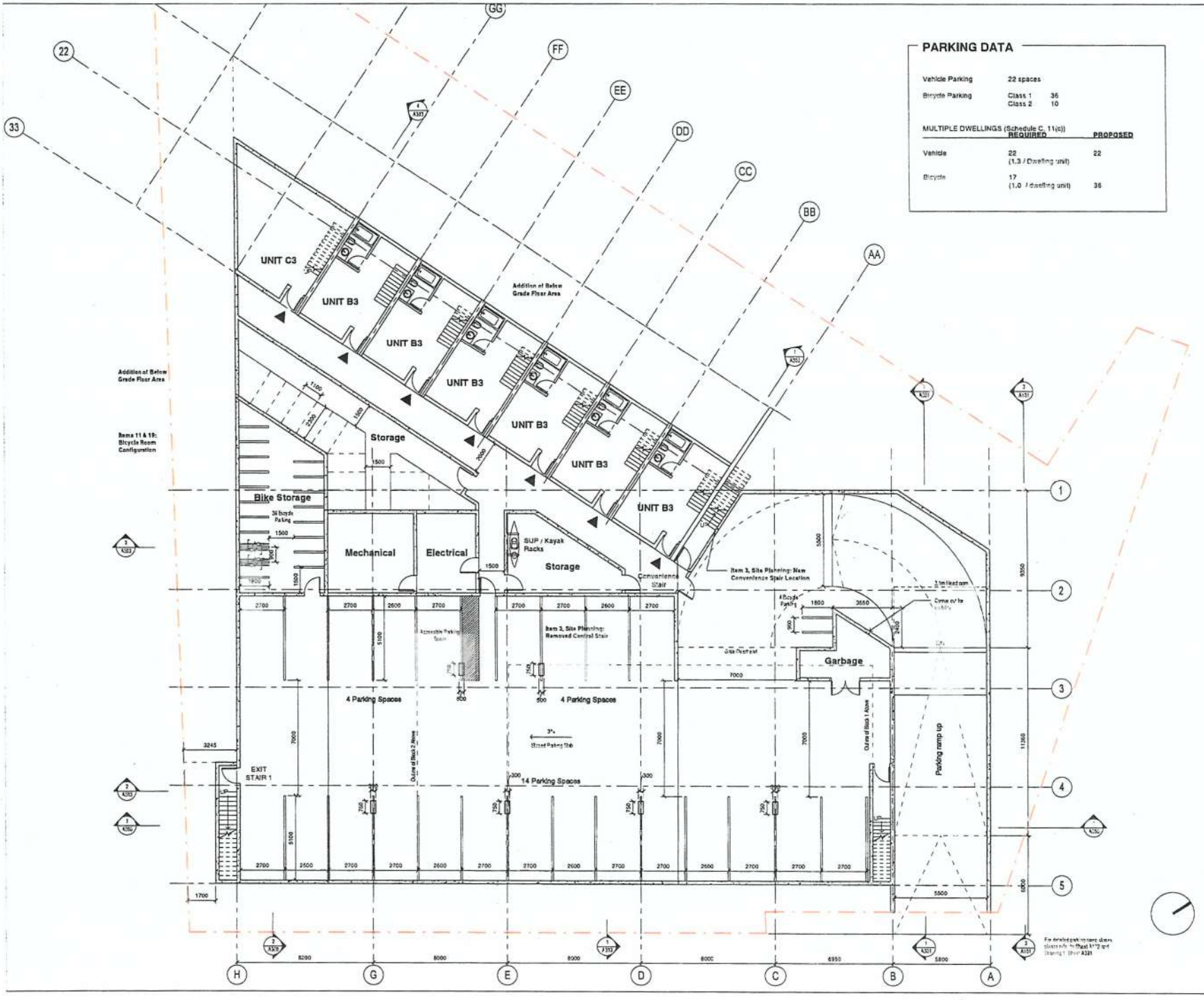
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Site Plan

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A102



PARKING DATA

Vehicle Parking	22 spaces	
Bicycle Parking	Class 1	36
	Class 2	10

MULTIPLE DWELLINGS (Schedule C, 11(c))

	REQUIRED	PROPOSED
Vehicle	22 (1.3 / Dwelling unit)	22
Bicycle	17 (1.0 / dwelling unit)	36

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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

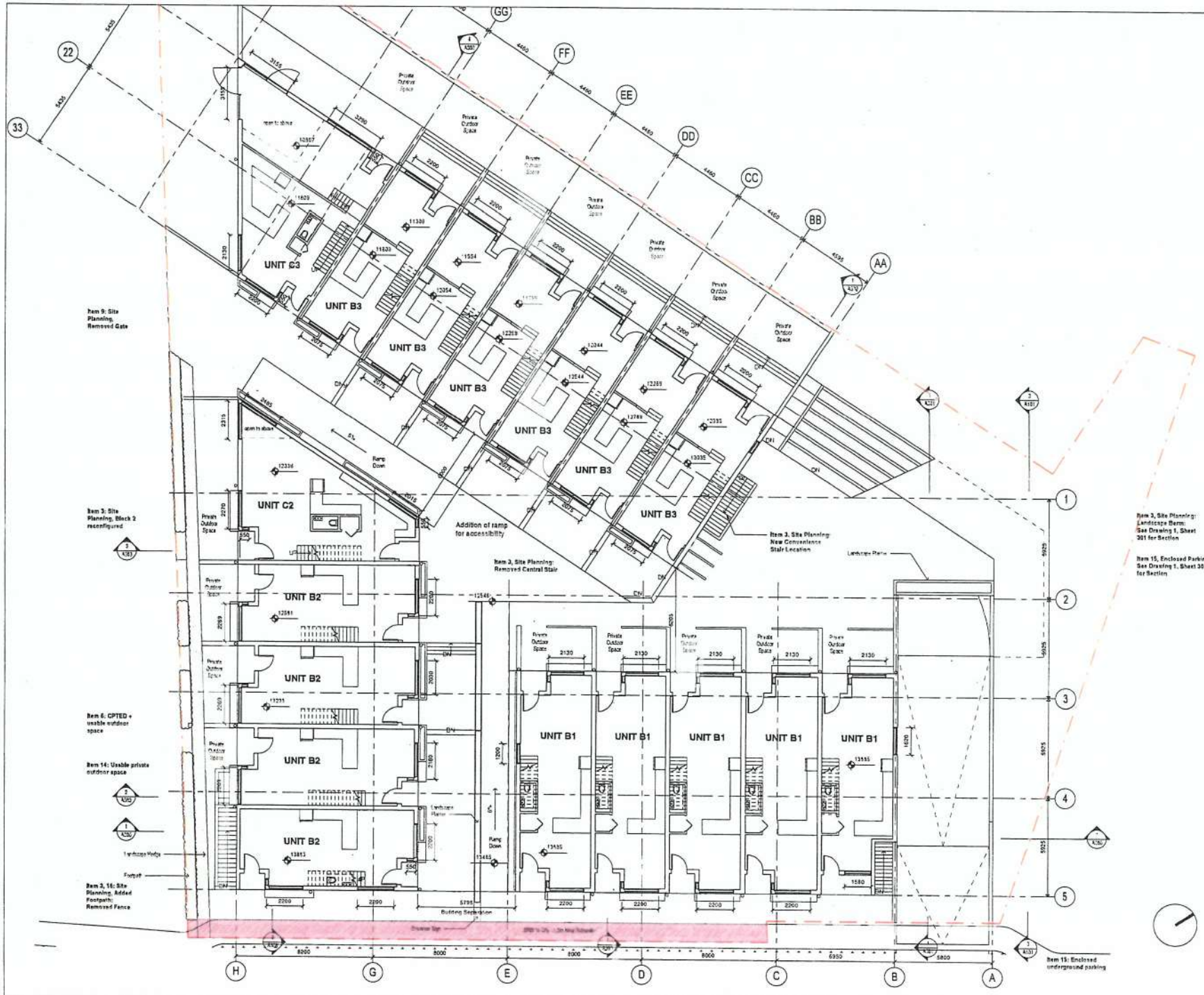
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

PARKING LEVEL PLAN

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	As indicated
JOB NUMBER	1707

A200



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PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

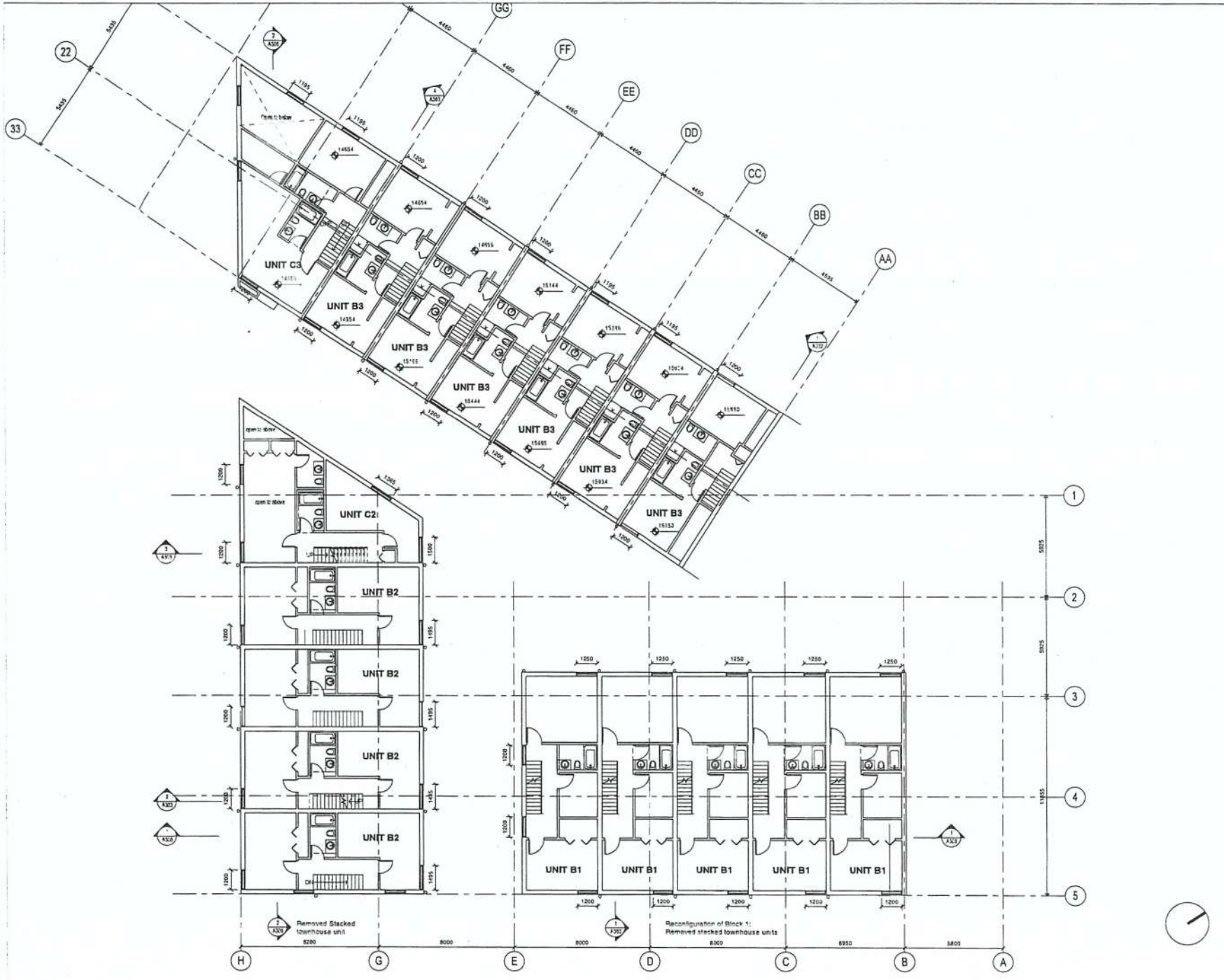
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Level 1 Plan

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A201



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TEL
EMAIL
WEB

PLOT INFO.
PLOT STAMP LOCATION

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

1712 Fairfield Road Multi-Family Development

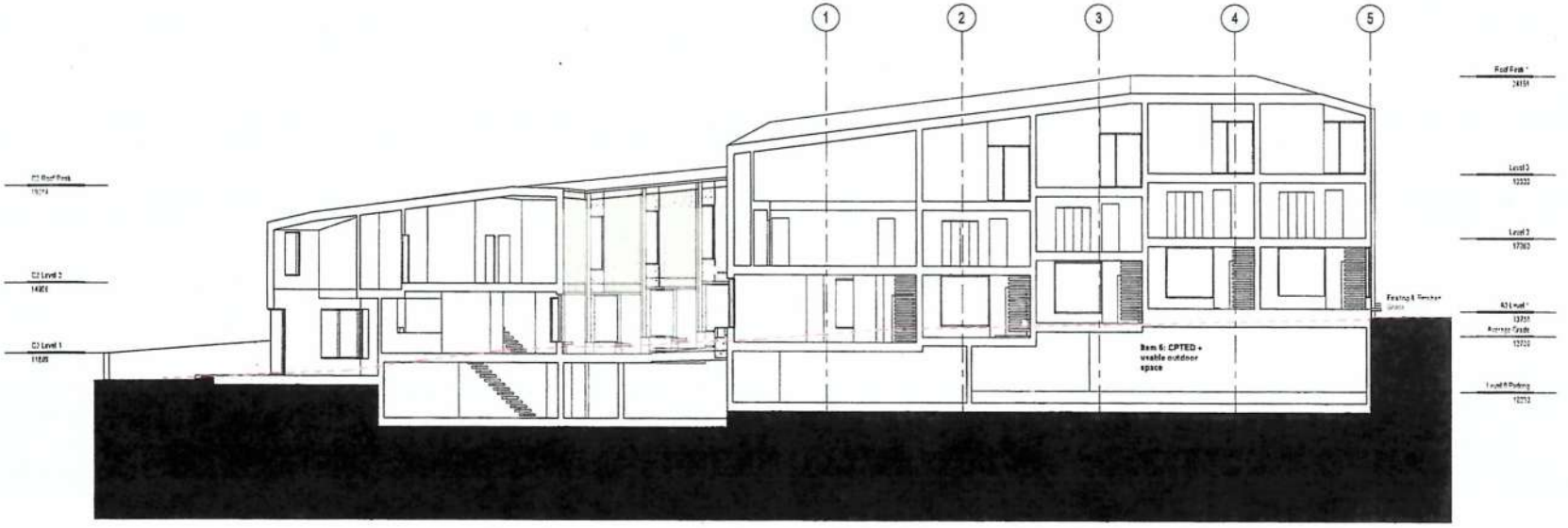
Issued for Rezone Comments

Level 2 Plan

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A202

1 East-West Section
1 : 100



2 Site Section 1
1 : 100

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PLOT INFO.

LEGEND

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	20/03/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

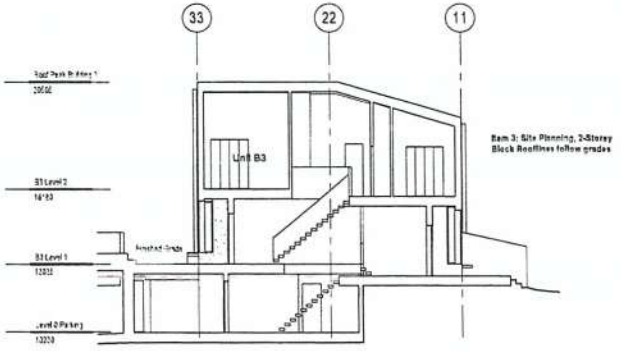
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Site Sections

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A300



1 B3 Section Typ.
1 : 100

SHAPE
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PLOT INFO.
PLOT STAMP LOCATION

LEGEND
Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
3	Issued for Rezone Revisions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

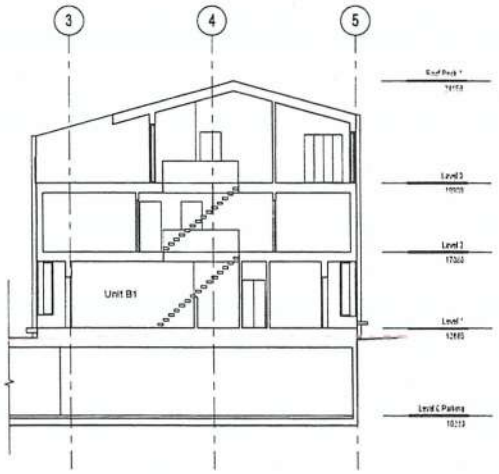
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Sections

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

A302



1 B1 Section 1
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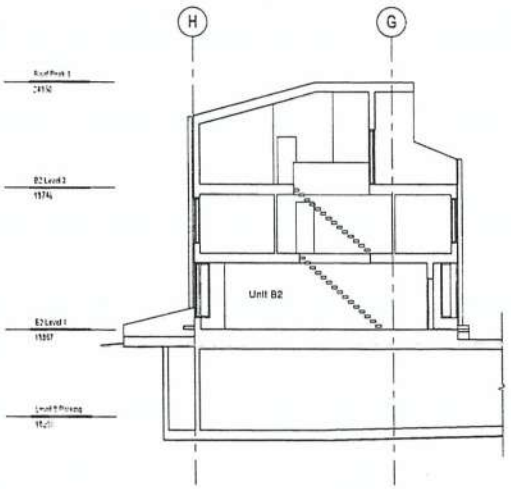

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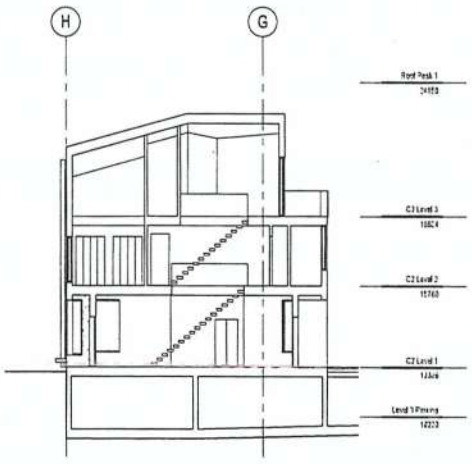

3 C2 Section 1
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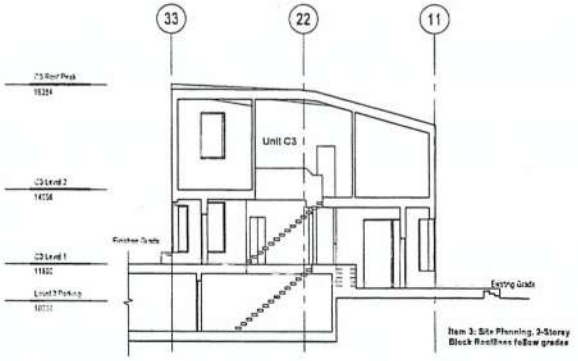

4 C3 Section 1
1 : 100

SHAPE
Architecture Inc

PLOT INFO.

LEGEND

REVISIONS		
NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Revisions	31/01/2018
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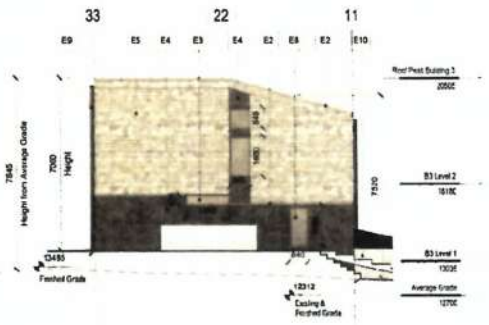
1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

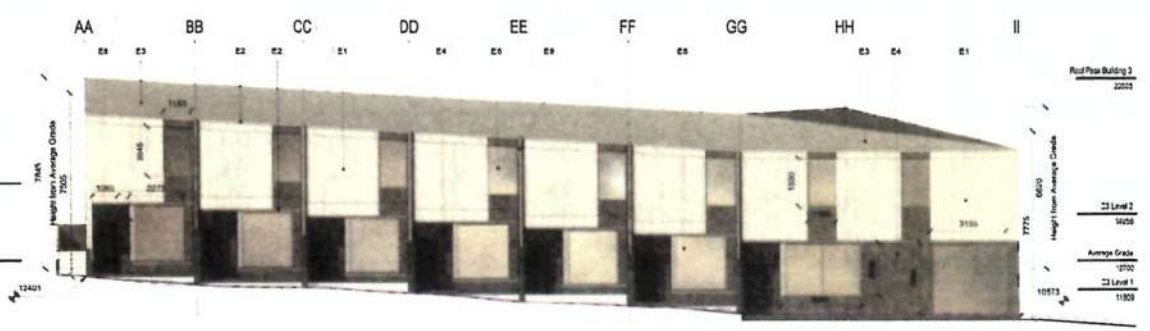
Sections

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 : 100
JOB NUMBER	1707

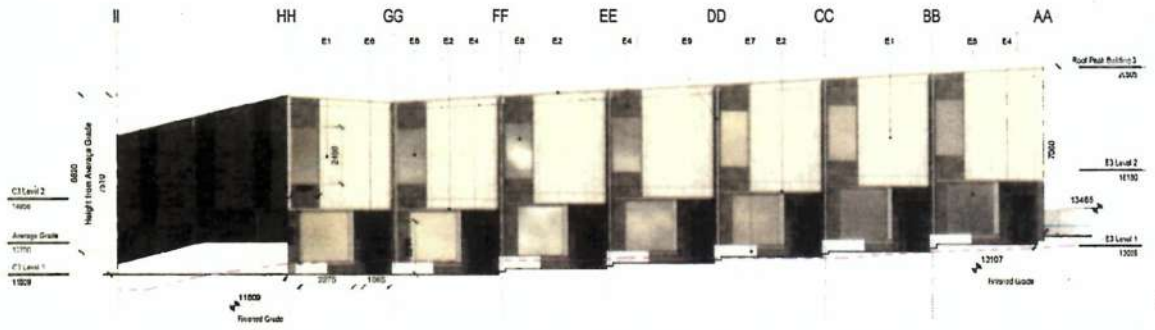
A303



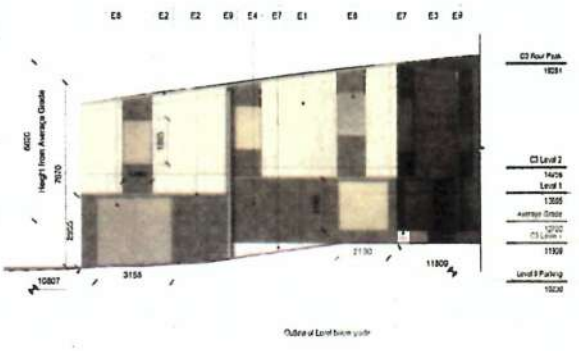
1 Block 3 - East
1 : 100



2 Block 3 - North
1 : 100



3 Block 3 - South
1 : 100



4 Block 3 - West
1 : 100

SHAPE
Architecture Inc

55• WEST PENDER STREET
VANCOUVER, BC CANADA
V6B 1V5

TEL: (604) 687-4461
EMAIL: info@shapearchitecture.ca
Web: www.shapearchitecture.ca

PLOT INFO.
PLOT STAMP LOCATION

MATERIALS LEGEND

E1	CEDAR CLADDING WHITE WASH FINISH
E2	METAL FLASHING
E3	STANDING SEAM SLOPED METAL ROOF
E4	ROCK DASH STUCCO
E5	CEDAR SHINGLE
E6	CEDAR BOARD, DARK STAIN FINISH
E7	BOARD FORM CONCRETE CAST IN-SITU
E8	ALUMINUM FRAME, DOUBLE GLAZED WINDOW, DOOR
E9	ALUMINUM RAILING WITH PICKETS
E10	CEDAR SOFFIT
E11	GLASS GUARD WITH SATIN ETCH GLASS

LEGEND

Existing Grade

REVISIONS

NO	DESCRIPTION	DATE
1	Issued for Rezoning	29/09/2017
2	Issued for Rezone Remsions	31/01/2018
3	Issued for Rezone Remsions	25/04/2018
4	Issued for Rezone Resubmission	18/05/2018
5	Issued for Rezone Comments	18/07/2018

1712 Fairfield Road Multi-Family Development

Issued for Rezone Comments

Elevations

DATE	18/07/2018
DRAWN BY	MH
CHECKED BY	AS
SCALE	1 100
JOB NUMBER	1707

A402

Talbot Mackenzie & Associates
Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.
* Measured over ivy
~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor, Moderate or Good.

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as soil volume restrictions, age, crown spread, health, or structure (such as a lean).

Health Condition:

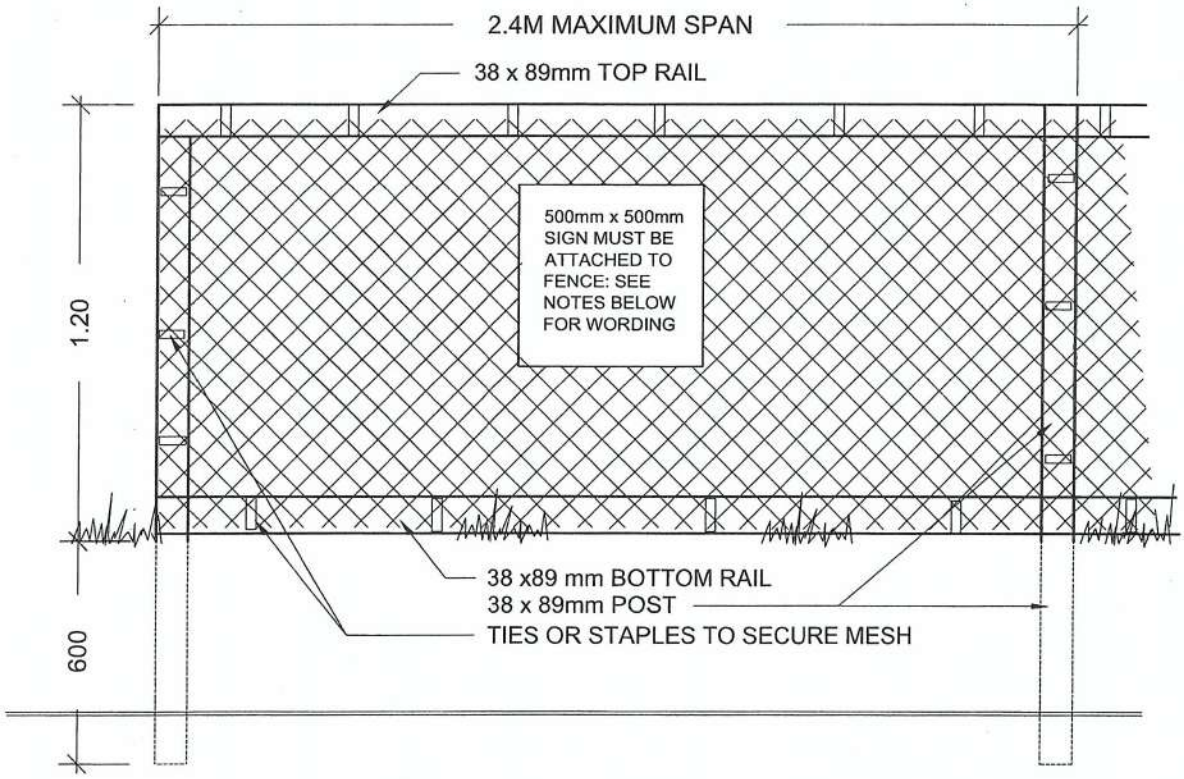
- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns



TREE PROTECTION FENCING

NOTES:

1. FENCE WILL BE CONTRUCTED USING 38 X 89 mm (2"X4") WOOD FRAME: TOP, BOTTOM AND POSTS. *
   USE ORANGE SNOW-FENCING MESH AND SECURE TO THE WOOD FRAME WITH "ZIP" TIES OR GALVANZIED STAPLES.

2. ATTACH A 500mm x 500mm SIGN WITH THE FOLLOWING WORDING: **WARNING-HABITAT PROTECTION AREA.** THIS SIGN MUST BE AFFIXED ON EVERY FENCE FACE OR AT LEAST EVERY 10 LINEAR METRES.

* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

Saanich

DETAIL NAME: TREE PROTECTION FENCING

H:\shared\parks\Tree Protection Fencing.pdf

DATE:	March/08
DRAWN:	DM
APP'D.	RR
SCALE:	N.T.S.

- appreciation for the townhouse massing
- desire for the townhouse design to be clearly expressed as residential from the public realm, through a reconsideration of the materials
- the need to redesign the blank townhouse wall overlooking the parking lot
- opportunity to redistribute bicycle parking to avoid bottlenecks in tight corridors
- the desire for additional renderings and supporting documentation to show the details of the pedestrian realm and through-block pathway
- opportunity to improve the shape of the balconies to better integrate within the building massing.

Motion:

It was moved by Elizabeth Balderston, seconded by Sorin Birliga, that the Advisory Design Panel recommend to Council that Development Permit with Variance Application No. 00059 for 605-629 Speed Avenue and 606-618 Frances Avenue be approved subject to the following recommendations:

- enhance the pedestrian link and experience through the corridor by increasing greenspace and soft landscaping, paving patterns and textures
- provide significant landscaping enhancements at the ground level
- redesign the second storey including the south elevator adjacent to townhouse block with consideration of CPTED principles, circulation, natural daylighting and distribution of amenity that is reflected in exterior elevations
- provide additional renderings and other supporting documentation for the pedestrian realm and through-block pathway
- integrate the north and south balconies into façade design.

Carried Unanimously

2.3 Rezoning Application No. 00618 and Development Permit Application No. 000519 for 1712 and 1720 Fairfield Road

The City is considering a Rezoning and Development Permit Application to allow for a three-storey multi-unit residential development.

Applicant meeting attendees:

ALEC SMITH	SHAPE ARCHITECTURE
DWAYNE SMITH	SHAPE ARCHITECTURE
MATTHEW HARTY	SHAPE ARCHITECTURE
BIANCA BODLEY	BIOPHILIA DESIGN COLLECTIVE
LUKE MARI	PURDEY GROUP

Mr. Johnston provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- the height and roofline within the existing context
- the transition with Hollywood Park
- site planning around the rear block of townhouses.

Alec Smith provided the Panel with a detailed presentation of the site and context of the proposal, and Bianca Bodley provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is the materiality at the ground plane?
  - a single, large picture window for each unit, with pebble dash stucco, significant glazing and wood panelling above
- how do the roof forms emulate the topography of the site?
  - the hip roof has been modified to match the site's topographical lines
- are there open volumes within the habitable spaces?
  - yes, the open volumes are above the top floor
- is there an accessible alternative to stairs to enter the plaza?
  - no, as townhouses do not have the same accessibility requirements as other residential typologies
- would it be possible to incorporate ramps to accommodate strollers and children on bicycles?
  - this is something that could be addressed if recommended
- what is the distance between the corner of Block 3 and Block 2?
  - 6.2m
- how close to the proposal is the tennis court?
  - the proposal is approximately 3m away from the property line, and the tennis court is another 3m from the site
- was breaking up the massing facing Fairfield Road considered?
  - the renderings may not do this justice, but each entry point set back from the road and each has a bench
  - designed with consideration to shading and light conditions
  - there is a flat massing, but it is articulated where it will engage with public spaces
- what is the height of the guard wall separating the courtyard and the parkade?
  - 3.5 ft / 42"
- South point block 3 – contemplating angled end unit
- was angling the south corner of Block 3 considered to add more distance between blocks and add light to the courtyard?
  - it was considered both ways, and the architect found purity of form in the proposed configuration
  - density is beneficial to this project; with the overall spacing right, density creates magic, lane-like conditions
- what are the proposed passive house / environmental standards?
  - striving for high-performance, double-glazed or vinyl windows and a high R-value roof
  - electric baseboard heating provides the lowest carbon impact
  - considering solar panels
- are there thick walls?
  - not at this point
- is there sufficient slope for the proposed standing seam rooves?
  - the standing seam would wrap around all sloped rooves, and the flat portions would likely be a membrane
- what is the root mass for the large trees in the planters?
  - the root wall depth is a minimum of 3' wide and 24" deep

- how much soil would be in the planters?
    - 2' x 3'
    - the trees will be dwarfed by the planters but will be an appropriate size for the area
- was the fencing in the backyards included in the first design concept?
    - Block 3 was up at plinth level in the first iteration, and has now been pushed down to grade as a result of discussions with the City
    - this has helped to unify the project
- is it only the height triggering the Official Community Plan (OCP) amendment?
    - yes; the OCP does not envision three storeys along Fairfield Road
    - urban residential zones would allow the proposed height
    - the proposal is within density requirements, it is just the number of storeys triggering the OCP amendment
- does the draft Gonzales plan envision the proposed height?
    - Mr. Johnston clarified that the draft Gonzales plan does support three-storey buildings along Fairfield Road; however, Council recently moved to limit opportunity for 3-storey apartment buildings
    - this guideline may change through the consultation process
- is the site not designated as a small urban village?
    - Mr. Johnston noted that the site is zoned commercial. Although there has been previous discussion to change its designation, it is not being considered at this point
- are there skylights on Block 3?
    - yes, above the stairwells
- why not include skylights on the other buildings?
    - skylights will be included on all buildings, but were not drawn in the plans
- why does the fence along Hollywood park not follow the property line?
    - the concept was for the fence to follow the roofline, but this will likely change so that the fence follows the property line.

Panel members discussed:

- concern for height, although Fairfield Road is noisy and the proposal may be in alignment with the proposed area guidelines
- the view of the proposal from the park
- questioning the appropriateness of precedents such as New York, UK and California in Fairfield
- the urban feel and architectural strength of the building
- the proposal being a challenge to support for this site
- the proposal's lack of fit within the neighbourhood and the OCP, being too dense and urban for the context
- the potential for a small urban village designation and changes to the local area plan
- the OCP outlines issues relating to height, but other issues include the proposal's form and character
- the precedent-setting nature of the proposal
- the proposal being an urban solution in a residential area
- an appreciation for the materiality and the rooftop following the site's topography
- appreciation for the complexity of the site
- recognition of the proposal's architectural merit

- the proposal representing an opportunity to improve the area's character through good architecture that is responsive to the site
- the importance of the proposal's relationship to the park
- the proposal offering a different interpretation of residential
- concern for adequate breathing room between the proposed buildings, particularly the southern corner of Block 3 and the space between Block 3 and Block 2
- lack of soft landscaping in the central courtyard
- insufficient density of planting space
- concern for proposed Leyland cypress as an invasive species and its impact on neighbours
- the planters being too small to for growing large trees
- shading concerns for the site
- safety concerns for the height of the wall into the parkade
- the desire to see the parkade entrance softened
- desire for more amenity space for residents
- recognition of the interior plaza as an interesting and contemporary idea
- accessibility concerns
- concern for the appropriateness of the materials in a rainy climate
- the importance of the prominence of the front entries
- opportunity to improve the pedestrian experience
- the monolithic massing of the proposal from Fairfield, looking north
- the opportunity to step down or otherwise refine massing towards the east, especially on Block 3.

Motion:

It was moved by Justin Gammon, seconded by Jesse Garlick, that the Advisory Design Panel recommend to Council that Development Permit No. 000519 for 1712 & 1720 Fairfield Road be approved with consideration of the Panel's discussion as captured in the meeting minutes.

Carried

For:	Jesse Garlick (Chair); Sorin Birliga; Justin Gammon; Jason Niles; Carl-Jan Rupp; Stefan Schulson
Against:	Elizabeth Balderston; Deborah LeFrank

Stephan Schulson recused himself from Rezoning Application No. 00611 and Heritage Alteration Permit Application No. 00225 at 3:35pm.

2.4 Rezoning Application No. 00611 and Heritage Alteration Permit Application No. 00225 for 1306-1324 Broad Street / 615-625 Johnson Street / a portion of 622 and 630 Yates Street

The City is considering a Rezoning and Heritage Alteration Permit Application to construct a mixed-use building for ground floor commercial and student rental units and to allow the renovation and addition to the existing Duck's Block heritage building.

Lacey Maxwell

From: Mary Davies [redacted]
Sent: February 27, 2018 2:36 PM
To: Victoria Mayor and Council
Subject: Concerns Regarding Development Application REZ00619

Dear Mayor and Council,

I am writing today in regards to Development Application REZ00619 for the properties located at 1717 - 1720 Farifield Rd. which I have been told is going before the advisory design panel tomorrow.

As a neighbour of this property (I reside at 1615 Fairfield Rd) I would like to voice my concerns and request that you reject the application being presented to your for the proposed development on this property.

My concerns as a resident of this neighbourhood for 15 years and as a resident that resides within the immediate area of this development are as follows:

1 - It looks to be the intent of the developer to use the public park (Hollywood Park) as yard space for the residents of the new development as this was brought up in a meeting I attended with the developer presenting the plans late last year. At the time they were suggesting the development be not in need of yard space and suggested not including a barrier between the development and the public park to allow for it's residents to use the space as their outside space instead. While this is a neighbourhood park, it is not a yard for developers to sell to their buyers.

2 - With the heights being proposed I have serious concern for the potential for excessive sunlight blocking and shadowing onto the lots on Earle St. behind this development.

3 - As the lot is sloped, the height of the building on the north side is much higher than that on the south. I have concerns with what this will do for the view of those facing South on Earle St. and beyond to the north.

4 - As a resident that lives directly across from Hollywood Park, I am aware with the major lack of parking that is available to those who live in the area, those who work at the Fairfield Plaza and those who use Hollywood Park (for example this past summer there was a very large baseball tournament held there). As residents of this area we are constantly faced with a lack of parking so I would be very concerned if this development doesn't allocate enough onsite parking to handle the increase in density as there is literally not enough parking on the street as is.

5 - In the event that the developer will be including an onsite parking lot (under or above ground) I ask you to consider where the light from the parking lot will cast? Many parking lots (like the one you find on the corner of Fairfield and Arnold) are lit throughout the night, casting bright light into neighbouring homes all throughout the night.

6 - One of the things that I love about this neighbourhood is how it looks and feels when I walk down the street. We love our quiet neighbourhood that is filled with a wonderful mix of people from all different walks of life. What really brings us all to this area is it's low key, quiet, family feel. I strongly feel that the proposed building type does not fit in with the surrounding neighbourhood at all and would encourage a mass change to the housing type in this immediate area.

7 - Lastly, as a renter that has lived in my current home for 10 years, I have real concerns for what this type o development is encouraging in the way of reasonably priced rental housing availability for families. As you know, these new developments are built very high end and with the intent to sell to those with very high incomes. While I understand that this is a very desirable neighbourhood and that developers want to do all they can to make the most money possible, I also know that there is an increasing shortage of family rental housing available and that is very much due to developers purchasing rental homes to develop high density high end condos like the ones being proposed for 1717-1720 Fairfield Rd. If all "affordable" (I use that term loosely here) rental housing is replaced by high end condos, where do families like mine go? And just so you know, at the meeting where the developer was presenting, they kept using the word "affordable" in regards to their units but when asked just how much these units would sell for they said the starting price would likely be at about $750,000.00 ... that is not affordable and I would say it isn't even close to "attainable" which is what they then chose to switch their wording to.

I hope you will consider the full impact of this development on not only it's immediate neighbours but also on the neighbourhood and city as a whole.

Thanks for your time.

Sincerely,

Mary Davies

From: [redacted]>
Sent: March 13, 2018 10:13 AM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: 1712 Fairfield Road.

https://tender.victoria.ca/tempestprod/ourcity/Prospero/Details.aspx?folderNumber=REZ00618

Dear Alec:

I see from the development application that the developer has applied for a 3 story building. This is not a good fit for the Gonzales Neighbourhood the development should be limited to 2 stories. The Gonzales Neighbourhood group is not against the densification of Fairfield Road but believe it should not go over 2 stories. The 2 story limit is a much better fit for the neighbourhood and allows for "gentle densification". The Gonzales Neighbourhood group will be discussing the 1712 Fairfield proposal at tonight's meeting.

Nic Humphreys
167 Passmore Street

Lacey Maxwell

From: Paul Jorjorian and Hannah Mitchell [redacted]
Sent: March 13, 2018 1:46 PM
To: Victoria Mayor and Council
Subject: Fw: 1712-20 Fairfield Rd

Dear Mayor and Council, I am forwarding you a note that I sent to staff regarding the below development. Thank you for your consideration. Paul Jorjorian

From: Paul Jorjorian and Hannah Mitchell
Sent: Tuesday, March 13, 2018 11:06 AM
To: ajohnston@victoria.ca
Subject: 1712-20 Fairfield Rd

Mr. Johnston, I am writing to ask that the new development at 1712-20 Fairfield Rd be limited to two stories. Already the multi-story development at the corner of Arnold and Fairfield Rd. is glaringly out of place, especially given that it abuts the Ross Bay Villa. How ironic that such a building was allowed next to a heritage site. Allowing more of these multi-story developments will denigrate the character of this neighbor that we treasure.

Paul Jorjorian
188A St. Charles St.
Victoria BC V8S 3M7

Virus-free. www.avg.com

10 April 2018

SUBJECT: REZONING DEVELOPMENT APPLICATION REZ00619

Dear Mayor and Council:

I am writing to you about the rezoning development proposal for 1712 – 1720 Fairfield Road (REZ00618). It is my contention that the proposal does not display merit, and is seriously at variance to the current traditional residential land use of that location and surrounding area and from the existing regulatory zoning bylaws. The application should not be approved as submitted.

To assess the degree of variance that is proposed by the applicant I have compared the applicant's plan specifications to a range of existing regulatory zoning bylaws that are applicable in Gonzales and Fairfield: R1-G Single Detached Dwelling, R-2 Attached Dwelling (Duplex), R-J Low Density Attached Dwelling (Rowhouses), and R-K Medium Density Attached Dwelling (Townhouses). The table of comparison is at the end of this petition. In particular the proposal's variances are as follows:

- The proposal's Floor Space Ratio is 59% greater than the maximum density of the existing zones.
- The proposed Site Coverage is 25% greater than the norm in Gonzales, even with the discovery of 200 m2 from the original to the revised proposal.
- The Open Site Space is mostly occupied by the concrete entrance to the parkade and insufficient private usable amount available for family living in the front and back of the dwelling units.
- The Building Height exceeds the highest maximum of 8.5 m by 2.2 m, a 26% variance.
- The Number of Storeys of 3 exceeds the tallest apartments buildings in the area which have 2 storeys with basement apartments.
- The Minimum Site Area is insufficient for this proposal. R-J requires 5272 m2 and R-K requires 8930 m2. The proposal only has 2307 m2 for 19 dwelling units leaving 121.4 m2 (1306.7 SF) per unit. This is the primary reason there is insufficient open space for front and rear yards in keeping with the function of a traditional residential nature of the neighbourhood.
- R-J and R-K both limit the Number of Dwelling Units per dwelling block to 4. The proposal of three dwelling blocks exceeds this by 7 dwelling units (Block 1 by 2, Block 2 by 2, Block 3 by 3) or 58% above the maximum requirement.
- The proposed Front Yard Setback (south) is only 3.0 m. The minimum requirement of R-K Townhouses shall not be less than 7.5 m, a 60% variance.
- The Side Yard Setback (west) of Block 2 is actually the rear of the block with main windows looking onto the Hollywood Park tennis courts and should be a minimum of 7.5 m from the Park boundary and Park trees, not 3.0 m, a variance of 60%.

- The Rear Yard Setback (north) of Block 3 with main windows looking onto adjacent houses should be a minimum of 7.5 m from the interior lot line, not 6.1 m, a 19% variance.
- The Third Floor Area of Blocks 1 and 2 should not exist as the proposal exceeds the Number of Storeys. If it is allowed to proceed then it must comply with R-K Townhouse requirement to be less than or equal to 60% of the second storey.
- Proposed Parking is short by 7.5 spaces, a 26% shortfall.

The proposed development will threaten the attainment of the OCP strategic direction for Gonzales and Fairfield, to maintain and enhance neighbourhood character including the heritage character of buildings (Montague Court and businesses), landscapes (Hollywood Park) and streetscapes (views of Fairfield, Lillian and Wildwood) of the traditional residential neighbourhood. This development proposal as presented is not an incremental variation from the intended character of the Gonzales and Fairfield neighbourhood. Approval of such a high density proposal would entrench an inappropriate use of land in the neighbourhood.

According to the OCP Design Guidelines for Multi-use Residential a new development should be compatible with and improve the character of established areas (1.1). The design's architectural approach should provide unity and coherence in relation to existing place character and patterns of development (1.1.1). It clearly does not even attempt to accomplish this. Where a new development is directly abutting lands in a different Development Permit Area such as Hollywood Park and the remaining detached dwellings to the north and east of the property, the design should provide a transition between areas in ways that respond to established form and character (OCP 1.2). Form in Gonzales includes space for front and rear yards for families which this proposal does not have for each of the townhouse dwelling units nor even between the three blocks. Character in Gonzales requires low height dwellings and more greenery that accompanies low density of land use.

As new residential development this proposal should respect the character of established areas and building variety through the form and massing of housing (OCP 1.5). There is no development in Gonzales of such high density as proposed, and the design does not respect the traditional designs of neighbouring detached residential dwellings nor the heritage structure located across the street from these lots. The proposal for this multi-unit residential development directly abuts the residential buildings to the east and north which are lower and smaller in scale and should provide a transition in its form and massing to lower-density building form (OCP 1.6.1) and be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings (OCP 1.6.2). The proponent's plan does not provide for any of this, and does not address privacy for users of Hollywood Park to which the proposal abuts.

I wonder why the City's Parks Department did not consider the opportunity under its Parks Acquisition Strategy (OCP 9.2) to purchase part or all of the proponent's consolidated lots for expansion of Hollywood Park for community benefit (9.2.5) and to accommodate the residential growth of being in proximity to the Fairfield Plaza, a designated urban village (9.2.6).

And in case the legislative requirement for municipal staff and elected members to follow regulatory zoning bylaws is considered insufficient, the City of Victoria Committee of the Whole meeting of 22 February 2018 agreed with residents and made it clear that multiple rows of townhouses will not be acceptable for the Fairfield and Gonzales Neighbourhood Plans.

There is also an apparent conflict of interest about this application. A co-owner of the proponent, Ryan Goodman, was until very recently a member of the City directed working group. Witnesses have stated that this placement afforded the proponent the opportunity to be instrumental in incorporating development parameters in the draft Gonzales Neighbourhood that enable a land use of this type where none existed before.

In conclusion this application REZ00618 for rezoning the properties at 1712 and 1720 Fairfield Road should not be approved as submitted.

Sincerely,

Michael Sharpe
1592 Earle Place
[redacted]

Notes on 1712 – 1720 Fairfield Road Proposal

Application for rezoning from detached dwelling R1-G to comprehensive district CD-name to be determined.

Examples of other comprehensive districts are:

- CD-1 Selkirk Comprehensive District
- CD-4 Fairfield Block Comprehensive District
- CD-7 Cook Street Village Comprehensive District

A property comprising 2307 m^2 does not qualify for a Comprehensive District designation.

For comparison R-2 Attached Dwelling, R-J Low Density Attached Dwelling, and R-K 11 Fairfield Townhouse District / R-K Medium Density Attached Dwelling zoning requirements have been used.

The proposal is described in the proponent's letter as an "urban village" with a "small-scale village atmosphere." The proposal is for three attached dwellings on the lot. Each dwelling has the following proposed number of dwelling units within each: Block 1 = 6, Block 2 = 6 and Block 3 = 7, for a total of 19 dwelling units (original proposal 17).

	Original Proposal	Revised Proposal
2 bedroom townhouses	X 0	X 7
3 bedroom townhouses	X 5	X 6
4 bedroom townhouses	X 2	X 0
3 bedroom duplexes	X 5	X 3
2 bedroom duplexes	X 5	X 3
Total No. of Dwelling Units	17	19

ZONING REQUIREMENTS AND PROPOSAL	R1-G Single Detached Dwelling	R-2 Attached Dwelling (Duplex)	R-J Low Density Attached Dwelling (Rowhouse)	R-K 11 Fairfield Townhouse District / R-K Medium Density Attached Dwelling (Townhouse)	Original Proposal	Revised Proposal
Floor Space Ratio maximum (max)	0.5:1 (since June 2017)	0.5:1 (since June 2017)	-	0.6:1	0.94:1	0.94:1
Site Coverage max	30 %	40%	40%	33%	45% of 2250 m^2	39% of 2451 m^2
Open Site Space minimum (min)	50% of lot and 50% of front yard	30% of lot and 33% of rear yard	-	-	55%	50%
Building Height	7.6 m 24.93 ft	7.6 m	8.5 m (7.5m Rockland)	8.5 m	10.7 m 35.1 ft	10.7 m
No. of Stories max	2 stories or 1 ½ w/ basement	2 stories or 1 ½ w/ basement	-	-	3 w/ basement /parkade	3 w/basement /parkade
Minimum Site Area	460 m^2	Greater of 555 m^2 or # of dwelling units x 277.5 m^2 [2,987 SF]	Greater of 555m^2 or # dwelling units (19 X 277.5m = 5,272,5 m^2)	Greater of 555m^2 or # dwelling units (19 X 185 m^2 [1991SF] = 8,930 m2)	2387.4 m^2 (÷ 17 = 140.4 m^2)	2307 m^2 (÷ 19 = 121.42 m^2 [1,307SF])
Minimum Site Width	15 m	15 m	Greater of 15m or # dwelling units (19 X 7.5m =	18 m	48.34 m	46.77 m

			142 m)			
No, of Dwellings on a lot	1	1	Any number	Any number	3	3
No. of units per Dwelling max	2	2	4	4	Block 1 = 6 Block 2 = 5 Block 3 = 6	Block 1 = 6 Block 2 = 6 Block 3 = 7
SETBACKS						
Front yard min Blocks 1 and 2 (Fairfield)	7.5 m 24.61 ft	Lessor of 7.5 m or the average of the actual setbacks of the buildings on the lots abutting the sides of the lot□	7.5 m	7.5 m	3.0 m 9.84 ft	3.0 m
Rear yard min Block 3 (north)	9.1 m or 30% of site depth whichever is greater [west 61.99m = 18.60m/61ft]	10.7 m or 35% of lot depth whichever is greater [west 61.99 m = 21.70m/72 ft]	7.5 m	7.5 m with main windows Block 3	6.1 m 20 ft Block 3	6.1 m
Rear yard min Block 2 (labeled as Side yard west)	9.1 m 29.86 ft	10.7 m 35.1 ft			2.7 m 8.86 ft	3.0 m
Side yard west min (actually rear yard of Block 2, which should be 9.1 m)	1.5 m or 15% of lot width whichever is greater [width south	1.5 m or 10% of lot width whichever is greater [width south 48.34 m	7.5 m Block 1 2.5 m Block 2	2.5 m blank wall Block 3 7.5 m living room Block 2	2.7 m	3.0 m

For interior lot lines	48.34m = 7.25 m]	= 4.83 m]				
Side yard east min (parkade 2 lane entry & exit)	3.9 m 12.8 ft	3.0 m 9.84	7.5 m	2.5 m blank wall Block 1 & 3	10.1 m 7.0 m 22.97 ft	8.0 m 5.8 m 19.03 ft
Combined side yards min	5.4 m	4.5 m	-	-	12.8 m	10.4 m
Distance between any two attached dwellings min	-	-	5 m	5 m	4.79m Bk 1 & 2 4.18m Bk 1 & 3	6 m Bk 2 & 3 5.41 m Bk 1 & 2
Third floor area	-	-	-	≤ 60% of any other storey below	100% of 2nd floor Bk 1 & 2	100% of 2nd floor Bk 1 & 2
Vehicle parking spaces	1 per dwelling unit	2	1.4 per dwelling unit subject to strata (X 19 = 26.6)	1.5 per dwelling unit (x 19 = 28.5)	20	21

10 April 2018

SUBJECT: REZONING DEVELOPMENT APPLICATION REZ00619

Dear Mayor and Council:

I am writing to you about the rezoning development proposal for 1712 – 1720 Fairfield Road (REZ00618). It is my contention that the proposal does not display merit, and is seriously at variance to the current traditional residential land use of that location and surrounding area and from the existing regulatory zoning bylaws. The application should not be approved as submitted.

To assess the degree of variance that is proposed by the applicant I have compared the applicant's plan specifications to a range of existing regulatory zoning bylaws that are applicable in Gonzales and Fairfield: R1-G Single Detached Dwelling, R-2 Attached Dwelling (Duplex), R-J Low Density Attached Dwelling (Rowhouses), and R-K Medium Density Attached Dwelling (Townhouses). The table of comparison is at the end of this petition. In particular the proposal's variances are as follows:

- The proposal's Floor Space Ratio is 59% greater than the maximum density of the existing zones.
- The proposed Site Coverage is 25% greater than the norm in Gonzales, even with the discovery of 200 m2 from the original to the revised proposal.
- The Open Site Space is mostly occupied by the concrete entrance to the parkade and insufficient private usable amount available for family living in the front and back of the dwelling units.
- The Building Height exceeds the highest maximum of 8.5 m by 2.2 m, a 26% variance.
- The Number of Storeys of 3 exceeds the tallest apartments buildings in the area which have 2 storeys with basement apartments.
- The Minimum Site Area is insufficient for this proposal. R-J requires 5272 m2 and R-K requires 8930 m2. The proposal only has 2307 m2 for 19 dwelling units leaving 121.4 m2 (1306.7 SF) per unit. This is the primary reason there is insufficient open space for front and rear yards in keeping with the function of a traditional residential nature of the neighbourhood.
- R-J and R-K both limit the Number of Dwelling Units per dwelling block to 4. The proposal of three dwelling blocks exceeds this by 7 dwelling units (Block 1 by 2, Block 2 by 2, Block 3 by 3) or 58% above the maximum requirement.
- The proposed Front Yard Setback (south) is only 3.0 m. The minimum requirement of R-K Townhouses shall not be less than 7.5 m, a 60% variance.
- The Side Yard Setback (west) of Block 2 is actually the rear of the block with main windows looking onto the Hollywood Park tennis courts and should be a minimum of 7.5 m from the Park boundary and Park trees, not 3.0 m, a variance of 60%.

- The Rear Yard Setback (north) of Block 3 with main windows looking onto adjacent houses should be a minimum of 7.5 m from the interior lot line, not 6.1 m, a 19% variance.
- The Third Floor Area of Blocks 1 and 2 should not exist as the proposal exceeds the Number of Storeys. If it is allowed to proceed then it must comply with R-K Townhouse requirement to be less than or equal to 60% of the second storey.
- Proposed Parking is short by 7.5 spaces, a 26% shortfall.

The proposed development will threaten the attainment of the OCP strategic direction for Gonzales and Fairfield, to maintain and enhance neighbourhood character including the heritage character of buildings (Montague Court and businesses), landscapes (Hollywood Park) and streetscapes (views of Fairfield, Lillian and Wildwood) of the traditional residential neighbourhood. This development proposal as presented is not an incremental variation from the intended character of the Gonzales and Fairfield neighbourhood. Approval of such a high density proposal would entrench an inappropriate use of land in the neighbourhood.

According to the OCP Design Guidelines for Multi-use Residential a new development should be compatible with and improve the character of established areas (1.1). The design's architectural approach should provide unity and coherence in relation to existing place character and patterns of development (1.1.1). It clearly does not even attempt to accomplish this. Where a new development is directly abutting lands in a different Development Permit Area such as Hollywood Park and the remaining detached dwellings to the north and east of the property, the design should provide a transition between areas in ways that respond to established form and character (OCP 1.2). Form in Gonzales includes space for front and rear yards for families which this proposal does not have for each of the townhouse dwelling units nor even between the three blocks. Character in Gonzales requires low height dwellings and more greenery that accompanies low density of land use.

As new residential development this proposal should respect the character of established areas and building variety through the form and massing of housing (OCP 1.5). There is no development in Gonzales of such high density as proposed, and the design does not respect the traditional designs of neighbouring detached residential dwellings nor the heritage structure located across the street from these lots. The proposal for this multi-unit residential development directly abuts the residential buildings to the east and north which are lower and smaller in scale and should provide a transition in its form and massing to lower-density building form (OCP 1.6.1) and be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings (OCP 1.6.2). The proponent's plan does not provide for any of this, and does not address privacy for users of Hollywood Park to which the proposal abuts.

I wonder why the City's Parks Department did not consider the opportunity under its Parks Acquisition Strategy (OCP 9.2) to purchase part or all of the proponent's consolidated lots for expansion of Hollywood Park for community benefit (9.2.5) and to accommodate the residential growth of being in proximity to the Fairfield Plaza, a designated urban village (9.2.6).

And in case the legislative requirement for municipal staff and elected members to follow regulatory zoning bylaws is considered insufficient, the City of Victoria Committee of the Whole meeting of 22 February 2018 agreed with residents and made it clear that multiple rows of townhouses will not be acceptable for the Fairfield and Gonzales Neighbourhood Plans.

There is also an apparent conflict of interest about this application. A co-owner of the proponent, Ryan Goodman, was until very recently a member of the City directed working group. Witnesses have stated that this placement afforded the proponent the opportunity to be instrumental in incorporating development parameters in the draft Gonzales Neighbourhood that enable a land use of this type where none existed before.

In conclusion this application REZ00618 for rezoning the properties at 1712 and 1720 Fairfield Road should not be approved as submitted.

Sincerely,

Michael Sharpe
1592 Earle Place
[redacted]

Notes on 1712 – 1720 Fairfield Road Proposal

Application for rezoning from detached dwelling R1-G to comprehensive district CD-name to be determined.

Examples of other comprehensive districts are:

- CD-1 Selkirk Comprehensive District
- CD-4 Fairfield Block Comprehensive District
- CD-7 Cook Street Village Comprehensive District

A property comprising 2307 m^2 does not qualify for a Comprehensive District designation.

For comparison R-2 Attached Dwelling, R-J Low Density Attached Dwelling, and R-K 11 Fairfield Townhouse District / R-K Medium Density Attached Dwelling zoning requirements have been used.

The proposal is described in the proponent's letter as an "urban village" with a "small-scale village atmosphere." The proposal is for three attached dwellings on the lot. Each dwelling has the following proposed number of dwelling units within each: Block 1 = 6, Block 2 = 6 and Block 3 = 7, for a total of 19 dwelling units (original proposal 17).

	Original Proposal	Revised Proposal
2 bedroom townhouses	X 0	X 7
3 bedroom townhouses	X 5	X 6
4 bedroom townhouses	X 2	X 0
3 bedroom duplexes	X 5	X 3
2 bedroom duplexes	X 5	X 3
Total No. of Dwelling Units	17	19

ZONING REQUIREMENTS AND PROPOSAL	R1-G Single Detached Dwelling	R-2 Attached Dwelling (Duplex)	R-J Low Density Attached Dwelling (Rowhouse)	R-K 11 Fairfield Townhouse District / R-K Medium Density Attached Dwelling (Townhouse)	Original Proposal	Revised Proposal
Floor Space Ratio maximum (max)	0.5:1 (since June 2017)	0.5:1 (since June 2017)	-	0.6:1	0.94:1	0.94:1
Site Coverage max	30 %	40%	40%	33%	45% of 2250 m^2	39% of 2451 m^2
Open Site Space minimum (min)	50% of lot and 50% of front yard	30% of lot and 33% of rear yard	-	-	55%	50%
Building Height	7.6 m 24.93 ft	7.6 m	8.5 m (7.5m Rockland)	8.5 m	10.7 m 35.1 ft	10.7 m
No. of Stories max	2 stories or 1 ½ w/ basement	2 stories or 1 ½ w/ basement	-	-	3 w/ basement /parkade	3 w/basement /parkade
Minimum Site Area	460 m^2	Greater of 555 m^2 or # of dwelling units x 277.5 m^2 [2,987 SF]	Greater of 555m^2 or # dwelling units (19 X 277.5m = 5,272,5 m^2)	Greater of 555m^2 or # dwelling units (19 X 185 m^2 [1991SF] = 8,930 m2)	2387.4 m^2 (÷ 17 = 140.4 m^2)	2307 m^2 (÷ 19 = 121.42 m^2 [1,307SF])
Minimum Site Width	15 m	15 m	Greater of 15m or # dwelling units (19 X 7.5m =	18 m	48.34 m	46.77 m

			142 m)			
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Rear yard min Block 2 (labeled as Side yard west)	9.1 m 29.86 ft	10.7 m 35.1 ft			2.7 m 8.86 ft	3.0 m
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For interior lot lines	48.34m = 7.25 m]	= 4.83 m]				
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Third floor area	-	-	-	≤ 60% of any other storey below	100% of 2nd floor Bk 1 & 2	100% of 2nd floor Bk 1 & 2
Vehicle parking spaces	1 per dwelling unit	2	1.4 per dwelling unit subject to strata (X 19 = 26.6)	1.5 per dwelling unit (x 19 = 28.5)	20	21

Monica Dhawan

From: Dan Blatchford [redacted]
Sent: Tuesday, May 15, 2018 6:26 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Dan Blatchford

3950 Rainbow Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Denis Farling [redacted]
Sent: Tuesday, June 26, 2018 5:23 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Denis Farling

#110-1655 Begbie Street

Sent from toAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Madelynn Sherwood <noreply@123formbuilder.io>
Sent: Wednesday, August 01, 2018 1:34 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Madelynn Sherwood

202-2710 Grosvenor Road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: webforms@victoria.ca
Sent: Sunday, August 12, 2018 3:29 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: michael owen
Email : [redacted]
Reference : https://www.victoria.ca/EN/main/city/mayor-council-committees/councillors.html
Daytime Phone : [redacted]
I am opposed to the development on Fairfield rd. by Rhodo development. I agree with what the Gonzales Neighbourhood Association has said in its objection to this development. I am not against infill and small developments but this development is to big. its too big next to a park. No mention of low income housing. The developer is interested in profit and not interested in the quality of live that we,the people of Gonzales, cherish so much. I recommend that you all vote against this development and recommend a more agreeable development for the people of Gonzales

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law.If the reader of this message is not the intended recipient,or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: [redacted]

Monica Dhawan

From: Clifford Childs <noreply@123formbuilder.io>
Sent: Wednesday, August 15, 2018 6:28 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Clifford Childs

240 cook street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Paul Brewster <noreply@123formbuilder.io>
Sent: Wednesday, August 15, 2018 10:23 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Paul Brewster

555 Niagara Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Sarah Mari <noreply@123formbuilder.io>
Sent: Saturday, September 08, 2018 8:21 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Sarah Mari

1605 Foul Bay Road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Anthony Maguire <noreply@123formbuilder.io>
Sent: Thursday, September 13, 2018 4:08 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Anthony Maguire

353 Linden Avenue, Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Victoria Mayor and Council
Sent: September 5, 2018 11:43 AM
To: Public Hearings
Subject: FW: Mayor and Council email FW: I want to support the project on 1712/1720 Fairfield Road

Hi Pamela,

See below.

Sincerely,

Lucas

From: Victoria Mayor and Council
Sent: September 5, 2018 11:40 AM
To: Councillors <Councillors@victoria.ca>
Subject: Mayor and Council email FW: I want to support the project on 1712/1720 Fairfield Road

Good afternoon,

Please see below for a form-style email submission in support of the development proposal at 1712 / 1720 Fairfield Road.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

From: Molly Vermeulen <noreply@123formbuilder.io>
Sent: September 4, 2018 12:45 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Molly Vermeulen

1510 Edgemont rd

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Paula Grayton <noreply@123formbuilder.io>
Sent: Wednesday, October 03, 2018 9:42 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Paula Grayton

8336 Edgevalley Drive

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Noraye Fjeldstad

From: Taylor Bridges <[redacted]
Sent: Friday, August 10, 2018 1:44 PM
To: Lisa Helps (Mayor)
Subject: Rhodo Development Gonzalese

Hello Mayor Helps,

I urge you to please reconsider allowing the designs to move forward on the Rhodo Project. I have zero issue with the number of units they are planning to build but I take great issue in the aesthetics of the building. It does not fit the character and charm of our area. As someone who lives around the corner from there and frequent the park, we will have to look at that on a daily basis. When are we going to start preserving the character of Gonzales and stop these modern buildings from ruining that? I am a 32 year old who in no way wants nothing to change but I think there are much better designs out there that can't fit into the character of the surrounding 1920's buildings.

Taylor Bridges

Monica Dhawan

From: Anna King <noreply@123formbuilder.io>
Sent: Wednesday, November 21, 2018 4:23 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Anna King

320-770 Fisgard St

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Chris Huzzey [redacted]
Sent: November 21, 2018 3:00 PM
To: Councillors
Subject: The Rhodo Development

This proposed development on Fairfield Drive does NOT fit into the Fairfield neighborhood.

The majority of Fairfield is made up of character homes and this modern boxy look would not be a good fit architecturally.

We are residents of Fairfield and the increased congestion that this structure would provide is not needed in our already 'busy' neighborhood. The 17 units would provide extra congestion which is already evident on Fairfield Drive.

Please do not accept this development which also extends onto Hollywood Park which is the only green space around this area. We need to keep it more private and quiet which is the flavour of the existing surroundings.

Thank-you kindly.
Christine & Reid Huzzey.

Lucas De Amaral

From: David Berry [redacted]
Sent: November 21, 2018 2:45 PM
To: Councillors
Subject: Fairfield Rhodo Development

Hi,

I currently reside in a house on Chandler street that I purchased in early 2017. I am emailing concerning the new development proposal alongside Hollywood Park. As a young homeowner, I understand the importance of more housing in the community. The Rhodo development appears to be exactly what this city needs in order to keep housing attainable for young people like myself. To sustain the youthful, thriving community that Victoria and Fairfield are, I feel that projects like this high density, attractive, low impact development are of great importance. As a member of the neighborhood, residing just a block away from the site, I hope that the city allows this project to proceed.

Sincerely,
David Berry

Lucas De Amaral

From: Diane Hughes [redacted]
Sent: November 21, 2018 2:49 PM
To: Councillors
Subject: Proposed Rhodo Development

Dear Councillors,
I am writing to ask you to reject the current design proposal for the Rhodo townhouse development at 1712 and 1720 Fairfield Road .
I STRONGLY urge you to vote to send the current proposal " back to the drawing board" and ask the developers to resubmit a design which honours the existing zoning regulations especially building height and front yard setback.
I would also like to see a building design which is more in keeping with the character of the Gonzales Fairfield neighbourhood.
Finally, I think that 10 townhouses rather than the 17 proposed, would be a far more appropriate number, given the size of the parcel of land.
Sincerely,
Diane Hughes.
344 Richmond Ave ,
Victoria

Sent from my iPad

November 21st, 2018

Dear Mayor and Council (City of Victoria),

Re: URGENT: For immediate consideration COTW Thursday November 22nd 2018
Written request that the FGCA CALUC is requesting a 2nd CALUC meeting re: Rezoning Application No 00618 for 1712 & 1720 Fairfield Road and Development Permit with Variance Application No 00098 for 1712 & 1720 Fairfield Road.

The criteria for a 2nd CALUC meeting has been met. (The first CALUC meeting was held August 17th, 2017)

"If changes are made that fall into the following categories a 2nd community meeting is required at the expense of the applicant."(1)

- a change in use (Not applicable.)
- an increase in height (Applicable. From 10.7m to 11.45m.)
- an increase in the density of floor space ratio (FSR) (Not applicable.)
- a reduction in the setbacks or increase in site coverage equal to or greater than 20% (Applicable.)
- -44% reduction in front setback
- -32% reduction in west setback,
- -Site coverage increased from 45% to 60% a relative increase of 33%

These are significant changes; yet, best to our knowledge, the planning department did not notify us of these significant changes.

"The Area Planner **will notify** the Community Association Land Use Committee (CALUC)
and the proponent if a second meeting is triggered."
Procedures for Processing Applications
Community Association Land Use Committee (CALUC)
City of Victoria
P 4 of 7

The plan that was presented to the community in August 17th, 2017 CALUC meeting has significantly changed as per criteria for a need for 2nd CALUC meeting. To the best of our knowledge, the FGCA CALUC did not receive any

notification about these significant changes in the plans, because if we had, we would have immediately requested a 2nd CALUC meeting as this clearly benefits both the developer and the community. We are now requesting a 2nd CALUC meeting and believe that a better plan by the developer could be achieved with more neighbourhood feedback.

Sincerely,
FGCA CALUC

(1) "Community Association Land Use Committee Plan Amendment, Rezoning, Variance, Temporary Use Permit and Liquor License Applications, City of Victoria, approved by Council December 8, 2016

Lucas De Amaral

From: Gwen Gaddes [redacted]
Sent: November 21, 2018 11:59 AM
To: Councillors
Cc: Lisa Helps (Mayor)
Subject: Rhodo development project Fairfield Rd

Importance: High

Hello Councillors, Mayor Helps.

I am sending a brief note to request that you good folks direct more thought, discussion and effort toward this Fairfield Road development during the hearing on November 22, 2018.

We have been residents of this neighbourhood since January 1998.
We did attend the Developer's initial presentation to the community.
Many details were not transparent at that time.

I understand there will be a loss of several dozen mature trees.
This is concerning esthetically and environmentally.

The City's zoning standards are being significantly challenged by the Developer.
Residents' front doors will open onto the sidewalk. Okay for big cities like Vancouver, not for the Gonzales neighbourhood.

The stark, institutional and box-like design of the structure is quite out of character with the existing neighbourhood buildings.
One hopes you would petition the Developer for a softer, staggered-storied design that would flow rather than battle Hollywood Park's greenspace.

Please consider a re-design.
Kind regards,

Gwen Gaddes
[redacted]

Lucas De Amaral

From: Paul Jorjorian and Hannah Mitchell [redacted]
Sent: November 21, 2018 2:41 PM
To: Councillors
Cc: [redacted]
[redacted] [redacted] at Hollywood Park, Fairfield

Dear City Council: I'm writing to express my concerns about the proposed Rhodo Development next to Hollywood Park in Fairfield. I feel that the project is too massive for the existing lots and that the proposed buildings will dwarf the older buildings across the street. The proposed townhomes are monolithic and flat-roofed, they are not in sync with the surrounding architecture, and they are also over the allowed 2-storey maximum height.
I also have concerns about the congestion in my neighbourhood if 17 new units are built in that location. I understand there won't be enough parking for the inhabitants of the development. I live on St. Charles Street below Fairfield Road and already have difficulty making a left turn onto Fairfield Road due to the steady traffic there. Putting so many units, people and their cars into the lots next to Hollywood Park is going to make turning left onto Fairfield and parking on Fairfield, for those using the park, even harder. I think that there should only be as many units in the Rhodo development as can be accommodated with off-street parking.
I also object to the plan to cut down 51 trees for this development. We are losing trees in Victoria at a rapid rate due to all the new construction. I strongly object to the Rhodo developers removing such a large number of trees.
While I agree that more housing, and more affordable housing, is needed in Victoria and Fairfield, I am not happy with the current Rhodo proposal and hope that you will send this project back to the drawing board. New development should complement and enhance existing neighbourhoods, not compromise them.

Sincerely,
Hannah Mitchell

Monica Dhawan

From: Janice and Kevin [redacted]
Sent: Wednesday, November 21, 2018 11:02 AM
To: Victoria Mayor and Council
Subject: FW: Rhodo Development 1712/1720 Fairfield. Road

Please find my earlier email.

From: Janice and Kevin [redacted]
Sent: November 20, 2018 1:20 PM
To: 'councillors@victoria.ca' <councillors@victoria.ca>
Subject: Rhodo Development 1712/1720 Fairfield. Road

As a gateway into Gonzales, the neighborhood around Hollywood Park is unique; green filled, open and welcoming. The proposed "Rhodo" development by Aryze on 1712/1720 Fairfield Road would have a significant impact, detracting from the experience of those living here for decades to come. Some of the main issues with the proposal are:

- There will be virtually no front yard on Fairfield. Rather than the proposed 5 ½ feet, the front setback should be a minimum of 25 feet to be consistent with other properties and what is permitted under the existing zoning.
- The front of the building is too high and overpowering. Though the building is technically 2 ½ stories, the reality is the front face on Fairfield is 3 stories high. The side of the building facing Fairfield should be no higher that 2 stories, with a building height limited to 25 feet as permitted under the existing zoning.
- The rear yard is too narrow. The 20 feet setback should be a minimum of 30 feet (from all structures) and at least 30% of the site depth to achieve city standards.
- The public's use of the park must be protected. An adequate buffer such as a tall hedge or fence is essential.
- There is not enough parking for owners and guests. The number of parking stalls is reduced to 22 spaces from the required 26 spaces under the new City parking requirements. Why would the City create new parking requirements and then grant a major variance in a location that already has parking congestion?
- The design is ill suited for its location and does not enhance or integrate with neighbourhood character. The proposed buildings are congested on the site. Most concerning is the 3-story wall face bordering the sidewalk along Fairfield.

The draft Gonzales Neighbour Plan for rezoning for townhouses (summer 2018) distributed by the City stated the template for all townhouse developments is a minimum 20-foot front setback, 30-foot (or at least 25% of lot depth) rear setback and 30% to 40% site coverage including auxiliary buildings (this project proposes 60%). The project is nowhere close to achieving these purported standards.

Most of us recognize that increased density is a reality. However, there is nothing appealing about this project and it will ultimately detract from, not enhance our neighbourhood. Rather than presenting a showcase for densification, the proposal creates a dangerous precedent for future land use in our neighbourhood.

It is challenging to have any level of confidence in meaningful community input on land use with the recent experiences around the Gonzales Neighborhood Planning process. Now we are facing a situation where a developer is trying to maximize every square foot of a site by eroding reasonable standards. We trust City Council will value the views of neighbors/residents of Gonzales and move forward towards declining the application by Aryze for 1712/1720 Fairfield Road.

Janice Linton and Kevin Warren
356 Robertson Street

Monica Dhawan

From: Jackson Leidenfrost <noreply@123formbuilder.io>
Sent: Wednesday, November 21, 2018 8:45 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Jackson Leidenfrost

1905 Wooden Road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Kim Fenton [redacted]
Sent: November 21, 2018 2:07 PM
To: Councillors
Subject: Rhodo development next to Hollywood Park

To all concerned,

As a home owner and resident of the Gonzales neighbourhood, I would like to express my desire for council to reject the current design of this project. I do feel this property is an acceptable and welcomed site for a townhouse project, however, the current proposal is completely out of touch with its surroundings and requires considerable changes to the City's own zoning standards which are in place to protect our community.

First, the renderings appear to look more like a county jail or government office building rather than the "upscale housing" Aryze was aiming for, and certainly not congruent with our unique neighbourhood. In addition to this, I have concerns regarding the many variances that have been requested. Front yard setback and height are an issue with a building of this size. I think of walking through Yaletown in Vancouver which has many of these similar structures. None of them feel as stark, uncomfortable, and uninviting as this. The proposed structure would be less imposing if it followed the current allowance of 25 ft height and adhered to the 24.5 ft setback. The height and front yard setback would not be so much of a concern if the the actual building was designed differently and had a feel more appropriate to our community. Of course there is also a huge concern about what the impact this housing unit is going to have on Hollywood Park. Should there be a buffer zone? A clear marking of where private and public property meet? Also, this is not a designated dog park, nor should it become one once 17 families move in.

Lastly, I will briefly touch on parking. I feel the city needs to look at requiring residential parking passes in this area, especially if we are bringing in this number of housing units. With this project proposal, Margaret Jenkins Elementary School, day-care and a church - we are stretched to the parking limit. When there is construction all of the workers park here also and it has an impact.

Thank-you for considering my thoughts,

Kim Fenton

Monica Dhawan

From: Lindsay C [redacted]
Sent: Wednesday, November 21, 2018 10:05 PM
To: Victoria Mayor and Council
Subject: 1712&1729 Fairfield Road—Rezoning Application

Dear Council,
>
> As a resident at 1611 Fairfield I'm writing to voice my support for the redevelopment of 1712&1720 Fairfield Road. I've been following the application with interest and appreciate the design, character and density of the proposed development.
>
> I recognize that Victoria is in the midst of a housing crisis, particularly for families. Any ground oriented housing that includes a mix of unit typologies is desperately needed. The park next door will benefit from more overlook by new neighbours and the recent investment in new playground equipment will be much appreciated. I support bold action by Council in approving this type of infill development in my neighbourhood.
>
> Additional density makes sense in this area. It is well served by transit and local services are within easy walking distance. I look forward to welcoming new families and neighbours to our little corner of the world and hope that you will see fit to approve this development.
>
> Sincerely,
>
> Lindsay Chase
> 1611 Fairfield Road
>
> Sent from my iPhone

Monica Dhawan

From: Malcolm Smith <[redacted]>
Sent: Wednesday, November 21, 2018 8:29 PM
To: Victoria Mayor and Council
Subject: Rhodo Development on Fairfield Road - Full support for project....

Your worship and council,

I write to support unreservedly this proposed project that I understand is up for consideration tomorrow, November 22, 2018. My young family lives in Fairfield/Gonzales a few blocks from this proposed project.

Growth and increased density in Fairfield are inevitable. With the proposed Rhodo development, moderate increase in density is married to progressive and top level architecture that will blend in beautifully with a portion of Fairfield that clearly already contemplates higher density. The blocks of Fairfield between Foul Bay and Cook already represent predominantly commercial, institutional, and higher density rental apartments.

- This townhouse model with underground parking is the best way to accomplish increased density development model as it creates a vibrant lively and safe street scap. It sure beats apartment buildings and surface parking. Townhouses have front doors on the street and provide "eyes on the street".
- There is an opportunity for this project to illustrate what thoughtful top-shelf design can do in Victoria. I understand that the architects who have designed Rhodo recently won the Lieutenant Governor's medal for architecture within the province this year.
- Density within Fairfield makes housing accessible to a younger generation that is currently shut out of this part of Victoria's housing market. Baby boomers have been serving their own generational interests for a very long, its time they considered the very thin opportunities for the young within Fairfield.
- Density is much more sustainable in terms of energy consumption and land use.

As an employer downtown, I am keenly aware of the frustrations of my young employees who are priced out of much of Victoria real estate.

The proposed Rhodo project fills this gap.

I support this project without reservation.

Thank you for your consideration.

Sincerely,

Malcolm J.C. Smith
MacMinn & Company
Barristers & Solicitors
3rd Floor - 754 Broughton Street
Victoria, BC
[redacted]
www.macminnco.com

Lucas De Amaral

From: susan matthews [redacted]
Sent: November 21, 2018 12:02 PM
To: Councillors
Subject: Re: Rhodo Plan for 1712 1720 Fairfield road...

Hello there! I am writing to you to voice my displeasure about the plan for the new Rhodo plan for 1712-1720 Fairfield road. This wasn't what was originally proposed and this plan does not fit in with our ideas of the direction that Fairfield and Gonzales districts should be going in. The following is just not acceptable.

- There will be virtually no front yard for the units on Fairfield Road — the front setback will be 5.5' (1.68 m) whereas the current minimum is 24.5’ (7.5 m).

- The 3-storey building facing Fairfield will be 38’ (12 m) high, the current maximum is 25' (7.6 m). The development is 3 stories on Fairfield Road, even though it is classified as a 2 ½ story because of the area of the 3rd floor and the slope of the land.

- This development will create a 3-storey, 38' wall, 5 ½ feet from the front property line. The applicable bylaw states that "No part of any building shall be closer than 19.6 ft (6 m) from the street frontage" and "the average distance of the walls of a building facing the street frontage shall be not less than 24.6 ft. (7.5 m)."

- Currently, a rear yard should 30' (9.1 m) or at least 30% of the site depth (so for the Rhodo 60' on the west side), the Rhodo is asking for a rear setback of 20' (6.1 m). There is no delineation between the minimal patio space and the townhouses facing Hollywoood Park. Aryze's own materials (distributed on November 8th) highlight this feature as follows: ***Along the Hollywood Park side of the site, homes give on to outdoor patios with steps down to the park."***

- The building footprint will take up 60% of the total site whereas the current maximum allowed 30%.

- The number of parking stalls will be to 22 spaces (Aryze's application wrongly indicates that 22 spaces is the minimum required; City staff have confirmed that 26 are in fact required).

- Over 50 Trees will be cut down by the park to accommodate the development.

Yours truly,

Patrick and Susan Matthews
1633 Pinewood avenue
Victoria BC.

Monica Dhawan

From: Sheryl Meredith [redacted]
Sent: Wednesday, November 21, 2018 1:54 PM
To: Victoria Mayor and Council
Subject: Support for the Rhodo Townhouse Project

Importance: High

Dear Mayor and Council,

I am writing you because I support a future looking Victoria with amenity rich, diverse, inclusive neighbourhoods that have housing options for everyone. I believe that well designed infill housing will strengthen our neighbourhoods, provide for a broader range of housing types / tenures and create a vibrant public realm.

Specifically, we support the Rhodo townhouse project currently under Council review. It contributes well-designed housing while preserving the village lifestyle we enjoy in Victoria, increasing affordable options for seniors and young families and enhancing the natural beauty of our town.

Sincerely,

Sheryl Meredith

Monica Dhawan

From: Tom White [redacted]
Sent: Wednesday, November 21, 2018 7:24 PM
To: Victoria Mayor and Council
Subject: Rhodo development proposed by Aryze

Please stop this proposed building!

Tom White
321 Robertson Street
Victoria

Monica Dhawan

From: Bob June [redacted]
Sent: Thursday, November 22, 2018 8:16 AM
To: Victoria Mayor and Council
Cc: Marianne Alto (Councillor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Lisa Helps (Mayor); Geoff Young (Councillor); Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor); Jeremy Loveday (Councillor)
Subject: re1712/20 Fairfield Road Rezoning - 2nd CALUC Meeting & Advisory Design Panel

Mayor and Council:

With apparent changes in height, density and set backs this project meets the requirements for a second CALUC community meeting which seems to have been ignored.

It is also important that if you move ahead today you comprehensively review and address the multitude of concerns of this project raised by the Advisory Design Panel at their Mar 28/18 meeting.

Bob June
1310 Manor Road

Monica Dhawan

From: Jordan Milne <noreply@123formbuilder.io>
Sent: Thursday, November 22, 2018 6:18 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Jordan Milne

1278 Gladstone Ave.

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Linda Pucci [redacted]
Sent: Thursday, November 22, 2018 5:09 PM
To: Victoria Mayor and Council
Subject: Rhodo Development

========== Forwarded message ==========
From : Linda Pucci [redacted]
To : "councillors"<councillors@victoria.ca>
Date : Wed, 21 Nov 2018 17:38:43 -0800
Subject : Rhodo Development
========== Forwarded message ==========

I reject the current design & request a design that respects the exisiting zoning

Linda
202 St Charles

Monica Dhawan

From: F D'Ambrosio, Architect AIBC FRAIC <noreply@123formbuilder.io>
Sent: Friday, November 23, 2018 1:40 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

F D'Ambrosio, Architect AIBC FRAIC

2960 Jutland Road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Morrie Baillie <noreply@123formbuilder.io>
Sent: Friday, November 23, 2018 12:00 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Morrie Baillie

1804 Quamichan Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Murray Nunns <noreply@123formbuilder.io>
Sent: Friday, November 23, 2018 5:53 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Murray Nunns

5789 Brookhill Road Victoria

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Kerstin Greiner[redacted]
Sent: November 21, 2018 8:18 PM
To: Councillors
Subject: Rhodo development

Follow Up Flag: Follow up
Flag Status: Completed

As a long time resident of Fairfield, I strongly oppose the Rhodo development . How is cutting 51 tree down good for our environment/climate change,which I understood was important to this mayor. This design is not respectful of the existing neighbourhood.
Hollywood park needs to have a adequate buffer and visual barrier to this development.
There are zoning standards and this project proposes to significantly exceed a number of those limits.

Lucas De Amaral

From: Lindsay C [redacted]
Sent: November 21, 2018 9:48 PM
To: Councillors
Subject: 1712&1729 Fairfield

Follow Up Flag: Follow up
Flag Status: Completed

Dear Council,

As a resident at 1611 Fairfield I'm writing to voice my support for the redevelopment at 1712&1720 Fairfield Road. I've been following the application with interest and appreciate the design, character and density of the proposed development.

I recognize that Victoria is in the midst of a housing crisis, particularly for families. Any ground oriented housing that includes a mix of unit typologies is desperately needed. The park next door will benefit from more overlook by new neighbours and the recent investment in new playground equipment will be much appreciated. I support bold action by Council in approving this type of infill development in my neighbourhood.

I look forward to welcoming new residents to our little corner of the world and hope that you will see fit to approve this development.

Sincerely,

Lindsay Chase
1611 Fairfield Road

Sent from my iPhone

Lucas De Amaral

From: L Maasch [redacted]
Sent: November 22, 2018 6:44 AM
To: Councillors
Subject: Rhodo Development

Follow Up Flag: Follow up
Flag Status: Flagged

Hi - I am a homeowner, living on Robertson Street for 18+ years.
I live a 1/2 block down from the proposed project. Here are my opinions about this development:

This project does not fit our neighbourhood vison, zoning or plan. It needs to be re-worked. I am not opposed to a townhouse going in - just the way this one is planned.

Hollywood Park would be very negatively impacted. I ahve used it almost daily for over 18 years. I know it well. It would be left a mess. There is no real place built into the Rhodo project for the residents to be outside Except for the park. The Rhodo project needs it's own green space.
51 Trees will be cut - Really ? How can you let this go through?
This project , as it now sits, will destroy my park . I have grandchildren using the swings, my kids played soccer and baseball there and we walk it often with our dog. We use it.

And finally, Not Enough Parking for the people in the townhouse: Years ago, we had to designate our 300 block Residential Parking Only as many staff from the Nursing Home and Thrifty's were parking on our street. We often could not park on in front of our homes. What will 17 more homes add to the parking problem? Contrary to some councillor's opinion, families living on this block have at least 1 car. Renters and Owners all have cars. The project needs more parking spaces.

Please - send this project back to the developer and have it re-worked to fit into My wonderful Gonzales Neighbourhood.

Thank you-
Linda Maasch
311 Robertson St.

Lucas De Amaral

From: Linda Pucci [redacted]
Sent: November 21, 2018 5:39 PM
To: Councillors
Subject: Rhodo Development

Follow Up Flag: Follow up
Flag Status: Flagged

I reject the current design & request a design that respects the exisiting zoning

Linda
202 St Charles

Lucas De Amaral

From: Ricki Goltzman [redacted]
Sent: November 21, 2018 10:28 PM
To: Councillors
Subject: Rhodo Development Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

To the Members of Victoria City Council:

I am a longtime resident of Fairfield and live at 109 Wildwood Avenue very near the proposed Rhodo Development.

The major setback reductions, increased floor space ratio and excessive building heights are all a consequence of a project which is simply too large for its site. In effect, Aryze Development Construction is attempting to rewrite the zoning bylaw for this parcel of land. Spot zoning should not be permitted.

While I support thoughtful development projects, I strongly oppose the proposed Rhodo development.

It is Victoria City Council's responsibility to protect Victoria neighbourhoods and ensure they don't turn into a developers paradise where unsightly overdevelopment is permitted that permanently scars the landscape.

I implore council members to do the right thing and vote a resounding NO!

Respectfully,

Ricki Goltzman
Concerned Fairfield Resident.

Noraye Fjeldstad

From: Colleen Mycroft
Sent: Friday, November 30, 2018 8:47 AM
To: Noraye Fjeldstad; Alison Meyer
Subject: Fwd: Feedback re Rhodo development proposal - 1712-1720 Fairfield Road

Colleen Mycroft
Manager of Executive Operations
Mayor & City Manager Office
City of Victoria

Begin forwarded message:

> **From:** "Laurel Collins (Councillor)" <lcollins@victoria.ca>
> **Date:** November 30, 2018 at 2:01:05 AM PST
> **To:** [redacted]
> **Cc:** Colleen Mycroft <cmycroft@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>
> **Subject: Re: Feedback re Rhodo development proposal - 1712-1720 Fairfield Road**
>
> Hi Tim,
>
> Thanks so much for this.
>
> Warmly,
>
> Laurel
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc
>
> ---
>
> **From:** Timothy Stonhouse [redacted]
> **Sent:** Tuesday, November 27, 2018 9:50 AM
> **To:** Laurel Collins (Councillor); Tim Stonhouse
> **Cc:** councillers@victoria.ca
> **Subject:** Feedback re Rhodo development proposal - 1712-1720 Fairfield Road
>
> Myself and my wife currently reside at 1616 Earle Street a property that we have owned for over twenty years. When we were looking for property in the mid-nineties one of our considerations was the character of the neighbourhood. We were drawn to the Fairfield area because of its mature feel, not flashy but understated with a touch of history. Most of the homes are well

looked after and the people are friendly. Being over fifty years old, this area has been very well maintained striving not to push modernity into a historical area.

It is for this reason that my wife and I am very concerned about the above mentioned project. While I endorse that the village concept (as set out in the glossy four page document provided to the residents) the execution fails to deliver on the stated purpose largely based on the overly modern design. I have been to many historical cities on the eastern seaboard as well as Europe and the village concept (if developed properly) could become a model for future developments in Victoria.

My main concerns are the design features and the type of materials proposed in the project. As currently designed the project does not "fit into" the neighbourhood but would significantly alter the area. Approval of such a project would set a very dangerous precedent and would change the quaint, historical appeal of this area of Victoria. I talked to the man handing out the glossy brochures and asked him why he feels people are drawn to Victoria. His response was, " Because of the historical feel of Victoria." In Victoria we have something that people come to experience - why should we destroy one of the features that makes our city so attractive?

I have enclosed a number of attachments (including photographs) which may be of some assistance in your deliberations. Two sets of photos show developments in the Victoria area that have a historical feel but achieve many of the features proposed by the developers. The final set of photos show a development in rural Ontario where it was important to maintain the historical feel of the project.

I thank you for your considerations of my submissions. I can be reached by email or cell phone at 1616 Earle Street.

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- IMG_1941.JPG
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--
Timothy A. Stonhouse
Barrister & Solicitor

Lucas De Amaral

From: Therese Gerein [redacted]
Sent: November 21, 2018 6:16 PM
To: Councillors
Subject: Rhodo development in Fairfield

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Victoria Mayor and Councillors:

I am writing to ask that you reject the proposed Rhodo development on Fairfield Road. I feel that this proposal has not been well thought out and focuses on profit for the developer as opposed to what will be a long lasting benefit to the community.

I am extremely puzzled as to why several zoning standards are being either ignored or blatantly disregarded such as set back, height, removal of trees and particularly fewer parking spaces. In addition, the very box-like appearance of this proposed building is very out of character for Fairfield where most of our homes are very different in architecture and fit into the scale of the buildings around them.

This proposal has the following issues:

- too many units (more profit for the developer instead of more room for each);
- too little setback to the sidewalk;
- too few parking places;
- unpleasant appearance;
- too tall
- relies too much on access to Hollywood Park instead of providing enough green space on site.

If any private home owner tried to get away with even one or two infractions to City standards we'd hear about it in a hurry! Why is Council allowing a developer this kind of latitude and ignoring the public right to enjoy the neighbourhood? Fairfield seems to be on the radar for developers who see it as a great neighbourhood - BEFORE they get approval to do what they like to it! It would seem that if Council allows this proposal, along with a few others in the wings, Fairfield will no longer be seen as a great place to move to but a great place to move from. The ink is hardly dry on the election ballots and we're already seeing inroads into the enjoyment of our community.

Please respect our right to enjoy our neighbourhood and vote against this Rhodo proposal.

Thank you, Thérèse Gerein, 370 Stannard Avenue

Lucas De Amaral

From: wregan [redacted]
Sent: November 21, 2018 4:00 PM
To: Councillors
Subject: development proposal for 1712 & 1720 Fairfield

Follow Up Flag: Follow up
Flag Status: Flagged

The proposal is for 2.5 stories and very little backyard space. The developer seems to thing that the proximaty to the park would some how substitute for this. The number of trees to be cut down is extreme. The design is definetly not in keeping with the neighbourhood. I'm strongly opposed to this development as it stands. Wayne Regan home owner 360 Stannard Ave. Thank You.

Monica Dhawan

From: adam Gilmer <noreply@123formbuilder.io>
Sent: Tuesday, December 04, 2018 12:56 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

adam Gilmer

421 Dundas St

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: ian hoar <noreply@123formbuilder.io>
Sent: Tuesday, December 04, 2018 12:58 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

ian hoar

114 Rendall St. V8V 2E2

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Patrick Czyz [redacted]
Sent: December 12, 2018 6:01 AM
To: Victoria Mayor and Council
Cc: planandzone@fairfieldcommunity.ca; Councillors; DJ Chez
Subject: Aryze Developement at 1712 & 1720 Fairfield Road

Hello Mayor & Councillors...

My name is Patrick Czyz and my wife and I have lived at 1693 Earle street for the past 23 years, just a few houses up from the new proposed Rhodo development by Aryze adjacent to Hollywood Park.

I will be away Thursday December 13th for the Community Meeting and would like to register my concerns via this email.

While I do not object to thoughtful development and logical "densification" in our Gonzales neighbourhood, I do object to this development's design for the following reasons:

- The design does not come close to fitting the character of the Gonzales neighborhood. To me it appears similar to campus housing you would see at UBC or SFU.

- I object to how this Aryze development's plan is completely open to Hollywood park without a fence or some prominent landscaping to denote the park from this private property.

- I object to how close the front entrance of many of the town-homes are to the sidewalk and Fairfield road and I am also worried about the height as the majority of homes in our neighbourhood are not taller than 2 stories.

Please Mayor, Councillors and City Planning Staff ask yourselves **"Would you want something so starkly out of character developed where you live? "**

Sincerely,
Patrick Czyz

Mark Hornell
1026 Clare Street, Victoria BC V8S 4B6

February 14, 2019

Mayor and Council

City of Victoria

1 Centennial Square

Victoria, BC V8W 1P6

Dear Mayor and Council:

RE: REZ00618 – 1712 and 1720 Fairfield Road

I am writing to express support for rezoning to permit development of the proposed multi-unit residential project at 1712 -1720 Fairfield Road. From my experience working as a planner in Victoria for 24 years, seven of them with the City of Victoria leading the Community Planning Division, and as a resident and homeowner in Gonzales for the bulk of that time, I believe that the proposed 17 unit project is exactly the sort of development Victoria needs to diversify and intensify its housing stock, and renew its traditional neighbourhoods.

Victoria's OCP – which received a Gold Award for Excellence in Policy Planning in 2013 from the Planning Institute of BC - was adopted by Council in July 2012 following a two year process which engaged more than 6,000 Victoria residents in defining a future for the City's development over the next 30 years. What Victorians said they wanted was a city with a strong, walkable downtown surrounded by humane neighbourhoods, each with a village centre as a focus for community life and exchange within walking distance of everyone, and a broader range of housing choice and affordability. The OCP development strategy calls for accommodating half the 30 year population growth forecast, roughly 10,000 people, in the downtown core area, another 8,000 in twelve urban villages built on existing places, with the remainder, roughly 2,000 people, scattered throughout the City's traditional residential neighbourhoods through infill and redevelopment.

The site of the proposed development is designated Traditional Residential in the OCP, which envisions attached residential and apartments on arterial and secondary arterial roads and total floor space ratios up to approximately 1:1. This general policy direction was given further articulation in the draft Gonzales Neighbourhood Plan, which envisages the opportunity for small apartment buildings and townhouses up to three storeys in height along the Fairfield Road corridor, and the development of a small urban village at the corner of Fairfield Road and Lillian

Mark Hornell, 1026 Clare Street, Victoria, BC V8S 4B6

Street/Wildwood, immediately opposite the subject properties. The proposed townhouse project at this site fits this land use vision, and further addresses goals in the draft neighbourhood plan related to increasing housing diversity, increasing the opportunity for attainable home ownership, and increasing the amount of housing attractive to families. Notwithstanding the decision of the previous Council to put the draft Gonzales Neighbourhood Plan on hold, it provides a solid and defensible basis for supporting this application consistent with the general land use and housing vision of the OCP.

Gonzales has experienced exceptionally modest growth in the range of 1.1% annually, or about 45 people per year in approximately 9 new housing units, in an area that comprises 7% of the City's land base. Even though typical household sizes and the proportion of households with children at home exceed City averages, Ecole Margaret Jenkins School would not be able to maintain minimum enrollments on the basis of children living within walking distance of the school. The neighbourhood includes important civic open spaces and amenities that make it a highly suitable location for more family friendly housing, including immediately adjacent to the subject property in Hollywood Park. The proximity to education, shopping, park space, and frequent transit service make the neighbourhood generally, the Fairfield Road Corridor, and the subject site in particular, suitable for family friendly infill and redevelopment. One would be hard pressed to identify a better location in the neighbourhood than the subject property for a multi-unit townhouse development such as that proposed by the applicants.

In closing, addressing the City's goals for urban sustainability challenges Council to find ways to make all neighbourhoods more inclusive, more walkable, and more diverse. Doing this in a way that makes new housing at least accessible if not affordable, requires taking advantage of every good opportunity to fit new density into existing neighbourhoods, particularly for families starting out, who otherwise are forced to seek housing in suburban locations simply because those are the only accessible opportunities available to them. The proposed project at 1712-1720 Fairfield Road would bring 17 units of family appropriate housing to a corridor ideally suited to this kind of infill housing. While some vocal Gonzales residents have opposed this project, Council needs to weigh their opposition against the more than 6,000 Victoria residents who spoke in favour of increased housing diversity and accessibility during the OCP process. In taking this larger perspective and approving this application, Council would make a clear statement in favour of neighbourhood diversity, inclusion and a family friendly future for Victoria.

Yours truly,

Mark Hornell

Monica Dhawan

From: [redacted]
Sent: Saturday, December 15, 2018 3:19 PM
To: Victoria Mayor and Council
Cc: [redacted]
Subject: Rhodo Development Proposal - Resident Feedback

Dear Mayor and Council,
I attended and participated in the Community Meeting to review the proposed Development at 1712 and 1720 Fairfield Road, Victoria, on December 13, 2018. The CALUC is submitting a summary of this meeting to you, and below are my individual views on this proposal. I had a formal invitation to the meeting as I live within 100 metres of the proposed development site. The proponent is seeking a site-specific zone for this development, and I understand that City staff are recommending this.

I have a number of comments to you, for your consideration. For ease of any subsequent communication, I have numbered my comments below, in no order of priority.

1. The proposal is to build 17 new houses on a piece of property consisting of only 2 single-family dwellings. While this is not by itself a reason for rejection, it is a proposed development to increase densification by an order of magnitude that far exceeds the so-called "gentle densification" term used by the Mayor. Gentle implies gradual or not severe. I would describe an increase from 2 to 6 or 8 as "gentle". I would not use the term to describe an increase from 2 to 16 as "gentle". I would describe this as over-crowding or cramming as many homes as possible into a given space, at the same time breaking the guideline on open space on the lot.
2. The only way to achieve this number of townhouses is to ignore the planning guidelines for the neighbourhood, and exceed most of those guidelines. This proposal exceeds the planning guidelines for floor space ratio, number of storeys, number of parking stalls, setbacks on all four sides.
3. It also blatantly fails the stated planning guideline to treat the boundary between a development and a City park as a transition area. The design guidelines state: "The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks." and "For new development adjacent to parks and larger public outdoor open spaces, design should clearly delineating private from public spaces, to avoid "privatizing" of public space."
   However, the proposed building on the Park side presents what attendees at the meeting referred to as a "bunker". There is absolutely no transition. It looks as though the building's back yard is the park itself. The developer's reasoning for this was, in my view, quite offensive. He said that the planning requirements for a transition were not as good for the neighbourhood as their solution of providing "eyes on the park" and "social oversight" to detect illegal activities and report them to the police. I live within earshot of that area. In the past there has been illegal activity, probably involving drug use. The City made an excellent move, by installing street lighting. I have heard no problems since that time. The developer is inventing a reason to be used to justify this type of development. It is not an acceptable boundary between the development and the Park, and would significantly diminish the experience of park users.
4. The proposal states the number of storeys as 2 to 2.5 storeys. This is simply not what is reflected in the developer's plan. The pictures provided by the developer clearly show 3 storeys. The actual words used in the developer's presentation were precisely "third floor". This factor in itself should be grounds for rejection of the proposal.
5. The entire block defined by Fairfield, St Charles, and Earle is composed of 1 and 2 story buildings. Three storeys does not complement the neighbourhood. Further down Fairfield Road, at the intersection with Arnold shows the impact of a 4-storey apartment building being developed in a 1 and 2-story neighbourhood, with a gigantic green wall built immediately adjacent to the Ross Bay Villa. This is an insulting eyesore to the Fairfield neighbourhood, and this must not be repeated in Gonzales.

6. The immediately adjacent Hollywood Park is heavily used by young people and families in particular, with Little League baseball using the park in the summer, even hosting province-wide tournaments as recently as this year. The park has public parking on Fairfield Road and Earle Street, which are often fully used. Earle Street often has park users parking in the Residential Only parking areas. The addition of this proposed development, with a number of parking stalls on the property less than the development guideline, will further exacerbate the local parking situation.
7. My understanding is that the development guidelines prohibit double-row townhouse buildings within a certain property size. The developer appears to have circumvented this guideline by making the two main buildings not quite parallel, and rubbed salt into the wound by adding a third building across one end of the lot, resulting in a tringle of three buildings which, together, comprise 85% of the lot size, which exceeds planning guidelines.
8. This is supported by reduced setbacks on all sides. The developer justifies the reduced setback on the Fairfield Road side by claiming that it complements the reduced setback directly across the street. This "creates" a "node" which is typical of English country villages. I was born and raised in England, and I find this claim to be inaccurate and offensive. It is more likely to create a "canyon" filled by heavy traffic and increased parking congestion.
9. Planning guidelines state "to preserve and maintain, to the extent possible, neighbourhood features, such as trees, fences, gardens, and rock outcrops" and should address concern about continued loss of tree canopy in Gonzales.
   However, the proposal appears to claim a minimal impact on existing trees by claiming the number of protected trees to be cut down being only one. Discussion with a number of residents at the meeting included claims of calls to the City that indicated over 50 tree would be cut down. I assume this is because they are not of "protected" status. The developer claims that over 70 new trees will be planted, but the layout of the plan shows how little space is available for this, and that only very small trees would thrive, given the minimal setbacks and space between the buildings. This is a disturbing feature of the proposal.
10. The developer's literature makes many claims. It purports to be modelled on an English beach village, a typical English village, or a small English town. It purports to be based on terrace houses in London and Bath. The famous Bath town house terraces are extravagantly large homes for the landed gentry, and are fronted by 50 metres of pristine lawns. Their sales literature is full of whimsey, but is misleading and lacking in substance. By themselves, these are not reasons to reject the proposal. I would imagine they exist to mask the underlying approach of trying to force too many houses on to this lot.

I am really disappointed that the City planners appear to have bought into this lack of substance, and appear to be supporting the proposal as it stands. Creating a single site-specific zone seems fundamentally flawed to me, and can only generate problems in the future, for example in the case of the 4-storey monstrosity allowed by the City at Fairfield and Arnold.

The proposal contains many exceptions to planning standards and guidelines. It provides nothing in return except a very high number of homes. These home are not "affordable" homes, even by the Mayor's calculations. The developer did NOT deny the claim that the eventual sale price would exceed $800,000 per unit, and is out of reach of new and young buyers, which they claim the neighbourhood needs.

Mayor and Council – I am not against increased densification. I support increased densification in a truly "gentle" way. These two properties could, I would imagine, sustain 6 to 8 units quite comfortably, while maintaining the character of the neighbourhood. Just take a look at the town house development at the corner of Foul Bay and Chandler, very close by. It fits in. it blends in. It complements the neighbourhood. It does not scream an insult to the neighbourhood, which is what the Rhodo proposal does for many different reasons.

In summary, I would reject this proposal, and ask why it has managed to get this far in the development process. It appears to me that the neighbourhood planning guidelines are not used by the City as guidelines, but rather as a starting point for developer negotiations for exemptions. The proponent has put a significant amount of effort into this proposal, which should be recognised, but the proponent expectations should be communicated much more effectively by the City. I have communicated this concern to Mayor and Council before.

Graham Whitehead
1689 Earle Street

Lucas De Amaral

From: candi barber [redacted]
Sent: December 4, 2018 6:37 PM
To: Councillors
Subject: Rhodo Development in Fairfield

To whom it may concern,

I am writing to inquire about the proposed development. Apparently you were considering the proposal on Nov. 22. Has there been any type of decision made? I think the idea of more housing in the area is wonderful but this proposed development really is horrible. I have lived here in Fairfield for nearly 15 years. We definitely need to come up with something MUCH more in keeping with the character of the neighborhood. Just my thoughts.

Thanks so much,
Candi Barber

Monica Dhawan

From: Mark Kiddell <[redacted]>
Sent: Tuesday, February 19, 2019 6:01 AM
To: Victoria Mayor and Council
Subject: RE: Support for new townhome development - Gonzales.

To Mayor and Council,

I live in Gonzales, just down the street from the proposed "Rhodo" project on Fairfield Road. Both my wife and I see this as a great fit to the neighborhood, as our kids are almost out of our house, and we would love to downsize to a townhome like this in the neighborhood. In hearing about some of the opposition to the project, we find it totally odd how a group of residents declare new housing as a detriment to the neighborhood. We see it as totally opposite, and that we should be welcoming people to neighborhoods like ours and bringing in new families, and expanding the tax base. I work in clean energy developer, and see many tools we require to solve our climate change issues, but developing infill housing is one of the most important of our time.

As Council reviews this project, reject the negative noise, and vote for creative ways to add more new families to this very livable, beautiful neighborhood, using new energy efficient technologies in the building of new developments in our community like the Rhodo projects proposes to do.

Regards,

Mark & Tassawan Kiddell
325 Richmond Ave.
Victoria, BC
V5A 3Y2.

Monica Dhawan

From: Scott Pilecki <noreply@123formbuilder.io>
Sent: Friday, February 22, 2019 9:46 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Scott Pilecki

2 - 1871 Fern Street, Victoria BC, V8R 4K4

Sent from TalktoAryze.ca, talk@talktoaryze.ca

February 25, 2019

Dear Mayor and Council,

Re: Proposed Rhodo Development at 1712 and 1720 Fairfield Road

We would like to bring to your attention the need to amend the Official Community Plan ("OCP") for any proposed development, such as the proposed Rhodo development, that *exceeds* two storeys within areas designated as Traditional Residential in the OCP, which includes 1712 and 1720 Fairfield Road. Alternatively, the applicant should revise its application to be consistent with the OCP (i.e. propose buildings not exceeding two storeys), which would address one of the many concerns raised by local residents about having new development fit within the existing character of the Gonzales neighbourhood.

The key provision at issue is in relation to the Built Form in the Traditional Residential area in section 6.3, Figure 8 of the Land Management and Development section of the OCP (page 39), excerpted below:

Traditional Residential	Ground-oriented buildings up to two storeys.

The below table illustrates the distinction between certain phrases used in Figure 8. The first column provides examples of the use of a specific or exact threshold for certain factors, whereas the second column provides examples of a more flexible criteria used in relation to other factors:

Specific Criteria	Flexible Criteria
"up to two storeys" *(Traditional Residential, Built Form)* *(Small Urban Village, Built Form)*	"up to approximately 1:1" *(Traditional Residential, Density)*
"up to three storeys" *(Urban Residential, Built Form)*	"up to approximately five storeys" *(Core Historic, Built Form)*
	"generally ranging up to 1:1" *(Core Historic, Density)*

The ordinary meaning of "up to" is that it specifies a *maximum*. This is different than the other phrases used elsewhere in Figure 8 indicating more flexible criteria as identified in the second column. The more flexible phrases indicate that the specified criteria can be generally or approximately exceeded. By only using the phrase "up to" a certain storey in the Built Form column, the OCP appears to recognize the particular importance of height to the character of a particular designated area. This recognition warranted setting a *maximum* number of stories in those areas.

We understand that City staff have relied on the following statement in section 6.3 of the OCP as supporting an interpretation of "up to" as not setting an upper limit in relation to the:

> While the designations described in policy 6.1 and Figure 8 establish the general pattern of land use, it is the Zoning Bylaw that regulates the specific uses and density of development that are permitted to occur on the land.

> Within each designation, there will be a range of uses, densities and built forms. Decisions about the use, density and scale of building for an individual site will be based on site-specific evaluations of proposed developments in relation to the site, block and local area context…(emphasis added).

The statement regarding Figure 8 establishing the "*general* pattern of land use" such that there is a "range" of built forms needs to be reasonably read together with the wording used in the criteria set out in Figure 8. For example, in the context of the Built Form within Traditional Residential areas, buildings could include those that are one storey, 1.5 storeys, or two storeys. With respect to buildings in the Core Historic area, buildings could include those that are five stories and those that somewhat exceed five storeys (e.g. 5.5 storeys). However, where the term "up to" is used in Figure 8, without qualifiers such as "approximately" or "generally", it clearly specifies an upper limit. **Interpreting the Built Form criteria in the Traditional Residential area of "up to two storeys" as permitting a building of 2.5 storeys is an unreasonable interpretation of section 6.3.**

The importance of being consistent with the OCP is highlighted in section 884(2) of the *Local Government Act:*

> 884(2) All bylaws enacted ... by a council ... after the adoption of
> (a) an official community plan
> ...
> must be consistent with the relevant plan.

The 2012 BC Supreme Court case *Sevin v. Prince George (City),* 2012 BCSC 1236, demonstrates what could happen if a proposed development is inconsistent with the OCP and council does not first amend the OCP. In that case, City staff forwarded a report to council, along with a recommendation that council approve an application to amend a Zoning Bylaw to allow the development of a particular proposed recovery facility in an area designated Rural and Agriculture. The key question before the Court was whether the Amendment Bylaw was consistent with the land use provisions of the OCP (para. 107). The court considered the following principle:

> [90] Deference must be shown to council's decision to pass the Amendment Bylaw as long as that decision is reasonable in the context of the requirements of s. 884(2) of the *Local Government Act*.

The Court referred to the following statement in *Central Saanich Society v. Central Saanich (District)*, 2011 BCSC 491:

> [42] This does not empower council to misinterpret the Official Community Plan but it does suggest that the court ought not to interfere with any reasonable interpretation consistent with the OCP.

In the *Sevin v. Prince George* case, the Court made the following conclusion about the consistency of the amended bylaw with the OCP:

> [133] It is my interpretation that the Amendment Bylaw is not consistent with the OCP and the declaration must be made as sought by the petitioner that the City of Prince George Zoning Bylaw No. 7850,

> Amendment Bylaw No. 8362, 2001, is invalid and quashed because it is inconsistent with the OCP of the City, contrary to the provisions of s. 884(2)(a) of the Local Government Act, R.S.B.C. 1996, c. 323.
>
> [134] In my view in order to authorize this recovery facility on this site City Council will be required to amend the OCP.

Thus, it is our view that should the applicant wish to proceed with the Rhodo project as currently proposed, it should make an application for an amendment to the OCP. Alternatively, and in our view the better option, the applicant should consider making revisions to its current proposal to be consistent with section 6.3 of the OCP (i.e. buildings with a maximum height of two storeys). Such an option would address one of the many concerns raised by local residents about the lack of suitability of the current Rhodo proposal in relation to the existing character of the Gonzales neighbourhood.

Sincerely,

Debbie & John Wells

Monica Dhawan

From: Karen Ayers <[redacted]
Sent: Tuesday, February 26, 2019 9:40 AM
To: Councillors
Cc: planandzone@fairfieldcommunity.ca; Victoria Mayor and Council
Subject: RE: Feb 28th COTW- 1712/1720 Fairfield

Dear Mayor and Council:

The first CALUC meeting on this townhouse development was held in August 2017. The neighbourhood expressed concerns about the density, height and encroachment on Hollywood Park. Subsequent to the August CALUC and input from neighbours, the developer increased the density and building height, decreased open site space, and eliminated fencing that provided some buffer to the park. As a result of those changes, a second neighbourhood meeting was required by the CALUC rules.

At the second CALUC meeting, held on December 13, 2018, an even greater number of neighbours again expressed significant concerns about the density, height and encroachment on Hollywood Park. No changes were made by the developer to respond to neighbourhood concerns.

City Council was successful in achieving a balanced approach to infill development for other developments, including 1745 Rockland and 515 Foul Bay Road. Please direct the applicant to make meaningful changes that address concerns about the usurping of Hollywood park for private use and enjoyment, and the overdevelopment of this site.

Respectfully submitted,
Karen Ayers

Monica Dhawan

From: Virginia Errick <[redacted]>
Sent: Tuesday, February 26, 2019 5:25 PM
To: Councillors
Cc: CALUC chair; Victoria Mayor and Council
Subject: Feb 28, COTW - 1712&1720 Fairfield

Dear Mayor and Council,

Rhodo is an over-built development proposal at Market Prices. It gives only a small sum for those under-housed, while making maximum profit for the developer. This luxury condo will not increase diversity in our neighbourhood and the argument of affordability else-where is not a good one.

The development takes away from the neighbourhood by being too close to the sidewalk, the park and imposing on neighbours. Rhodo is massive and too tall, and is without modification to concerns when it was shown at the CALUC Meeting in December.

In the current proposal the developer has removed the landscape map which shows all the bushes and trees which are on the property. They now say 2 bylaw trees will be removed. But they will also be removing all the other trees and bushes and blasting the property corner to corner for underground parking. This could easily endanger trees in the Park and other adjacent properties.

The developer is presumptuous enough to encroach on Hollywood Park with a block of buildings less than 2 m away. Currently there is a chain-link fence separating the Public Park from the proposed development next to it. They have designed a landscape stairway feature, leading right into this fence. If the city removes this fence, does this make their concrete courtyard a public space? Why would we allow the privatization of our public park?

Please, ask the developer to go back and make changes which respond to neighbourhood needs and concerns.

Thank you for your consideration,
Virginia Errick

February 25, 2019

Dear Mayor and Council,

Re: Proposed Rhodo Development at 1712 and 1720 Fairfield Road

We would like to bring to your attention the need to amend the Official Community Plan ("OCP") for any proposed development, such as the proposed Rhodo development, that *exceeds* two storeys within areas designated as Traditional Residential in the OCP, which includes 1712 and 1720 Fairfield Road. Alternatively, the applicant should revise its application to be consistent with the OCP (i.e. propose buildings not exceeding two storeys), which would address one of the many concerns raised by local residents about having new development fit within the existing character of the Gonzales neighbourhood.

The key provision at issue is in relation to the Built Form in the Traditional Residential area in section 6.3, Figure 8 of the Land Management and Development section of the OCP (page 39), excerpted below:

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We understand that City staff have relied on the following statement in section 6.3 of the OCP as supporting an interpretation of "up to" as not setting an upper limit in relation to the:

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The statement regarding Figure 8 establishing the "*general* pattern of land use" such that there is a "range" of built forms needs to be reasonably read together with the wording used in the criteria set out in Figure 8. For example, in the context of the Built Form within Traditional Residential areas, buildings could include those that are one storey, 1.5 storeys, or two storeys. With respect to buildings in the Core Historic area, buildings could include those that are five stories and those that somewhat exceed five storeys (e.g. 5.5 storeys). However, where the term "up to" is used in Figure 8, without qualifiers such as "approximately" or "generally", it clearly specifies an upper limit. **Interpreting the Built Form criteria in the Traditional Residential area of "up to two storeys" as permitting a building of 2.5 storeys is an unreasonable interpretation of section 6.3.**

The importance of being consistent with the OCP is highlighted in section 884(2) of the *Local Government Act:*

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The 2012 BC Supreme Court case *Sevin v. Prince George (City),* 2012 BCSC 1236, demonstrates what could happen if a proposed development is inconsistent with the OCP and council does not first amend the OCP. In that case, City staff forwarded a report to council, along with a recommendation that council approve an application to amend a Zoning Bylaw to allow the development of a particular proposed recovery facility in an area designated Rural and Agriculture. The key question before the Court was whether the Amendment Bylaw was consistent with the land use provisions of the OCP (para. 107). The court considered the following principle:

> [90] Deference must be shown to council's decision to pass the Amendment Bylaw as long as that decision is reasonable in the context of the requirements of s. 884(2) of the *Local Government Act*.

The Court referred to the following statement in *Central Saanich Society v. Central Saanich (District)*, 2011 BCSC 491:

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> [133] It is my interpretation that the Amendment Bylaw is not consistent with the OCP and the declaration must be made as sought by the petitioner that the City of Prince George Zoning Bylaw No. 7850,

> Amendment Bylaw No. 8362, 2001, is invalid and quashed because it is inconsistent with the OCP of the City, contrary to the provisions of s. 884(2)(a) of the Local Government Act, R.S.B.C. 1996, c. 323.
>
> [134] In my view in order to authorize this recovery facility on this site City Council will be required to amend the OCP.

Thus, it is our view that should the applicant wish to proceed with the Rhodo project as currently proposed, it should make an application for an amendment to the OCP. Alternatively, and in our view the better option, the applicant should consider making revisions to its current proposal to be consistent with section 6.3 of the OCP (i.e. buildings with a maximum height of two storeys). Such an option would address one of the many concerns raised by local residents about the lack of suitability of the current Rhodo proposal in relation to the existing character of the Gonzales neighbourhood.

Sincerely,

Debbie & John Wells

Lacey Maxwell

From: Mary Davies [redacted]
Sent: February 27, 2018 2:36 PM
To: Victoria Mayor and Council
Subject: Concerns Regarding Development Application REZ00619

Dear Mayor and Council,

I am writing today in regards to Development Application REZ00619 for the properties located at 1717 - 1720 Farifield Rd. which I have been told is going before the advisory design panel tomorrow.

As a neighbour of this property (I reside at 1615 Fairfield Rd) I would like to voice my concerns and request that you reject the application being presented to your for the proposed development on this property.

My concerns as a resident of this neighbourhood for 15 years and as a resident that resides within the immediate area of this development are as follows:

1 - It looks to be the intent of the developer to use the public park (Hollywood Park) as yard space for the residents of the new development as this was brought up in a meeting I attended with the developer presenting the plans late last year. At the time they were suggesting the development be not in need of yard space and suggested not including a barrier between the development and the public park to allow for it's residents to use the space as their outside space instead. While this is a neighbourhood park, it is not a yard for developers to sell to their buyers.

2 - With the heights being proposed I have serious concern for the potential for excessive sunlight blocking and shadowing onto the lots on Earle St. behind this development.

3 - As the lot is sloped, the height of the building on the north side is much higher than that on the south. I have concerns with what this will do for the view of those facing South on Earle St. and beyond to the north.

4 - As a resident that lives directly across from Hollywood Park, I am aware with the major lack of parking that is available to those who live in the area, those who work at the Fairfield Plaza and those who use Hollywood Park (for example this past summer there was a very large baseball tournament held there). As residents of this area we are constantly faced with a lack of parking so I would be very concerned if this development doesn't allocate enough onsite parking to handle the increase in density as there is literally not enough parking on the street as is.

5 - In the event that the developer will be including an onsite parking lot (under or above ground) I ask you to consider where the light from the parking lot will cast? Many parking lots (like the one you find on the corner of Fairfield and Arnold) are lit throughout the night, casting bright light into neighbouring homes all throughout the night.

6 - One of the things that I love about this neighbourhood is how it looks and feels when I walk down the street. We love our quiet neighbourhood that is filled with a wonderful mix of people from all different walks of life. What really brings us all to this area is it's low key, quiet, family feel. I strongly feel that the proposed building type does not fit in with the surrounding neighbourhood at all and would encourage a mass change to the housing type in this immediate area.

7 - Lastly, as a renter that has lived in my current home for 10 years, I have real concerns for what this type o development is encouraging in the way of reasonably priced rental housing availability for families. As you know, these new developments are built very high end and with the intent to sell to those with very high incomes. While I understand that this is a very desirable neighbourhood and that developers want to do all they can to make the most money possible, I also know that there is an increasing shortage of family rental housing available and that is very much due to developers purchasing rental homes to develop high density high end condos like the ones being proposed for 1717-1720 Fairfield Rd. If all "affordable" (I use that term loosely here) rental housing is replaced by high end condos, where do families like mine go? And just so you know, at the meeting where the developer was presenting, they kept using the word "affordable" in regards to their units but when asked just how much these units would sell for they said the starting price would likely be at about $750,000.00 ... that is not affordable and I would say it isn't even close to "attainable" which is what they then chose to switch their wording to.

I hope you will consider the full impact of this development on not only it's immediate neighbours but also on the neighbourhood and city as a whole.

Thanks for your time.

Sincerely,

Mary Davies

From: [redacted]>
Sent: March 13, 2018 10:13 AM
To: Alec Johnston <ajohnston@victoria.ca>
Subject: 1712 Fairfield Road.

https://tender.victoria.ca/tempestprod/ourcity/Prospero/Details.aspx?folderNumber=REZ00618

Dear Alec:

I see from the development application that the developer has applied for a 3 story building. This is not a good fit for the Gonzales Neighbourhood the development should be limited to 2 stories. The Gonzales Neighbourhood group is not against the densification of Fairfield Road but believe it should not go over 2 stories. The 2 story limit is a much better fit for the neighbourhood and allows for “gentle densification”. The Gonzales Neighbourhood group will be discussing the 1712 Fairfield proposal at tonight's meeting.

Nic Humphreys
167 Passmore Street

Lacey Maxwell

From: Paul Jorjorian and Hannah Mitchell [redacted]
Sent: March 13, 2018 1:46 PM
To: Victoria Mayor and Council
Subject: Fw: 1712-20 Fairfield Rd

Dear Mayor and Council, I am forwarding you a note that I sent to staff regarding the below development. Thank you for your consideration. Paul Jorjorian

From: Paul Jorjorian and Hannah Mitchell
Sent: Tuesday, March 13, 2018 11:06 AM
To: ajohnston@victoria.ca
Subject: 1712-20 Fairfield Rd

Mr. Johnston, I am writing to ask that the new development at 1712-20 Fairfield Rd be limited to two stories. Already the multi-story development at the corner of Arnold and Fairfield Rd. is glaringly out of place, especially given that it abuts the Ross Bay Villa. How ironic that such a building was allowed next to a heritage site. Allowing more of these multi-story developments will denigrate the character of this neighbor that we treasure.

Paul Jorjorian
188A St. Charles St.
Victoria BC V8S 3M7

Virus-free. www.avg.com

10 April 2018

SUBJECT: REZONING DEVELOPMENT APPLICATION REZ00619

Dear Mayor and Council:

I am writing to you about the rezoning development proposal for 1712 – 1720 Fairfield Road (REZ00618). It is my contention that the proposal does not display merit, and is seriously at variance to the current traditional residential land use of that location and surrounding area and from the existing regulatory zoning bylaws. The application should not be approved as submitted.

To assess the degree of variance that is proposed by the applicant I have compared the applicant's plan specifications to a range of existing regulatory zoning bylaws that are applicable in Gonzales and Fairfield: R1-G Single Detached Dwelling, R-2 Attached Dwelling (Duplex), R-J Low Density Attached Dwelling (Rowhouses), and R-K Medium Density Attached Dwelling (Townhouses). The table of comparison is at the end of this petition. In particular the proposal's variances are as follows:

- The proposal's Floor Space Ratio is 59% greater than the maximum density of the existing zones.
- The proposed Site Coverage is 25% greater than the norm in Gonzales, even with the discovery of 200 m2 from the original to the revised proposal.
- The Open Site Space is mostly occupied by the concrete entrance to the parkade and insufficient private usable amount available for family living in the front and back of the dwelling units.
- The Building Height exceeds the highest maximum of 8.5 m by 2.2 m, a 26% variance.
- The Number of Storeys of 3 exceeds the tallest apartments buildings in the area which have 2 storeys with basement apartments.
- The Minimum Site Area is insufficient for this proposal. R-J requires 5272 m2 and R-K requires 8930 m2. The proposal only has 2307 m2 for 19 dwelling units leaving 121.4 m2 (1306.7 SF) per unit. This is the primary reason there is insufficient open space for front and rear yards in keeping with the function of a traditional residential nature of the neighbourhood.
- R-J and R-K both limit the Number of Dwelling Units per dwelling block to 4. The proposal of three dwelling blocks exceeds this by 7 dwelling units (Block 1 by 2, Block 2 by 2, Block 3 by 3) or 58% above the maximum requirement.
- The proposed Front Yard Setback (south) is only 3.0 m. The minimum requirement of R-K Townhouses shall not be less than 7.5 m, a 60% variance.
- The Side Yard Setback (west) of Block 2 is actually the rear of the block with main windows looking onto the Hollywood Park tennis courts and should be a minimum of 7.5 m from the Park boundary and Park trees, not 3.0 m, a variance of 60%.

- The Rear Yard Setback (north) of Block 3 with main windows looking onto adjacent houses should be a minimum of 7.5 m from the interior lot line, not 6.1 m, a 19% variance.
- The Third Floor Area of Blocks 1 and 2 should not exist as the proposal exceeds the Number of Storeys. If it is allowed to proceed then it must comply with R-K Townhouse requirement to be less than or equal to 60% of the second storey.
- Proposed Parking is short by 7.5 spaces, a 26% shortfall.

The proposed development will threaten the attainment of the OCP strategic direction for Gonzales and Fairfield, to maintain and enhance neighbourhood character including the heritage character of buildings (Montague Court and businesses), landscapes (Hollywood Park) and streetscapes (views of Fairfield, Lillian and Wildwood) of the traditional residential neighbourhood. This development proposal as presented is not an incremental variation from the intended character of the Gonzales and Fairfield neighbourhood. Approval of such a high density proposal would entrench an inappropriate use of land in the neighbourhood.

According to the OCP Design Guidelines for Multi-use Residential a new development should be compatible with and improve the character of established areas (1.1). The design's architectural approach should provide unity and coherence in relation to existing place character and patterns of development (1.1.1). It clearly does not even attempt to accomplish this. Where a new development is directly abutting lands in a different Development Permit Area such as Hollywood Park and the remaining detached dwellings to the north and east of the property, the design should provide a transition between areas in ways that respond to established form and character (OCP 1.2). Form in Gonzales includes space for front and rear yards for families which this proposal does not have for each of the townhouse dwelling units nor even between the three blocks. Character in Gonzales requires low height dwellings and more greenery that accompanies low density of land use.

As new residential development this proposal should respect the character of established areas and building variety through the form and massing of housing (OCP 1.5). There is no development in Gonzales of such high density as proposed, and the design does not respect the traditional designs of neighbouring detached residential dwellings nor the heritage structure located across the street from these lots. The proposal for this multi-unit residential development directly abuts the residential buildings to the east and north which are lower and smaller in scale and should provide a transition in its form and massing to lower-density building form (OCP 1.6.1) and be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings (OCP 1.6.2). The proponent's plan does not provide for any of this, and does not address privacy for users of Hollywood Park to which the proposal abuts.

I wonder why the City's Parks Department did not consider the opportunity under its Parks Acquisition Strategy (OCP 9.2) to purchase part or all of the proponent's consolidated lots for expansion of Hollywood Park for community benefit (9.2.5) and to accommodate the residential growth of being in proximity to the Fairfield Plaza, a designated urban village (9.2.6).

And in case the legislative requirement for municipal staff and elected members to follow regulatory zoning bylaws is considered insufficient, the City of Victoria Committee of the Whole meeting of 22 February 2018 agreed with residents and made it clear that multiple rows of townhouses will not be acceptable for the Fairfield and Gonzales Neighbourhood Plans.

There is also an apparent conflict of interest about this application. A co-owner of the proponent, Ryan Goodman, was until very recently a member of the City directed working group. Witnesses have stated that this placement afforded the proponent the opportunity to be instrumental in incorporating development parameters in the draft Gonzales Neighbourhood that enable a land use of this type where none existed before.

In conclusion this application REZ00618 for rezoning the properties at 1712 and 1720 Fairfield Road should not be approved as submitted.

Sincerely,

Michael Sharpe
1592 Earle Place
mrsharpe@shaw.ca

Notes on 1712 – 1720 Fairfield Road Proposal

Application for rezoning from detached dwelling R1-G to comprehensive district CD-name to be determined.

Examples of other comprehensive districts are:

- CD-1 Selkirk Comprehensive District
- CD-4 Fairfield Block Comprehensive District
- CD-7 Cook Street Village Comprehensive District

A property comprising 2307 m^2 does not qualify for a Comprehensive District designation.

For comparison R-2 Attached Dwelling, R-J Low Density Attached Dwelling, and R-K 11 Fairfield Townhouse District / R-K Medium Density Attached Dwelling zoning requirements have been used.

The proposal is described in the proponent's letter as an "urban village" with a "small-scale village atmosphere." The proposal is for three attached dwellings on the lot. Each dwelling has the following proposed number of dwelling units within each: Block 1 = 6, Block 2 = 6 and Block 3 = 7, for a total of 19 dwelling units (original proposal 17).

	Original Proposal	Revised Proposal
2 bedroom townhouses	X 0	X 7
3 bedroom townhouses	X 5	X 6
4 bedroom townhouses	X 2	X 0
3 bedroom duplexes	X 5	X 3
2 bedroom duplexes	X 5	X 3
Total No. of Dwelling Units	17	19

ZONING REQUIREMENTS AND PROPOSAL	R1-G Single Detached Dwelling	R-2 Attached Dwelling (Duplex)	R-J Low Density Attached Dwelling (Rowhouse)	R-K 11 Fairfield Townhouse District / R-K Medium Density Attached Dwelling (Townhouse)	Original Proposal	Revised Proposal
Floor Space Ratio maximum (max)	0.5:1 (since June 2017)	0.5:1 (since June 2017)	-	0.6:1	0.94:1	0.94:1
Site Coverage max	30 %	40%	40%	33%	45% of 2250 m^2	39% of 2451 m^2
Open Site Space minimum (min)	50% of lot and 50% of front yard	30% of lot and 33% of rear yard	-	-	55%	50%
Building Height	7.6 m 24.93 ft	7.6 m	8.5 m (7.5m Rockland)	8.5 m	10.7 m 35.1 ft	10.7 m
No. of Stories max	2 stories or 1 ½ w/ basement	2 stories or 1 ½ w/ basement	-	-	3 w/ basement /parkade	3 w/basement /parkade
Minimum Site Area	460 m^2	Greater of 555 m^2 or # of dwelling units x 277.5 m^2 [2,987 SF]	Greater of 555m^2 or # dwelling units (19 X 277.5m = 5,272,5 m^2)	Greater of 555m^2 or # dwelling units (19 X 185 m^2 [1991SF] = 8,930 m2)	2387.4 m^2 (÷ 17 = 140.4 m^2)	2307 m^2 (÷ 19 = 121.42 m^2 [1,307SF])
Minimum Site Width	15 m	15 m	Greater of 15m or # dwelling units (19 X 7.5m =	18 m	48.34 m	46.77 m

			142 m)			
No, of Dwellings on a lot	1	1	Any number	Any number	3	3
No. of units per Dwelling max	2	2	4	4	Block 1 = 6 Block 2 = 5 Block 3 = 6	Block 1 = 6 Block 2 = 6 Block 3 = 7
SETBACKS						
Front yard min Blocks 1 and 2 (Fairfield)	7.5 m 24.61 ft	Lessor of 7.5 m or the average of the actual setbacks of the buildings on the lots abutting the sides of the lot□	7.5 m	7.5 m	3.0 m 9.84 ft	3.0 m
Rear yard min Block 3 (north)	9.1 m or 30% of site depth whichever is greater [west 61.99m = 18.60m/61ft]	10.7 m or 35% of lot depth whichever is greater [west 61.99 m = 21.70m/72 ft]	7.5 m	7.5 m with main windows Block 3	6.1 m 20 ft Block 3	6.1 m
Rear yard min Block 2 (labeled as Side yard west)	9.1 m 29.86 ft	10.7 m 35.1 ft			2.7 m 8.86 ft	3.0 m
Side yard west min (actually rear yard of Block 2, which should be 9.1 m)	1.5 m or 15% of lot width whichever is greater [width south	1.5 m or 10% of lot width whichever is greater [width south 48.34 m	7.5 m Block 1 2.5 m Block 2	2.5 m blank wall Block 3 7.5 m living room Block 2	2.7 m	3.0 m

For interior lot lines	48.34m = 7.25 m]	= 4.83 m]				
Side yard east min (parkade 2 lane entry & exit)	3.9 m 12.8 ft	3.0 m 9.84	7.5 m	2.5 m blank wall Block 1 & 3	10.1 m 7.0 m 22.97 ft	8.0 m 5.8 m 19.03 ft
Combined side yards min	5.4 m	4.5 m	-	-	12.8 m	10.4 m
Distance between any two attached dwellings min	-	-	5 m	5 m	4.79m Bk 1 & 2 4.18m Bk 1 & 3	6 m Bk 2 & 3 5.41 m Bk 1 & 2
Third floor area	-	-	-	≤ 60% of any other storey below	100% of 2nd floor Bk 1 & 2	100% of 2nd floor Bk 1 & 2
Vehicle parking spaces	1 per dwelling unit	2	1.4 per dwelling unit subject to strata (X 19 = 26.6)	1.5 per dwelling unit (x 19 = 28.5)	20	21

10 April 2018

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Sincerely,

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Monica Dhawan

From: Dan Blatchford [redacted]
Sent: Tuesday, May 15, 2018 6:26 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Dan Blatchford

3950 Rainbow Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Denis Farling <noreply@123formbuilder.io>
Sent: Tuesday, June 26, 2018 5:23 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Denis Farling

#110-1655 Begbie Street

Sent from toAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Madelynn Sherwood <noreply@123formbuilder.io>
Sent: Wednesday, August 01, 2018 1:34 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Madelynn Sherwood

202-2710 Grosvenor Road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Noraye Fjeldstad

From: Taylor Bridges <taylor.victoria.bridges@gmail.com>
Sent: August 10, 2018 1:44 PM
To: Lisa Helps (Mayor)
Subject: Rhodo Development Gonzalese

Hello Mayor Helps,

I urge you to please reconsider allowing the designs to move forward on the Rhodo Project. I have zero issue with the number of units they are planning to build but I take great issue in the aesthetics of the building. It does not fit the character and charm of our area. As someone who lives around the corner from there and frequent the park, we will have to look at that on a daily basis. When are we going to start preserving the character of Gonzales and stop these modern buildings from ruining that? I am a 32 year old who in no way wants nothing to change but I think there are much better designs out there that can't fit into the character of the surrounding 1920's buildings.

Taylor Bridges

Monica Dhawan

From: webforms@victoria.ca
Sent: Sunday, August 12, 2018 3:29 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: michael owen
Email : [redacted]
Reference : https://www.victoria.ca/EN/main/city/mayor-council-committees/councillors.html
Daytime Phone : [redacted]
I am opposed to the development on Fairfield rd. by Rhodo development. I agree with what the Gonzales Neighbourhood Association has said in its objection to this development. I am not against infill and small developments but this development is to big. its too big next to a park. No mention of low income housing. The developer is interested in profit and not interested in the quality of live that we,the people of Gonzales, cherish so much. I recommend that you all vote against this development and recommend a more agreeable development for the people of Gonzales

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law.If the reader of this message is not the intended recipient,or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 24.69.155.108

Monica Dhawan

From: Clifford Childs <noreply@123formbuilder.io>
Sent: Wednesday, August 15, 2018 6:28 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Clifford Childs

240 cook street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Paul Brewster <noreply@123formbuilder.io>
Sent: Wednesday, August 15, 2018 10:23 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Paul Brewster

555 Niagara Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Sarah Mari <noreply@123formbuilder.io>
Sent: Saturday, September 08, 2018 8:21 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Sarah Mari

1605 Foul Bay Road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Anthony Maguire <noreply@123formbuilder.io>
Sent: Thursday, September 13, 2018 4:08 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Anthony Maguire

353 Linden Avenue, Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Victoria Mayor and Council
Sent: September 5, 2018 11:43 AM
To: Public Hearings
Subject: FW: Mayor and Council email FW: I want to support the project on 1712/1720 Fairfield Road

Hi Pamela,

See below.

Sincerely,

Lucas

From: Victoria Mayor and Council
Sent: September 5, 2018 11:40 AM
To: Councillors <Councillors@victoria.ca>
Subject: Mayor and Council email FW: I want to support the project on 1712/1720 Fairfield Road

Good afternoon,

Please see below for a form-style email submission in support of the development proposal at 1712 / 1720 Fairfield Road.

Sincerely,

Lucas de Amaral
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

From: Molly Vermeulen <noreply@123formbuilder.io>
Sent: September 4, 2018 12:45 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Molly Vermeulen

1510 Edgemont rd

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Paula Grayton <noreply@123formbuilder.io>
Sent: Wednesday, October 03, 2018 9:42 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Paula Grayton

8336 Edgevalley Drive

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Js lappiere <noreply@123formbuilder.io>
Sent: Saturday, November 10, 2018 9:11 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Js lappiere

543 fairfield

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Agneta Roberts <noreply@123formbuilder.io>
Sent: Sunday, November 11, 2018 12:31 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Agneta Roberts

175 Barkley Terrace

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Daniel <noreply@123formbuilder.io>
Sent: Tuesday, November 13, 2018 10:27 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Daniel

1052 Clare st

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Victoria <noreply@123formbuilder.io>
Sent: Tuesday, November 13, 2018 4:42 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Victoria

414 - 100 Saghalie Rd

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Andrew Coopersmith <noreply@123formbuilder.io>
Sent: Wednesday, November 14, 2018 10:35 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Andrew Coopersmith

1687 Poplar Avenue, Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Daniel Davies <noreply@123formbuilder.io>
Sent: Wednesday, November 14, 2018 10:37 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Daniel Davies

152 Olive Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Emilee MacInnes <noreply@123formbuilder.io>
Sent: Wednesday, November 14, 2018 1:06 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Emilee MacInnes

3940 Raymond St S

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Elizabeth Milder <noreply@123formbuilder.io>
Sent: Wednesday, November 14, 2018 7:20 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Elizabeth Milder

1430 Ryan Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Katelyn Clouthier <noreply@123formbuilder.io>
Sent: Wednesday, November 14, 2018 3:08 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Katelyn Clouthier

209-2025 oak bay avenue

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Kim Thorsen <noreply@123formbuilder.io>
Sent: Wednesday, November 14, 2018 9:39 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Kim Thorsen

1620 Earle St.

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Owen <noreply@123formbuilder.io>
Sent: Wednesday, November 14, 2018 2:49 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Owen

528 Pandora avenue

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Vic wells <noreply@123formbuilder.io>
Sent: Wednesday, November 14, 2018 3:16 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Vic wells

2453 McNeill ave

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Dave Coopersmith <noreply@123formbuilder.io>
Sent: Thursday, November 15, 2018 8:31 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Dave Coopersmith

1704 Hollywood Crescent

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Eddie Yang <[redacted]>
Sent: Thursday, November 15, 2018 9:51 AM
To: Victoria Mayor and Council
Subject: 1712/1720 Fairfield Road Development

Dear Mayor & Council,

As a homeowner of Gonzales, I am in full support of additional housing diversity as proposed by ARYZE Developments 17 unit townhouse project. This is the kind of additional housing our neighbourhood needs and I would encourage Council to ignore minority neighbourhood activists and focus on the benefits of good density.

We look forward to your deliberations on the matter.

Sincerely,

Eddie Yang

Monica Dhawan

From: Sarah Murray <noreply@123formbuilder.io>
Sent: Thursday, November 15, 2018 10:46 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Sarah Murray

921 foul bay road

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Ash Peters <[redacted]>
Sent: Friday, November 16, 2018 6:12 PM
To: Victoria Mayor and Council
Subject: Fairfield Townhomes - Aryze

Victoria Council,

My name is Ash and my wife and I are expecting our first child which means we are starting to consider our next housing choices. We have been saving for a home as we live in a basement suite in VicWest. We've checked out places at the Railyards and other condos but find ourselves moving towards a townhouse. We follow ARYZE on Insta and saw this project coming before Council and its the kind of housing we need more of in Victoria.

Thanks for your time,

Ash & Alex Peters
#3 - 1140 Arthur Currie Lane,
Victoria BC
V9A7H3
--
...Ash Peters

Lucas De Amaral

From: Janet Land [redacted]
Sent: November 14, 2018 1:19 PM
To: Councillors
Cc: [redacted]
Subject: Proposed development at 1712 and 1720 Fairfield Rd

Dear Councillors,

I recently received some promotional material from Aryze Purdy Group with information about their proposed Rhodo Development. My first thought when looking at the photo on the front page was how much it resembled a development that I passed by the other day on Hillside near Blanchard in what is quite a commercial area. The photos of the Rhodo townhouses presents a picture of buildings that stand out as very different from the surrounding area of single family homes with landscaped yards. Even the apartment buildings on the other side of Fairfield Rd have a more residential look to them. The Rhodo development looks more like a downtown building.

The developers present this as a medium density development and the city has talked about proposing "gentle density" however replacing 2 single family homes with 18(?) 3-4 bedroom townhouses is not in my view anywhere near a medium or gentle density increase. I don't feel that this increase in density is warranted or should be allowed in Gonzales.

While the developers present the buildings as having lovely grounds the green space depicted is actually Hollywood Park. It appears to suggest that the vegetative boundary that currently exists on the east side of the Park would be cleared to provide easy entry to the "Mews" and essentially become the back yard of the new residents. Hollywood Park is a public park for all the people of the neighbourhood/city and I object to it being usurped by a developer to serve as green space for high density housing and masking the loss of single family homes with landscaped yards.

Sincerely,

Janet Land
1638 Earle St
Victoria,BC

Monica Dhawan

From: Katrina Summers <noreply@123formbuilder.io>
Sent: Friday, November 16, 2018 6:44 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Katrina Summers

490 Vancouver Street, 11

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Stéphanie Lefebvre <noreply@123formbuilder.io>
Sent: Friday, November 16, 2018 8:21 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Stéphanie Lefebvre

431-435 Simcoe St, Victoria BC V8v4t3

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Adam Carlson <noreply@123formbuilder.io>
Sent: Saturday, November 17, 2018 5:07 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Adam Carlson

1515 Keating cross rd, Central Saanich

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Karen Sidhu

Subject: FW: Rhodo project - 1712 & 1720 Fairfield road

From: Taylor Bridges <[redacted]>
Sent: Saturday, November 17, 2018 12:36 PM
To: Councillors
Subject: Rhodo project - 1712 & 1720 Fairfield road

Hello,

I wanted to reach out to you about the proposal being put forth to you on November 22nd for your consideration.

I live one street over from this project and frequently use Hollywood park and that area of Fairfield Road. I am adamantly opposed to this particular development. I believe in housing diversity that fits the character and charm of the neighbourhood. I also support housing diversity that gives more than it takes. This project is going to take alot away from the community including Hollywood park.

Hollywood park is so important to my family as we use it at least 3-4 times a week for my young kids. I do not want to see it overtaken by this development. The park will become these units back yard as there is not enough green space within the development.

My issues include:

The number of trees to be cut down
Rezoning bylaws not being followed in regards to the height of the storey (2.5 storey instead of the bylaw of 2), front yard setback (5.5 ft vs required 24.5ft) and 22 parking spots instead of the required 26.

These have a huge impact on the neighbourhood and I hope that you will consider this before you vote. I think having a development there would be great but one that follows the required bylaws. They should not be getting any variances that have such a major impact on the road, park and other neighbors.

Taylor Bridges

Monica Dhawan

From: Catherine <[redacted]>
Sent: Saturday, November 17, 2018 1:43 PM
To: Victoria Mayor and Council
Subject: Fwd: Vote NO for proposed rhodo development

Begin forwarded message:

> **From:** Catherine <[redacted]>
> **Date:** November 17, 2018 at 1:31:55 PM PST
> **To:** councillors@victoria.ca
> **Subject: Vote NO for proposed rhodo development**
>
> Dear Mayor and council,
>
> We are Gonzales residents and we are deeply concerned with the current rhodo development proposal. Gonzales is a historic family neighbourhood and much of its current charm comes from its heritage homes and thoughtful construction. This new development is NOT in keeping with the current Gonzales neighbourhood, and NOT in keeping with our current R1-G zoning (single family dwelling district) and sets a dangerous precedent going forward. The zoning should be respected. The building style does not suit the neighbourhood, the set backs of 5.5ft are not appropriate, there is not enough parking allocated (only 22 spots), many mature trees will be cut down, and the public neighbourhood park will be negatively impacted. This building development will in no way improve housing affordability as the units will be priced at a premium. I really don't see how this development project is a benefit to anyone except the developer's wallet. In order to represent the community, we hope you will help our concerns be heard. More effort must go into redesigning this project in order to be in keeping with the neighbourhood and respecting current bylaws in regards to setbacks and height. Thank you in advance for your thoughtful consideration. Please feel free to contact me to discuss this further.
>
> Sincerely,
>
> Catherine McCartney
> (A concerned Gonzales resident)

Monica Dhawan

From: Daniel Mari <noreply@123formbuilder.io>
Sent: Saturday, November 17, 2018 11:10 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Daniel Mari

3338 Whittier ave

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Karen Sidhu

Subject: FW: 1712/1720 Fairfield Rezoning

From: Gillian Ellis <[redacted]>
Sent: Saturday, November 17, 2018 11:52 PM
To: Councillors
Subject: 1712/1720 Fairfield Rezoning

Dear Mayor and Council,
I am writing to express my concern about the proposed development of 17 townhouses on two single family house lots on Fairfield Road.
The extraordinary decrease in set back, the enormous increase in height from what is allowed in the official community plan on property that is adjacent to a park is indefensible.
And where are all these people going to park? In that area we have a sports field, a park, an animal hospital, a care home for the elderly, an elementary school and just up the hill one more block, another care home and a major tourist attraction known as Abkhazi Gardens! Fairfield Road is already choc a bloc with cars. And this is supposed to be a family neighbourhood?

I had thought that you had heard enough from Gonzalez residents in the past few months to understand that we are not going to sit idly by and watch our neighbourhood destroyed.
Why do we have a plan at all if developers and council can ignore it at will?
Sincerely,
Gill Ellis

Sent from my iPad

Monica Dhawan

From: Isla Dewar <[redacted]>
Sent: Saturday, November 17, 2018 4:11 PM
To: Victoria Mayor and Council
Subject: The Proposed Rhodo Development

Dear Mayor and Council Members,

It has come to my attention that there is a proposed townhouse project near where I live in Fairfield. I have viewed the proposal and would like to politely voice my **opinion and concerns** for the project before anything is decided.

I am **Strongly against** the Rhodo development proposal. Firstly because the Hollywood park is a **public neighbourhood space** for all to enjoy. The proposal plans to **take away from that community feel**, the Rhodo development will make the park feel like a **private area**. Hollywood park is a place where, yearly, little league baseball games are held and other sporting events, particularly for children, bringing people from all over our community together. If this area seemed more like private property this would **most definitely hurt** the special, **unique feeling** we have going on in this area.

Another Reason I am against the proposal is because it **goes against limitations** of new developments in this area. The height of the Rhodo development is a **37.6 ft/2.5 storey** instead of the **maximum** height of **25 ft/2 storey**. If this monster development happens they will not even be building the required 26 parking spot area, they will be building 22 parking spots, not only does the building not work in this area if they build it they are not even building enough parking for the users, so there really is **no point** building the development at all. **51 trees will be cut down** which I absolutely do not think is the way to go, this special town of Victoria is a natural and beautiful place and while the **51 trees might not sound like too much, it truly is** and will **negatively impact** this area greatly and the people who live in it. the city also has zoning standards which limit the negative impact to neighbours and our community, this development proposes to **significantly** exceed the **legal** standards of this area.

Lastly **The development really doesn't work in this neighbourhood, there is no other way to say it, It just doesn't work.** This small neighbourhood is special and amazingly unique, building a large townhouse development is just going to **hurt this beautiful place**. Fairfield, especially this part of it, is meant to be **a bit old fashioned a bit more natural than the city**. The building development is a **rectangular, clean cut, modern** mess. **This building doesn't work in this neighbourhood. This building is out of character compared to the small unique houses surrounding it.**

This message is coming from my heart. This area is special and I don't want something like this to ruin it. I have been growing up here with my family and the people in this community. I think I can say that the **majority** of people here **DO NOT WANT THIS.** People on my street were **outraged** when they learned a small modern house (a miniature version of the Rhodo development) was being built on our street, if they were upset with that how do you think people feel about this? It will **drastically change the area**, and people will **NOT** be happy.

I strongly urge you to **please decline this first proposal and find something that works better**. Think of what it will do. I actually live right in this neighbourhood, not even a block away from where the development is proposed to be this will **ruin** this special place for everybody.

These opinions and concerns are coming from a young individual who wants the best for everyone involved. I **understand** that there needs to be more housing but please consider, **is this the best option?** This is a special place for my Family and I and we don't want to see it's lovely charm extinguished.

Do you want to see this unique neighbourhood changed into a boring line of townhouses, all exactly the same, like so many places all over the world knocked down for larger developments? Is this what we as a community want for this area? It will affect this place and this community in a negative way. So please, rethink this. Is this what we want? Is this what You want?

Sincerely and with great respect,
Isla Dewar

Monica Dhawan

From: Karen Ayers <[redacted]>
Sent: Saturday, November 17, 2018 4:46 PM
To: Councillors
Cc: Alec Johnston; Victoria Mayor and Council
Subject: 1712 & 1720 Fairfield Rezoning - Nov 22nd COTW

Dear Mayor and Council:

I am writing to voice my strong opposition to the infill development as currently proposed for 1712/1720 Fairfield Road.

Townhouses are supportable on this site. The Gonzales neighbourhood planning process has identified the need for more varied forms of housing, the site is on a transit route and is close to shopping and other services.

<u>Wholly</u> unsupportable is the proposed:

Height/Massing

- proposed height is more than 50% above what is permitted under current zoning
- neighbouring homes adjacent to and across the street (Montague Court) are generally one to one and a half storeys, and will be dwarfed by the height and (as described in the Advisory Design Panel comments) "monolithic massing" of the proposed buildings

Setbacks

- the setbacks are insufficient, particularly when combined with the 3 storey facade that will tower over Fairfield Road/sidewalks, and over Hollywood Park
- proposed setback for the block adjacent to Fairfield Road is 1.68 metres (5.5 feet) rather than the required 7.5 metre (24.7 feet) setback
- the minimal setbacks provide no room for plantings to soften the mass and height of the buildings

Density

- 17 townhouses is too dense for the site (currently 2 single family homes)
- site coverage requested is 50% higher than current zoning permits
- proposed density results in insufficient breathing room between the 3 buildings, lack of open site and green space, and multiple variances required in order to cram 3 large buildings onto the site

Encroachment on Hollywood Park

- the development will tower over the park, and with no proposed separation or transition, usurps public space for private use and enjoyment

Design

- the strong urban architectural design is appropriate for downtown, but is not respectful of our residential neighbourhood; as described in the Advisory Design Panel comments, it is an "urban solution in a residential area".

I would respectfully urge **Council to direct the applicant to**:

- **eliminate the second/"double" row of townhouses**; a single row or small l-shaped development would be appropriate for the site, and the scale of this neighbourhood
- **reduce the height/# of storeys to 2 storeys** (consistent with the Official Community Plan, current Gonzales Neighbourhood Plan and zoning)

- **increase setbacks** (7.5 metres minimum to Fairfield Road)
- **provide a more appropriate and sensitive transition to Hollywood Park**, and
- **consider a design that better fits with and respects the Gonzales residential neighbourhood**.

Thank you for your consideration.

Karen Ayers
613 Foul Bay Road

Karen Sidhu

Subject: FW: Proposed Rhodo Development next tho Hollywood Park

---

From: Randy Kaneen [redacted]>
Sent: Saturday, November 17, 2018 1:35 PM
To: Councillors
Subject: Proposed Rhodo Development next tho Hollywood Park

Dear Mayor and Councillors

I write this note to highlight some concerns I have with this development. I live at 242 Wildwood and am not a Nimby (not in my backyard) type. Having said that, I do feel that the preservation of neighbourhoods is important but in balance with the obvious infill (densification) that will happen over years. I believe this one exceeds that balance. It will have immediate and, what I judge to be, serious negative impacts on those adjoining this proposed development. (The height and densification proposal goes considerably beyond what has been allowed in the past.) One can see numerous examples of larger units on Fairfield and I feel these styles, while changing the nature of the neighbourhood are generally quite acceptable.

The impact on Wildwood Avenue will mostly be around parking. Every single street within a very large radius around the park and the shopping plaza have 'residential only' parking signs. Wildwood is the only one I know of that does not. Much of the spill-over, either from owners or visitors will, by necessity park on Wildwood. So, I believe the requested variance from 26 to 22 parking spots should be rejected.

While on that topic I can say that years ago we, on Wildwood, did not consider a petition that requested 'residential only' signs be posted....(currently all that is required is x percentage of people requesting it and it is automatically conferred without consideration to the surrounding usages)... the general thought was about the parents who bring their kids and the sports equipment to the games. They come from a wide geography and require parking. On tournament times and even some general game days, Wildwood is completely jammed The park is exceptional and highly utilized. So, are we going to be faced with having to request a 'residential only' designation? If this development is approved, it looks as if there will be no other choice.

In summary, I ask that you do not approve the current proposal. It is not the 'balanced' densification one should expect and will negatively impact in a variety of ways, including those outlined above.

Yours respectfully

R.Kaneen

Author: *In Search of Sticks*

Karen Sidhu

Subject: FW: Rhodo development

From: Maria Lesperance [redacted]>
Sent: Saturday, November 17, 2018 6:58 PM
To: Councillors
Subject: Rhodo development

Dear Council,

I would like to write in to provide my support for the proposed Rhodo development. As a longtime resident of the Hollywood crescent area I support this project and the plan to increase density in our neighbourhood. I would love to see more young families able to live in this beautiful part of Victoria and feel that the townhouses proposed are excellent form of housing for them.

Thank you,

Dr. Maria Lesperance

Karen Sidhu

Subject: FW: Vote NO for proposed rhodo development

From: Catherine [redacted]>
Sent: Saturday, November 17, 2018 1:31 PM
To: Councillors
Subject: Vote NO for proposed rhodo development

Dear Mayor and council,

We are Gonzales residents and we are deeply concerned with the current rhodo development proposal. Gonzales is a historic family neighbourhood and much of its current charm comes from its heritage homes and thoughtful construction. This new development is NOT in keeping with the current Gonzales neighbourhood, and NOT in keeping with our current R1-G zoning (single family dwelling district) and sets a dangerous precedent going forward. The zoning should be respected. The building style does not suit the neighbourhood, the set backs of 5.5ft are not appropriate, there is not enough parking allocated (only 22 spots), many mature trees will be cut down, and the public neighbourhood park will be negatively impacted. This building development will in no way improve housing affordability as the units will be priced at a premium. I really don't see how this development project is a benefit to anyone except the developer's wallet. In order to represent the community, we hope you will help our concerns be heard. More effort must go into redesigning this project in order to be in keeping with the neighbourhood and respecting current bylaws in regards to setbacks and height. Thank you in advance for your thoughtful consideration. Please feel free to contact me to discuss this further.

Sincerely,

Catherine McCartney
(A concerned Gonzales resident)

Monica Dhawan

From: Natasha Clark <noreply@123formbuilder.io>
Sent: Saturday, November 17, 2018 5:30 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Natasha Clark

584e Michigan St

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Peter Davis <noreply@123formbuilder.io>
Sent: Saturday, November 17, 2018 7:20 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Peter Davis

2-1290 Richardson St.

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Ryan Nicoll <[redacted]>
Sent: Saturday, November 17, 2018 9:59 PM
To: Victoria Mayor and Council
Subject: Support for Aryze Rhodo at 1712 / 1721 Fairfield road

To the City of Victoria Mayor and Council:

I am writing to you to express my enthusiastic support of Aryze's proposed project at 1712-1721 Fairfield Road ("Rhodo"). The area around Fairfield Plaza has great potential to be so much more as a walkable village center, much like the popular Cook street village.

However, I fear Fairfield Plaza will fail to do so without more density; it is a very car-centric strip mall at the moment. Furthermore, the housing supply for families is critically low in the region. This project offers an immense number of options for housing taking the place of only a few existing detached housing plots. On top of this, it is adjacent to Hollywood Park, which is ideal for families.

I have lived in Victoria my whole life. I went to school at UVIC. I started my own engineering company over 10 years ago headquartered here in town and have several employees in the region.

Now, my wife and I are raising a family here. We have a 2 year old toddler living in downtown Victoria. There is a gap in housing options between a 2 bedroom apartment and a house. For example, there are hardly any 3 bedroom apartments and few townhouses available for families.

Not everyone values or wants a detached house as the ultimate family housing option. This project provides an excellent design as-is that will provide many new options for families. The area around Hollywood Park and Fairfield Plaza is a region that an excellent candidate for further density. Projects like this are needed to reduce the strain on housing supply. It is badly needed and it looks like an excellent project. I hope you will see the value in this and hopefully more like it will follow.

Best regards,

-Ryan Nicoll

Monica Dhawan

From: Sean McCartney <[redacted]>
Sent: Saturday, November 17, 2018 1:39 PM
To: Councillors; Victoria Mayor and Council; Marianne Alto (Councillor); Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Reject Rhodo Development Proposal

To the Mayor and Council,

I am writing to strongly request that council reject the current proposal for the Rhodo Development next to Hollywood Park.

I have serious concerns about the proposed development:
* non-compliance with current R1-G zoning
- for height - more than 2 storeys
- for setback - unit entries 5 feet from sidewalk
* negative impact to neighbours and community - lack of hedging/buffer from park
* design that is in stark contrast to existing buildings and neighbourhood 'character'
* loss of trees and green space
* lack of community input and consultation

To put it simply, this is an unacceptable proposal that our community is not supporting. I know you will be hearing similar concerns from a number of other residents.

I urge you to review the proposal and only approve a project that complies with current zoning and the desires of the residents of this family neighbourhood.

Regards,

Sean McCartney
(350 Robertson St.)

Monica Dhawan

From: Sherrie <noreply@123formbuilder.io>
Sent: Saturday, November 17, 2018 5:35 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Sherrie

802-838 Broughton St,Victoria

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Dear Mayor and Council, November 16th, 2018

re: Rezoning and Development - #REZ00618 & DPV00098

The development proposal for 1712 & 1720 Fairfield Rd is too large for its site. The overly tall and massive buildings encroach on the sidewalks and Hollywood Park. Having multiple residential doors opening directly to the street as if they were commercial spaces is not consistent with the neighbourhood ambiance.

Our Parks become increasingly important Public Places as our City grows. Families living in apartments and condos with no yards, trees or gardens, need green space. Hollywood Park is not an asset which we want to give away to private developers. There needs to be separation between private back yard patios and the park's tennis courts.

The loss of mature trees and bushes on these properties will be significant and the development may endanger trees in adjacent properties including Hollywood Park.

The encroachment on public property is too great. The development does not comply with the specifications in the OCP nor the spirit of gentle density which the Gonzales neighbourhood accepts. The Park and the streetscape needs to be preserved and the plans reworked.

Thank you for your attention,
Virginia Errick
615 Foul Bay Rd.

Katie Lauriston

From: Lynn [redacted]
Sent: Monday, November 19, 2018 11:05 AM
To: Katie Lauriston
Subject: Fwd: CALUC Letter re Conflict of Interest
Attachments: FGCA_CALUC_Letter_1712_1720 Fairfield Rd.pdf

---------- Forwarded message ---------
From: **Lynn** [redacted]
Date: Sun, 18 Nov 2018 at 15:15
Subject: Fwd: CALUC Letter re Conflict of Interest
To: councillors <councillors@victoria.ca>

Dear Mayor and Council,

Further to my e-mail earlier today, I have attached a May 2018 letter from the Fairfield Gonzales Community Association CALUC to Council regarding the conflict of interest of one of the co-owners of Aryze in the neighbourhood planning process while also pursuing rezoning of the properties at 1720 & 1712 Fairfield Road. Here are some excerpts from that letter that I would like to highlight as it relates to my own observations, and would urge you to adopt the specific recommendations of CALUC:

> Specifically Mr. Ryan Goodman, a co owner of Aryze was a committee member of the Gonzales Working Group helping with the creation on of the Gonzales Neighbourhood Plan at the same time he was seeking rezoning for the properties: 1712/1720 Fairfield Road in the Gonzales Neighbourhood.

The potential rezoning of this property could possibly bring a substantial financial gain for Mr. Goodman. This is at least an appearance of conflict of interest, in this case financial conflict. It is most important to avoid conflicts of interest, or the appearance of a conflict, to maintain confidence in municipal government.

In April 2018, City Planning Staff and The Gonzales Working Group, finally, (why did it take so long?) took the necessary steps to remove Mr. Goodman from the working group. However, this is too late, as the appearance of conflict of interest or a conflict of interest was not prevented.

It is most important to avoid conflict of interest or the appearance of a conflict of interest, to maintain or help regain confidence in the City of Victoria planning and rezoning processes.

Therefore:
Recommendations:

1. The rezoning process for the “Rhodo” property be started again, right from the beginning due to Mr. Goodman silng on the Gonzales Working Group during the Fme his company was seeking (and continues to seek) a rezoning application for 1712 and 1720 Fairfield Rd.

2. For Future City of Victoria Working Groups, Committees, etc. There is a need for the City of Victoria to have more stringent rules to avoid the conflicts and the appearance of a conflict, in order to maintain confidence in the political system. Future City of Victoria committees such as Advisory Groups, Panels, Boards etc. should specifically prohibit anyone with an active development permit application from participating in City committees that would result in a personal or company financial gain or at bare minimum a recusal when discussion on the area of potential conflict where the financial gain could be made.

Sincerely,

Lynn Phillips

[redacted]

This letter was delivered to Mayor Help and Council, & Jocelyn Jenkyns, City Manager on May 15th, 2018.

Rezoning Application 1712 Fairfield Rd and 1720 Fairfield Rd Victoria BC (Folder Number REZ00618). The "Rhodo" POSSIBILITY OF CONFLICT OF INTEREST

Dear Mayor Helps and Council, and Ms. Jocelyn Jenkyns, City Manager,

Re: Possibility of Conflict of Interest, Mr. Ryan Goodman, Aryze Development Company, Rhodo Rezoning Application, Gonzales Neighbourhood Plan Rezoning Application 1712/1720 Fairfield Road.

This is a supplemental letter to be added to the the Fairfield Gonzales CALUC Report submitted in August 2017. Re: Rezoning Application 1712/1720 Fairfield Road, Victoria BC

Summary:
It has come to our attention that there is an appearance of conflict of interest with: Rezoning Application 1712 Fairfield Rd and 1720 Fairfield Rd Victoria BC (Folder Number REZ00618), known as the "Rhodo". Specifically Mr. Ryan Goodman, a co owner of Aryze was a committee member of the Gonzales Working Group helping with the creation of the Gonzales Neighbourhood Plan at the same time he was seeking rezoning for the properties: 1712/1720 Fairfield Road in the Gonzales Neighbourhood.
The potential rezoning of this property could possibly bring a substantial financial gain for Mr. Goodman. This is at least an appearance of conflict of interest, in this case financial conflict. It is most important to avoid conflicts of interest, or the appearance of a conflict, to maintain confidence in municipal government.

Definition of Conflict of Interest:
https://www.uvic.ca/vpacademic/assets/docs/COIexamples.pdf

Conflicts of interest are not always obvious. A conflict of interest is any situation that might cause an impartial observer to reasonably question whether your actions are influenced by considerations of private interest. "Private interest" can include financial interests, interests related to your personal relationships, or interests related to your other outside activities.

The Aryze website describes Mr. Goodman's job position: "co-owns ARYZE and helps manage the business and development efforts across Victoria."
http://aryze.ca/company/

Aryze currently has a rezoning application at the City of Victoria called the Rhodo, located at 1712/1720 Fairfield Rd in the neighbourhood of Gonzales while the drafting of a new Gonzales Neighbourhood Plan is taking place.
http://aryze.ca/property/rhodo/

Mr. Goodman volunteered and participated on first the joint Fairfield Gonzales Working Group for the development of the Neighbourhood Plans and then continued volunteering on the

Gonzales Working Group while his company was pursuing a rezoning application for 1712/1720 Fairfield Road.
http://aryze.ca/property/rhodo/
In April 2018, City Planning Staff and The Gonzales Working Group, finally, (why did it take so long?) took the necessary steps to remove Mr. Goodman from the working group. However, this is too late, as the appearance of conflict of interest or a conflict of interest was not prevented.

It is most important to avoid conflict of interest or the appearance of a conflict of interest, to maintain or help regain confidence in the City of Victoria planning and rezoning processes. Therefore:

Recommendations:
1. The rezoning process for the "Rhodo" property be started again, right from the beginning due to Mr. Goodman sitting on the Gonzales Working Group during the time his company was seeking (and continues to seek) a rezoning application for 1712 and 1720 Fairfield Rd.

2. For Future City of Victoria Working Groups, Committees, etc. There is a need for the City of Victoria to have more stringent rules to avoid the conflicts and the appearance of a conflict, in order to maintain confidence in the political system. Future City of Victoria committees such as Advisory Groups, Panels, Boards etc. should specifically prohibit anyone with an active development permit application from participating in City committees that would result in a personal or company financial gain or at bare minimum a recusal when discussion on the area of potential conflict where the financial gain could be made.

Sincerely,
FGCA CALUC

Katie Lauriston

From: Lynn [redacted]
Sent: Monday, November 19, 2018 11:04 AM
To: Katie Lauriston
Subject: Fwd: Rhodo/Aryze/Purdy Group

---------- Forwarded message ---------
From: **Lynn** [redacted]
Date: Sun, 18 Nov 2018 at 09:33
Subject: Rhodo/Aryze/Purdy Group
To: councillors <councillors@victoria.ca>

Dear Mayor and Council,

I am writing to you to express my thoughts and perspectives, as a concerned Gonzales resident, about the new Rhodo development proposal (1712 & 1720 Fairfield Road) and the behaviour of Aryze and Purdy Group (Luke Mari).

I am distressed to see that this company has started another spam, social media campaign – soliciting the online community to simply add their name, e-mail and street address, to auto fill an email letter of support for the Rhodo development, with very little information provided about the development, and regardless of where the person lives or whether they have a financial stake in the project. How does this approach support meaningful dialogue, particularly with those who will be most impacted by the project?

It is clear that this company has invested a lot of money into developing this project, and is aggressively promoting it through multiple avenues, including through a paid Facebook "sign here" campaign. This developer has also accused many community members expressing concerns about the project as being "NIMBYs." It is clear that a primary driver for the developer is to maximize its profits, rather than carefully considering how to meaningfully address and minimize negative impacts to the existing community.

However, as elected representatives with a decision-making role regarding this development, I urge you to properly balance and consider all relevant factors when deciding whether this proposal should proceed or not on November 22nd.

Please consider that the Rhodo development will be intrusive to immediate neighbours, the neighbourhood and Hollywood Park. It does not fit in with the aesthetic and character of the neighbourhood. It will leave the park and area in shadow and will destroy over 50 trees to do it. It does not provide enough parking which will impact neighbours and those using the park as many of them come from out of town and other areas of the city for games, to play tennis to visit the hospital, Gonzales Beach, Dallas Road and the cemetery. The developer has designed the townhouses in a way that uses the park as its own backyard and public streets as its parking lot so that they do not have to meet the mandated zoning requirements.

The developer appears to be promoting this project as supporting increased housing, but these luxury townhomes **will not contribute to affordable housing in Victoria**. Based on data from Statistics Canada,

even with 10% down, **94% of the households of Victoria who don't ALREADY own a home in Victoria will not be able to afford to live in these units and will not qualify for a mortgage.**

To meet the objective of increasing affordable housing, I respectfully ask that you consider alternative proposals. For example:

Existing Lot 1 - valued according to BC Assessment at $800,000. Almost 7,000 sq ft with 1,400 house.

Two families, in a collaborative home buying arrangement, can purchase the property together, have it raised and renovated and converted to a duplex with City support. Renovation costs equal approximately $300k. The result would be 2 homes on an almost 7000 square-foot lot, with two 1400 ft.² units with private yard space each, $550k per unit.

Existing Lot 2, almost 19,000 ft.² - valued according to BC Assessment at $1,166,000.

Build a 7-unit attractive townhouse with an appropriate character with a footprint in the range of 6,000 ft.². 32% of the lot space. 11,200 - 12,000 ft.² total. Building cost of ~$250 per square foot, which would be approximately $2.8 million. The total cost with land would be under $4 Million.

If the developer sells each unit for $1.1 million each they would make approximately $7.7 million on the deal, basically a **100% profit**.

The result would be, seven unaffordable units and 2 affordable units. In contrast, the current proposal would provide no affordable units and 17 unaffordable (luxury) units.

One final concern I would like to raise is that the developer's employees are attending community gatherings/discussions, expressing their support for the development and his/her ability to afford specifically a unit in this townhouse development, without first disclosing his/her connection to the developer. This occurred at a "meet and greet" at the Fairfield Community Centre and the speaker was subsequently discovered by community members to be an employee of Luke Mari. This has added to the mistrust in the community with respect to the integrity or the developer. I think it is only ethical that anyone who has a financial, business, employee or personal relationship with the developer, should disclose that relationship if speaking at a community gathering about the development, and particularly when communicating with Mayor and Council. To not enforce this would create mistrust with the community, and a belief that decisions being made by Council are not fairly made.

Thank you,

Lynn Phillips

[redacted]

Monica Dhawan

From: Anna Cal [redacted]
Sent: Sunday, November 18, 2018 9:41 PM
To: Lisa Helps (Mayor); Ben Isitt (Councillor); Geoff Young (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor); Laurel Collins (Councillor); Marianne Alto (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Victoria Mayor and Council; Councillors
Subject: 1712 Fairfield proposal

Hello Dear Councillors,

Please do not be mislead by Aryze's artistic rendition.

The abundance of trees and attractive tree shades on the buildings help to make this tall grey wall look acceptable.

I include my rendition of what it will look like without the trees or the shade that they provide, during the long months of winter.

The cold, characterless walls will dominate the street. With this construction the character of the neighbourhood will change profoundly - with or without the trees.

In the Gonzales neighbourhood, mature trees enhance the liveability and character of the neighbourhood. In Aryze's rendition, trees are used to hide bad design and a multitude of architectural sins, chiefly height, overcrowding, and the warehouse character of this proposal.

Please ask yourself these questions.

What does this complex have to do with its surroundings?

Is it the right balance between innovation and preservation?

What is the affordability component?

How much will the community get in exchange for yet another rezoning?

Why should the beauty of the public park be compromised?

Why should 50 trees be cut down?

I strongly urge you not to advance this proposal to the public meeting.

Thank you.
Anna Cal
1059 Pentrelew
[redacted]

View from Fairfield Road

Monica Dhawan

From: Andrew Willmott <noreply@123formbuilder.io>
Sent: Sunday, November 18, 2018 9:56 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Andrew Willmott

56 Apache Crescent, Leduc AB, but moving back to Victoria (my home) and this is exactly the kind of home I want

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: D NILSEN <[redacted]>
Sent: Sunday, November 18, 2018 10:59 AM
To: Victoria Mayor and Council
Subject: Proposed Rhodo Development on Fairfield Road

Good morning! I am a resident of Fairfield/Gonzales, living on Robertson Street just around the corner from Hollywood Park.

Respectfully, I want to express my concern about the proposed Rhodo development in my neighbourhood:

- it is very unattractive, and more importantly, completely out of character with the neighbourhood;
- in a number of respects, the plan is contrary to current by-laws (e.g., set backs, height, parking), and it appears that site-specific zoning will need to be requested. If granted, this will mean a large development shoe-horned into Fairfield Road and butting up against the street and park;
- change is not a problem for me. But of all the design choices that are available to respect this neighbourhood (not to mention the fact that this is not affordable housing) I am gob-smacked at the design choice that was made.

Please send the developer back to the drawing board.

Sincerely,

Deborah Nilsen

Monica Dhawan

From: Elyce Henry <noreply@123formbuilder.io>
Sent: Sunday, November 18, 2018 11:18 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Elyce Henry

105 1765 Oak Bay Ave

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Jesse Campbell <noreply@123formbuilder.io>
Sent: Sunday, November 18, 2018 11:34 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Jesse Campbell

241 Cook Street, Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: webforms@victoria.ca
Sent: Sunday, November 18, 2018 10:44 AM
To: Victoria Mayor and Council
Subject: Please do not support 1712/1720 Fairfield Road (Rhodo)

From: Jenni Woodcock
Email : [redacted]
Reference :
https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.victoria.ca%2FEN%2Fmain%2Fcity%2Fmayor-council-committees%2Fcontact-mayor-council.html&data=02%7C01%7Cmayorandcouncil%40victoria.ca%7C0fc45c1e659c48949a3708d64d85dadf%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C636781634628464922&sdata=AP7kSshtSxCmMXNjxfCUUgHQUglReE1GZP%2FXDGlmMo0%3D&reserved=0
Daytime Phone : Not provided
Please do not support 1712/1720 Fairfield Road (Rhodo)

Dear Mayor and Council,

I am writing you to tell you that I DO NOT support construction of the Rhodo -the development proposal at 1712/1720 Fairfield Road. Please do NOT let it go ahead. They are greenwashing and using research into affordable housing (which they are not providing) to support their profits. Please acknowledge and review the research by the Gonzales Neighbourhood Association and do not let developers have a say in neighbourhood plans.

Sincerely,

Jenni Woodcock
(Renter of Fairfield)

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law.If the reader of this message is not the intended recipient,or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 70.67.234.247

Monica Dhawan

From: Kevin Morin <noreply@123formbuilder.io>
Sent: Sunday, November 18, 2018 9:34 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Kevin Morin

6-797 Tyee rd

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Lynda Liinamaa <[redacted]>
Sent: Sunday, November 18, 2018 12:55 PM
To: Victoria Mayor and Council
Subject: Re 1712/1720 Fairfield Road Rezoning

Dear Mayor and Council,
I have many issues concerning this proposed development. They include the proposed height, diminished set backs and the fact that 17 townhouses are too many for the property size as well as loss of green space. This development might work in downtown Victoria but find in unsuitable for this space. Hopefully council will recall that the proposed new community plan for Fairfield/Gonzales was not approved by the previous council so why would the present council approve this unsuitable project at this time.

Respectfully submitted
Lynda Liinamaa

Monica Dhawan

From: Mike Colwill <[redacted]>
Sent: Sunday, November 18, 2018 10:38 AM
To: Victoria Mayor and Council
Subject: Support for Fairfield Townhouses

Victoria City Council,

As the owner of 1733 Fairfield Road, I am directly across the street from the proposed townhouses at 1712 Fairfield Road. With that in mind I am very supportive to see new housing being built in this neighbourhood. We were disappointed to see the original densification proposals in the neighbourhood plan get removed and ultimately the plan delayed. This neighbourhood has been asleep for too long and needs diverse housing options to stay current and vibrant.

We ask that you ignore the negativity from a small group of Gonzales residents as myself and the neighbours I know, strongly welcome quality projects like this.

Thank you for your time,

Michael and Jessica Colwill

Monica Dhawan

From: Michael Colwill <[redacted]>
Sent: Sunday, November 18, 2018 10:27 AM
To: Victoria Mayor and Council
Subject: Support for Fairfield Townhouses

Mayor and Council,

Thank you for the opportunity to have our voices heard as you consider the proposal for the townhouses on Fairfield Road next to Hollywood Park. We have discussed this proposal with some of our neighbours as we own the property across the street from the project at 1735 Fairfield Road. We are in total support of new townhouses as this kind of housing that most young families can afford since housing has gotten so expensive. We love our neighbourhood and see this as a very positive addition so please approve this project.

Thank you,

Michael and Jessica Colwill

MEWS ENTRY FROM HOLLYWOOD PARK

ARYZE

PURDEY GROUP

[Rhodo: 1712 + 1720 Fairfield Road]

November 08, 2018

Dear Fairfield-Gonzales Resident,

You are receiving this letter because our 17-home townhouse project, Rhodo, on the adjacent properties 1712 and 1720 Farfield Road, is going to Committee of the Whole on November 22nd at 9:00 am at Victoria City Hall. We want to thank you for your positive support to date and provide this letter to explain how we have refined the design of the project. Rhodo intended to create the kind of sustainable middle density development, carefully positioned in relation to alternate modes of transit, that contributes to a vital, low carbon sustainable future envisioned for the City of Victoria.

CREATING A VILLAGE

Following from the urban design concept precedent of a small country town, the project is conceived as a small beach village. Entrances are oriented to the street edge or internal mews. Planters and vegetation mediate between the built form and site edges. Semi-private outdoor patios maintain visual connections to public spaces to allow for interactions between neighbours. The project is organized around a central mews to which all pedestrian routes lead. Each building cluster is limited in size and provides distinct visible entrances. Each entrance doubles as a semi-public hang out space in the spirit of the stoop on a traditional brownstone reinforcing social connections between neighbours.

GROUND ORIENTED TOWNHOMES

The proposed project is based on a ground oriented townhouse model. This housing type has a long history in the making of cities and towns and includes many significant historical precedents. Ground Oriented Townhouses such as the brownstone in New York City (US) or terrace house in Bath (UK) provide sustainable middle density living while providing the benefits of a single family house. In particular this housing type provides an "at grade" front entry door and the opportunity to have useable outdoor space for each home. The historic terrace townhouse model has recently been rediscovered. A number of exciting contemporary variations on the townhouse model have been explored in Europe. From an urban design and environmental standpoint, the ground oriented townhouse offers very liveable middle density housing compared to typical apartment buildings. This housing model has provided the venue for design innovation in recent years.

BUILDING SCALE

The proposed development consists of three independent townhouse clusters 2.5 storeys in height along Fairfield Road and 2.0 storeys behind. Each building cluster has an average footprint of approximately 260m2 (2,800 SF) which is a comparable footprint to the older estate and character homes in the surrounding single family neighbourhood.

REINFORCING THE EXISTING CONDITION

The existing historic buildings opposite the site on the southeast side of Fairfield Road (Montague Court / Hollywood Corners) sit along the street edge with a reduced setback creating a point of intensity. The proposed development mirrors this condition across Fairfield Road to create an ensemble of urban buildings resulting in an urban node not unlike that of a British country village. In this way, old and new work together to create a new urban whole.

Front entry doors to the proposed development are oriented toward the street with areas of repose designed to encourage interactions between neighbours and passers by.

MATERIAL PALETTE

The beach village concept informs the material, colours and massing of the project. Cladding is simple washed cedar. Entrance walks, front doors and outdoor patio spaces are characterized by clear timber "boardwalks" complimenting the vertical cedar cladding. Windows and drain pipes are simple grey metal in keeping with the subdued palette. Simple planters with drought resistant planting provide a landscaped edge where buildings meet the ground.

RELATIONSHIP TO STREET + PARK

The ground oriented townhouse model has been used historically in the great pedestrian cities of the world. In the UK, parts of London and Bath are famed for their Victorian and Edwardian terrace housing. This housing type, provides an excellent street edge condition with visual connections to the townhome interiors and a semi-public outdoor space. This thickened edge at the building front allows for quiet spaces of repose where one can enjoy a morning coffee or stretch after an evening jog. Along the Hollywood Park side of the site, homes give on to outdoor patios with steps down to the park. The building facade in this location has two roles. It acts to mediate light and views from within but it also acts to frame and compliment the park's eastern edge. So too, the Fairfield Road facade in concert with Montague Court / Hollywood Corners across the street, creates a lively urban edge framing the new urban node that has been created. Key to the success of the project is the creation of engaging edges to both park and street, animating and framing the life of the neighbourhood.

SUMMARY

The proposed building gives shape to Gonzales's community values. It will fit in while being progressive; it will be built with traditional high-quality building materials that last; and it balances personal privacy and land values with quiet densification. The proposal's home sizes and variety will create housing for a variety of people and families, who will bring vibrancy and economic support to this walkable neighbourhood. The Aryze development team has worked hard to create a building that reflects contemporary Victoria while respecting its rich history.

Sincerely,

Ryan Goodman
Aryze Developments
ryan@aryze.ca

Luke Mari
Purdey Group
lmari@purdeygroup.ca

ARYZE

PURDEY
GROUP

VIEW FROM FAIRFIELD ROAD

[Rhodo: 1712 + 1720 Fairfield Road]

ARYZE

PURDEY GROUP

CENTRAL MEWS

ARYZE

PURDEY GROUP

[Rhodo: 1712 + 1720 Fairfield Road]

DOES THE PROPOSED RHODO DEVELOPMENT NEXT TO HOLLYWOOD PARK FIT IN THIS NEIGHBOURHOOD?

Mayor & Council will be considering this proposal on November 22nd

View from Fairfield Road

A 17-home townhouse project is proposed for 1712 & 1720 Fairfield Road

- Units face Hollywood Park with minimal outdoor patio, and treating the park as its private yard
- 51 trees will be cut down
- Height of 37.6 ft/2.5 storey instead of the maximum 25 ft/2 storey allowed
- Units that face Fairfield have entries that open almost onto the sidewalk (front yard setback of 5.5 ft vs. the required 24.5 ft)
- Rectangular design is out of character and in stark contrast to existing buildings in the vicinity and the natural landscape of the adjacent park
- Only 22 parking spots instead of the required 26

Please write to council to reject the current design of this project and request that the developer consider a design that respects existing zoning, particularly in a location next to an important neighbourhood park. Write to Council at councillors@victoria.ca

View from Hollywood Park

Concerns

- The park is an important public space and is used regularly by locals as well as visitors from throughout BC attending little league or other sporting events; development must not "privatize" this public space.
- The ecology of this park, along with users' experience, would be better protected by having an adequate buffer of 30 ft+ and a visual barrier to the development such as a tall hedge.
- Although the City's has zoning standards to limit the negative impact to neighbours and the community, this development proposes to significantly exceed a number of those limits.
- Preserving the tree canopy is important not just for esthetics but also to address climate change.

Having more housing diversity is important, but so is protecting neighbourhood parks for everyone's use and maintaining the character of this unique neighbouhood. If you think more effort should go into the redesign this project, please write to Council at councillors@victoria.ca before November 22nd.

For more information and/or to sign-up for email updates, please go to **www.gonzalesna.ca**

Monica Dhawan

From: Michael Muret <[redacted]>
Sent: Sunday, November 18, 2018 7:15 PM
To: Victoria Mayor and Council
Subject: Rhodo Development 1712/1720 Fairfield. Opposed.
Attachments: image.png; Rhodo Flyer Draft v.4.pdf; ARYZE Handout November 2018 copy.pdf

Dear mayor and council,

I am very much opposed to the proposed Rhodo development proposal at 1712 Fairfield Road. It requires major variances to the existing zoning laws in Fairfield.

I would be in favour of any alternate design that respects all of the existing zoning laws, the Garry Oaks, and the character of Fairfield. The rest of the neighbourhood have no problem respecting those basic tenets of what it means to be a resident here.

Thanks for your attention.

Michael Muret
1987 Fairfield Road
[redacted]

From: Gonzales Neighbourhood Association <gonzalesneighbours@gmail.com>
Date: November 18, 2018 at 2:49:19 PM PST
To: Gonzales Neighbourhood Association <gonzalesneighbours@gmail.com>
Subject: Fwd: Rhodo Development 1712/1720 Fairfield.

Dear Neighbours,

Please see the attached flyer regarding the Rhodo development which is going to be discussed by Council on **November 22nd** (not a public meeting). We have a few serious concerns about this development which will be 17 Townhouses adjacent to Hollywood Park.

We strongly urge you to contact your elected representatives by email at councillors@victoria.ca as soon as possible to express your thoughts on this

proposal. The developer has already begun an aggressive campaign to influence council.

- There will be virtually no front yard for the units on Fairfield Road — the front setback will be 5.5' (1.68 m) whereas the current minimum is 24.5’ (7.5 m).

- The 3-storey building facing Fairfield will be 38’ (12 m) high, the current maximum is 25' (7.6 m). The development is 3 stories on Fairfield Road, even though it is classified as a 2 ½ story because of the area of the 3rd floor and the slope of the land.

- This development will create a 3-storey, 38' wall, 5 ½ feet from the front property line. The applicable bylaw states that "No part of any building shall be closer than 19.6 ft (6 m) from the street frontage" and "the average distance of the walls of a building facing the street frontage shall be not less than 24.6 ft. (7.5 m)."

- Currently, a rear yard should 30' (9.1 m) or at least 30% of the site depth (so for the Rhodo 60' on the west side), the Rhodo is asking for a rear setback of 20' (6.1 m). There is no delineation between the minimal patio space and the townhouses facing Hollywoood Park. Aryze's own materials (distributed on November 8th) highlight this feature as follows: ***Along the Hollywood Park side of the site, homes give on to outdoor patios with steps down to the park."***

- The building footprint will take up 60% of the total site whereas the current maximum allowed 30%.

- The number of parking stalls will be to 22 spaces (Aryze's application wrongly indicates that 22 spaces is the minimum required; City staff have confirmed that 26 are in fact required).

- Over 50 Trees will be cut down by the park to accommodate the development.

Thank you,

GNA

Karen Sidhu

Subject: FW: Rhodo Development and Gonzales Neighbours

From: Warren Magnusson [redacted]>
Sent: Sunday, November 18, 2018 8:43 AM
To: Councillors
Subject: Rhodo Development and Gonzales Neighbours

Councillors:

I am writing in response to the Rhodo development proposal and the campaign against it being waged by the so-called "Gonzales Neighbourhood Association".

I do not have strong opinions about the development proposal, but I do resent the efforts of this "Association" to present itself as the voice of the neighbourhood. It represents one strand of opinion within the neighbourhood, a strand associated with the group that suffered a massive defeat in the recent municipal elections. Their views should be treated with caution.

I live at the corner of Robertson Street and Lillian Road, just a few houses from the old Montague Court development. My family and I have been here since 1982. I used to take my daughter to the Hollywood Park playground, and now I take my grandson there when he comes to visit. I know the neighbourhood well. The GNA activists mostly seem to be recent arrivals in the neighbourhood who bought into it when it was in the process of transformation from a predominantly working class area – as it was when my wife and I moved in: almost everyone around us was on a low income and had been in the neighbourhood for decades – into a slightly cheaper version of South Oak Bay, home to professionals and businesspeople who can afford million-dollar homes. If Council is concerned about preserving – or, more accurately, *restoring* – the original character of the neighbourhood, it should be thinking about ways and means of encouraging affordable housing here. I don't know exactly what that might involve, but resisting townhouse/apartment developments simply because they are townhouse/apartment developments is not part of it.

The questions I would be asking the developer are these: How will this development improve the supply of affordable housing in the Gonzales neighbourhood? What is the public benefit in offering you, the developer, profitable zoning concessions? What is the monetary value to you of the concessions you are asking for? How do you mean to share those profits with the wider community?

Warren Magnusson
Professor Emeritus
Department of Political Science
University of Victoria

304 Robertson Street
Victoria BC Canada V8S 3X7
[redacted]

Monica Dhawan

From: webforms@victoria.ca
Sent: Sunday, November 18, 2018 3:21 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Nakira Woodcock
Email : [redacted]
Reference :
Daytime Phone : Not provided
Dear Mayor and Council,

It is absolutely unacceptable to have a developer building in our neighbourhood in the name of poverty reduction. The developer, Aryze, is a profit driven corporation that exists to make money by buying and selling properties. Its goal of profit will not forward the development of low income housing but, instead, do the opposite. My family runs a non-profit organisation and any construction of affordable housing needs to be made on the same premise. Please reject the construction of the Rhodo development at 1712/1720 Fairfield Road.

Sincerely,
Nakira Woodcock
(Born and raised in, and current resident of, Fairfield)

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law.If the reader of this message is not the intended recipient,or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 154.5.210.176

Monica Dhawan

From: webforms@victoria.ca
Sent: Sunday, November 18, 2018 7:24 PM
To: Victoria Mayor and Council
Subject: E.2 1712 - 1720 Fairfield Road - Rezoning Application No. 00618 and Development Application (Gonzales)

From: Ryan Herriot
Email : [redacted]
Reference :
https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.victoria.ca%2FEN%2Fmain%2Fcity%2Fmayor-council-committees%2Fcontact-mayor-council.html&data=02%7C01%7Cmayorandcouncil%40victoria.ca%7C6c77b82b2c9443218b1a08d64dce6b66%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C636781946296043476&sdata=vY35nz3SbASa46byeulOs1JhnRwz0ddWRYGqf51wdZA%3D&reserved=0
Daytime Phone : Not provided
Hi,

I am writing in regards to your agenda item E2 for your committee of the whole on November 22.

I am a resident of the Gonzales neighbourhood. I am a renter. I have a partner and a small child. My partner and I are both well- educated, employed professionals. Nevertheless, we are the sort of family who has no hope of ever owning a single family home in Victoria. The sort of family many of you campaigned for in your recent election (congratulations!).

You will no doubt be aware of a rather small but active group of concerned citizens who style themselves as the "Gonzales Neighbourhood Association." Let me assure you that this group does not speak for all, or even most, of the residents of the neighbourhood. They are the sort of folks - bless their hearts - who fear change of all sorts. They are the sort of folks who are prone to dissemination of misinformation. They are the sort of folks who cannot see that their desire to keep the neighbourhood almost exclusively zoned for single family dwellings is a major obstacle to affordability in our city, condemning as it does many young families like mine to live in other municipalities and commute by car.

This group is particularly prone to producing flyers with sensationalist tones and obfuscating arguments. A recent gem that was hand-delivered to some houses in Gonzales complains that the proposed townhouses would have "minimal outdoor patio, and treating the park as its private yard" (sic). It goes on to express frustration at various minor zoning variances the project would require.

Gonzales, along with other Victoria neighbourhoods, MUST change.
We must densify our residential spaces with a variety of affordable options. New townhouses are far from the only ingredient needed, but at present Gonzales is so incredibly dominated by single-family dwellings that this project represents a sorely-needed step in the right direction.

I strongly urge you to approve the motion and recommend this application be forwarded to a public hearing.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law.If the reader of this message is not the intended recipient,or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 24.69.160.202

Monica Dhawan

From: Adam Carlson <[redacted]>
Sent: Monday, November 19, 2018 11:21 AM
To: Victoria Mayor and Council
Subject: Victoria Housing - Fairfield Rd.

Good Morning Victoria Council,

I am writing to you about the proposed Fairfield Road townhouses by Aryze, known as Rhodo. I follow them online as they espouse the housing values that I share. I wanted to reach-out and give you some incite which I hope will help you in your decision-making. I was born and raised in Victoria and started a family near where my parents and in-laws lived which was great for childcare! Sadly, when we had our second child and outgrew our living arrangement, we looked for housing in Victoria since I work downtown. We couldn't find any family housing in our price-range, so we ultimately had to move to Central Saanich where we bought a townhouse. Instead of walking or biking to work, I'm now another car on the road as a peninsula commuter.

My eldest daughter also attended Margaret Jenkins elementary school from K to 3. While there were several factors which led to her being placed in a different school, if we had had the option to live nearby, this may have swayed the decision factor.

We need to start thinking about housing as a regional issue and providing more of it so people like me who were born and raised in Victoria can actually live here. Appreciate your consideration.

Adam Carlson

Monica Dhawan

From: Bob June <[redacted]>
Sent: Monday, November 19, 2018 12:28 PM
To: Victoria Mayor and Council
Subject: re: 1712/1720 Fairfield Road - Unsupportable

Mayor and Council:

The proposed development for 1712/1720 is unsupportable as proposed. The Aryze project ignores the guidelines of the OCP and the well being of it's neighbors.

The height and massing is inappropriate for a Traditional Residential area. Fairfield road is a collector, not a arterial road justifying up to three storeys.

Aryze proposes to double the amount of site coverage from 30 to 60%.
Much of the remaining open space is hard scaped.

Aryze proposes to increase the building height by 50 % over the current R1-G zoning. 7.6 m./24.9 ft. to 11.5 m./37.5 ft..

Aryze has not produced a shading study indicating the seasonal impact on the Hollywood Park or the neighbors on Earle Street. The Earle St.
neighbors will loose the privacy of their rear yards with block 3 looming over them with its set back reduced by 3 m./10 ft..

As the artists renderings show the project privatizes the Hollywood Park by building patio's within the prescribed set back.

The 5 ft 6 in./1.7 m. setback along Fairfield of Block 2 are inappropriate for a traditional residential neighborhood.

A price tag of approximately $750,000.00 does not create affordable housing; the only option that might justify some increase in density in a traditional residential neighborhood.

The proposed development is Ugly, Ugly, Ugly. It in no way compliments the traditional residential look and feel of Gonzales.

Bob June
1310 Manor Road
Victoria

Monica Dhawan

From: Carrie Fuzi <[redacted]>
Sent: Monday, November 19, 2018 10:41 AM
To: Victoria Mayor and Council
Subject: Re 1712 Fairfield Rd, Rhodo by Aryze Developments

To Mayor and Council,

I am writing in opposition to the design of the proposed development. It does not fit into the character of the surroundings. It needs major changes. The developer should work with the neighbourhood for approval.

Thank you,
Carrie Fuzi

Noraye Fjeldstad

From: Carol Maier <[redacted]>
Sent: Monday, November 19, 2018 10:54 AM
To: Community Planning email inquiries; Engineering Email inquiry; Engagement; Development Services email inquiries; Laurel Collins (Councillor); Victoria Mayor and Council; Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Alec Johnston; Katie Lauriston
Cc: chuck.thomspon@cbc.ca; marc.pichette@radio-canada.ca; Murray.Rankin@parl.gc.ca; cfax.news@bellmedia.ca; dsenick@timescolonist.com ; bmackenzie@timescolonist.com ; dkloster@timescolonist.com ; islandnews@ctv.ca
Subject: Say "NO" to the Rhodo development (or any future projects like it) in Fairfield/Gonzales. Letter to Victoria Board of Variance.

Dear Board of Variance,

Re: rezoning and development of 1712 and 1720 Fairfield Rd.: "**A cautionary tale of deceit, corruption and mismanagement" in 2018, Victoria, BC.** (that will be the headline in a few years if you approve the rezoning applications to be decided on November 22/18)

I am a long-time resident of Victoria (30yrs); a hardworking taxpayer; an "average joe". I write from the heart. I do not have a degree in public administration, city planning, or "politics". I am not trying to make my fortune as a "developer" or real estate agent. For the purposes of this letter, I am simply a citizen of this beautiful city, Victoria, with a stake in how this city is changing, and the impact these changes will have on my lifestyle, and those of future residents.

Until recently I have been proud to call Victoria home, but my heart is heavy now. The future of this city looks tragic. For 3 or 4 years I have been seeing, experiencing and barely enduring the anarchy and left-wing political agenda being imposed upon me by (well meaning but pathetically misguided) civic representatives (who generally do not represent my interests). Victoria has largely become an anarchists' domain of filth, chaos, corruption, and petty political correctness because of evangelistic neophyte hippies (totally unqualified to run a city).

Today, I write this letter to contribute my voice on November 22nd/18 at the "Committee of the Whole" meeting so that I can help protect this city now and for the future from ugly high-density over-developments. I know that many of my neighbors have written letters too. We "letter writers" speak for those hardworking, tax paying "average joes" who are too busy (or too afraid) to write letters to city hall. Most people do not have time to "get involved". As a semi-retired person I have the luxury to be able to pay attention to the workings of this city. When I was working full-time I did not. ***We are alarmed, frustrated and overwhelmed by what is going on and we NEED to stop the madness.***

Stopping the "Rhodo project" is priority number one. To be clear, the Gonzales Neighborhood Association has an accepted Neighborhood Plan that we do not wish to deviate from. It allows for "gentle" and sensible development. Where has common sense gone (squashed by political correctness)?

The political correctness paradigm makes hypocrites and zombies of us all. On the one hand "anything goes". We are supposed to embrace and celebrate our differences. But political correctness is a kind of tyrannical irony because on the other hand, we must edit or conceal our beliefs if they are considered "conservative" or old fashioned or not "weird enough". Therefore, my speaking out against something that is "radical" will probably be dismissed. ***Please hear me. I am standing on guard for the rights and freedoms of the average person in the neighborhood who deserves to live a normal quiet conservative lifestyle.*** I'll be criticized as being old-fashioned and not in-step with the times, but we ALL have rights and responsibilities. It seems that the younger generation, on balance, know their rights but have never been

taught their responsibilities. That is a hopeless feeling for me, especially when the neophytes find themselves in positions of power and suddenly think they are inventing the wheel.

Canadians are losing their collective minds. Here's a recent example of how political correctness confuses people. I commented to a stranger in Hollywood Park yesterday that her dog was beautiful, said stranger replied, "I never know how to respond to that comment.". She was baffled (bordering on offended); perhaps looking for a hidden meaning? Indeed, we live in strange and complicated times. In the world I lived in, just a few short years ago, a simple compliment usually received a simple "thank you". Sigh.

Back to the point of this letter. ***We/You simply must reject the rezoning applications #REZ00618 & DPV00098.*** In general, I am fed up with the willy nilly rezoning approvals, and the look-the-other-way strategy that bylaw enforcement has been taking for the past 4 years to accommodate "high density" housing (and political correctness).

I have been directly negatively impacted by a high density rental next to me. The landlord is an absentee "slum lord" who doesn't care what is going on at what is supposed to be a single-family dwelling with one legal suite (which miraculously became "legal" after I complained to bylaw about all the garbage that was accumulating at the home and the subsequent rat problem). The tenants, of course, don't care. There are "parking wars" all the time because the landlord is renting out, not 2, but 3 separate spaces with THREE SEPARATE KITCHENS, and everyone has at least 2 cars (plus visitors/Airbnb guests). There are 5 to 10 cars associated with that house at anyone time. There is no good excuse for this, but the landlord has found a loop hole (i.e. is a friend of Lisa Helps) so that he can continue to rent out that third space and the city is turning a blind-eye.

With that in mind, I am especially concerned about the ***precedent*** that the proposed Rhodo slum sets if it gets approved. If we let ***Aryze and the Purdy Group*** get away with these unreasonable zoning changes then there is no stopping the next one, and the next one and so on. ***Andrea Hudson (dept. of Sustainable housing/development)*** is dead wrong in her report, dated November 8, 2018, that the Rhodo development is "generally consistent with the Gonzales Neighbourhood Community Plan". Nope. ***Not true in the slightest!***

Further, the developers, Aryze and the apparently powerful, corrupt and sneaky Purdy Group (***represented by Luke Mari*** who consistently lies on facebook/social media, and illegally collects email addresses from people through some kind of "survey", and who misrepresents his interests) should be stopped!! Luke Mari sat on a special committee on housing issues which gave him direct access to information, and influence over, the city planners, politicians, and advocates of ***high-density affordable housing***. ***Luke Mari and his consortium of wealthy investors should be immediately disqualified from doing any business in this city because what he did and is doing is the very definition of corruption. Luke Mari is playing a game of bait and switch.*** Scratch below the surface and you'll find a business man representing a consortium of investors that Luke must answer to at the end of the proverbial day. ***This development is NOT "affordable housing". Each townhouse will cost over a million dollars. And he's drumming up support for is project from people who have no business weighing in on how this neighborhood should be developed.***

Fun Fact: I talked to a realtor about my property this past summer. My lot is about 10, 000 sq. ft. We discussed the difference between garden suites and secondary suites etc. She suggested I apply to have my lot rezoned for duplexing before I decide to sell, if I decide to sell. When I inquired at city hall about duplex zoning, I learned that my lot is just shy of the minimum lot size for duplex zoning. It was maybe 5 sq. metres too small. When I asked about going to the board of variance I was denied even trying for duplex zoning. I'm still scratching my head over that one. There are many duplexes on Richardson St. on lots similar in size or smaller than mine. I am exasperated by the random zoning and double standards in Victoria. I'm sick of the haphazard, thoughtless and disrespectful approach that city hall is taking to "average joes" who "play by the rules". I'm a law-abiding citizen which seems to have put me at a disadvantage.

In summary:

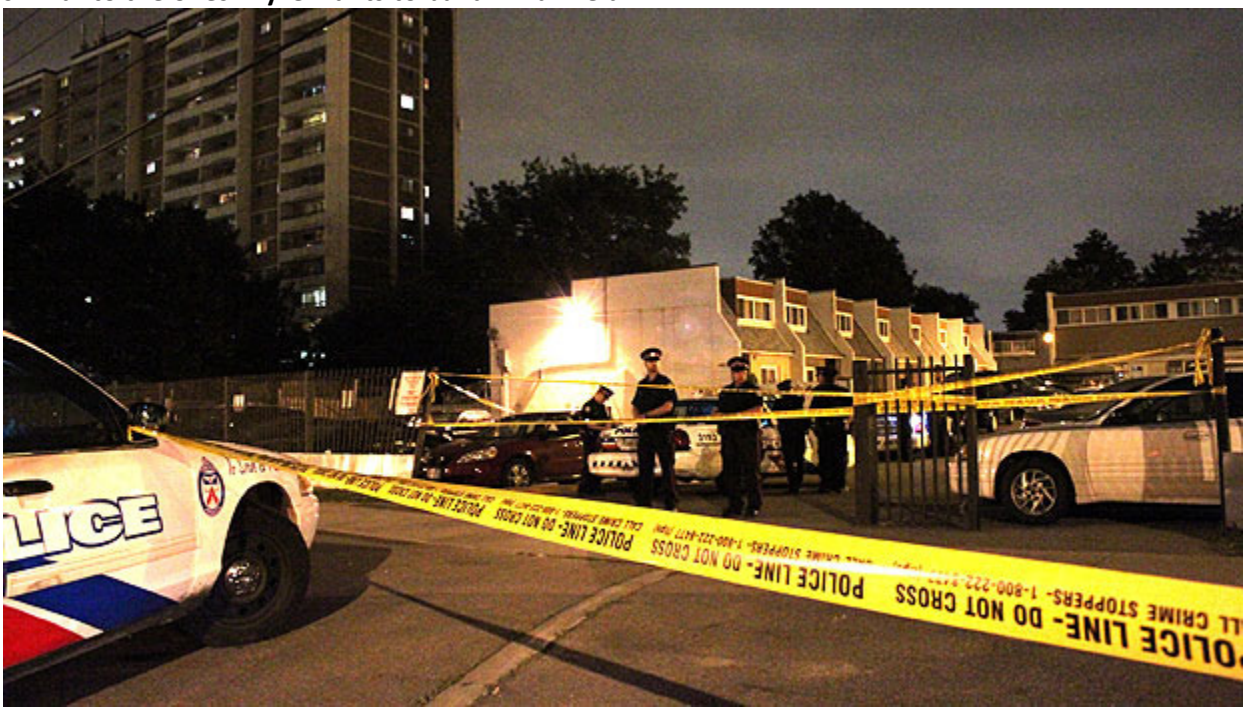
1. There is NO way that any development in this neighborhood should exceed site coverage more than the current 30% (Aryze is asking for a site coverage of 60% and a height variance double what is currently acceptable!)

2. The set back from the street should be maintained at 25'
3. ***NO mature trees should be cut down to accommodate high density housing – ever*** (this makes me the saddest… it is the worst thing we can start doing in this city)
4. The aesthetic of the townhouse complex should be in keeping with that of the rest of the neighborhood (the proposed townhouse complex looks like a concrete jail or a "project" in Toronto at Jane and Finch – see picture)
5. Any development beside Hollywood Park should be required to put up a solid barrier between the development and Hollywood Park because there is no way the residents of the luxury million-dollar slum should develop feelings that it is "their back yard". ***Luke Mari is promoting the park as "their back yard"!*** It is public space for goodness sake. How can he get away with this? If the townhouse residents buy in with a sense of entitlement (and special access to the park) there will be no shortage of animosity in the neighborhood. The townhouse owners should have to access the park through the existing entrances like the rest of us and share the park like the rest of us.
6. The development MUST be able to accommodate ample parking for the homeowners and their visitors, off street, so that it does not impact the neighbors. There are enough parking wars going on all over this city because of the influx of people/cars. ***It is ridiculous to think that people who buy million-dollar properties won't have cars.*** Luke is trying to promote the development as "walkable" but that is not realistic.

I say NO to ALL high density housing in Fairfield/Gonzales; definitely NO to the Rhodo rezoning applications. I live, work and pay tax in this neighborhood. I want my interests considered at the Committee of the Whole meeting on November 22, 2018, especially above others who do NOT live in this neighborhood.

Thank you.
Sincerely, Carol Maier

The townhouses behind the crime scene tape at the notorious Jane and Finch Project in Toronto look remarkably similar to the ones Aryze wants to build in Fairfield.



Gee, Mayor Helps, I never noticed how this drawing makes the buildings look a lot less high because the size of the people in the picture are out of scale.

Monica Dhawan

From: Carter <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 7:09 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Carter

550 quadra

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Noraye Fjeldstad

From: Jocelyn Jenkyns
Sent: Tuesday, November 20, 2018 5:27 AM
To: Chris Coates; Christine Havelka; Colleen Mycroft; Noraye Fjeldstad
Subject: Fwd: feedback on development proposal REZ00618

For Thursday

Sent from my iPhone

Begin forwarded message:

> **From:** "Laurel Collins (Councillor)" <lcollins@victoria.ca>
> **Date:** November 20, 2018 at 5:11:55 AM PST
> **To:** "Victor V. Ramraj" <[redacted]>
> **Cc:** Colleen Mycroft <cmycroft@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>
> **Subject: Re: feedback on development proposal REZ00618**
>
> Hello Victor,
>
> Thank you so much for your email. I appreciate you taking the time to share your comments and concerns. I've also forwarded your email to City staff so it will be included in all the correspondence we have received and will be considering regarding this rezoning. I look forward to Thursday's meeting where we will discuss this application.
>
> Thanks again,
>
> Laurel
>
> Laurel Collins
> Victoria City Councillor
> Email: [redacted]
> [redacted]
> Twitter: [redacted]
>
> ---
>
> **From:** Victor V. Ramraj [redacted]>
> **Sent:** Monday, November 19, 2018 9:47 PM
> **To:** Councillors
> **Subject:** feedback on development proposal REZ00618
>
> Dear Victoria Councillors,
>
> I am a resident of the City of Victoria and I live the the Gonzales neighborhood, approximately 1.2 km from the Rhodo project on Fairfield Road according to Google maps. I have been corresponding with some members of the Gonzales Neighbourhood Association, who have expressed some concerns about this project.

I am writing to inform you that their views do not reflect my own; **I am strongly in favour of the project.**

I have reviewed the latest revised plans on the City of Victoria's development tracker. This is clearly a well-conceived project. It makes good use of land space and the plans for foliage around the property and rooftop planters is impressive.

My main concern about this project is a larger concern that I have about new projects in Victoria, which is that they are not sufficiently dense. In the interests of sustainability and sustainable cities, I would strongly urge city council to allow for taller buildings with more common and commercial space. These in-fill develops, especially on main road such as Fairfield Road, present an opportunity to prevent urban sprawl. I would much prefer 4, 5, or 6 story buildings, designed thoughtfully with attention paid to rooftop parks and gardens, and green architecture, than lower builds that do not create enough housing a push Victoria's growing population into the suburbs, which commuting time is greater and a growing population uses more cars.

Please, new city councillors, increase the density of our neighbourhoods and reduce commute times and the need for cars. I would like to ensure that our neighbours are walkable and that basic services (banks, grocery stores, cafes, post offices, pharmacies) are all in walking distance. This is a model I've seen in the most livable and sustainable European cities, and it can be done in a way that makes communities even more livable. I feel that in this recent election, the voice of those of us who support thoughtfully planned densification has not been heard.

I realize it will take time for these larger policy shifts to take hold. The Intergovernmental Panel on Climate Change is calling for urgent action to keep to the 1.5 degree limit on warming. We will never be able to achieve this target if we don't radically change the way we think about new developments and take densification seriously. As far as this particular project is concerned, if anything, I would have preferred a taller development with more units. But it's too late for that now. So leaving aside this larger policy concern, **this is a well-conceived project; it has my full support.** It is at least a step in the right direction.

Sincerely,
Victor V. Ramraj

Noraye Fjeldstad

From: Jocelyn Jenkyns
Sent: Tuesday, November 20, 2018 5:29 AM
To: Chris Coates; Noraye Fjeldstad; Colleen Mycroft; Christine Havelka
Subject: Fwd: Townhouse Devopment on Fairfield

For Thursday

Sent from my iPhone

Begin forwarded message:

> **From:** "Laurel Collins (Councillor)" <lcollins@victoria.ca>
> **Date:** November 20, 2018 at 5:21:58 AM PST
> **To:** Colleen Mycroft <cmycroft@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>
> **Subject: Fwd: Townhouse Devopment on Fairfield**
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc
>
> ---
>
> **From:** Laurel Collins (Councillor)
> **Sent:** Tuesday, November 20, 2018 5:19:08 AM
> **To:** joannlawson
> **Subject:** Re: Townhouse Devopment on Fairfield
>
> Hello Jo-Ann,
>
> Thank you so much for your email. I appreciate you taking the time to share your concerns. I've also forwarded your email to City staff so it will be included in all the correspondence we have received and will be considering regarding this rezoning. I look forward to Thursday's meeting where we will discuss this application.
>
> Thanks again,
>
> Laurel
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc
>
> ---

From: joannlawson <[redacted]>
Sent: Monday, November 19, 2018 5:48 PM
To: Councillors
Subject: Townhouse Devopment on Fairfield

I am in receipt of an email from the Gonzales Neighborhood Association, the content of which concerns me greatly.

This proposed development requires fairly significant variances in order to accommodate the construction as per the proposed plans.

I strongly object to the development of this plan as proposed. There is not enough green space allocated for the number of town houses on the lot itself, but rather seems to rely on the park as supplying front or backyard space.

There is not enough parking to accommodate the number of townhouses including guest parking. There is already a strain on parking in this area with the use of the park, & street parking needs to accommodate the community using the park.

The architecture if the plan itself doesn't fit in with the Neighborhood. Modern can still have style that is compatible with the neighborhood.

Individual residences seem to have a harsher variance process than developers. I believe developers need to be held accountable to the bylaw requirements in the same way as the city holds individuals. The requested front & back yard setbacks do not provide enough space green. I do not want to see another developer building that is as close to the sidewalk as the condo building on the corner of Richmond & Oak Bay Ave. There is no acceptable reason to give developers variances that do away with or drastically shrink the front yard bylaws for acceptable frontage.

Jo-Ann Lawson
848 Bank st.

Noraye Fjeldstad

From: Jocelyn Jenkyns
Sent: Tuesday, November 20, 2018 5:28 AM
To: Chris Coates; Christine Havelka; Colleen Mycroft; Noraye Fjeldstad
Subject: Fwd: 1712 and 1720 Fairfield

For Thursday

Sent from my iPhone

Begin forwarded message:

> **From:** "Laurel Collins (Councillor)" <lcollins@victoria.ca>
> **Date:** November 20, 2018 at 5:13:17 AM PST
> **To:** Ruth McIver <[redacted]>
> **Cc:** Colleen Mycroft <cmycroft@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>
> **Subject: Re: 1712 and 1720 Fairfield**
>
> Hello Ruth,
>
> Thank you so much for your email. I appreciate you taking the time to share your concerns. I've also forwarded your email to City staff so it will be included in all the correspondence we have received and will be considering regarding this rezoning. I look forward to Thursday's meeting where we will discuss this application.
>
> Thanks again,
>
> Laurel
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc

From: Ruth McIver <[redacted]>
Sent: Monday, November 19, 2018 9:13 PM
To: Councillors
Subject: 1712 and 1720 Fairfield

Like so many of my neighbors I am very concerned about the proposed development on Fairfield Avenue.

There is no way 17 homes should replace two. We Can't Stop development however we can put realistic guidelines in place for now and the future.

The townhouse are 2 high and situated to close together.

Parking and road congestion will become major issues.

The park is a beautiful green space. Looking at towering townhouses will take away the beauty of this special place.

Please reject the current plan. The developer needs to come up with a more suitable design that enhances the neighborhood rather than detracts.

Ruth McIver
Resident of Gonzales

Noraye Fjeldstad

From: Jocelyn Jenkyns
Sent: Tuesday, November 20, 2018 5:27 AM
To: Chris Coates; Christine Havelka; Colleen Mycroft; Noraye Fjeldstad
Subject: Fwd: 1712 & 1720 Fairfield Road

For Thursday

Sent from my iPhone

Begin forwarded message:

> **From:** "Laurel Collins (Councillor)" <lcollins@victoria.ca>
> **Date:** November 20, 2018 at 5:12:39 AM PST
> **To:** Daphne Schober <[redacted]>
> **Cc:** Colleen Mycroft <cmycroft@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>
> **Subject: Re: 1712 & 1720 Fairfield Road**
>
> Hello Daphne,
>
> Thank you so much for your email. I appreciate you taking the time to share your concerns. I've also forwarded your email to City staff so it will be included in all the correspondence we have received and will be considering regarding this rezoning. I look forward to Thursday's meeting where we will discuss this application.
>
> Thanks again,
>
> Laurel
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc

From: Daphne Schober <[redacted]t>
Sent: Monday, November 19, 2018 9:16 PM
To: Councillors
Subject: 1712 & 1720 Fairfield Road

Dear Mayor and Council,

I am writing to let the council know of my concern about the Rhodo Development proposed for 1712 and 1720 Fairfield Road. I believe that what is planned is far too large for the size of the property and is completely inappropriate for our area. Putting three large building where these two residence have stood would require variances

for site coverage, set back and height. Surely town houses could be built more suitable to the Gonzales area.

I would ask Council to send this plan back to the developer for some major changes.

Sincerely,

Daphne Schober

Noraye Fjeldstad

From: Jocelyn Jenkyns
Sent: Tuesday, November 20, 2018 5:28 AM
To: Chris Coates; Christine Havelka; Colleen Mycroft; Noraye Fjeldstad
Subject: Fwd: 1712/1720 Fairfield Avenue

For Thursday

Sent from my iPhone

Begin forwarded message:

> **From:** "Laurel Collins (Councillor)" <lcollins@victoria.ca>
> **Date:** November 20, 2018 at 5:15:45 AM PST
> **To:** Jim Jordan <[redacted]>
> **Cc:** Colleen Mycroft <cmycroft@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>
> **Subject: Re: 1712/1720 Fairfield Avenue**
>
> Hello Jim,
>
> Thank you so much for your email. I appreciate you taking the time to share your concerns. I've also forwarded your email to City staff so it will be included in all the correspondence we have received and will be considering regarding this rezoning. I look forward to Thursday's meeting where we will discuss this application.
>
> Thanks again,
>
> Laurel
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc

From: Jim Jordan <[redacted]>
Sent: Monday, November 19, 2018 7:59 PM
To: Councillors
Subject: 1712/1720 Fairfield Avenue

Good Evening,

I think that this project should be rejected. It looks like a monstrosity in the artists's conception from Fairfield Avenue and also from Hollywood Park. 17 townhouses
crammed into the space of 2 houses is not gentle density when viewed adjacent to Montague Court across the street (1-1/2 storeys vs. what is essentially 3 storeys,

squeezed up against Fairfield Avenue. I am especially incensed with the cutting down of ~50 trees to make way for this development, which are important in countering climate change. The roof treatment along Hollywood Park is out of place in a natural park setting, surrounded by trees, visited by people from all over the province for baseball tournaments and provincials.

The project should be redesigned to respect existing zoning esp. with regard to setbacks on Fairfield Avenue and Hollywood Park as well as height, building footprint/site area and parking. I would envision a more conventional row or court of townhouse clusters similar to Montague Court in height, and spaced to blend in with the existing neighbourhood.

Thanks
Jim Jordan
Tel: [redacted]
Email: [redacted]

Noraye Fjeldstad

From: Jocelyn Jenkyns
Sent: Tuesday, November 20, 2018 5:29 AM
To: Chris Coates; Christine Havelka; Colleen Mycroft; Noraye Fjeldstad
Subject: Fwd: The Proposed "Rhodo" Development (1712 + 1720 Fairfield Rd)

For Thursday

Sent from my iPhone

Begin forwarded message:

> **From:** "Laurel Collins (Councillor)" <lcollins@victoria.ca>
> **Date:** November 20, 2018 at 5:17:03 AM PST
> **To:** Matt Hansen <[redacted]>
> **Cc:** Colleen Mycroft <cmycroft@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>
> **Subject: Re: The Proposed "Rhodo" Development (1712 + 1720 Fairfield Rd)**
>
> Hello Matt,
>
> Thank you so much for your email. I appreciate you taking the time to share your concerns. I've also forwarded your email to City staff so it will be included in all the correspondence we have received and will be considering regarding this rezoning. I look forward to Thursday's meeting where we will discuss this application.
>
> Thanks again,
>
> Laurel
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc

From: Matt Hansen <[redacted]>
Sent: Monday, November 19, 2018 7:57 PM
To: Councillors
Subject: Re: The Proposed "Rhodo" Development (1712 + 1720 Fairfield Rd)

To whom it may concern,

I am a homeowner a couple of blocks away from this proposed development and am writhing to give my opinion on this matter. Although I appreciate and admire the men attempting to follow through with this development, it seems to me the whole thing is just too much. It's too big, the design is unfitting, and the dense population will most certainly overflow into the Hollywood park taking over as a backyard for the proposed 17 townhomes.

I’m all for a similar development on a smaller scale with a more suitable design but unfortunately I’m sorry to say the current proposal just doesn’t work in my opinion.

Thanks for your time and consideration to my thoughts.

Noraye Fjeldstad

From: Jocelyn Jenkyns
Sent: Tuesday, November 20, 2018 5:29 AM
To: Noraye Fjeldstad; Colleen Mycroft; Christine Havelka; Chris Coates
Subject: Fwd: Rhodo development

For Thursday

Sent from my iPhone

Begin forwarded message:

> **From:** "Laurel Collins (Councillor)" <lcollins@victoria.ca>
> **Date:** November 20, 2018 at 5:22:12 AM PST
> **To:** Colleen Mycroft <cmycroft@victoria.ca>, Jocelyn Jenkyns <JJenkyns@victoria.ca>
> **Subject: Fwd: Rhodo development**
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc
>
> ---
>
> **From:** Laurel Collins (Councillor)
> **Sent:** Tuesday, November 20, 2018 5:20:30 AM
> **To:** [redacted]
> **Subject:** Re: Rhodo development
>
> Hello Michael,
>
> Thank you so much for your email. I appreciate you taking the time to share your concerns. I've also forwarded your email to City staff so it will be included in all the correspondence we have received and will be considering regarding this rezoning. I look forward to Thursday's meeting where we will discuss this application.
>
> Thanks again,
>
> Laurel
>
> Laurel Collins
> Victoria City Councillor
> Email: lcollins@victoria.ca / Cel. 778-977-0977
> www.Facebook.com/CollinsLaurel
> Twitter: @laurel_bc

From: [redacted]
Sent: Monday, November 19, 2018 4:24 PM
To: Councillors
Subject: Rhodo development

Dear Councillors,
I and our group are strongly opposed to the Rhodo development proposed for the area adjacent to Hollywood Park. It is very much out of sync with the ambience of the area and does not fully comply with local regulations.
Sincerely.
Dr. Michael Lewis.
Chairman: Fairfield Voters Group.

Monica Dhawan

From: Katherine Davies <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 4:39 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Katherine Davies

152 Olive Street; Fairfield

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: kurt filan <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 8:48 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

kurt filan

2235 Harlow Dr. victoria Bc

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: LYNNE PARTEL <[redacted]>
Sent: Monday, November 19, 2018 11:26 PM
To: Victoria Mayor and Council
Subject: Proposed Rhododendron development

Hello

I am writing to support the development of the Rhodo townhouse project on Fairfield road as I understand the proposal is to be presented to Council shortly

My husband and I are very interested in purchasing in this development as it appears to be sensitively planned and may provide affordable accommodation for us close to the Nursing home where our Mother resides and in a walkable neighborhood

Thank you for your consideration

Lynne Partel
[redacted]

Sent from my iPhone

Monica Dhawan

From: Mike Farley <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 7:39 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Mike Farley

1-1554 Gladstone ave

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Mike Fenger <[redacted]
Sent: Monday, November 19, 2018 4:08 PM
To: Victoria Mayor and Council; Councillors
Cc: Alec Johnston
Subject: 1712 & 1720 Fairfield Rezoning - Nov 22nd COTW
Attachments: ARYZE Handout November 2018 copy.pdf

Dear Mayor and Council:

We live near the proposed development and have reviewed the ARYZE handout and understand a decision will be made on this on Nov 22nd. Please do not accept this proposal as it is.

It is not appropriate as it does not at all fit with the character what is currently carrying the ambience of this neighbourhood. The proposed development is too massive too high, has insufficient setbacks, we are unclear about parking. It will looks to use too much like a concrete bunker strongly contrasting with nicer looking older well maintained homes. The project simply overwhelms the site as none of features give a nod to the older adjacent homes. The entire length of Fairfield there is nothing that looks like this in existence. It is not as the proponent states giving shape to Fairfield community values it is flying in the face of them.

We support the concerns raised by our neighbor and which we restate below. We support suggested as suggested ammendents, lower density, lower height, greater setbacks and basic changes in design to fit with not clash with the current housing in Fairfield.

Townhouses are supportable on this site. The Gonzales neighbourhood planning process has identified the need for more varied forms of housing, the site is on a transit route and is close to shopping and other services.

<u>Wholly</u> unsupportable is the proposed project developed by ARZYE:

Height/Massing

- proposed height is more than 50% above what is permitted under current zoning
- neighbouring homes adjacent to and across the street (Montague Court) are generally one to one and a half storeys, and will be dwarfed by the height and (as described in the Advisory Design Panel comments) "monolithic massing" of the proposed buildings

Setbacks

- the setbacks are insufficient, particularly when combined with the 3 storey facade that will tower over Fairfield Road/sidewalks, and over Hollywood Park
- proposed setback for the block adjacent to Fairfield Road is 1.68 metres (5.5 feet) rather than the required 7.5 metre (24.7 feet) setback
- the minimal setbacks provide no room for plantings to soften the mass and height of the buildings

Density

- 17 townhouses is too dense for the site (currently 2 single family homes)
- site coverage requested is 50% higher than current zoning permits
- proposed density results in insufficient breathing room between the 3 buildings, lack of open site and green space, and multiple variances required in order to cram 3 large buildings onto the site

Encroachment on Hollywood Park

- the development will tower over the park, and with no proposed separation or transition, usurps public space for private use and enjoyment

Design

- the strong urban architectural design is appropriate for downtown, but is not respectful of our residential neighbourhood; as described in the Advisory Design Panel comments, it is an "urban solution in a residential area".

I would respectfully urge **Council to direct the applicant to**:

- **eliminate the second/"double" row of townhouses**; a single row or small l-shaped development would be appropriate for the site, and the scale of this neighbourhood
- **reduce the height/# of storeys to 2 storeys** (consistent with the Official Community Plan, current Gonzales Neighbourhood Plan and zoning)
- **increase setbacks** (7.5 metres minimum to Fairfield Road)
- **provide a more appropriate and sensitive transition to Hollywood Park**, and
- **consider a design that better fits with and respects the Gonzales residential neighbourhood**.

Thank you for your time.

Mike Fenger and Valerie Hignett 511 Foul Bay Road.

Monica Dhawan

From: Rob Garant <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 10:14 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Rob Garant

1047 Tillicum Rd

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Rita Isaac [redacted]
Sent: Monday, November 19, 2018 9:08 PM
To: Ben Isitt (Councillor)
Cc: Victoria Mayor and Council
Subject: Rhodo Development

Dear Mr. Isitt,

I am writing in regard to the Aryze Rhodo Development plans being proposed to the Council of the Whole on Thursday, November 22.

I understand that there has been a vigorous Facebook campaign by Aryze encouraging support of their development plans.

I am writing to record my opposition and my family's opposition to these plans, which we feel need to go back to the drawing board.

I do not oppose more density in that location, but the immensity of the development does not fit in this area and the design characteristics also do not fit the surrounding area. It will be a horrible, unconscionable shame to lose so many mature trees to accommodate the size of this project. There is no indication in the plans that there will be a buffer between this development and the beautiful public park that is constantly in use by tennis, softball, baseball and T-ball players, by children and families playing in the park and having picnics, and by those who walk through the park on a daily basis. My family lives three blocks from this gorgeous park - my son plays tennis there regularly. I walk my dog there at least four times a week.

Aryze assisted the Together Victoria slate by supporting their website and twitter tools. You and councillor Loveday often have coffee at the Aryze development at Fairfield and Irving, near the proposed development. I don't know if I should think that there could be a conflict of interest in the votes for the Aryze Rhodo development at the Council of the Whole.

I respectfully ask that the Aryze proposals for the Rhodo project, as they are presently, be rejected, so that they can be redrafted to better suit the characteristics of this beautiful neighbourhood (respecting the integrity of Hollywood Park), and to also follow a more "gentle density" approach.

Sincerely,

Rita Isaac
348 Stannard Avenue

Monica Dhawan

From: Shobhna <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 4:23 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Shobhna

North Park

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Siddharth <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 4:24 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Siddharth

Uvic

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Tristan Story <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 10:15 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Tristan Story

6 - 920 Caledonia Avenue, Victoria, bc

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Vinit Jain <noreply@123formbuilder.io>
Sent: Monday, November 19, 2018 4:21 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Vinit Jain

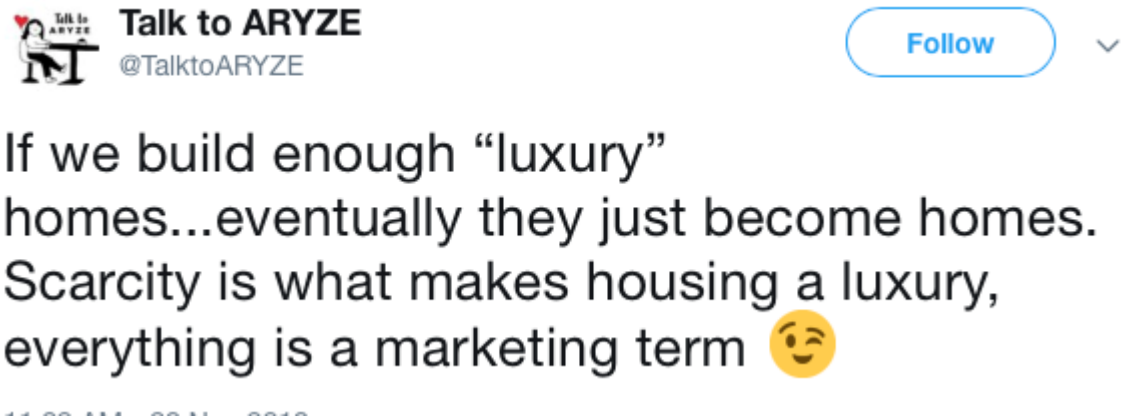
North Park

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Anna Cal [redacted]
Sent: November 20, 2018 2:27 PM
To: Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Sarah Potts (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Lisa Helps (Mayor); Marianne Alto (Councillor)
Subject: ARYZE

Dear councillors,
Please do not buy into this tired argument again.
Please do not destroy neighbourhoods for the vague promise of affordability happening, may be, in 50 years from now.
Please require affordability now, right now, right on the premises of every new development that asks for rezoning.
Please, no more luxury developments. We do not need it.
Anna Cal
[redacted]
https://twitter.com/TalktoARYZE/status/1064958872203386880



Lucas De Amaral

From: Anthony Danda [redacted]
Sent: November 20, 2018 9:35 AM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Marianne Alto (Councillor); Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Sarah Potts (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Rezoning application for 1712 / 1720 Fairfield

Dear Mayor and Council:

I oppose the application for 1712 / 1720 Fairfield for the following reasons:

- Current zoning is for 30% site coverage. The applicant is proposing 60%. That increase is completely unnecessary.
- Current building height zoning is 7.6 m to the mid point of the roof and they are proposing 11.45 m with a flat roof. Again, this increase is unnecessary and out of character with the neighbourhood.
- Current zoning for front yard set back is 7.5 m and they are proposing 1.68 m. Again, completely out of character with the neighbourhood.
- The OCP calls for 3 storeys on arterial and secondary arterial roads. Fairfield Road is neither. It is classified as a collector, which is lower than a secondary arterial.
- This development will create a 3-storey, 38' wall, 5 ½ feet from the front property line. The applicable bylaw states that "No part of any building shall be closer than 19.6 ft (6 m) from the street frontage" and "the average distance of the walls of a building facing the street frontage shall be not less than 24.6 ft. (7.5 m)." I see no justification for not following bylaw.
- The number of parking stalls will be to 22 spaces (Aryze's application wrongly indicates that 22 spaces is the minimum required; City staff have confirmed that 26 are in fact required).
- Over 50 trees will be cut down by the park to accommodate the development.

In general, I continue to struggle with the city's approach to development:

- What happened to the independent party that was to facilitate discussions between the applicant and the community to prevent the amount of iterations reaching the CotW and public hearing?
- What is the delay on updating the CAC policy? How much more rezoning will the city approve before ensuring developers are contributing an appropriate amount to compensate citizens for increased density? We're not reinventing the wheel. It shouldn't take this long to update such a critical policy.
- Why does Victoria have so many zones? Why can't you just follow the OCP?
- The loss of the city's tree canopy is dire. The tree bylaw needs updating to reflect the true value of a tree. And it is not 'greener' to cut down mature trees and replace them with smaller ones. I'd invite you to visit the development next to Moss Rock for an idea of a developer's green strategy. Sick, pathetic trees and shrubs that will never grow to what was once there.

Thank you,

Anthony Danda

1075 Pentrelew Place

Lucas De Amaral

From: Adam [redacted]
Sent: November 18, 2018 8:11 PM
To: Councillors
Subject: Fw: Rhodo Development 1712/1720 Fairfield.

Councillors:

Why is a proposal such as this even being considered, when it requires so many variances from what the accepted bylaws for residential development in this area allow for?

Case in point, the following are only the highlights of what the developer is asking for:

- Requesting 5.5 foot setbacks where the minimum required is nearly 5 times that;
- Requesting building heights more than 1.5 times the maximum height allowed; and
- Building on double the lot's maximum footprint allowed (60% vs 30%).

Our bylaws have been enacted as both a shield and a sword for our community - as a shield, they are to protect the character of existing neighborhoods, and as a sword, they are to prevent developers from running rough-shod over existing standards for the sole purpose of reaping a higher return on their investment than would occur otherwise.

Development is an ongoing necessity, but our bylaws should not be treated as lightly as this proposal would do. Our community means much more to the people who live here than this over-reaching development ever could.

Thank you in advance for your consideration of the above.

Adam Erickson

Adam Erickson [redacted]

From: Gonzales Neighbourhood Association <[redacted]
Date: November 18, 2018 at 2:49:19 PM PST
To: Gonzales Neighbourhood Association [redacted]
Subject: Fwd: Rhodo Development 1712/1720 Fairfield.

Dear Neighbours,

Please see the attached flyer regarding the Rhodo development which is going to be discussed by Council on **November 22nd** (not a public meeting). We have a few

serious concerns about this development which will be 17 Townhouses adjacent to Hollywood Park.

We strongly urge you to contact your elected representatives by email at councillors@victoria.ca as soon as possible to express your thoughts on this proposal. The developer has already begun an aggressive campaign to influence council.

View from Fairfield Road

- There will be virtually no front yard for the units on Fairfield Road — the front setback will be 5.5' (1.68 m) whereas the current minimum is 24.5’ (7.5 m).

- The 3-storey building facing Fairfield will be 38’ (12 m) high, the current maximum is 25' (7.6 m). The development is 3 stories on Fairfield Road, even though it is classified as a 2 ½ story because of the area of the 3rd floor and the slope of the land.

- This development will create a 3-storey, 38' wall, 5 ½ feet from the front property line. The applicable bylaw states that "No part of any building shall be closer than 19.6 ft (6 m) from the street frontage" and "the average distance of the walls of a building facing the street frontage shall be not less than 24.6 ft. (7.5 m)."

- Currently, a rear yard should 30' (9.1 m) or at least 30% of the site depth (so for the Rhodo 60' on the west side), the Rhodo is asking for a rear setback of 20' (6.1 m). There is no delineation between the minimal patio space and the townhouses facing Hollywoood Park. Aryze's own materials (distributed on November 8th) highlight this feature as follows: ***Along the Hollywood Park side of the site, homes give on to outdoor patios with steps down to the park."***

- The building footprint will take up 60% of the total site whereas the current maximum allowed 30%.

- The number of parking stalls will be to 22 spaces (Aryze's application wrongly indicates that 22 spaces is the minimum required; City staff have confirmed that 26 are in fact required).

- Over 50 Trees will be cut down by the park to accommodate the development.

Thank you,

GNA

Lucas De Amaral

From: Amanda Harby [redacted]
Sent: November 19, 2018 7:44 AM
To: Councillors
Subject: Rhodo development - Fairfield

Follow Up Flag: Follow up
Flag Status: Flagged

Rhodo Development - 1712 and 1720 Fairfield - for consideration on November 22, 2018
November 18, 2018

Dear Mayor and Councillors:

The 17-home Townhouse Project proposed at the above addresses has a number of issues that must be considered, amended and re-drafted if the project application is to go ahead:

It is a very large development on two building lots.
- it needs to be smaller in size, i.e.
    - less units
    - only 2 stories not 2.5 stories
- it needs to be set-back further from Fairfeld Road
    - the cherry trees need to be protected on the boulevard.
    - Large trees should be considered for the complex to provide for urban forest renewal and ambience that fits with the neighbourhood and the adjacent public park.
- it needs to fit into the architectural setting of Gonzales Neighbourhood and therefore, it should be redesigned and referred to the City's Heritage Advisory Committee for review, as well as the Gonzales Neighbourhood.
- the property line between the complex and Hollywood park should include a Hedge or a line of Trees to preserve the park's integrity and not expose private yards to public areas and conversely, public areas to private yards.

Other considerations for the Developer and the City are:

- available child-care within the complex for home-owners
- **enough** plug-ins on site for e-bikes and e-cars in the underground garage
- incentives for units/homeowners **NOT** to have cars: car share, bus passes, bicycles, walking, etc. Street parking is at a premium at this location because of the park, (ball games etc) and because Thrifty's employees park along Fairfield. We need to look at lowering the carbon footprint in new ways and these types of incentives should built into any development within the City of Victoria.

Thanks for your consideration.

Amanda Harby
920 Wilmer [redacted]
[redacted]

Monica Dhawan

From: Alison Sadler [redacted]
Sent: Tuesday, November 20, 2018 8:48 PM
To: Victoria Mayor and Council
Subject: Rhodo development proposed by Aryze

Dear Mayor and Council,

I am writing to express my concern for the upcoming proposal of the Rhodo development. I live in the immediate area and am NOT in favour of the proposal. The proposed development does not suit the neighbourhood at all. I am pro affordable housing, but this proposed new development is NOT affordable to many as the price point is incredibly high.

Thank you,

Alison Sadler

Lucas De Amaral

From: Bob June [redacted]
Sent: November 20, 2018 4:39 PM
To: Marianne Alto (Councillor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Lisa Helps (Mayor); Geoff Young (Councillor); Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor); Jeremy Loveday (Councillor)
Cc: gkmuir; SUSANNE RAUTIO
Subject: re 1712/1720 Fairfield Road Correction

Good Afternoon Councilors:

The CoTW Report for 1712/1720 Fairfield Road is incorrect.

It is important to note Fairfield Road is designated as a Collector in the OCP Urban Place Guidelines. It is Not Arterial or Secondary Arterial.

Therefore the generous forms, character, uses and FSR of up 1:1 of Arterial and Secondary Arterial are Not applicable.

The Traditional Residential form of up to two storeys, houses with front and rear yards oriented to the street, ground oriented residential including single, duplex and attached dwellings are applicable.

Bob June
Victoria

Lucas De Amaral

From: Barb McLauchlan [redacted]
Sent: November 19, 2018 11:25 AM
To: Councillors
Subject: Rhodo development 1712/1720 Fairfield

Hello Councillors,
This proposal needs to be reworked as it is taking up way too much space and is going to interfere with the neighborhood.
The proposal is too big, too close to the street and the park. This is not the right place for a building of this size, and if you were familiar with the neighborhood, you would know that it is not the place for a 17 unit condo.
Please reject this proposal and perhaps the developer can build something half this size with the required setbacks or build it somewhere else. Thank you for your consideration.

Barb McLauchlan

DOES THE PROPOSED RHODO DEVELOPMENT NEXT TO HOLLYWOOD PARK FIT IN THIS NEIGHBOURHOOD?

Mayor & Council will be considering this proposal on November 22nd

View from Fairfield Road

A 17-home townhouse project is proposed for 1712 & 1720 Fairfield Road

- Units face Hollywood Park with minimal outdoor patio, and treating the park as its private yard
- 51 trees will be cut down
- Height of 37.6 ft/2.5 storey instead of the maximum 25 ft/2 storey allowed
- Units that face Fairfield have entries that open almost onto the sidewalk (front yard setback of 5.5 ft vs. the required 24.5 ft)
- Rectangular design is out of character and in stark contrast to existing buildings in the vicinity and the natural landscape of the adjacent park
- Only 22 parking spots instead of the required 26

Please write to council to reject the current design of this project and request that the developer consider a design that respects existing zoning, particularly in a location next to an important neighbourhood park. Write to Council at councillors@victoria.ca

View from Hollywood Park

Concerns

- The park is an important public space and is used regularly by locals as well as visitors from throughout BC attending little league or other sporting events; development must not "privatize" this public space.
- The ecology of this park, along with users' experience, would be better protected by having an adequate buffer of 30 ft+ and a visual barrier to the development such as a tall hedge.
- Although the City's has zoning standards to limit the negative impact to neighbours and the community, this development proposes to significantly exceed a number of those limits.
- Preserving the tree canopy is important not just for esthetics but also to address climate change.

Having more housing diversity is important, but so is protecting neighbourhood parks for everyone's use and maintaining the character of this unique neighbouhood. If you think more effort should go into the redesign this project, please write to Council at councillors@victoria.ca before November 22nd.

For more information and/or to sign-up for email updates, please go to **www.gonzalesna.ca**

MEWS ENTRY FROM HOLLYWOOD PARK

ARYZE

PURDEY GROUP

[Rhodo: 1712 + 1720 Fairfield Road]

November 08, 2018

Dear Fairfield-Gonzales Resident,

You are receiving this letter because our 17-home townhouse project, Rhodo, on the adjacent properties 1712 and 1720 Farfield Road, is going to Committee of the Whole on November 22nd at 9:00 am at Victoria City Hall. We want to thank you for your positive support to date and provide this letter to explain how we have refined the design of the project. Rhodo intended to create the kind of sustainable middle density development, carefully positioned in relation to alternate modes of transit, that contributes to a vital, low carbon sustainable future envisioned for the City of Victoria.

CREATING A VILLAGE

Following from the urban design concept precedent of a small country town, the project is conceived as a small beach village. Entrances are oriented to the street edge or internal mews. Planters and vegetation mediate between the built form and site edges. Semi-private outdoor patios maintain visual connections to public spaces to allow for interactions between neighbours. The project is organized around a central mews to which all pedestrian routes lead. Each building cluster is limited in size and provides distinct visible entrances. Each entrance doubles as a semi-public hang out space in the spirit of the stoop on a traditional brownstone reinforcing social connections between neighbours.

GROUND ORIENTED TOWNHOMES

The proposed project is based on a ground oriented townhouse model. This housing type has a long history in the making of cities and towns and includes many significant historical precedents. Ground Oriented Townhouses such as the brownstone in New York City (US) or terrace house in Bath (UK) provide sustainable middle density living while providing the benefits of a single family house. In particular this housing type provides an "at grade" front entry door and the opportunity to have useable outdoor space for each home. The historic terrace townhouse model has recently been rediscovered. A number of exciting contemporary variations on the townhouse model have been explored in Europe. From an urban design and environmental standpoint, the ground oriented townhouse offers very liveable middle density housing compared to typical apartment buildings. This housing model has provided the venue for design innovation in recent years.

BUILDING SCALE

The proposed development consists of three independent townhouse clusters 2.5 storeys in height along Fairfield Road and 2.0 storeys behind. Each building cluster has an average footprint of approximately 260m2 (2,800 SF) which is a comparable footprint to the older estate and character homes in the surrounding single family neighbourhood.

REINFORCING THE EXISTING CONDITION

The existing historic buildings opposite the site on the southeast side of Fairfield Road (Montague Court / Hollywood Corners) sit along the street edge with a reduced setback creating a point of intensity. The proposed development mirrors this condition across Fairfield Road to create an ensemble of urban buildings resulting in an urban node not unlike that of a British country village. In this way, old and new work together to create a new urban whole.

Front entry doors to the proposed development are oriented toward the street with areas of repose designed to encourage interactions between neighbours and passers by.

MATERIAL PALETTE

The beach village concept informs the material, colours and massing of the project. Cladding is simple washed cedar. Entrance walks, front doors and outdoor patio spaces are characterized by clear timber "boardwalks" complimenting the vertical cedar cladding. Windows and drain pipes are simple grey metal in keeping with the subdued palette. Simple planters with drought resistant planting provide a landscaped edge where buildings meet the ground.

RELATIONSHIP TO STREET + PARK

The ground oriented townhouse model has been used historically in the great pedestrian cities of the world. In the UK, parts of London and Bath are famed for their Victorian and Edwardian terrace housing. This housing type, provides an excellent street edge condition with visual connections to the townhome interiors and a semi-public outdoor space. This thickened edge at the building front allows for quiet spaces of repose where one can enjoy a morning coffee or stretch after an evening jog. Along the Hollywood Park side of the site, homes give on to outdoor patios with steps down to the park. The building facade in this location has two roles. It acts to mediate light and views from within but it also acts to frame and compliment the park's eastern edge. So too, the Fairfield Road facade in concert with Montague Court / Hollywood Corners across the street, creates a lively urban edge framing the new urban node that has been created. Key to the success of the project is the creation of engaging edges to both park and street, animating and framing the life of the neighbourhood.

SUMMARY

The proposed building gives shape to Gonzales's community values. It will fit in while being progressive; it will be built with traditional high-quality building materials that last; and it balances personal privacy and land values with quiet densification. The proposal's home sizes and variety will create housing for a variety of people and families, who will bring vibrancy and economic support to this walkable neighbourhood. The Aryze development team has worked hard to create a building that reflects contemporary Victoria while respecting its rich history.

Sincerely,

Ryan Goodman
Aryze Developments
ryan@aryze.ca

Luke Mari
Purdey Group
lmari@purdeygroup.ca

ARYZE

PURDEY
GROUP

VIEW FROM FAIRFIELD ROAD

[Rhodo: 1712 + 1720 Fairfield Road]

ARYZE

PURDEY GROUP

CENTRAL MEWS

ARYZE

PURDEY GROUP

[Rhodo: 1712 + 1720 Fairfield Road]

Lucas De Amaral

From: Brandon Shelley [redacted]
Sent: November 18, 2018 2:55 PM
To: Councillors
Subject: Re: "Rhodo" development, 1712/1720 Fairfield.
Attachments: Rhodo Flyer Draft v.4.pdf; ARYZE Handout November 2018 copy.pdf

Hello, I **strongly** oppose this development as presented in the attached.

- Not enough parking to accommodate residents and guests, as well as existing neighbours.
- Far too many desperately needed trees being cut down.
- Massive buildings will destroy the look and feel of the park and neighbourhood.
- Fairfield and surrounding streets cannot support this much increased traffic. Drivers are already stupid enough when it comes to crosswalks and speeding along Fairfield; we don't need more traffic, and we need safer crosswalks and better driver education before it should even be considered.
- What about sewage and other infrastructure? Will the city invest in improving in the area? Doubtful. And doubtful that anyone will invest in the infrastructure *before* these developments go up.

Brandon Shelley
[redacted]
302 Irving Rd.

Lucas De Amaral

From: Carol Armstrong BA RMT[redacted]
Sent: November 20, 2018 6:30 PM
To: Councillors
Subject: Please review RHODO development

Dear Councillors,

While I support the need for affordable housing I strongly object to the proposed Rhodo development. It will neither be affordable to many people, and the box shaped unidimensional design is completely out of character to the surrounding neighbourhood buildings.

It does not adhere to current zoning bylaws, particularly with regards to height, and setbacks, and according to the drawing material sent out by Aryze, appears to have no visible boundary with the adjacent public park. In addition I understand that more than 50 trees will be cut down in this process, which seems like a large assault on our environment, particularly when we should be protecting green spaces, tree canopies and the animal species that rely on them, not adding to their demise. It has a domino effect.

It is also unclear to me how this will impact the tennis courts at Hollywood park - I would appreciate clarification.

The proposed front setbacks from the street of 5.5 ft vs 24.5 ft currently required by zoning in combination with the proposed 37.6 ft height will create an imposing, overshadowing structure that will dominate the skyline in a neighbourhood characterised by lower height buildings. An extra 11.6 ft of height is equivalent to a full storey in the surrounding homes. Simply put, it is too high and does not fit in this neighbourhood. In addition, this will negatively affect adjacent backyard gardens, reducing available hours of sunlight for growth of food.

The neighbourhood already struggles with demands for on-street parking due to current densification. Having fewer parking spots within the Rhodo than required by bylaw potentially magnifies on-street parking needs in the vicinity.

I would be in favour of a design that is more in character with the surrounding neighbourhood, while taking into consideration the concerns expressed above.

Thank you for your consideration,

Carol Armstrong

307 Beechwood Avenue

Lucas De Amaral

From: Catherine [redacted]
Sent: November 17, 2018 1:30 PM
To: Councillors
Subject: Vote NO for proposed rhodo development

Dear Mayor and council,

We are Gonzales residents and we are deeply concerned with the current rhodo development proposal. Gonzales is a historic family neighbourhood and much of its current charm comes from its heritage homes and thoughtful construction. This new development is NOT in keeping with the current Gonzales neighbourhood, and NOT in keeping with our current R1-G zoning (single family dwelling district) and sets a dangerous precedent going forward. The zoning should be respected. The building style does not suit the neighbourhood, the set backs of 5.5ft are not appropriate, there is not enough parking allocated (only 22 spots), many mature trees will be cut down, and the public neighbourhood park will be negatively impacted. This building development will in no way improve housing affordability as the units will be priced at a premium. I really don't see how this development project is a benefit to anyone except the developer's wallet. In order to represent the community, we hope you will help our concerns be heard. More effort must go into redesigning this project in order to be in keeping with the neighbourhood and respecting current bylaws in regards to setbacks and height. Thank you in advance for your thoughtful consideration. Please feel free to contact me to discuss this further.

Sincerely,

Catherine McCartney
(A concerned Gonzales resident)

Monica Dhawan

From: Chantal Meagher [redacted] >
Sent: Tuesday, November 20, 2018 2:12 PM
To: Victoria Mayor and Council
Cc: Geoff Young (Councillor); Marianne Alto (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Charlayne Thornton-Joe (Councillor); Laurel Collins (Councillor); Sharmarke Dubow (Councillor); Sarah Potts (Councillor)
Subject: Proposed Rhodo Development 1712/1720 Fairfield Road

Dear Mayor and Councillors:

Congratulations on your recent election. I look forward to seeing the direction in which you and your colleagues will lead Victoria over the coming years.

The purpose of this letter is to address the proposed Rhodo development in particular, but my questions are also much broader in scope. With apologies for the length of this message, I ask you to persevere to the end, as I have three very specific questions relating to rezoning and affordability that I am asking each of you to address.

The proposed development at 1712/1720 Fairfield Road would amount to an increase in density of 6-8 times that permitted in the current zoning. It proposes height, site coverage, and massing that would dwarf anything in the community. It would require the removal of over 50 mature trees. And I've not seen any reference to community amenities that would be provided to compensate the community for the significant allowances the developer is seeking. As currently proposed, I respectfully request that Council reject this proposal.

Another luxury development is very likely to further exacerbate the affordability crisis. In the public hearings regarding 1201 Fort Street, we heard many comments about the need for more housing, and how that development would lead through some sort of alchemy to more affordable housing. Before even breaking ground, these units are now listed from $735,000 for a 2 bedroom unit to $3 million for a penthouse.

The 1201 Fort Street development, which contributes no real amenities to the community, and will result in the loss of many significant trees, will succeed in only further pushing up property prices in the city. It constitutes a windfall to the developer at the cost of the community. It is also likely to further exacerbate the affordable housing crisis. The proposed Rhodo development ticks all of these boxes, as well.

According to affordability nexus studies, the creation of luxury units requires creation of approximately 20-40% affordable units to prevent the exacerbation of a housing affordability crisis. According to this rubric, the 1201 Fort development should therefore have required the creation of at least 18, and up to 35 affordable units. It did not. I beg Council to not make this same mistake again.

As the stewards of this city, I believe you have a responsibility to the people of Victoria to ensure that we do not go down the development road and resulting affordability crisis that Vancouver has travelled. At the start of your term, and before the spot rezoning frenzy begins again, I am asking each of you to advise your positions on the following:

1. based on what criteria would you support a developer's application for spot rezoning in a residential area? What extent of increased massing or tree loss or density increase would give you pause?

2. If you agree to rezoning to allow greater density, or greater height, or reduced setbacks, or removal of trees, or any other variances that are inconsistent with existing zoning or the provisions of a LAP, what amenity contributions will you demand from the developer in the form of

a) compensation for increased costs to the city,
b) amelioration of detrimental impact on the neighbourhood itself, and
c) creation of affordable housing at a level commensurate with the increased demand these new units will generate?

3. What is your plan to address the crisis of affordable housing? On what scientific basis does it rely? Is it sufficiently robust to address the increased demands generated by the current boom in luxury housing?

I am aware that the issue of development, housing and density is complex, challenging and often divisive. On the one hand, your decisions have the power to create new housing that will benefit many people. On the other hand, injudicious use of this power can also have a profound negative impact on the nature of neighbourhoods, and the enjoyment of property by those who currently call a place home. For many, these homes represent the sum total of their life savings, and their investment - both financial and emotional - in family and home.

It is easy to dismiss concerns about development as 'NIMBY', but the use of labels can be dangerous and dehumanizing. Concerns about many of these development proposals arise from a natural impulse to protect one's home and family, and as a response to having the rules of the game arbitrarily changed for the benefit of a few. Do not assume that objections to extravant development proposals also constitute opposition to creation of affordable housing, or to increased densification. I believe you will find that less grasping and more balanced proposals would be met with far less pushback, and would ultimately be of much greater benefit to the city.

Thank you for your attention. I look forward to your response, and wish you all the best in this challenging job.

Best,
Chantal Meagher
1347 Rockland Avenue

Lucas De Amaral

From: C Person [redacted]
Sent: November 17, 2018 1:37 PM
To: Councillors
Subject: No to rhodo development

Mayor and Council,

We are Gonzales residents and we are deeply concerned with the current rhodo development proposal. Gonzales is a historic family neighbourhood and much of its current charm comes from its heritage homes and thoughtful construction. This new development is NOT in keeping with the current Gonzales neighbourhood, and NOT in keeping with our current R1-G zoning (single family dwelling district) and sets a dangerous precedent going forward. The zoning should be respected. The building style does not suit the neighbourhood, the set backs of 5.5ft are not appropriate, there is not enough parking allocated (only 22 spots), many mature trees will be cut down, and the public neighbourhood park will be negatively impacted. This building development will in no way improve housing affordability as the units will be priced at a premium. We really don't see how this development project is a benefit to anyone except the developer's wallet. In order to represent the community, we hope you will help our concerns be heard. More effort must go into redesigning this project in order to be in keeping with the neighbourhood and respecting current bylaws in regards to setbacks and height.

C. Person

Lucas De Amaral

From: Chris Regehr [redacted]
Sent: November 18, 2018 8:43 PM
To: Councillors
Subject: Rhode Development by Hollywood Park

Re: Rhode development by Hollywood park

I live at 1647 Ross st

I believe that the design of this complex needs to be rethought. It involves cutting down over 50 trees, I'd out ivy character with the neighborhood, is truly class to the sidewalk, and lacks adequate parking. And this is not in any way suitable housing. I'm not impressed.

Kind regards,
Chris Regehr

Lucas De Amaral

From: C S [redacted]
Sent: November 18, 2018 3:29 PM
To: Councillors
Cc: gonzelesna@shaw.ca
Subject: Vehement Objection to Proposed Rhodo Development next to Hollywood Park

To City Councillors,

I would like to express my vehement objections to the proposed Rhodo development next to the Hollywood Park.

I find it ludicrous that as a home owner, living within four blocks of the proposed development, that I had to pay over a $1000 for a registered surveyor to survey my house to make sure I was within the 25 ft bylaw for building height in order to be allowed to add living space in my existing attic. I had to do this for a building permit even though I would have done the renovations without changing the overall height of the building. I have also had bylaw officers show up to ensure my new fence was within bylaw limits (it was!).

I understand that the bylaws are there to ensure modifications and renovations fit within the character of the neighbourhood. That is why I have objections to allow the proposed development go ahead, breaking fundamental bylaws for the area such as overall height of the building, number of stories, and setback from the property line. How can the city on one hand, enforce the bylaws for individual home owners to preserve the character of a neighbourhood, while allowing developers to get away with variations that run completely counter to the character of the area?

You can already see where the enforcement of the bylaws, in particular the maximum height restriction, has driven the architecture of most new houses in the neighbourhood. The new houses tend to be flat roofed two story glass houses that maximize floor space for the restricted height but don't fit within the overall neighbourhood character. They are however still required to meet the bylaws!

I strongly request that the proposed development by sent back for redesign to fit within the current bylaws of the city, the same as individual home owners and taxpayers are required to do.

I will not get into the other factors such as proximity to the park itself, parking, tree preservation etc. as I am sure you will receive other input on these factors.

Thank you

C. Shawcross
205 St Charles Street
Victoria, BC, V8S 3M8

[redacted]

Monica Dhawan

From: Candice Wheeler <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 9:12 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Candice Wheeler

2804 cook st

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Donna Ruppel [redacted]
Sent: November 18, 2018 3:43 PM
To: Councillors; Lisa Helps (Mayor)
Subject: 1712 & 1720 Fairfield Rezoning - Nov 22nd COTW

Dear Mayor and councillors
I am forwarding the following letter to you in reference to the 2712 and 1720 proposed development.
As a resident of Gonzales I feel it expresses my concerns and also the facts of the situation we are once more facing with Aryze.
Donna Ruppel
3-118 Robertson Street

Dear Mayor and Councillors

I am writing to voice my strong opposition to the infill development as currently proposed for 1712/1720 Fairfield Road.

Townhouses are supportable on this site. The Gonzales neighbourhood planning process has identified the need for more varied forms of housing, the site is on a transit route and is close to shopping and other services.

<u>Wholly</u> unsupportable is the proposed:

Height/Massing

- proposed height is more than 50% above what is permitted under current zoning
- neighbouring homes adjacent to and across the street (Montague Court) are generally one to one and a half storeys, and will be dwarfed by the height and (as described in the Advisory Design Panel comments) "monolithic massing" of the proposed buildings

Setbacks

- the setbacks are insufficient, particularly when combined with the 3 storey facade that will tower over Fairfield Road/sidewalks, and over Hollywood Park
- proposed setback for the block adjacent to Fairfield Road is 1.68 metres (5.5 feet) rather than the required 7.5 metre (24.7 feet) setback
- the minimal setbacks provide no room for plantings to soften the mass and height of the buildings

Density

- 17 townhouses is too dense for the site (currently 2 single family homes)
- site coverage requested is 50% higher than current zoning permits
- proposed density results in insufficient breathing room between the 3 buildings, lack of open site and green space, and multiple variances required in order to cram 3 large buildings onto the site

Encroachment on Hollywood Park

- the development will tower over the park, and with no proposed separation or transition, usurps public space for private use and enjoyment

Design

- the strong urban architectural design is appropriate for downtown, but is not respectful of our residential neighbourhood; as described in the Advisory Design Panel comments, it is an "urban solution in a residential area".

I would respectfully urge **Council to direct the applicant to**:

- **eliminate the second/"double" row of townhouses**; a single row or small l-shaped development would be appropriate for the site, and the scale of this neighbourhood
- **reduce the height/# of storeys to 2 storeys** (consistent with the Official Community Plan, current Gonzales Neighbourhood Plan and zoning)
- **increase setbacks** (7.5 metres minimum to Fairfield Road)
- **provide a more appropriate and sensitive transition to Hollywood Park**, and
- **consider a design that better fits with and respects the Gonzales residential neighbourhood**.

Thank you for your consideration.

Karen Ayers

Lucas De Amaral

From: Daphne Schober [redacted]
Sent: November 19, 2018 9:17 PM
To: Councillors
Subject: 1712 & 1720 Fairfield Road

Dear Mayor and Council,

I am writing to let the council know of my concern about the Rhodo Development proposed for 1712 and 1720 Fairfield Road. I believe that what is planned is far too large for the size of the property and is completely inappropriate for our area. Putting three large building where these two residence have stood would require variances for site coverage, set back and height. Surely town houses could be built more suitable to the Gonzales area.

I would ask Council to send this plan back to the developer for some major changes.

Sincerely,

Daphne Schober

Lucas De Amaral

From: Daphne Wass [redacted]
Sent: November 19, 2018 1:12 PM
To: Councillors
Subject: opposed to Rhodo development at 1712/1720 Fairfield

To whom it may concern

I am alarmed to read about the proposed development at 1712/1720 Fairfield Road next to Hollywood Park, which is not in keeping with the neighbourhood and allows for a building footprint which will take up 60% of the total site and take away from the "greenspace. I am upset and opposed to this development being allowed to take out more that 50 trees.

It does not seem reasonable to allow for this development to essentially treat the adjacent public park as "it's backyard" and not maintain greenspace within the development.

I urge you to consult with the neighbourhood and revise this development so it is more in keeping with the ambiance and character of the existing neighbourhood.

When is the neighbourhood going to be able to voice their concerns about this proposal?

Respectfully

Daphne Wass

954 Bank Street

Lucas De Amaral

From: DAVID WILKS [redacted]
Sent: November 21, 2018 7:45 AM
To: Councillors
Subject: Rhode development on Fairfield road

Council members
I would like to voice my objections to the proposed “Rhodo” development on Fairfield Rd. The proposed buildings are way too tall and too close to the sidewalk on Fairfield Rd. The artists depiction of the proposed buildings shows a edifice that looks more like a commercial office building than a welcoming home. The design is totally out of sync with the surrounding houses and the site coverage is very dense. I also think that there should be some screening of that patios that will apparently open onto the tennis courts. What’s with the tennis courts not being shown on the site drawings of the proposed development? Does the developer know something that we don’t know or is it just wishful thinking on his part that the tennis courts were not there. This development definitely gets a thumbs down from me.
Linda Park (a resident of the Gonzales neighbourhood)

Monica Dhawan

From: Elizabeth McKall <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 7:51 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Elizabeth McKall

161 Bushby St, Victoria

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Francisca Waring [redacted]
Sent: November 18, 2018 4:12 PM
To: Councillors
Subject: Townhouse development 1712 and 1720 Fairfield Rd

Hi,

My family and I reside at 1730 Fairfield rd and are writing to express our concerns around the proposed development on 1712 and 1720 Fairfield Rd. We are not in support of this development due to concerns around what will happen to the park in that it is a public space that will be used/considered private space to town house owners, the trees that will be cut down, concerns with street parking, increased traffic as Fairfield is busy and people already drive faster than the limit, we understand the developers are are exceeding height requirement, and will not have enough parking. While I know housing is an issue in this city, this project will not be helping those families living in poverty to find affordable housing. It will only continue to widen the gap between social economic classes.

Thanks for your time and consideration.

Francis and Gerald
Sent from my iPhone

This letter was delivered to Mayor Help and Council, & Jocelyn Jenkyns, City Manager on May 15th, 2018.

Rezoning Application 1712 Fairfield Rd and 1720 Fairfield Rd Victoria BC (Folder Number REZ00618). The "Rhodo" POSSIBILITY OF CONFLICT OF INTEREST

Dear Mayor Helps and Council, and Ms. Jocelyn Jenkyns, City Manager,

Re: Possibility of Conflict of Interest, Mr. Ryan Goodman, Aryze Development Company, Rhodo Rezoning Application, Gonzales Neighbourhood Plan Rezoning Application 1712/1720 Fairfield Road.

This is a supplemental letter to be added to the the Fairfield Gonzales CALUC Report submitted in August 2017. Re: Rezoning Application 1712/1720 Fairfield Road, Victoria BC

Summary:
It has come to our attention that there is an appearance of conflict of interest with: Rezoning Application 1712 Fairfield Rd and 1720 Fairfield Rd Victoria BC (Folder Number REZ00618), known as the "Rhodo". Specifically Mr. Ryan Goodman, a co owner of Aryze was a committee member of the Gonzales Working Group helping with the creation of the Gonzales Neighbourhood Plan at the same time he was seeking rezoning for the properties: 1712/1720 Fairfield Road in the Gonzales Neighbourhood.
The potential rezoning of this property could possibly bring a substantial financial gain for Mr. Goodman. This is at least an appearance of conflict of interest, in this case financial conflict. It is most important to avoid conflicts of interest, or the appearance of a conflict, to maintain confidence in municipal government.

Definition of Conflict of Interest:
https://www.uvic.ca/vpacademic/assets/docs/COIexamples.pdf

Conflicts of interest are not always obvious. A conflict of interest is any situation that might cause an impartial observer to reasonably question whether your actions are influenced by considerations of private interest. "Private interest" can include financial interests, interests related to your personal relationships, or interests related to your other outside activities.

The Aryze website describes Mr. Goodman's job position: "co-owns ARYZE and helps manage the business and development efforts across Victoria."
http://aryze.ca/company/

Aryze currently has a rezoning application at the City of Victoria called the Rhodo, located at 1712/1720 Fairfield Rd in the neighbourhood of Gonzales while the drafting of a new Gonzales Neighbourhood Plan is taking place.
http://aryze.ca/property/rhodo/

Mr. Goodman volunteered and participated on first the joint Fairfield Gonzales Working Group for the development of the Neighbourhood Plans and then continued volunteering on the

Gonzales Working Group while his company was pursuing a rezoning application for 1712/1720 Fairfield Road.
http://aryze.ca/property/rhodo/
In April 2018, City Planning Staff and The Gonzales Working Group, finally, (why did it take so long?) took the necessary steps to remove Mr. Goodman from the working group. However, this is too late, as the appearance of conflict of interest or a conflict of interest was not prevented.

It is most important to avoid conflict of interest or the appearance of a conflict of interest, to maintain or help regain confidence in the City of Victoria planning and rezoning processes. Therefore:

Recommendations:
1. The rezoning process for the "Rhodo" property be started again, right from the beginning due to Mr. Goodman sitting on the Gonzales Working Group during the time his company was seeking (and continues to seek) a rezoning application for 1712 and 1720 Fairfield Rd.

2. For Future City of Victoria Working Groups, Committees, etc. There is a need for the City of Victoria to have more stringent rules to avoid the conflicts and the appearance of a conflict, in order to maintain confidence in the political system. Future City of Victoria committees such as Advisory Groups, Panels, Boards etc. should specifically prohibit anyone with an active development permit application from participating in City committees that would result in a personal or company financial gain or at bare minimum a recusal when discussion on the area of potential conflict where the financial gain could be made.

Sincerely,
FGCA CALUC

Lucas De Amaral

From: Gillian Ellis [redacted]
Sent: November 17, 2018 11:52 PM
To: Councillors
Subject: 1712/1720 Fairfield Rezoning

Dear Mayor and Council,
I am writing to express my concern about the proposed development of 17 townhouses on two single family house lots on Fairfield Road.
The extraordinary decrease in set back, the enormous increase in height from what is allowed in the official community plan on property that is adjacent to a park is indefensible.
And where are all these people going to park? In that area we have a sports field, a park, an animal hospital, a care home for the elderly, an elementary school and just up the hill one more block, another care home and a major tourist attraction known as Abkhazi Gardens! Fairfield Road is already choc a bloc with cars. And this is supposed to be a family neighbourhood?

I had thought that you had heard enough from Gonzalez residents in the past few months to understand that we are not going to sit idly by and watch our neighbourhood destroyed.
Why do we have a plan at all if developers and council can ignore it at will?
Sincerely,
Gill Ellis

Sent from my iPad

Monica Dhawan

From: [redacted]
Sent: Tuesday, November 20, 2018 12:21 PM
To: Victoria Mayor and Council
Subject: Proposed Development of 1712 and 1720 Fairfield Road

Dear Mayor and Councillors,
I understand you are meeting to discuss the proposal to redevelop the two properties at 1712 and 1720 Fairfield Road. I would respectfully ask that you take into consideration my comments as a nearby resident as you discuss this proposal. My property backs on to the back yards of houses on Fairfield Road. It does not directly share boundaries with 1712 and 1720, but it is very close, and directly impacts my close neighbours.

My family has spent a lot of time in Hollywood Park in the eighteen years we have lived here; we have participated in community events on a number of occasions; we have taken visitors from out of town to the Park; and we regularly walk through the park to enjoy its tree and facilities.

We feel that this proposed development will significantly impact the character, usage and enjoyment of the park, which is a very heavily-used and well loved park for the Fairfield and Gonzalez neighbourhoods. The park welcomes visitors for provincial sporting events, and promotes Victoria and our neighbourhood at the same time.

The plan involves cutting down 51 trees, which goes directly against the City plans, and the neighbourhood planning that I have had the chance to participate in. I see no justification for this, and I see no equivalent benefits from the developer, other than cramming in a greater number of new residents.

The plan does not follow the City planning requirement to respect a neighbouring park, with a transition between the two. In this particular case, the pictures shown by the developer show almost a solid wall immediately next to the park itself, with minute furniture that makes the park appear to be the new property's back yard. The height proposed exceeds the maximum allowed by 2.5 feet. These combine to alienate park users, again with nothing from the developer to mitigate this, other than increased density. I find this unacceptable.

The "pictures" manufactured by the developer, some of which I have only just seen in the last few days, mis-represent the final product. This corresponds with the flowery language used in their marketing material, which is simply intended to mislead. I was born and raised in England. I heard and read the developer's claims that the development is in the spirit of an English village. That's pure nonsense. In their written material they also compare their development with the terrace houses in Bath, England. This not only contradicts the previous assertion, but is blatantly false. The Bath terrace houses, which are an architectural gem, are huge townhouses built for extremely wealthy people, and they have an enormous expanse of lawn immediately in from of them, to provide a natural barrier with "ordinary" people. Please do not be misled by the developer's claims.

The developer's claims of creating a "node" with the buildings on the other side of Fairfield Road are again nonsense, and smack of a seedy used-car salesman desperate to sell a poor vehicle to an unsuspecting customer. I would suggest a "tunnel" is more appropriate, as properties on the two sides of the road will have no real relationship. Their "pictures" show how close their font doors are to the sidewalk.

The developer's claims are an insult to the immediate neighbours, and to the neighbourhood in general. Their objective is to maximize the number of units it can possibly hold, and whatever City planning parameters can be bypassed, and they have nothing of substance to offer in return. Even the number of parking spaces is less than City requirements.

Hollywood Park is a City treasure, enjoyed by Victorians and visitors for decades. We can not allow commercial interests to take this from us. Replacing two single-family dwellings with units for seventeen families simply does not work. The Mayor's whimsical definition of "gentle densification" is not only meaningless and confusing to local residents, but it is an open invitation to developers whose only objective is to maximize profits.

Mayor and Council, by all means allow an increased density on these two properties, which can be supported, but not at such a great cost, with no return to the community. Please reject this proposal, but consider proposals that support and enhance the community.

Thank you for your consideration,

Graham Whitehead
1689 Earle Street
Victoria, V8S1N4

Monica Dhawan

From: Guy Whitman <[redacted]>
Sent: Tuesday, November 20, 2018 5:14 PM
To: Victoria Mayor and Council
Subject: Proposed Rhodo development, 1712/1720 Fairfield Rd.

I am writing to express strong opposition to the Rhodo townhouse development which I understand will come before Council next week. I have three main concerns:

1. The set-backs are much too short, so that the building fronting Fairfield Rd. is almost sitting on the sidewalk, or rather looming over it. The side facing Hollywood Park has the same problem. This is the result of too much density; there are just too many units in the proposal.
2. Aesthetically, not to put too fine a point on it, the proposed buildings are ugly. They look like huge concrete blocks designed by Stalin in the 1950's, very much out of character with the neighbourhood.
3. 51 trees will be destroyed to construct such a high-density project. We can ill-afford to lose so large a part of our urban forest.

In short, the project does not fit the neighbourhood, and should be re-designed with fewer units and reasonable set-backs. There is no good reason for ignoring all existing zoning requirements when none of these units, by any stretch, could be described as "affordable" or will help the people who really need decent housing and can't afford it.

Guy Whitman, 1950 Fairfield Place, Victoria

Lucas De Amaral

From: Helen [redacted]
[redacted]
To: Councillors
Subject: Rhodo Project on Fairfield Road

Good morning Councillors.

I am a resident of Gonzales and live on St. Charles St. very close to Hollywood Park/Fairfield Road.

I am writing to voice my strong encouragement to each one of you to please give further, measured consideration to the Rhodo Project at 1712 & 1720 Fairfield Road that is now before you.

Providing for increased density does not have to compromise the larger neighbourhood's onging sense of community. Neighbourhood is a strong part of the mandate put forward by and for our city: How this goal is accomplished is the challenge before you. Considerations must include the look and feel of buildings and vegetation, and their impact on the neighbourhood.

The current Rhodo Project proposal, if allowed, would be an out-of-sync design with the neighbourhood because of it's rectangular face looming 15 ft. higher than the peaked roof surrounding houses, and it's being much closer to the street with a 5.5 ft. setback rather than the 24.5 ft. of the houses. An additional aspect is that the development is predominantly inward focused, hindering larger community interaction -- something neighbours around here enjoy and foster.

I am also concerned about the lack of buffer between the private Rhodo Project and the public Hollywood Park. Whereas other homes around the Park have enclosed back yards, where even the presence of a discreet gate from their yard onto the Park has been in question from time to time over the years, it appears that the Rhodo residents, on the other hand, will be extended the privelege of using the Park as their personal yard because the developer is not providing adequate private space within the development. It appears that trees and bushes are being removed at the boundary to facilitate this. Please re-think this aspect of the plan. It is not community minded.

Parking, of course, is also a large issue. Currently, folks along Fairfield have clearly marked Residents Only Parking signage on parts of the street. Yet, even now many have ongoing problems finding parking. This is often attributed to folks who work at the nearby businesses, as well as those who come to enjoy the park as a family unit or a larger group or event. I have been advised that the Rhodo developement is not providing adequate on-site parking. Again, please think about this impact on Hollywood Park and the neighbourhood.

You have important decisions to make.
Thank you for your time.
Sincerely,
H. Allan
192 St. Charles St.

Sent from my BlackBerry 10 smartphone on the TELUS network.

Monica Dhawan

From: Heather Cottrell <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 3:58 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Heather Cottrell

7-775 central Spur road, Victoria

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: [redacted]
Sent: November 18, 2018 12:51 PM
To: Councillors
Subject: 1712-1720 Fairfield Road development

Dear Mayor Helps and City of Victoria Councillors,

Please don't pass the current design of the proposed townhouses on this part of Fairfield. The design doesn't fit into the neighbourhood or at the very least it should have a larger setback at the front of more than 5.5 feet. Isn't the required setback 25 feet?

I'm not against parts of the development but it should go back to the drawing board for further design considerations.

Kind regards,

Heather Keenan
1825 Lillian Road
Victoria, BC V8S 1L5

To: Mayor Lisa Helps and Council Nov 20, 2018

From: Howard Waldner

Letter in Support of Development Proposal at 1712 - 1720, Fairfield Road, Victoria

I am writing to provide you with a letter of support in respect of the development proposal that will be heard by Council's committee of the whole on November 22th 2018.

I have been a resident of Victoria for many years, a resident of Rockland for over 12 years, and someone who is only too aware of some of the challenges and barriers involved in recruiting young professional families into our city because of a lack of affordable and proximate housing to our hospitals, and other industries.

As a long time resident of Fairfield and Rockland, I believe this proposed development to provide additional multi-family housing units in the Fairfield / Rockland area of Victoria is to be commended. I believe in recent years, there has been, a growing sense of entitlement exhibited by a small number of community individuals and "activists" in this community, whose sole aim, is to prevent the creation of multi family and more density of housing in this neighbourhood. It is my understanding that this development is in accordance with the approved community plan and as such should be welcomed by council, and as such should be supported.

There is both an existing and growing need for this type of modern and attractive multi unit family accommodation in this area and the areas close to the Royal Jubilee Hospital. I believe that the provision of the proposed townhomes, will offer a much needed and practical option for our young professional staff and their families, who are either working at the hospital or contemplating a move to work in our city at this location. Multi-family 2, 3 and 4 bedroom townhomes such as this in the area surrounding the hospital is extremely limited, and often simply not available to many of our more clinical and other staff members. As a result, many choose to live and work elsewhere. The provision of the townhouse options proposed, which are with easy walking or cycling distance, is particularly important for staff who are required to work a combination of day and night shift duties.

I commend council for seeking to provide higher density and so more affordable housing options such as this in Victoria, and so allowing families to live and work in our local community, as opposed to having to consider living and working in another city, or locate some distance away from work in greater Victoria, such as in the western communities. and incurring significant travel and related stress.

Sincerely

Howard Waldner

Howard Waldner
Formerly 1580 Despard Avenue, Rockland, and 1753 Gonzales Avenue in Rockland
Now 305- 405 Quebec Street, Victoria, BC V8V 4Z2

Lucas De Amaral

From: Itsmejoannab [redacted]
Sent: November 18, 2018 3:47 PM
To: Councillors
Subject: Rhodo Development concerns

I have looked at the proposed “Rhodo” development plans and have some serious concerns.

I live and own a home less than 2 blocks away and Fairfield Road along Hollywood park is a corridor I travel along daily - often walking to the grocery store or when I am heading downtown.

First, I am not opposed to townhouse developments in the proposed properties but what Azyre has put forward in their plans looks awful and in no way suits own neighbourhood. I have seen many other townhouse developments (for example along Shelbourne Street) and they look appealing and feel like they fit in neighbourhood - with comfortable setbacks and pleasing “home” like designs. What Azyre is proposing and the lack of setbacks will, in my opinion, be unsightly and overbearing and in no way suits our lovely community. I would say their density is also overzealous and needs to be revisited too.

I feel very strongly that our building bylaws need to be adhered to and the developer needs to design their developments accordingly. Their extra profits should not come at the expense of ruing the feel and culture of a neighbourhood.

Sincerely,
Joanna Betts

Sent from my iPhone with my “iThumbs” so please excuse typos!

Lucas De Amaral

From: jimboom1948 [redacted]
Sent: November 20, 2018 3:55 PM
To: Councillors
Subject: Re townhouses at 1712 and 1720 Fairfield Road

The this project doesn't fit into the exciting neighbourhood . The density is too large . I live in the area on Earle Place brought up our children at Holywood park. Now bring my grand children .

Sent from my Galaxy Tab® S2

Monica Dhawan

From: Jerry Farley <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 7:59 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Jerry Farley

3451 Carter Drive, Victoria Bc

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Jim Jordan [redacted]
Sent: November 19, 2018 8:00 PM
To: Councillors
Subject: 1712/1720 Fairfield Avenue

Good Evening,

I think that this project should be rejected. It looks like a monstrosity in the artists's conception from Fairfield Avenue and also from Hollywood Park. 17 townhouses
crammed into the space of 2 houses is not gentle density when viewed adjacent to Montague Court across the street (1-1/2 storeys vs. what is essentially 3 storeys,
squeezed up against Fairfield Avenue. I am especially incensed with the cutting down of ~50 trees to make way for this development, which are important in countering
climate change. The roof treatment along Hollywood Park is out of place in a natural park setting, surrounded by trees, visited by people from all over the province for
baseball tournaments and provincials.

The project should be redesigned to respect existing zoning esp. with regard to setbacks on Fairfield Avenue and Hollywood Park as well as height, building footprint/site area and
parking. I would envision a more conventional row or court of townhouse clusters similar to Montague Court in height, and spaced to blend in with the existing neighbourhood.

Thanks
Jim Jordan
[redacted]

Lucas De Amaral

From: joannlawson [redacted]
Sent: November 19, 2018 5:49 PM
To: Councillors
Subject: Townhouse Devopment on Fairfield

I am in receipt of an email from the Gonzales Neighborhood Association, the content of which concerns me greatly.

This proposed development requires fairly significant variances in order to accommodate the construction as per the proposed plans.

I strongly object to the development of this plan as proposed. There is not enough green space allocated for the number of town houses on the lot itself, but rather seems to rely on the park as supplying front or backyard space.

There is not enough parking to accommodate the number of townhouses including guest parking. There is already a strain on parking in this area with the use of the park, & street parking needs to accommodate the community using the park.

The architecture if the plan itself doesn't fit in with the Neighborhood. Modern can still have style that is compatible with the neighborhood.

Individual residences seem to have a harsher variance process than developers. I believe developers need to be held accountable to the bylaw requirements in the same way as the city holds individuals. The requested front & back yard setbacks do not provide enough space green. I do not want to see another developer building that is as close to the sidewalk as the condo building on the corner of Richmond & Oak Bay Ave. There is no acceptable reason to give developers variances that do away with or drastically shrink the front yard bylaws for acceptable frontage.

Jo-Ann Lawson
848 Bank st.

Lucas De Amaral

From: Janice and Kevin [redacted]
Sent: November 20, 2018 1:20 PM
To: Councillors
Subject: Rhodo Development 1712/1720 Fairfield. Road

As a gateway into Gonzales, the neighborhood around Hollywood Park is unique; green filled, open and welcoming. The proposed "Rhodo" development by Aryze on 1712/1720 Fairfield Road would have a significant impact, detracting from the experience of those living here for decades to come. Some of the main issues with the proposal are:

- There will be virtually no front yard on Fairfield. Rather than the proposed 5 ½ feet, the front setback should be a minimum of 25 feet to be consistent with other properties and what is permitted under the existing zoning.
- The front of the building is too high and overpowering. Though the building is technically 2 ½ stories, the reality is the front face on Fairfield is 3 stories high. The side of the building facing Fairfield should be no higher that 2 stories, with a building height limited to 25 feet as permitted under the existing zoning.
- The rear yard is too narrow. The 20 feet setback should be a minimum of 30 feet (from all structures) and at least 30% of the site depth to achieve city standards.
- The public's use of the park must be protected. An adequate buffer such as a tall hedge or fence is essential.
- There is not enough parking for owners and guests. The number of parking stalls is reduced to 22 spaces from the required 26 spaces under the new City parking requirements. Why would the City create new parking requirements and then grant a major variance in a location that already has parking congestion?
- The design is ill suited for its location and does not enhance or integrate with neighbourhood character. The proposed buildings are congested on the site. Most concerning is the 3-story wall face bordering the sidewalk along Fairfield.

The draft Gonzales Neighbour Plan for rezoning for townhouses (summer 2018) distributed by the City stated the template for all townhouse developments is a minimum 20-foot front setback, 30-foot (or at least 25% of lot depth) rear setback and 30% to 40% site coverage including auxiliary buildings (this project proposes 60%). The project is nowhere close to achieving these purported standards.

Most of us recognize that increased density is a reality. However, there is nothing appealing about this project and it will ultimately detract from, not enhance our neighbourhood. Rather than presenting a showcase for densification, the proposal creates a dangerous precedent for future land use in our neighbourhood.

It is challenging to have any level of confidence in meaningful community input on land use with the recent experiences around the Gonzales Neighborhood Planning process. Now we are facing a situation where a developer is trying to maximize every square foot of a site by eroding reasonable standards. We trust City Council will value the views of neighbors/residents of Gonzales and move forward towards declining the application by Aryze for 1712/1720 Fairfield Road.

Janice Linton and Kevin Warren
356 Robertson Street

Monica Dhawan

From: Jason Niles <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 4:29 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Jason Niles

131 Menzies Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Katie Armitage <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 1:17 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Katie Armitage

1631 Richardson Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Karen Ayers [redacted]
Sent: November 20, 2018 2:08 PM
To: Councillors
Cc: [redacted]
Subject: CALUC Meeting - 1712/1720 Fairfield

Dear Mayor and Council:

The CALUC meeting and report on this townhouse development was completed in August, 2017. Since that time the development proposal has changed substantially, such that the proposal the CALUC and neighbourhood commented on is not what has been submitted to Council for consideration on November 22nd.

By way of example, the proposal presented at the CALUC meeting had a 3 metre setback to Fairfield Road - that setback has now been reduced to 1.68 metres. The fencing that separated the row of townhouses adjacent to and therefore provided some buffer to Hollywood Park has been eliminated. The site coverage has increased (from 45% to 60%), the open site space decreased and building height increased.

The purpose of having a CALUC meeting is to inform the neighbours and to provide them with the opportunity to comment on a proposed development. Given these substantive changes, I would ask that Council consider directing this current application, with any changes made as a result of Council feedback provided on November 22nd, be submitted to the CALUC for a community meeting. The Gonzales neighbourhood should have opportunity to comment on what is now being proposed to be built in our neighbourhood, and Council should have the benefit of those comments prior to making a decision.

Respectfully submitted,
Karen Ayers

Lucas De Amaral

From: Ken Godwin [redacted]
Sent: November 20, 2018 8:15 PM
To: Councillors
Subject: Rhodo development

We live at the upper 200 block of Beechwood. We do you not like the development proposed on Fairfield called "Rhodo". The proposal does not adhere to four separate requirements of the bylaws. Does this indicate that the developer has been assured prior to purchase that such a design, flouting byelaws to such an extent, would be approved by council? If this development is allowed would this be the precedent for rezoning to accommodate developers for future developments?
One concern also includes the ready access that residents of Rhodo (owners and renters) will have to the park to the extent that they may treat it and consider it as their own.
Mr. & Mrs. K Godwin

Sent from my iPad

Monica Dhawan

From: Laurie Farley <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 6:41 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Laurie Farley

3451 Carter Drive Victoria BC V8P 4V1

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Lynn [redacted]
Sent: November 18, 2018 3:16 PM
To: Councillors
Subject: Fwd: CALUC Letter re Conflict of Interest
Attachments: FGCA_CALUC_Letter_1712_1720 Fairfield Rd.pdf

Dear Mayor and Council,

Further to my e-mail earlier today, I have attached a May 2018 letter from the Fairfield Gonzales Community Association CALUC to Council regarding the conflict of interest of one of the co-owners of Aryze in the neighbourhood planning process while also pursuing rezoning of the properties at 1720 & 1712 Fairfield Road. Here are some excerpts from that letter that I would like to highlight as it relates to my own observations, and would urge you to adopt the specific recommendations of CALUC:

> Specifically Mr. Ryan Goodman, a co owner of Aryze was a committee member of the Gonzales Working Group helping with the creation on of the Gonzales Neighbourhood Plan at the same time he was seeking rezoning for the properties: 1712/1720 Fairfield Road in the Gonzales Neighbourhood.

The potential rezoning of this property could possibly bring a substantial financial gain for Mr. Goodman. This is at least an appearance of conflict of interest, in this case financial conflict. It is most important to avoid conflicts of interest, or the appearance of a conflict, to maintain confidence in municipal government.

In April 2018, City Planning Staff and The Gonzales Working Group, finally, (why did it take so long?) took the necessary steps to remove Mr. Goodman from the working group. However, this is too late, as the appearance of conflict of interest or a conflict of interest was not prevented.

It is most important to avoid conflict of interest or the appearance of a conflict of interest, to maintain or help regain confidence in the City of Victoria planning and rezoning processes.

Therefore:
Recommendations:

1. The rezoning process for the “Rhodo” property be started again, right from the beginning due to Mr. Goodman silng on the Gonzales Working Group during the Fme his company was seeking (and continues to seek) a rezoning application for 1712 and 1720 Fairfield Rd.

2. For Future City of Victoria Working Groups, Committees, etc. There is a need for the City of Victoria to have more stringent rules to avoid the conflicts and the appearance of a conflict, in order to maintain confidence in the political system. Future City of Victoria committees such as Advisory Groups, Panels, Boards etc. should specifically prohibit anyone with an active development permit application from participating in City committees that would result in a personal or company

financial gain or at bare minimum a recusal when discussion on the area of potential conflict where the financial gain could be made.

Sincerely,

Lynn Phillips

(

Lucas De Amaral

From: Lynn [redacted]
Sent: November 18, 2018 9:33 AM
To: Councillors
Subject: Rhodo/Aryze/Purdy Group

Dear Mayor and Council,

I am writing to you to express my thoughts and perspectives, as a concerned Gonzales resident, about the new Rhodo development proposal (1712 & 1720 Fairfield Road) and the behaviour of Aryze and Purdy Group (Luke Mari).

I am distressed to see that this company has started another spam, social media campaign – soliciting the online community to simply add their name, e-mail and street address, to auto fill an email letter of support for the Rhodo development, with very little information provided about the development, and regardless of where the person lives or whether they have a financial stake in the project. How does this approach support meaningful dialogue, particularly with those who will be most impacted by the project?

It is clear that this company has invested a lot of money into developing this project, and is aggressively promoting it through multiple avenues, including through a paid Facebook "sign here" campaign. This developer has also accused many community members expressing concerns about the project as being "NIMBYs." It is clear that a primary driver for the developer is to maximize its profits, rather than carefully considering how to meaningfully address and minimize negative impacts to the existing community.

However, as elected representatives with a decision-making role regarding this development, I urge you to properly balance and consider all relevant factors when deciding whether this proposal should proceed or not on November 22nd.

Please consider that the Rhodo development will be intrusive to immediate neighbours, the neighbourhood and Hollywood Park. It does not fit in with the aesthetic and character of the neighbourhood. It will leave the park and area in shadow and will destroy over 50 trees to do it. It does not provide enough parking which will impact neighbours and those using the park as many of them come from out of town and other areas of the city for games, to play tennis to visit the hospital, Gonzales Beach, Dallas Road and the cemetery. The developer has designed the townhouses in a way that uses the park as its own backyard and public streets as its parking lot so that they do not have to meet the mandated zoning requirements.

The developer appears to be promoting this project as supporting increased housing, but these luxury townhomes **will not contribute to affordable housing in Victoria**. Based on data from Statistics Canada, even with 10% down, **94% of the households of Victoria who don't ALREADY own a home in Victoria will not be able to afford to live in these units and will not qualify for a mortgage.**

To meet the objective of increasing affordable housing, I respectfully ask that you consider alternative proposals. For example:

Existing Lot 1 - valued according to BC Assessment at $800,000. Almost 7,000 sq ft with 1,400 house.

Two families, in a collaborative home buying arrangement, can purchase the property together, have it raised and renovated and converted to a duplex with City support. Renovation costs equal approximately $300k. The result would be 2 homes on an almost 7000 square-foot lot, with two 1400 ft.² units with private yard space each, $550k per unit.

Existing Lot 2, almost 19,000 ft.² - valued according to BC Assessment at $1,166,000.

Build a 7-unit attractive townhouse with an appropriate character with a footprint in the range of 6,000 ft.². 32% of the lot space. 11,200 - 12,000 ft.² total. Building cost of ~$250 per square foot, which would be approximately $2.8 million. The total cost with land would be under $4 Million.

If the developer sells each unit for $1.1 million each they would make approximately $7.7 million on the deal, basically a **100% profit**.

The result would be, seven unaffordable units and 2 affordable units. In contrast, the current proposal would provide no affordable units and 17 unaffordable (luxury) units.

One final concern I would like to raise is that the developer's employees are attending community gatherings/discussions, expressing their support for the development and his/her ability to afford specifically a unit in this townhouse development, without first disclosing his/her connection to the developer. This occurred at a "meet and greet" at the Fairfield Community Centre and the speaker was subsequently discovered by community members to be an employee of Luke Mari. This has added to the mistrust in the community with respect to the integrity or the developer. I think it is only ethical that anyone who has a financial, business, employee or personal relationship with the developer, should disclose that relationship if speaking at a community gathering about the development, and particularly when communicating with Mayor and Council. To not enforce this would create mistrust with the community, and a belief that decisions being made by Council are not fairly made.

Thank you,

Lynn Phillips

[redacted]

Monica Dhawan

From: [redacted]
Sent: Tuesday, November 20, 2018 9:07 PM
To: Victoria Mayor and Council
Subject: Proposed Development at 1712 & 1720 Fairfield Road

The proposed " Rhodo" development at the above noted location is scheduled to be considered by the Committee of the whole on Thursday November 22nd.

In this regard, I wish to voice my strong objection to the proposal as currently presented .

In my view, the developer is exploiting the adjacent PUBLIC park and trying to utilize "public" park space for his residences instead of providing adequate private open space on the subject site.
The proposed development also results in the removal of a significant number of trees contrary to the intent of the Urban Forest Management Plan and results in the loss of an important landscape buffer between private property and the open , and heavily used, public park.

The proposed development is out of character with the surrounding area in terms of form and scale and does not reflect design characteristics of adjacent buildings nearby.

While the proposal provides 17 units , none of these will end up being "affordable housing" for families and on the contrary will likely increase housing costs in the area.
In concert with the "gentle density" principles that Council is aware of and agreed with, this development site would be better utilized by building duplex dwellings with suites.
Such a development would better suit families as there would be more opportunity for private yard spaces both front and back and the units would likely be far more affordable in "duplex" form than what is proposed here. I would suggest that the site would likely be able to accommodate at least 12 units AND be able to provide needed outdoor space without relying on (and negatively impacting on)the adjacent public park. I use that park frequently, as do many residents in and around the area, and this development will significantly impact the ambience of this open space .

In conclusion, I would again reiterate my strong objection to the proposed development in its current form . I believe the proposal needs to go back to the drawing board to better respect the design principles of gentle density, better respect the surrounding area in terms of scale, built form and design and better respect the adjacent PUBLIC park space.

Respectfully submitted,
Lynne Rippon
1538 Brooke Street

Lucas De Amaral

From: therittenhouse [redacted]
Sent: November 19, 2018 9:55 AM
To: Councillors
Subject: Proposed development of 1712 & 1720 Fairfield Rd

I am not in favour of this development:

It does not follow zoning standards, really density, height, setback from Fairfield Rd. It is too big too much for this area.

There is not sufficient owner/visitor parking. There is current pressure on parking from employees working at the nearby plaza, current residents and accommodating the great events at the park..

I don't understand the direct access to the Hollywood Park and it's impact. How was this direct access obtained?

The boxy design is not pleasing to the eye.

Let's have development within zoning and appropriate to our little village.

Sincerely
Laurence Rittenhouse
225 Wildwood Ave [redacted]

Sent from my Samsung Galaxy Tab® S

Lucas De Amaral

From: lynne shields[redacted]
Sent: November 19, 2018 10:57 AM
To: Councillors
Subject: townhouse proposal 1712 and 1720 Fairfield Rd.

To all the councilors:
In considering this proposal, please refer back to our existing community plan for Gonzales (2002). This plan, initiated and guided by city council and a city planner, with extensive input, feedback, and ultimately approval by the residents of Gonzales, has very specific guidelines for any new development in our neighbourhood.
This proposal does not at all fit into the character of this neighbourhood. This is a thriving, settled, established community of families who cherish our gardens, trees, and parks. If you read our neighbourhood plan you will get a sense of who we are. You may not know that, since that plan was approved, our density has increased by 20%. And it happened in a relatively organic way that suits the neighbourhood.
However, this plan has often been ignored by council as developers have been allowed to tear down affordable houses to replace them with houses that do not fit the zoning guidelines or the character of the neighbourhood and are generally sold for at least two or three times the cost of the house that was removed. Also, at least one duplex that was in very good shape was allowed to be torn down and replaced by a large single family home (contrary to the city's desire for densification).
Densification can be promoted in parts of the city that need revitalization, and in places where trees are not needing to be taken down.
Please continue to work for more 'affordable housing'. This term 'affordable housing' is a very relatively new term. There have always been houses that only the rich could afford, and the rest was just housing for the general population.
This term now ASSUMES that the majority of housing being built on 'spec', is NOT affordable for most people. We need to move beyond this mentality. I hope this council will begin to turn things around. We need real homes for real families.
Sincerely,
Lynne Shields 362 Richmond Avenue
,

Karen Sidhu

Subject: FW: Rhodo development

From: [redacted]
Sent: Monday, November 19, 2018 4:24 PM
To: Councillors
Subject: Rhodo development

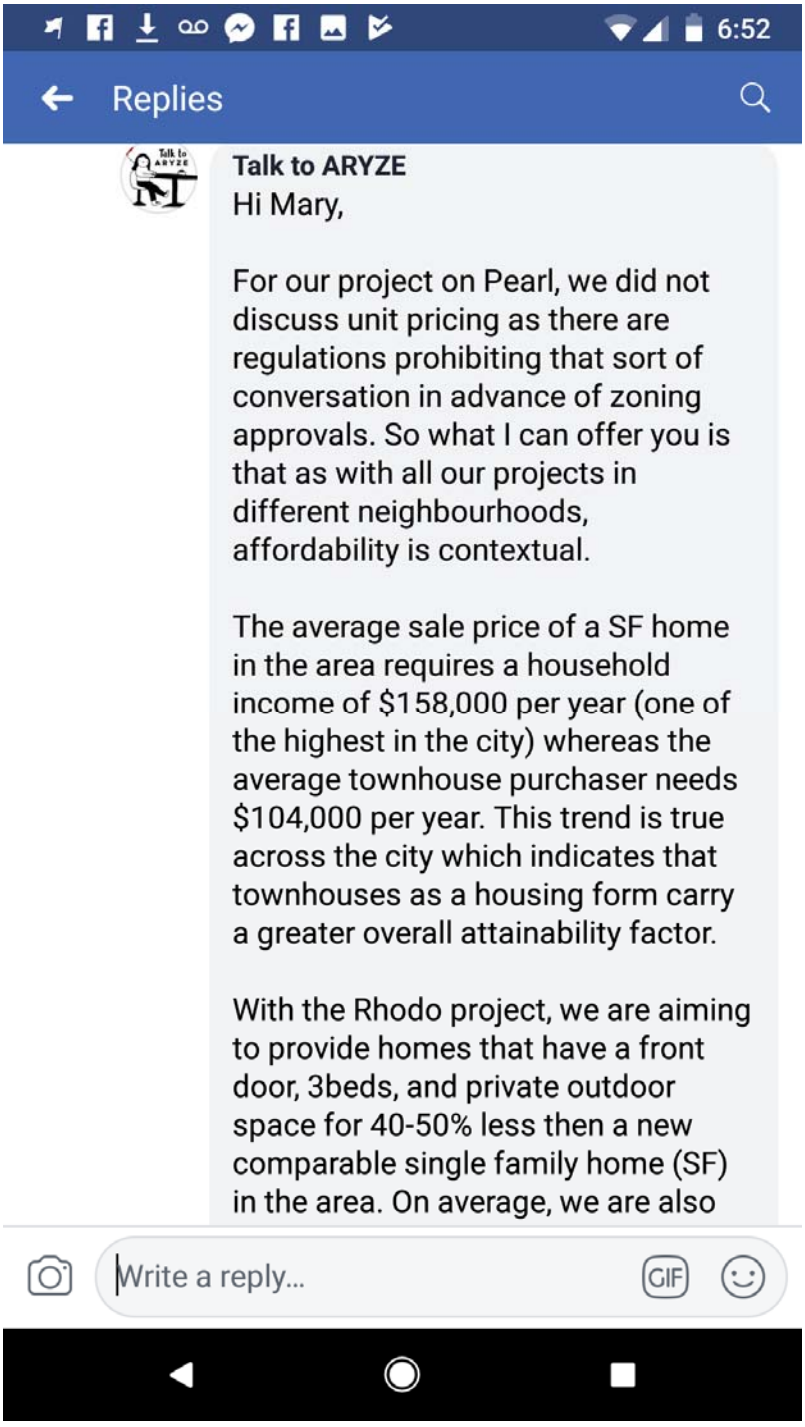
Dear Councillors,
I and our group are strongly opposed to the Rhodo development proposed for the area adjacent to Hollywood Park. It is very much out of sync with the ambience of the area and does not fully comply with local regulations.
Sincerely.
Dr. Michael Lewis.
Chairman: Fairfield Voters Group.

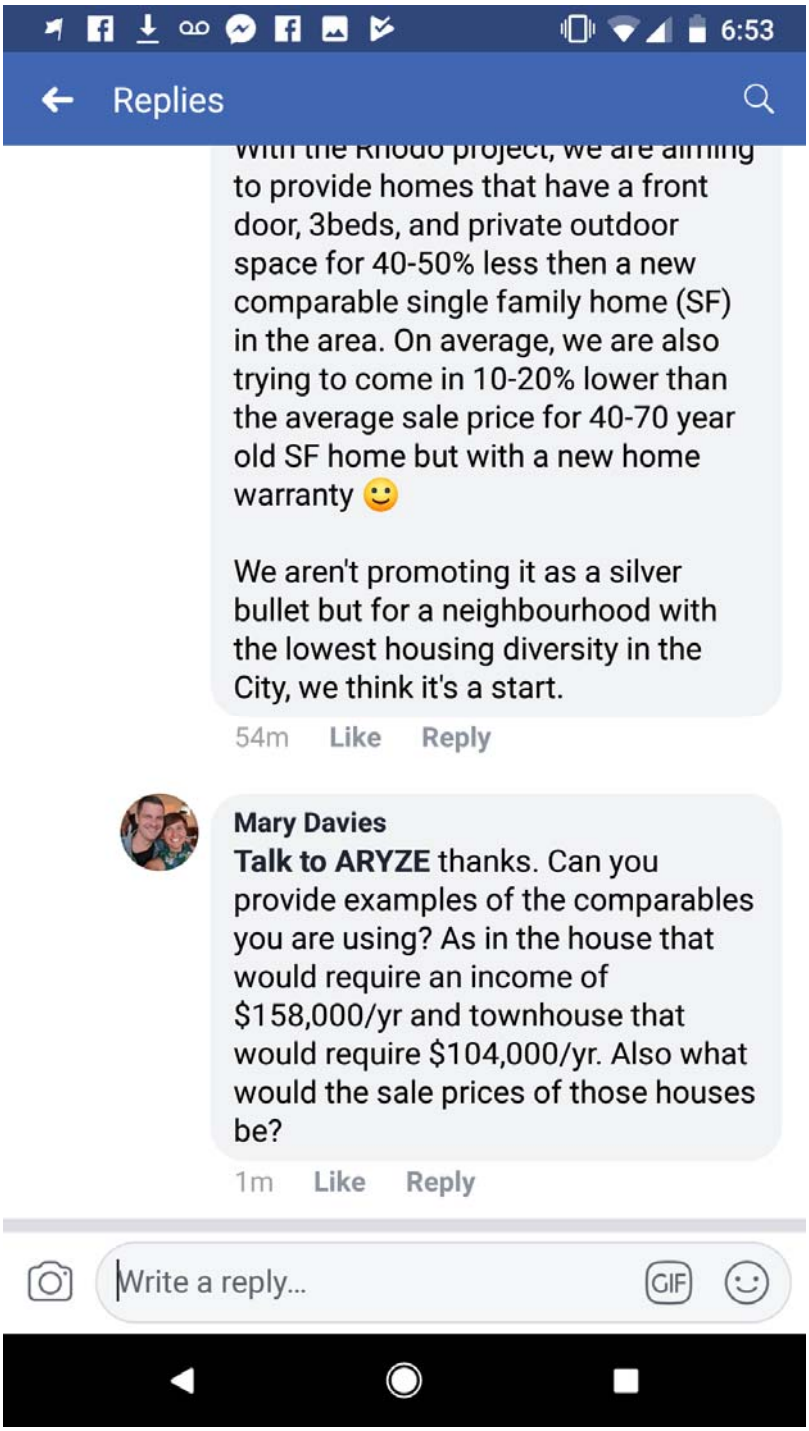
Monica Dhawan

From: Mary Davies [redacted]
Sent: Tuesday, November 20, 2018 1:14 PM
To: Victoria Mayor and Council; Councillors; Sharmarke Dubow (Councillor); Laurel Collins (Councillor); Jeremy Loveday (Councillor); Ben Isitt (Councillor); Marianne Alto (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Lisa Helps (Mayor); Sarah Potts (Councillor)
Subject: Rhodo Development - Additional information regarding pricing

Hello Mayor and Council,

I apologize that I didn't include the screenshots below where Aryze states the pricing for these units that I mention in the email I sent shortly ago with the subject line "Rhodo Development at 1712-1720 Fairfield Road" (A copy of that email it is included with this email).


6:52
Replies
Talk to ARYZE
Hi Mary,
For our project on Pearl, we did not discuss unit pricing as there are regulations prohibiting that sort of conversation in advance of zoning approvals. So what I can offer you is that as with all our projects in different neighbourhoods, affordability is contextual.
The average sale price of a SF home in the area requires a household income of $158,000 per year (one of the highest in the city) whereas the average townhouse purchaser needs $104,000 per year. This trend is true across the city which indicates that townhouses as a housing form carry a greater overall attainability factor.
With the Rhodo project, we are aiming to provide homes that have a front door, 3beds, and private outdoor space for 40-50% less then a new comparable single family home (SF) in the area. On average, we are also
Write a reply...
GIF


6:53
Replies
With the Rhodo project, we are aiming to provide homes that have a front door, 3beds, and private outdoor space for 40-50% less then a new comparable single family home (SF) in the area. On average, we are also trying to come in 10-20% lower than the average sale price for 40-70 year old SF home but with a new home warranty
We aren't promoting it as a silver bullet but for a neighbourhood with the lowest housing diversity in the City, we think it's a start.
54m Like Reply
Mary Davies
Talk to ARYZE thanks. Can you provide examples of the comparables you are using? As in the house that would require an income of $158,000/yr and townhouse that would require $104,000/yr. Also what would the sale prices of those houses be?
1m Like Reply
Write a reply...
GIF

8:23

Replies

would require $104,000/yr. Also what would the sale prices of those houses be?

1h Like Reply

Talk to ARYZE

Hi Mary, these are actual rolling 18 months of sales data that have taken place in the neighbourhood, by housing type.

58m Like Reply

Mary Davies

Talk to ARYZE so based on what you've said you're aiming to price a 3 bed at this development somewhere between $440,000-$550,000?

1m Like Reply

Talk to ARYZE

GIF

8:28

Replies

1h Like Reply

Mary Davies
Talk to ARYZE so based on what you've said you're aiming to price a 3 bed at this development somewhere between $440,000-$550,000? Which would be 40%-50% below the $1,200,000 single family home in your image

6m Like Reply

Mary Davies
Talk to ARYZE or are you saying that $1,200,000 home is the 40-70 year old home you're saying you'd price 10%-20% below making the 3bed at your development sell more around $980,000 - $1,090,000?

Just now Like Reply

Talk to ARYZE

GIF

Talk to ARYZE

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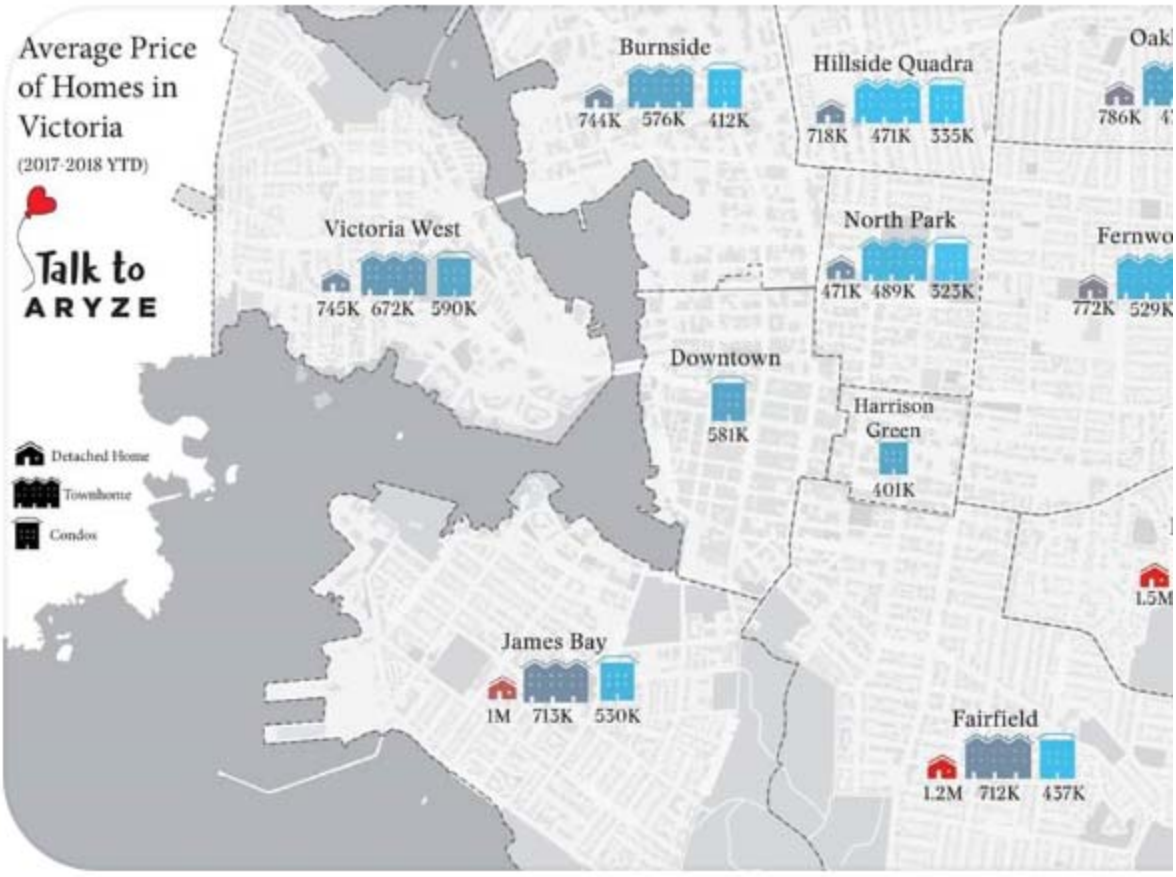
months of sales data that hav
place in the neighbourhood, by
housing type.



Again, as noted in my email regarding this property, I recognize my math was off a bit on this conversation, the numbers should have been $880,000 - $990,000 ... you'll also note that the average townhome cost of $727,000 is significantly below their price of $880,000 - $990,000. As an additional note, when Aryze hosted a community meeting on this project going back over a year ago they at that time referred to these as "affordable" townhomes and when pressed for pricing at that point said they would likely start at $800,000 ... it seems they are increasing that number now.

Thanks again for considering this information in addition to my other concerns outlined below which you may have already read by the time you get to this email :)

Sincerely,
Mary Davies

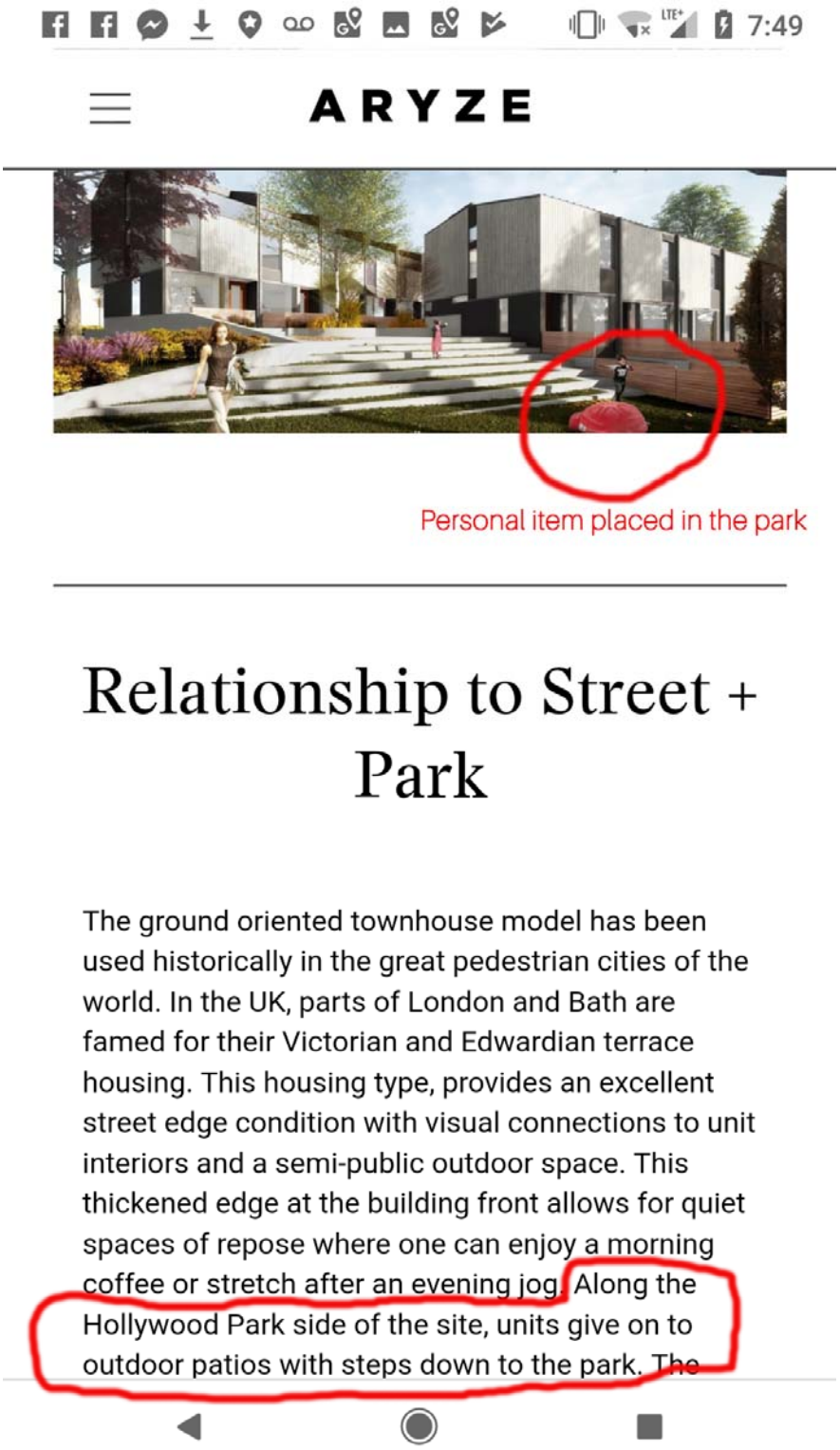
Email I sent earlier - Subject: "Rhodo Development at 1712-1720 Fairfield Road"
>>>

Dear Mayor and Council,

As a resident that lives at 1615 Fairfield Rd the proposed development by Aryze at 1712 - 1720 Fairfield Rd named "Rhodo" is very concerning to me. Please see below a list of reasons why I cannot support this development in any way.

The price point that Aryze has noted is that they would be aiming for 10%-20% below the going rate for a new build single family home in the area - this means that the going price for a unit in this development would be around $880,000 to $990,000 (please note in my earlier email that I sent in regards to Aryze I noticed my math was was off a bit, I apologize for the confusion). I do not believe that more million (or close to million) dollar homes is what this city or my neighbourhood needs ... especially when it's not a singl family home but rather a townhouse that has no yard. I don't know what the price per square foot would be on this development (and I suggest you ask the developer that question) but I assume it would set a new high for price per square foot in the neighbourhood. Gentrification is a major concern and as this area already boasts such high prices, something like this will only push them higher. As someone who has lived in a rental home in the neighbourhood for close to 15 years I will say that developments like this will encourage owners to sell older rental houses to developers ... I don't blame them, their home is an investment, but is that what you want to encourage?

Next a major concern I have is the fact that Aryze (despite community feedback at a meeting I was at when they presented this to the community) is wanting to sell our public Hollywood Park as a recreational space for this development. You can see a great example of that on their website as shown below



Another concern is parking. I am unsure of their parking plans but I assure you there is no room for on street parking as things stand today. Our street being so close to Fairfield Plaza has become the staff parking for that plaza, additionally being that the park hosts not only regular baseball and soccer games they also host major tournaments throughout the year. As a long time resident on this block I will say that parking is already very stressed and there is literally no room on the street to add any more cars.

Next I would like to address how the look of this development in no ways fits the neighbourhood and the surrounding homes. It sticks out like a sore thumb and does not add any value to the overall feel of this neighbourhood, something that most of the long term residents I've chatted with very much cherish and wish to preserve.

I am very concerned with the number of trees that would be removed if this development were to be approved. As a city that is environmentally aware I can't believe that the amount of green space that would be lost here is even up for consideration. One of the major perks to yard space is they actually help with drainage and the overall health of the environment around it. If this development is built we will be losing a very large chunk of what is currently a very green space.

The set back from the street is another issue I'd like to bring up. It is clear in yet another image from the website that this development intends to use public city space as their own green space/yard. They are needing to do this as they have not created any yard space in either the front or the rear of these units from what I can see. Please see the image below

Further on that subject on their website they state "The project is organized around a central courtyard to which all pedestrian routes lead." Please see the image below

I think this is what they are refering to as a "courtyard",
I think it's better called a walkway.

Proiect Overview

Last but not least, this development does not adhere to the current Gonzales neighbourhood plan. I am sure I don't need to outline all of the ways that it doesn't fit as you have access to that document yourselves.

I hope that you will be listening more to residents in this neighbourhood as opposed to those from other parts of the city or from outside of the city. Aryze has had 5 ads running on facebook asking people to send their form email to you to show support of the development, I assure you many of those will not be from people who actually live here.

Please see below the 7 ads that I found on Facebook requesting that people fill out their form email

Talk to ARYZE
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A short walk to groceries, the beach and schools, these 17 ground-oriented townhomes were designed as a sensitive infill housing project to allow more individuals to adopt a walkable lifestyle.

On November 22, Rhodo will be up for initial approval by Victoria's City Council. Your voice matters; please fill out our letter to the City and Council to show your support today!

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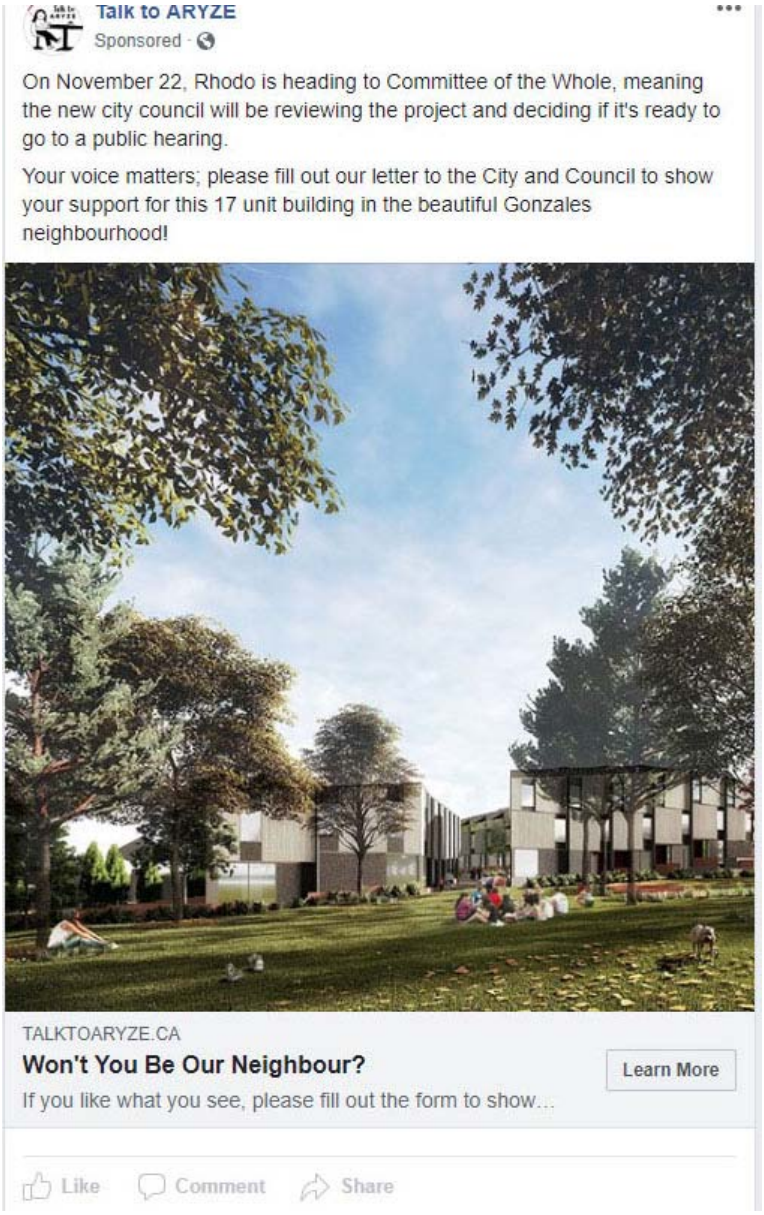

Thanks for taking the time to consider my concerns. I urge you to deny the application put forth to you from Aryze for the Rhodo development.

Sincerely,

Mary Davies

Monica Dhawan

From: Mary Davies <[redacted]>
Sent: Tuesday, November 20, 2018 12:04 PM
To: Victoria Mayor and Council; Councillors
Cc: Lisa Helps (Mayor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Geoff Young (Councillor); Marianne Alto (Councillor); Laurel Collins (Councillor); Sarah Potts (Councillor); Sharmarke Dubow (Councillor); Charlayne Thornton-Joe (Councillor)
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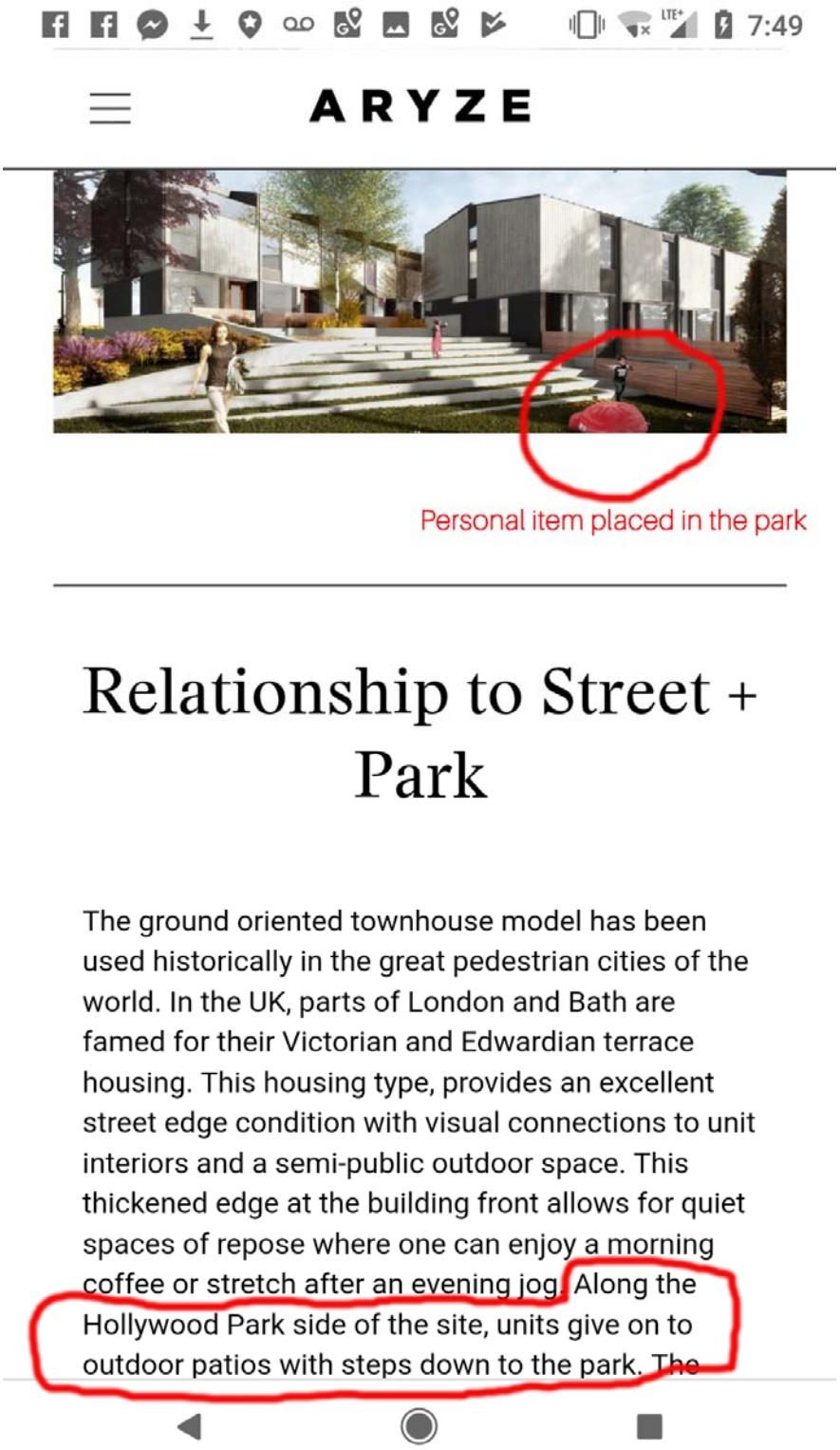

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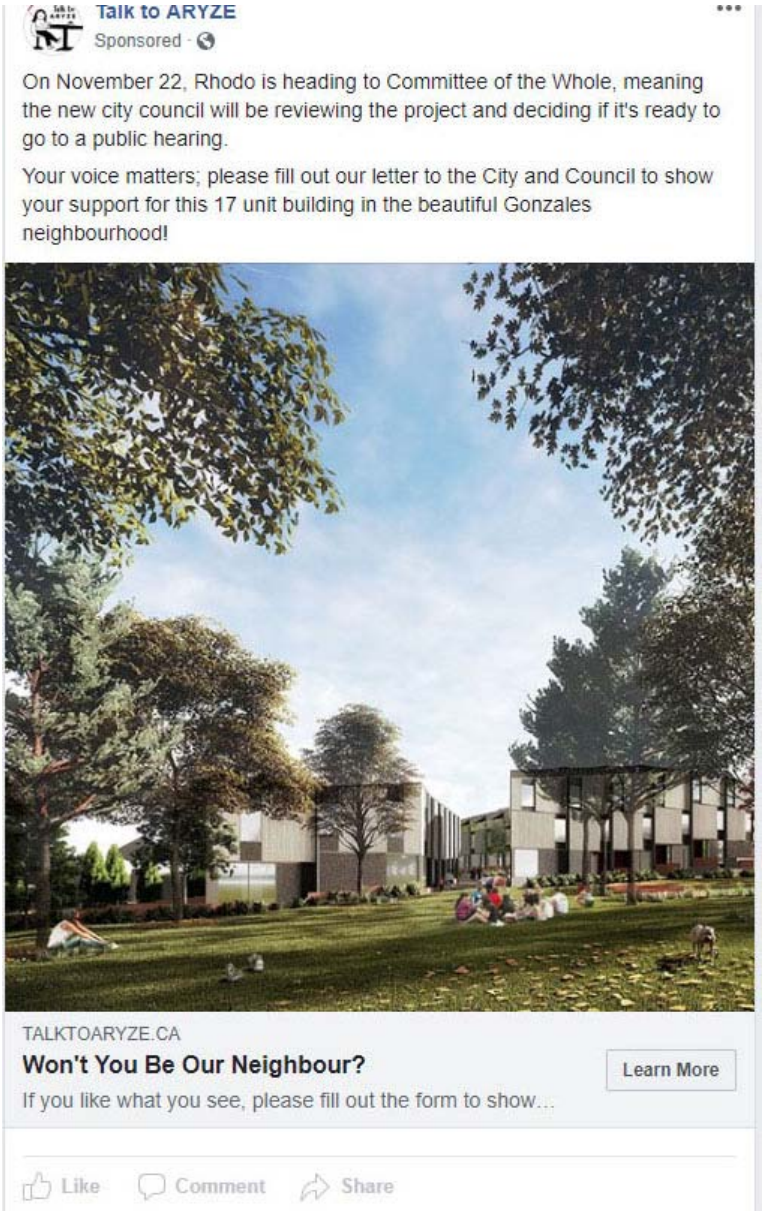


Thanks for taking the time to consider my concerns. I urge you to deny the application put forth to you from Aryze for the Rhodo development.

Sincerely,

Mary Davies

Lucas De Amaral

From: Mike Fenger [redacted]
Sent: November 19, 2018 4:08 PM
To: Victoria Mayor and Council; Councillors
Cc: Alec Johnston
Subject: 1712 & 1720 Fairfield Rezoning - Nov 22nd COTW
Attachments: ARYZE Handout November 2018 copy.pdf

Dear Mayor and Council:

We live near the proposed development and have reviewed the ARYZE handout and understand a decision will be made on this on Nov 22nd. Please do not accept this proposal as it is.

It is not appropriate as it does not at all fit with the character what is currently carrying the ambience of this neighbourhood. The proposed development is too massive too high, has insufficient setbacks, we are unclear about parking. It will looks to use too much like a concrete bunker strongly contrasting with nicer looking older well maintained homes. The project simply overwhelms the site as none of features give a nod to the older adjacent homes. The entire length of Fairfield there is nothing that looks like this in existence. It is not as the proponent states giving shape to Fairfield community values it is flying in the face of them.

We support the concerns raised by our neighbor and which we restate below. We support suggested as suggested ammendents, lower density, lower height, greater setbacks and basic changes in design to fit with not clash with the current housing in Fairfield.

Townhouses are supportable on this site. The Gonzales neighbourhood planning process has identified the need for more varied forms of housing, the site is on a transit route and is close to shopping and other services.

<u>Wholly</u> unsupportable is the proposed project developed by ARZYE:

Height/Massing

- proposed height is more than 50% above what is permitted under current zoning
- neighbouring homes adjacent to and across the street (Montague Court) are generally one to one and a half storeys, and will be dwarfed by the height and (as described in the Advisory Design Panel comments) "monolithic massing" of the proposed buildings

Setbacks

- the setbacks are insufficient, particularly when combined with the 3 storey facade that will tower over Fairfield Road/sidewalks, and over Hollywood Park
- proposed setback for the block adjacent to Fairfield Road is 1.68 metres (5.5 feet) rather than the required 7.5 metre (24.7 feet) setback
- the minimal setbacks provide no room for plantings to soften the mass and height of the buildings

Density

- 17 townhouses is too dense for the site (currently 2 single family homes)
- site coverage requested is 50% higher than current zoning permits
- proposed density results in insufficient breathing room between the 3 buildings, lack of open site and green space, and multiple variances required in order to cram 3 large buildings onto the site

Encroachment on Hollywood Park

- the development will tower over the park, and with no proposed separation or transition, usurps public space for private use and enjoyment

Design

- the strong urban architectural design is appropriate for downtown, but is not respectful of our residential neighbourhood; as described in the Advisory Design Panel comments, it is an "urban solution in a residential area".

I would respectfully urge **Council to direct the applicant to**:

- **eliminate the second/"double" row of townhouses**; a single row or small l-shaped development would be appropriate for the site, and the scale of this neighbourhood
- **reduce the height/# of storeys to 2 storeys** (consistent with the Official Community Plan, current Gonzales Neighbourhood Plan and zoning)
- **increase setbacks** (7.5 metres minimum to Fairfield Road)
- **provide a more appropriate and sensitive transition to Hollywood Park**, and
- **consider a design that better fits with and respects the Gonzales residential neighbourhood**.

Thank you for your time.

Mike Fenger and Valerie Hignett 511 Foul Bay Road.

Lucas De Amaral

From: Monique Genton [redacted]
Sent: November 18, 2018 6:39 PM
To: Councillors
Subject: 1712 and 172 Fairfield Rd at Hollywood Park

Hello Councillors,

I am writing to express my opposition to the plan for development near Hollywood Park. As a volunteer working hard to preserve our green spaces and Garry Oak meadows in Gonzales, I am particularly disheartened to see such a development. Specifically, I'm opposed to:

1. The loss any mature tree canopy which is essential for the wellbeing of birds, pollinators, and humans. Mature trees provide shelter and shade—cooler temperatures–and protect the soil and the street from erosion. The importance of contiguous green corridors for threatened populations of birds, wildlife, and pollinators can not be overstated. The choice of generic, low-maintenance, evergreen plantings are ill-considered, and foreign to our Garry oak ecosystem.

2. The Vancouver/Richmond-style, tall continuous wall of development, so close to the street, creates the feeling of a tunnel, with a lot of shade, loss of privacy, loss of interest, uninviting to walkers and cyclists--not in keeping with the green community theme of our Gonzales neighbourhood.

3. That style of living is not ideal for young families or older citizens. I looked at many of them in the Vancouver area when I was looking for a home in that region. Much of the square footage is taken up by staircases. Every neighbourhood in Vancouver that has this style of building has been diminished in loss of light, architectural heritage, community feel, and green space.

4. They soon look dated. Take a drive down Oak Street in Vancouver. I used to live in the area. Now it is lifeless, with token, evergreen shrubs—all the mature trees and gardens are gone. It is cold and uninteresting. The sidewalk is shaded. Sound from traffic reverberates off the buildings. See photos attached.

Kindly reconsider your plans and offer us something in keeping with the spirit of our Gonzales community.

Thank you,

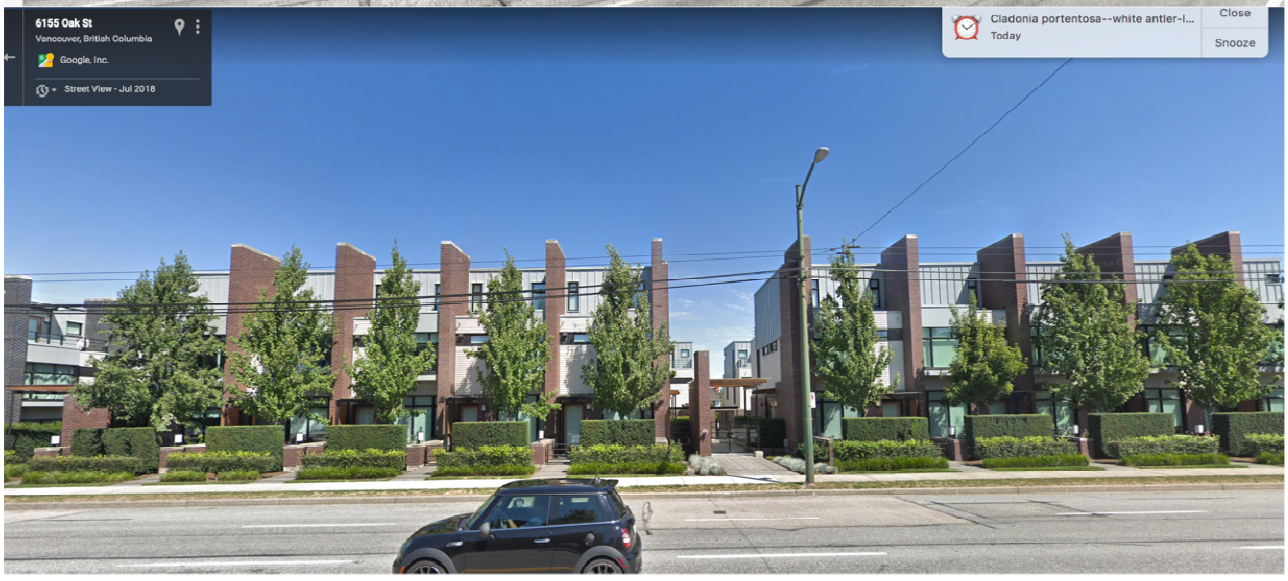
Monique

Monique Genton, MFA, RTMR
1947 Brighton Avenue
Victoria, B.C. V8S 2E1
[redacted]

These photos are all from the Oak St area in Vancouver:

Vancouver, British Columbia
Google, Inc.
Street View - Jun 2017
Today
Snooze

5955 Oak St
Vancouver, British Columbia
Google, Inc.
Street View - Jul 2018
Cladonia portentosa--white antler-l...
Today
Snooze


6155 Oak St
Vancouver, British Columbia
Google, Inc.
Street View - Jul 2018
Cladonia portentosa--white antler-l...
Today
Close
Snooze

969 W 46th Ave
Vancouver, British Columbia
Google, Inc.
Street View - Jul 2018
Cladonia portentosa--white antler-l...
Today

Lucas De Amaral

From: Matt Hansen [redacted]
Sent: November 19, 2018 7:58 PM
To: Councillors
Subject: Re: The Proposed "Rhodo" Development (1712 + 1720 Fairfield Rd)

To whom it may concern,

I am a homeowner a couple of blocks away from this proposed development and am writhing to give my opinion on this matter. Although I appreciate and admire the men attempting to follow through with this development, it seems to me the whole thing is just too much. It's too big, the design is unfitting, and the dense population will most certainly overflow into the Hollywood park taking over as a backyard for the proposed 17 townhomes.

I'm all for a similar development on a smaller scale with a more suitable design but unfortunately I'm sorry to say the current proposal just doesn't work in my opinion.

Thanks for your time and consideration to my thoughts.

Lucas De Amaral

From: [redacted]
[redacted] [redacted] AM
To: Councillors
Subject: Re: proposed Fairfield Townhome project

Re: 1712 - 1720 Fairfield Road:: Rhodo townhome development

Dear councillor members,
Thank you for the opportunity for me to share my views on the proposed 17 unit townhome development on Fairfield road.

Firstly, I am in full support of more diversity in our neighbourhood and the opportunity for more affordable housing for all age groups and income levels. We certainly need to look at our future housing differently from the typical detached one family home. However, I have a number of concerns about this project. I think the key word is balance, or lack thereof.

Changes need to reflect the character of the existing neighbourhood. This proposal fails this on so many accounts.

- Units on Fairfield are much too close to the road. Our zoning limits require 24.5 feet for good reason. The proposed 5.5 feet is extremely inadequate.

-17 units in this small space is much too many. Visually it would not be in keeping with the character of the neighbourhood and would be a strain and safety consideration on the already overburdened traffic demand of this area (Hollywood Park, the commercial area across from it, Glengarry Hospital up the road and the extremely congested corner of Lilian, Wildwood and Fairfield.)

- Lack of parking spaces. Why would we agree to less spaces than zoning regulations. Parking is extremely limited in this area due to the needs of Hollywood Park and the workers (and shoppers) from the Thrifty's plaza. Almost all side roads (with the exception of Wildwood) are zoned for residents. Where would all the extra parking needs go?

-Hollywood Park is a treasure. It is constantly in use. The tree buffer surrounding the park is necessary to maintain the park-like setting as well as provide a buffer for the surrounding homes. In this age of climate change I would expect us to be planting more trees, not designing projects that would see the bulk of trees in the park's surrounding area and neighbourhood cut down.

Please consider the above points and work towards accepting a project that balances housing needs and neighbourhood protection. I'm sure a project with considerably less units can still be a very viable investment opportunity for the developers without having such a detrimental effect on the neighbouring community.

Thank you,
Maureen Lennie
Fairfield neighbour (Wildwood Ave.)

Lucas De Amaral

From: Maria Lesperance [redacted]
Sent: November 17, 2018 6:59 PM
To: Councillors
Subject: Rhodo development

Dear Council,

I would like to write in to provide my support for the proposed Rhodo development. As a longtime resident of the Hollywood crescent area I support this project and the plan to increase density in our neighbourhood. I would love to see more young families able to live in this beautiful part of Victoria and feel that the townhouses proposed are excellent form of housing for them.

Thank you,

Dr. Maria Lesperance

Monica Dhawan

From: Michael Marshall <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 11:01 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Michael Marshall

3558 Keeling Place, Cobble Hill, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Michael Muirhead [redacted]
Sent: November 21, 2018 9:45 AM
To: Councillors
Cc: Victoria Mayor and Council
Subject: 1712/1720 Fairfield Road

Hello,

Imagine, if you will, two single family lots in a leafy green residential neighbourhood. Now imagine all the green is gone. Buildings and concrete cover most of the site, with little to no green or open space. A 40 foot high wall in one solid block fronts these lots , a mere five and a half feet from the sidewalk. One could almost reach out and touch the wall (or ring the doorbells) without ever leaving the sidewalk. That is the Rhodo development.

I am 24 years old, and a resident of Gonzales. As a young person that aspires to remain in this neighbourhood, I support appropriate and respectful infill. The Rhodo proposal is neither appropriate nor respectful. It is too dense for the site and the buildings too high, with the facades facing the street and the park the equivalent height of a 4 storey condo building. The design is strongly urban, and does not compliment or respect the existing residential neighbourhood. While Aryze refuses to say what these new units would sell for, one can expect it to be upwards of $800 or $900K, which will do nothing to increase affordability.

Infill development should reflect a balance between the need for more, and more diverse housing, with respect for the existing form and character of the neighbourhood, and the green and open space that makes this neighbourhood and City one in which people want to live. This proposal does not even come close to balancing those interests. Please say a resounding no to this development.

Thank you.

Michael Muirhead
Foul Bay Road

Monica Dhawan

From: Matthew Powell [redacted]
Sent: Tuesday, November 20, 2018 9:36 AM
To: Victoria Mayor and Council
Subject: Rodo Development

Dear Mayor and Council,

I am writing to you to express my disapproval of the many variances being considered with the new Rhodo development proposal (1712 & 1720 Fairfield Road). I do not agree that the mayor and council should decide what variances should be approved. They should listen to the people who are most dearly affected by the variances which are those in the residences within 400 meters of the proposed site.

Variances are exceptions to the land use and they need to be agreed on by those most affected. This is what neighbourhoods want. The ability to control what variances are allowed that they feel negatively affect their enjoyment of their property and living environment. It should not be up to the city to force this on the residences that elected them. It is a failure of the reason we voted for you to represent us. If you are not advocates for supporting the population of Victoria, you are not representing us appropriately. Supporting developers by giving granting them massive and numerous variances is representing commercial organizations and not the residents of your city.

Sincerely,

Matthew Powell
Victoria, BC

Lucas De Amaral

From: Michelle Schille [redacted]
Sent: November 21, 2018 9:40 AM
To: Councillors
Subject: Rhodo Development 1712/1720 Fairfield Rd.

To whom it may concern,

I am a homeowner a couple of blocks away from this proposed development and am writing to give my opinion on this matter. It seems to me that the development is too large and is breaking the setback and height criteria already set for the zoning. The design is unfitting, and the dense population will most certainly overflow into the Hollywood park taking over as a backyard for the proposed 17 townhomes.

I am fine with a smaller, more suitable design that meets the zoning criteria, but am definitely against the current proposal.

Thanks for your time and consideration.

Lucas De Amaral

From: Sharpe [redacted]
Sent: November 19, 2018 10:07 AM
To: Councillors
Subject: REZONING OPTIONSFOR 12 LIVING UNITS AT 1712 - 1720 FAIRFIELD ROAD

A viable option for the 3 city lots at this location is three duplexes with suites on each lot (2 duplexes each with a secondary suite X 3 lots = 12 units). The Fairfield Plaza Neighbourhood Group Collaborative Community Plan encourages this option.

That will increase housing from the current 2 to 12 units using an option that is a very accepted form of traditional housing in Gonzales and Fairfield.

Sincerely,
Michael Sharpe
1592 Earle Place

Lucas De Amaral

From: Norman Fiege [redacted]
Sent: November 20, 2018 8:03 AM
To: Councillors
Cc: Susanne Rautio
Subject: Rhodo developement

Dear Mayor and councillors

I object to the current iteration of the Rhodo developement on these grounds.
1. The design is large and ugly. It does not fit the heritage character of the neighborhood. The developer says the design reflects the character of an English country village. From the street it looks more like a maximum security prison.
2. It does not address affordability. Housing for the wealthy.
3. It requires the removal of 52 trees.
4. It threatens gentrification of the neighborhood.
5. It does not conform to 2002 Gonzales Community Plan. I object to the area planners report suggesting that it conforms to the OCP as that is not the plan currently in effect for our area.
6. I object to the developer using a busy city park as the backyard for his design. The site itself has no green space.
7. It increases the site density by 850% 8. There has been poor engagement of the community by the developer and our local caluc.

This will not be an asset to the community or the city and only benefits the developer and the few wealthy who can afford it.
I do not object to all developement. But, this needs to be redesigned.

Cheers Norm Fiege
resident of Gonzales

Lucas De Amaral

From: Patrick Czyz [redacted]
Sent: November 20, 2018 6:19 AM
To: Councillors
Subject: 1712 & 1720 Fairfield Road Development Concerns

Hello Councillors...

My name is Patrick Czyz and my wife and I live at 1693 Earle street just a few houses up from Hollywood park and the new proposed Rhodo development by Aryze.

While I do not object to thoughtful development and logical "densification" I do object to this development for the following reasons:

- The architecture and design is horrible in my opinion and does not come close to fitting the character of the Gonzales neighborhood. To me it appears similar to campus housing you would see at UBC or SFU.
-
- I object to how this Ayrze development is completely open to Hollywood park without a fence or some prominent landscaping to denote the park from this private property.
-
- I object to how close the entrance to many of the town-homes are to the sidewalk and Fairfield road.

Please Councillors ask yourselves would you want something so stark and out of character developed where you live?

Sincerely,
Patrick Czyz

I have a few questions, please.

Will the tennis courts and the public restroom remain in the park? The pictures presented for the Rhodo Development have removed them from Hollywood Park. As the tennis courts are in constant use from spring to fall, and in the winter when possible, this would be a big loss for the neighbourhood. Also, the residents of Rhodo facing the courts will be in very close proximity. The noise of the constant tennis balls would probably drive them to distraction. Just how far it is from the front doors to the tall wire tennis courts fences?

The public rest rooms have been removed from the pictures also. Their necessity for the Park is unquestionable as they do, to some extent, stop the children from using the bushes. In other words, they cannot be removed.

As far as site drainage, do they still plan on the rain water from the whole site draining into the back neighbours yards? The proposed building site sits 5 metres above the houses on Earle Street (by the Victoria Contour Map). There are already problems with black mould in the rental house directly behind one of the proposed buildings (this house is two east from Earle Street exit for Hollywood Park). The house right next to this park exit has also experienced water problems in the basement. The western end of Earle Street is basically a drained bog bottom. The area is a path for the run-off from Gonzales Observatory heading to the Empress Hotel. I've been told that it was historically used as a bird hunting area by the indigenous natives. Though the swamp was drained, all the runoff still follows the old stream bed. Many back yards as well as the part of Hollywood Park facing Earle Street are soggy all winter and late into the spring. I believe the water table is right at the surface at that time. The underground streams shift the earth. Our back yard sinks into new ripples constantly. It is wonderful for gardening but I'm not sure just how deep the peat goes. We sit on an area that is prime area for earthquake amplification. The city's geological hazard maps show this area is 2C- 01, hazard unit F. Also, removing more trees from the drainage path (stream) would make the area much more unstable.

We live at 1632 Earle Street, directly north of the Park. This house is built, and lived in by my father-in-law, who has lived here for over 60 years. My husband was raised in this house. We are all well aware of the water problems here. A neighbour three houses east, put a small above-ground addition in his back yard a few years ago. The city insisted that he add a sump pump at his expense due to the high water table.

The sewer drain on Earle has just been replaced because it sagged in the middle section and required frequent attention from the city for backing up. The road sinks and cracks. The sidewalk has sunken, more in some areas than others. While fun for the skateboarders, wheelchairs have problems. I believe the underground streams are at work all along the road. Perhaps a major drainage plan should be made for the whole area?

If:
-the development plan went ahead with covering 60% of their lot with buildings and cement and

-relied on natural water catchment and not sewer water removal and

-then there were 50 trees removed from the area, ending a large volume in water retention and

-then the down-slope properties may become destabilized by increased water flow

-would the projects planners be liable for damages to the existing houses, or would the city?

I fear that we would be facing a flooding event in the central/western Earle Street/Chandler Street neighbourhood, at least a dozen houses will be effected. And so, we think we must insist on a geotechnical and structural consultant to be paid to evaluate and monitor potential damage to all structures on surrounding properties.

Otherwise, I feel the development should be held to existing bylaws.

The list of exemptions requested goes beyond the acceptable range to be a good fit to this community.

Lucas De Amaral

From: therittenhouse [redacted]
Sent: November 20, 2018 9:42 AM
To: Councillors
Subject: Proposed development for 1712 & 1720 Fairfield Road

This is a village and a community. Please consider designs that have some integrity and respect for the area and its architecture. The structures are to high, to close to the sidewalk and create a Stalin era look. You need to do much better than this.

Pauline Rittenhouse

Sent from my Samsung Galaxy Tab® S

Lucas De Amaral

From: Pamela Ubeda [redacted]
Sent: November 19, 2018 9:53 AM
To: Councillors
Subject: Rhodo Development

Good Morning,

I am writing to express non-support for the proposed project, as currently designed, on Fairfield road.

As a neighbour and fellow Architect, I have been following this project closely. Since the project was proposed (and before that, as I was privy to the plans Aryze, the original Architect, and investors had prior to it being made public) I have reviewed all minutes as well as the literature put out by the developer and investor. I have also listened to the community feedback.

In the past, I have not provided feedback to the City for projects as I am fully aware that there is a very well tested and specific set of procedures in place that has worked quite well for rezoning and DP. However, on this occasion, and given the recent discussions around the Gonzales neighbourhood plan, I feel it is my duty to provide input from both a professional perspective, who is used to working with developers, as well as a neighbour perspective, who has lived in Gonzales for 13 years and Victoria my whole life, minus 5 years of Grad school in Vancouver.

I know Advisory Design Panel reviewed it (for a second time) as of March 2018 and I believe, based on experience in the industry, that their decision to approve it to move to committee of the whole "with considerations" was due to them not wanting to block contemporary architecture moving forward in Victoria, however, they were clearly concerned with very important architectural appropriateness and relationship to the neighbourhood plan and OCP with comments such as:

- the appropriateness of the urban typology of NY, UK, etc fitting in a residential area
- lack of fit within the neighbourhood and OCP in regards to density, height, form and character, appropriateness of materials and for our climate
- lack of consideration of the pedestrian experience on Fairfield, of which there is extensive foot traffic being at a bus stop and by park, hospital and school
- the monolithic massing of an unprecedented 3 stories on Fairfield.

As much as I want to see, and be involved in "good", "contemporary" Architecture in Victoria, coming from the contemporary school of Architecture in Vancouver myself, I would disagree with some of the panels comments regarding the "precedent setting" and "architectural merit" of the architecture, comments by those which obviously didn't grow up in Victoria.

To elaborate on the "precedent" typology of the Architecture, we have seen, and I have grown up with, this typology since they 70's. This is not a new invention. Nor has it historically been a successful (or safe) one. One only has to go to Gordon Head (Pinewood Estates on Larchwood) or Blanshard and Hillside to see how these typologies have played out in Victoria. (photos attached). Adding a third story to this typology, without overhangs, on a small site would create for dank, dark and unwelcoming courtyard experience 9 months of the year, not an "urban pass through on the way to the park/grocery store vibrant community" as shown by inaccurate renderings.

I understand the urge to densify this lot and to use a typology such as this. It's an awkward site that isn't quote big enough for this typology but not big enough to cram four expensive single family houses on that would sell well for top dollar. They can get more money going for the typology they have suggested rather than do what Zebra did on Dallas road, creating four appropriately sized, single family houses at market value. They need numbers to make the profit they want to make on this one and four isn't enough.

I won't even enter into the very well known literature the developer previously put out regarding an opportunity for "affordable housing in Gonzales". Everyone has seen through that one to the point that they have now removed it from their rhetoric. From a neighbour perspective, this has not faired well for the developers reputation and their "Talk to Aryze" program has not been well received.

My final concern, and I believe the main reason this project hasn't been successful enough for anyone to finally pass it, is that this is a Vancouver based investor and Architect. They don't understand the local nuances to create a project that can succeed. The neighbours see it, my fellow Architect peers see it, and now that the Neighbourhood draft for Gonzales is off the table, I hope that Council also sees it.

Thank you for your time.

Sincerely,

Pamela Úbeda | Architect.AIBC
Coast + Beam Architecture

Pamela Úbeda | Principal
Architect. AIBC | NCARB
[redacted]
COAST
+BEAM
ARCHITECTURE

Website | Facebook | Instagram | LinkedIn

[redacted]

Important: This communication is for the sole use of the intended recipient(s) and may be privileged and confidential. If you are not an intended recipient, please notify the sender immediately and permanently delete this e-mail and any attachments.

Lucas De Amaral

From: Ron [redacted]
Sent: November 18, 2018 9:19 AM
To: Councillors
Subject: Rhodo Development application/1712 and 1720 Fairfield Rd.

As a resident of the Gonzales neighbourhood please accept this email as our unconditional and full support for this proposal. I can't think of a better option given the need and requests for additional housing especially in the Gonzales/Fairfield Neighbourhood.

This development is perfect given the location and type to allow young families to come here and add great value to to our local community. The proposed development is next to a park that is under-utilized and what a safe option for children associated with the families that would purchase and live in these units. It is along a transit corridor and the neighbourhood is completely walkable and great for cycling fo work or play. There is a school within a minutes walk and precedence set already relative to multi unit housing across the street and in the immediate area albeit older and not conducive to families. With this location and type there would be less of a reliance on young families to own one of more vehicles given other options for transportation and this works perfectly with the neighbourhood and world we all would like to live in.

I feel that any rejection to this proposal would be irresponsible and contrary to the need and requests for housing. The Rhodo development also provides options for older residents who wish to downsize, pass their existing homes along to their children to raise their families and be able to have an option to stay in their community where they have raised their families and continue to add value to the community in other ways.

I urge you to approve this project and stop the community from being filled with unaffordable options and an "elite" demographic with little if any investment in the future that communities need relative to young families and all that they offer.

Sincerely

Ron and Pam Vermeulen
438 Queen Anne Heights

Lucas De Amaral

From: Robert Berry [redacted]
Sent: November 20, 2018 12:19 PM
To: Councillors
Subject: Fwd: Rhodo Development 1712/1720 Fairfield.
Attachments: Rhodo Flyer Draft v.4.pdf; ARYZE Handout November 2018 copy.pdf

Hi,

I am a Gonzalez resident and support this project. When I hear "neighborhood character" I think families, and homes. This meets the needs of current and future residents of Victoria. It allows young families to live closer to the city center.

Rob

---------- Forwarded message ---------
From: **Gonzales Neighbourhood Association** [redacted]
Date: Tue., Nov. 20, 2018, 11:58 a.m.
Subject: Fwd: Rhodo Development 1712/1720 Fairfield.
[redacted]

We appologize if you did not receive this notice when originally sent out.

Thank you,

Dear Neighbours,

Please see the attached flyer regarding the Rhodo development which is going to be discussed by Council on **November 22nd** (not a public meeting). We have a few serious concerns about this development which will be 17 Townhouses adjacent to Hollywood Park.

We strongly urge you to contact your elected representatives by email at councillors@victoria.ca as soon as possible to express your thoughts on this proposal. The developer has already begun an aggressive campaign to influence council.

View from Fairfield Road

- There will be virtually no front yard for the units on Fairfield Road — the front setback will be 5.5' (1.68 m) whereas the current minimum is 24.5’ (7.5 m).

- The 3-storey building facing Fairfield will be 38’ (12 m) high, the current maximum is 25' (7.6 m). The development is 3 stories on Fairfield Road, even though it is classified as a 2 ½ story because of the area of the 3rd floor and the slope of the land.

- This development will create a 3-storey, 38' wall, 5 ½ feet from the front property line. The applicable bylaw states that "No part of any building shall be closer than 19.6 ft (6 m) from the street frontage" and "the average distance of the walls of a building facing the street frontage shall be not less than 24.6 ft. (7.5 m)."

- Currently, a rear yard should 30' (9.1 m) or at least 30% of the site depth (so for the Rhodo 60' on the west side), the Rhodo is asking for a rear setback of 20' (6.1 m). There is no delineation between the minimal patio space and the townhouses facing Hollywoood Park. Aryze's own materials (distributed on November 8th) highlight this feature as follows: ***Along the Hollywood Park side of the site, homes give on to outdoor patios with steps down to the park."***

- The building footprint will take up 60% of the total site whereas the current maximum allowed 30%.

- The number of parking stalls will be to 22 spaces (Aryze's application wrongly indicates that 22 spaces is the minimum required; City staff have confirmed that 26 are in fact required).

- Over 50 Trees will be cut down by the park to accommodate the development.

Thank you,

GNA

Lucas De Amaral

From: Randy Kaneen [redacted]
Sent: November 17, 2018 1:36 PM
To: Councillors
Subject: Proposed Rhodo Development next tho Hollywood Park

Dear Mayor and Councillors

I write this note to highlight some concerns I have with this development. I live at 242 Wildwood and am not a Nimby (not in my backyard) type. Having said that, I do feel that the preservation of neighbourhoods is important but in balance with the obvious infill (densification) that will happen over years. I believe this one exceeds that balance. It will have immediate and, what I judge to be, serious negative impacts on those adjoining this proposed development. (The height and densification proposal goes considerably beyond what has been allowed in the past.) One can see numerous examples of larger units on Fairfield and I feel these styles, while changing the nature of the neighbourhood are generally quite acceptable.

The impact on Wildwood Avenue will mostly be around parking. Every single street within a very large radius around the park and the shopping plaza have 'residential only' parking signs. Wildwood is the only one I know of that does not. Much of the spill-over, either from owners or visitors will, by necessity park on Wildwood. So, I believe the requested variance from 26 to 22 parking spots should be rejected.

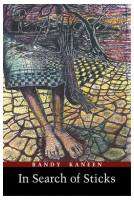
While on that topic I can say that years ago we, on Wildwood, did not consider a petition that requested 'residential only' signs be posted....(currently all that is required is x percentage of people requesting it and it is automatically conferred without consideration to the surrounding usages)... the general thought was about the parents who bring their kids and the sports equipment to the games. They come from a wide geography and require parking. On tournament times and even some general game days, Wildwood is completely jammed The park is exceptional and highly utilized. So, are we going to be faced with having to request a 'residential only' designation? If this development is approved, it looks as if there will be no other choice.

In summary, I ask that you do not approve the current proposal. It is not the 'balanced' densification one should expect and will negatively impact in a variety of ways, including those outlined above.

Yours respectfully

R.Kaneen

Author: *In Search of Sticks*



Lucas De Amaral

From: Rachel Mason [redacted]
Sent: November 19, 2018 10:43 AM
To: Councillors
Subject: Gonzales Development

Hi there. I am a resident of Fairfield/Gonzales and I live very near Hollywood Park. I received a flyer from the Gonzales Neighbourhood Association asking residents to email you to state opposition to the Rhodo development near Hollywood Park.

I cannot speak to whether this specific development is a good idea, but I wanted to let you know that I do not support the Neighbourhood Association's apparent opposition to any kind of change in our neighbourhood. I also have seen evidence that their materials are misleading and focused on problems rather than solutions. I love my neighbourhood as it is, and I also feel that some change is needed to increase affordability and diversity. I would like my children to have an opportunity to live in this neighbourhood when they are students and young adults. I would like to see more diversity amongst the families who live here, and I would like my friends who are renters to be able to stay here. I would like to see more opportunities for families to bring in rental income that both allows them to live here and creates space for renters.

I appreciate the efforts that council is taking generally in Victoria to increase affordable housing, and I think such efforts are needed in my neighbourhood. If that involves a few minor changes to zoning in strategic areas (such as along Fairfield Road) in the interest of increasing affordability and diversity, I am OK with that change. I also see no problem with sharing Hollywood Park with more people--there is plenty of space to enjoy. I have friends whose homes back right onto the park and they do use the park as a backyard, and it is lovely to see their children running free at the park knowing the safety of home is close by. I don't see how development that is adjacent to the park would negatively impact the park in any way.

Due to the propaganda sent out by the Gonzales neighbrohood association, I am concerned that council may feel that all residents in our neighbourhood are opposed to any kind of development that could shift the status quo. So I would like to let you know that is not the case. While it is important to me to maintain the character of our neighbourhood, including many open green spaces, single family homes, trees and foliage, and minimal commercial space or apartment buildings, I also feel the commitment to this type of environment needs to be balanced with reasonable efforts to increase affordability and diversity.

As I mentioned, I am not an expert on development and therefore I can't speak to the merits and challenges of the proposed Rhodo opposition, therefore I am not taking a stance for or against this specific development. However, I would like to generally encourage council to move forward with any efforts to increase affordability and diversity, and I would like you to know that myself and many other residents of my neighbourhood support this philosophy.

Many thanks,

Rachel Mason

Lucas De Amaral

From: Ruth McIver [redacted]
Sent: November 19, 2018 9:13 PM
To: Councillors
Subject: 1712 and 1720 Fairfield

Like so many of my neighbors I am very concerned about the proposed development on Fairfield Avenue.

There is no way 17 homes should replace two. We Can't Stop development however we can put realistic guidelines in place for now and the future.

The townhouse are 2 high and situated to close together.

Parking and road congestion will become major issues.

The park is a beautiful green space. Looking at towering townhouses will take away the beauty of this special place.

Please reject the current plan. The developer needs to come up with a more suitable design that enhances the neighborhood rather than detracts.

Ruth McIver
Resident of Gonzales

Monica Dhawan

From: Ray McKall <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 10:19 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Ray McKall

161 Bushby Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: ronald willson [redacted]
Sent: November 19, 2018 6:03 PM
To: Councillors
Subject: Proposed Rhodo Development Next to Hollywood Park

I would like to register my strong objection to the proposed development. If approved in anything like its present form it would represent a travesty of city planning. If there is to be densification in the neighbourhood it should be accompanied by expansion of this much used park to accommodate an increased population. The sad irony is that this massive project would occupy some of the very land needed for that purpose. Instead the development seeks to appropriate the park as its own backyard. Ideally the city should do a land exchange or exercise its right of eminent domain. A scaled-down project elsewhere in the neighbourhood would be far more preferable for both present and future residents.

Ron Willson
1564 Earle Place

November 20, 2018

Dear Mayor and Council,

Re: Proposed Rhodo Development at 1712 and 1720 Fairfield Road

We are residents of St. Charles Street, Earle Street and Earle Place, living in close proximity to Hollywood Park, writing to raise specific concerns about the proposed Rhodo development.

Hollywood Park is an important neighbourhood park. In our February 26, 2018 letter to Council providing input on the Gonzales Neighbourhood Plan, we recommended that there be Design Guidelines that would require consideration of a transition zone sensitive to the ecological function and social values of a neighbourhood park. This recommendation was accepted by Council, directing staff that the new Gonzales Neighbourhood Plan needs to have stronger language to better protect green space and trees (see March 15, 2018 Council Motion). This direction needs to inform the design of the Rhodo development next to Hollywood Park.

We understand that based on the current design, over 50 trees will be cut. The current Rhodo proposal also has very minimal yard space, including the townhouse units facing Hollywood Park where there appear to be minimal landscaping separating a small patio space from the park. This risks making that part of the park less welcoming to other park users who may view the park as part of the backyard of the townhouses. The ecology of this park, along with users' experience, would be better protected by having an adequate buffer of at least 30 feet and a visual barrier to the development such as a tall hedge or privacy fence.

The area from St. Charles to Richmond Ave. along Fairfield Rd., as a gateway to Gonzales and Fairfield, is unique and beautiful. Given that this is the location of the Rhodo development, careful consideration should be given to its design. The design of the current Rhodo proposal is a significant departure from any other building in this area. Any new development should maintain the character of this neighbourhood.

We are concerned about the request of a variance from the city's new parking requirements for this 17-townhouse development, to reduce parking to 22 stalls from the 26 required, given the high parking demands that already exist for this particular location due to the close proximity to the Fairfield Plaza, other local businesses, and the park itself.

While we support the objective of encouraging more housing diversity, we ask that Council ensure that that objective is appropriately balanced with protecting neighbourhood parks, protecting trees, maintaining the character of the Gonzales neighbourhood, and avoiding negative impacts on existing residents.

For these reasons, we strongly recommend that Council request the developer to revisit the current design of the Rhodo proposal to address the concerns identified.

Sincerely,

Anne Spencer

M. J. Pendray

[redacted]

[redacted]

Lucas De Amaral

From: Stan Benjamin [redacted]
Sent: November 21, 2018 9:07 AM
To: Councillors
Subject: PROPOSED RHODO DEVELOPMENT PROJECT ON FAIRFIELD ROAD

Comments on the proposed Rhodo Development Project

Many representatives of the community are seriously concerned with this proposal, and we share these concerns. For the following reasons, we urge the Council not to approve the Rhodo Development Project as presently proposed:

1. I**n general**, we do not think this is a good project for the community, not so much because of the density proposed, but rather because of its planning and design. It does not fit well into the either character of the community, or the design guidelines that have been proposed for it. More specifically:

2. **Design Quality:** The character of the design and its construction materials are not in harmony with the more historic nature of housing in the community: that of rich front facades of wood or stucco, often with gracious front porches and stairs; cantilevered bay windows of small panes; highly pitched roof with prominent detailing. This surprises me as I have seen the developers other projects that are much richer in such details. In the meeting we attended, the developer said that he wanted to have a contemporary design for the building, but there are many examples of town houses of the sort being proposed that are contemporary and yet much more in keeping with the character of the community. Instead, this proposal presents a stark, 50's/60's institutional look.

3. **Over Height:** It is understood that the proposed buildings are above the 25ft allowable. If they are to be allowed to exceed this limit, this should only be allowed if the excess is for steeply pitched roofs, not the shallow unsightly roofs now being proposed in order to gain upper story square footage.

4. Exceeding **Allowed Setback:** The proposed front yards of 5ft along Fairfield crowd the street and are well under the current setback requirement of 24.5ft. They neither make for lively, usable front yards or particularly nice entrances for future owners/tenants. They do not allow scope for the future owners/tenants to add individual touches and richness (identity) to their otherwise identical units.

5. **Park Impingement, Privacy, Security**: As for the proposed units facing the public space of the park, there should be a clear distinction between the private development and the park. For the future owners/tenants, there should be a visual and perhaps physical barrier to provide them sufficient privacy and security. For the frequent public users of the park, they should be protected from the development intruding into their public spaces, as well as usurping its uses.

Again, for all of the above reasons, we would like to recommend a serious rethink and redesign of the proposed project.

Sincerely,

Stan and Patty Benjamin
363 Robertson Street
Victoria

Stan Benjamin

Monica Dhawan

From: Susan Kainer [redacted]
Sent: Tuesday, November 20, 2018 10:23 AM
To: Victoria Mayor and Council
Subject: Rezoning Application: Rhodo Development 1712/1720 Fairfield Rd COTW: Thursday November 23rd 2018

Dear Mayor and Council,

Re: Park Exploitation. Proposed Rhodo Development 1712/1720 Fairfield Rd. COTW Thursday Nov 22, 2018

This application needs to be rejected because the developer plans are exploiting the adjacent park to increase the mass of the buildings and significantly decrease setbacks. Incredibly, the developer is justifying the increased mass because of the park. This application will significantly diminish park users enjoyment of the park. (Right now there is a line of trees which are to be replaced by a line of really awful, ugly buildings very close to the park's edge, therefore encroaching with urban landscape.)

Victoria Parks should not be exploited like this. **The City of Victoria has at least 3 planning policy documents (1. Official Community Plan, 2. Parks and Open Spaces Master Plan, 3. Urban Forest Master Plan) which state the importance of parks, the need for additional parks and the need for parks to provide respite from the urban landscape.**

2.2.3 Develop areas in the parks and open spaces system that encourage mental restoration and relaxation. ***Parks offer an important respite from the urban landscape*** *and provide opportunities for people to connect with nature and relax.*
P77 Chapter 5, Vision, City of Victoria Parks + Open Spaces Master Plan

This application for rezoning-1712/1720 is not honouring the park policies of the OCP, Parks and Open Spaces Master Plan or the Urban Forest Master Plan. It deserves to be rejected on this alone.

Sincerely,
Susan Kainer
1565 Brooke St
Victoria, BC

This e-mail and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed.

As I am a member of the FGCA CALUC, any views or opinions expressed are solely mine and do not represent those of the FGCA CALUC.

If you are not the intended recipient of this e-mail and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this e-mail in error.

Lucas De Amaral

From: Sandra Meadow [redacted]
Sent: November 19, 2018 12:58 PM
To: Councillors
Subject: proposed Aryze Rhodo development in Gonzales

Dear Council Members,

I am a resident of Gonzales, and I would like to voice my support for Aryze's proposed Rhodo development near Hollywood Park. I strongly support increased density in Victoria, including in the Gonzales neighbourhood, as an important factor in sustainability. The artist renditions look beautiful and this will add greatly to the neighbourhood. In fact, I wish the project were 4-5 stories high, and included commercial space.

I hope the approval process will be successful. Thank you for considering my input.

Best wishes,
Sandra Meadow
1940 Runnymede Avenue

Lucas De Amaral

From: shawn robins [redacted]
Sent: November 19, 2018 11:47 AM
To: Councillors
Subject: Proposed Rhodo Development in Fairfield

As a long time Fairfield resident and homeowner I am writing to express my strong opposition to the proposed Rhodo townhouse development on Fairfield Road. As currently proposed the development will not be consistent with the community aesthetic and will require relaxation of too many existing development restrictions in order to be feasible. Back to the drawing board for this one and O do not buy for a second that this will create affordable housing for families. Please reject this application.

Shawn Robins
[redacted]

Sent from my iPhone

Monica Dhawan

From: Steve Stevenson <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 11:04 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Steve Stevenson

161 BELLAMY LINK

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Sharon Waldner <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 3:53 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Sharon Waldner

1579 Montgomery Ave , Rockland, Victoria, BC

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Taylor Bridges [redacted]
Sent: November 17, 2018 12:36 PM
To: Councillors
Subject: Rhodo project - 1712 & 1720 Fairfield road

Hello,

I wanted to reach out to you about the proposal being put forth to you on November 22nd for your consideration.

I live one street over from this project and frequently use Hollywood park and that area of Fairfield Road. I am adamantly opposed to this particular development. I believe in housing diversity that fits the character and charm of the neighbourhood. I also support housing diversity that gives more than it takes. This project is going to take alot away from the community including Hollywood park.

Hollywood park is so important to my family as we use it at least 3-4 times a week for my young kids. I do not want to see it overtaken by this development. The park will become these units back yard as there is not enough green space within the development.

My issues include:

The number of trees to be cut down
Rezoning bylaws not being followed in regards to the height of the storey (2.5 storey instead of the bylaw of 2), front yard setback (5.5 ft vs required 24.5ft) and 22 parking spots instead of the required 26.

These have a huge impact on the neighbourhood and I hope that you will consider this before you vote. I think having a development there would be great but one that follows the required bylaws. They should not be getting any variances that have such a major impact on the road, park and other neighbors.

Taylor Bridges

Monica Dhawan

From: Tyler Cust <noreply@123formbuilder.io>
Sent: Tuesday, November 20, 2018 8:56 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Tyler Cust

2804 Cook St

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Vittorio Cheli [redacted]
Sent: Tuesday, November 20, 2018 11:40 AM
To: Victoria Mayor and Council
Subject: 1712/1720 Fairfield Road: Rhodo

Dear Mayor & Council,

Please accept this letter as a statement of support for Aryze Development's proposal at 1712/1720 Fairfield Road. Innovative, vibrant and architecturally interesting projects that fit into the neighbourhood while expanding density – projects like Rhodo – are just what Fairfield needs. I am a long-time (10+ years) resident of Fairfield and our neighbourhood's major arteries (i.e., Fairfield Road, Cook Street, Dallas Road, etc.) are exactly where we should be putting multi-family developments like Rhodo. We need developments like Rhodo to help support area businesses: indeed, a lack of density may help to explain the high turnover of business in Cook Street Village, for example.

If I can also pre-empt those councillors who are insisting that every development, large or small, have an affordability aspect to it: I don't think that it is appropriate in cases of highly sought after neighbourhoods with high land values like Fairfield that every development have affordable units. It is easy to believe that developers will pick up the tab for the City's lack of forward thinking and myopic urban planning over the decades; however, the reality is that affordability and amenity payments will be absorbed in the cost of building and reflected in the price of other units, ensuring that only the very wealthy will be able to afford any unit. More likely is that developers will pull up stakes and focus on other municipalities with more reasonable requirements. This will only harm the diversity and affordability that I know is important to this council and my fellow neighbours.

We need housing all along the housing spectrum and any addition to the housing supply will necessarily free up other, more affordable units as citizens become more upwardly mobile. Please consider your civic duty and approve Rhodo as proposed.

Thank you.

Vittorio F. Cheli
1-1124 May Street
[redacted]

Lucas De Amaral

From: Victor V. Ramraj [redacted]
Sent: November 19, 2018 9:47 PM
To: Councillors
Subject: feedback on development proposal REZ00618

Dear Victoria Councillors,

I am a resident of the City of Victoria and I live the the Gonzales neighborhood, approximately 1.2 km from the Rhodo project on Fairfield Road according to Google maps. I have been corresponding with some members of the Gonzales Neighbourhood Association, who have expressed some concerns about this project.

I am writing to inform you that their views do not reflect my own; **I am strongly in favour of the project.**

I have reviewed the latest revised plans on the City of Victoria's development tracker. This is clearly a well-conceived project. It makes good use of land space and the plans for foliage around the property and rooftop planters is impressive.

My main concern about this project is a larger concern that I have about new projects in Victoria, which is that they are not sufficiently dense. In the interests of sustainability and sustainable cities, I would strongly urge city council to allow for taller buildings with more common and commercial space. These in-fill develops, especially on main road such as Fairfield Road, present an opportunity to prevent urban sprawl. I would much prefer 4, 5, or 6 story buildings, designed thoughtfully with attention paid to rooftop parks and gardens, and green architecture, than lower builds that do not create enough housing a push Victoria's growing population into the suburbs, which commuting time is greater and a growing population uses more cars.

Please, new city councillors, increase the density of our neighbourhoods and reduce commute times and the need for cars. I would like to ensure that our neighbours are walkable and that basic services (banks, grocery stores, cafes, post offices, pharmacies) are all in walking distance. This is a model I've seen in the most livable and sustainable European cities, and it can be done in a way that makes communities even more livable. I feel that in this recent election, the voice of those of us who support thoughtfully planned densification has not been heard.

I realize it will take time for these larger policy shifts to take hold. The Intergovernmental Panel on Climate Change is calling for urgent action to keep to the 1.5 degree limit on warming. We will never be able to achieve this target if we don't radically change the way we think about new developments and take densification seriously. As far as this particular project is concerned, if anything, I would have preferred a taller development with more units. But it's too late for that now. So leaving aside this larger policy concern, **this is a well-conceived project; it has my full support.** It is at least a step in the right direction.

Sincerely,
Victor V. Ramraj

Lucas De Amaral

From: Warren Magnusson [redacted]
Sent: November 18, 2018 8:43 AM
To: Councillors
Subject: Rhodo Development and Gonzales Neighbours

Councillors:

I am writing in response to the Rhodo development proposal and the campaign against it being waged by the so-called "Gonzales Neighbourhood Association".

I do not have strong opinions about the development proposal, but I do resent the efforts of this "Association" to present itself as the voice of the neighbourhood. It represents one strand of opinion within the neighbourhood, a strand associated with the group that suffered a massive defeat in the recent municipal elections. Their views should be treated with caution.

I live at the corner of Robertson Street and Lillian Road, just a few houses from the old Montague Court development. My family and I have been here since 1982. I used to take my daughter to the Hollywood Park playground, and now I take my grandson there when he comes to visit. I know the neighbourhood well. The GNA activists mostly seem to be recent arrivals in the neighbourhood who bought into it when it was in the process of transformation from a predominantly working class area – as it was when my wife and I moved in: almost everyone around us was on a low income and had been in the neighbourhood for decades – into a slightly cheaper version of South Oak Bay, home to professionals and businesspeople who can afford million-dollar homes. If Council is concerned about preserving – or, more accurately, *restoring* – the original character of the neighbourhood, it should be thinking about ways and means of encouraging affordable housing here. I don't know exactly what that might involve, but resisting townhouse/apartment developments simply because they are townhouse/apartment developments is not part of it.

The questions I would be asking the developer are these: How will this development improve the supply of affordable housing in the Gonzales neighbourhood? What is the public benefit in offering you, the developer, profitable zoning concessions? What is the monetary value to you of the concessions you are asking for? How do you mean to share those profits with the wider community?

Warren Magnusson
Professor Emeritus
Department of Political Science
University of Victoria

304 Robertson Street
Victoria BC Canada V8S 3X7
250-595-8735

Lucas De Amaral

From: William Rimmer [redacted]
Sent: November 19, 2018 11:28 AM
To: Councillors
Subject: Rhodo Development 1712/1720 Fairfield

1. Out of scale for this site. I don't like it .

- virtually no front yard for the units on Fairfield Road — the front setback 5.5' (1.68 m) whereas the current minimum is 24.5' (7.5 m). §
- this development will create a 3-storey, 38' wall, 5 ½ feet from the front property line. The applicable bylaw states that "No part of any building shall be closer than 19.6 ft (6 m) from the street frontage" and "the average distance of the walls of a building facing the street frontage shall be not less than 24.6 ft. (7.5 m)."
- There is no delineation between the minimal patio space and the townhouses facing Hollywood Park. It therefore in effect uses open park space to enhance the market value of those units to the detriment of a **PUBLIC** park Per Aryze ***- Along the Hollywood Park side of the site, homes give on to outdoor patios with steps down to the park.***
- The building footprint will take up **60% of the total site** whereas the current maximum allowed 30%.
- The number of parking stalls will be to 22 spaces (Aryze's application wrongly indicates that 22 spaces is the minimum required; City staff have confirmed that 26 are in fact required)

Lucas De Amaral

From: Will Smith [redacted]
Sent: November 19, 2018 2:06 PM
To: Councillors
Subject: Proposed Rhodo Development

I have been a homeowner of 372 St. Charles Street for over 40 years and having just read the information on the proposed Rhodo Development next to Hollywood Park. I AM TOTALLY AGAINST this proposal. I have seen the old proposal on the sign next to the tennis courts and affected proprieties on my daily walks. This revised proposal is shocking. I coached T-ball, minor baseball and little league at Holloywood Park when raising my family for over 10 years. I currently take my grandchildren to this busy play area when they are visiting in town. The park has a very peaceful, quiet atmosphere to it, even more when ball season is over. A 17 home townhouse project is out of character for this very unique area. The removal of 51 trees is unacceptable. There is no extra parking in the area with Thrify Store employees utilizing the area south of the park on Fairfield Rd. There is not enough parking when the Little League season is on especially on Saturdays and Sundays.
I am very disappointed that a developer can even THINK of presenting a revised proposal like this.
Bill Smith
[redacted]

Monica Dhawan

From: Telus [redacted]
Sent: Wednesday, November 21, 2018 10:30 AM
To: Victoria Mayor and Council
Subject: Rhode development by Aryze

As a home owner on Richmond ave. I oppose this development.

From: Chez DJ [mailto:[redacted]
Sent: November 21, 2018 10:30 AM
To: Councillors <Councillors@victoria.ca>
Cc: Alec Johnston <ajohnston@victoria.ca>
Subject: Proposed Rhodo Development at 1712 & 1720 Fairfield Road

Dear Mayor and Council,

We are Gonzales residents, living next to Hollywood Park, and would like to bring to your attention how the proposed Rhodo development at 1712 & 1720 Fairfield Road does not, in our view, align with the following relevant plans and guidelines:

1. Official Community Plan
2. Gonzales Neighbourhood Plan
3. Design Guidelines

1) Official Community Plan

The Official Community Plan describes the significance of neighbourhood parks in this way:

"*Parks, open spaces and both indoor and outdoor recreational facilities are critical components of a complete community…They help to improve the livability of densely developed areas, enable active lifestyles and personal health, provide spaces for respite and contemplation, highlight historic and cultural landscapes, and provide indoor and outdoor gathering places. Many parks and open spaces also play an important role in providing animal and plant habitat and maintaining ecosystem services*."

Goal 9(A) states "*Victoria is an active community where everyone enjoys convenient access to community parks, open spaces, facilities, amenities and programs close to where they live*." Being located adjacent to a neighbourhood park is an important factor when considering new buildings, and are to consider these OCP objectives:

- *8 (a) That urban design at every scale from sites to local areas is responsive to Victoria's geographic context and existing pattern of development, achieves excellence, and creates memorable places.*
- *8 (b) That the views from the public realm of existing landmarks are maintained, and that new landmarks are introduced to enhance the visual identity and appearance of Victoria and to improve wayfinding around the city.*
- *8 (c) That new buildings and features contribute to the sense of place in development permit areas and heritage conservation areas through sensitive and innovative responses to existing form and character.*
- *8 (d) That social vibrancy is fostered and strengthened through human scale design of buildings, streetscapes and public spaces.*
- *8 (f) That the built environment is beautified and softened through natural features in the public realm.*

Given that the Rhodo development is located next to a neighbourhood park, the above objectives are not being met with the current design. The current "green" view on the east side of the park is not maintained, the design is not responsive to the existing form and character of other buildings in the vicinity, and the lack of a sufficient buffer to the park will significantly detract from the experience of other users of this park.

2) Gonzales Neighbourhood Plan

The current Gonzales Neighbourhood Community Plan (2002) requires consideration of "*the fit of new houses with the size and character of existing houses in the neighbourhood"* (3.3.2), and that builders are "*to preserve and maintain, to the extent possible, neighbourhood features, such as trees, fences, gardens, and rock outcrops*" (3.3.11), and encourages builders to "*consider the existing character of the site, as well as that of neighbouring properties, in the design of new houses*" (3.3.12).

Aryze describes the Rhodo project as follows: "*Following the urban design concept precedent of a small country town, the project is conceived as a small beach village*." Examples of this housing type are cited from New York City (US) and Bath (UK). There does not appear to have been any consideration of the fit of this development with

existing houses in this particular neighbourhood. Given the loss of 52 trees and garden space, it also not apparent whether consideration was given to preserving and maintaining trees and gardens.

We note that the Gonzales neighbourhood is described in the proposed Gonzales Neighbourhood Community Plan (2018) as "*special because of the quiet, tree-lined streets, diverse and attractive detached houses with gardens, a variety of park spaces...The community wants these features maintained as they contribute to a feeling of wholeness for the neighbourhood*." One of the guiding principles is "*Maintain neighbourhood character of green, landscaped front and back yards with tree-lined streets*" (5.1.1).

3) Design Guidelines

During the neighbourhood planning process this past year, Council agreed that the new Gonzales Neighbourhood Plan needs to strengthen the language with regard to green space and tree preservation, anticipating forthcoming updates to the **Tree Preservation Bylaw** and implementation of the **Urban Forest Master Plan** (see March 15, 2018 Council Motion). Residents worked with City staff in developing such language to be added to the 2018 Design Guidelines for Attached Residential Development, which includes these statements at page 7:

a. *The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks, trails, open spaces, and natural areas, considering a landscaped edge; respect the root zones of adjacent trees; and minimize impacts on ecologically sensitive areas and natural features.*
b. *For new development adjacent to parks and larger public outdoor open spaces, design should clearly delineating private from public spaces, to avoid "privatizing" of public space.*

The Rhodo development is not consistent with these guidelines. There is no delineation between the minimal patio space of the townhouses facing Hollywood Park and the park itself. Aryze's materials highlight this feature as follows: "*Along the Hollywood Park side of the site, homes give on to outdoor patios with steps down to the park*."

Over the last several months, City staff continue to indicate that there has not yet been any progress on the **Tree Preservation Bylaw** and **Urban Forest Master Plan**, progress that was anticipated by Council in March. Would proceeding with such development, where there is no effective plan or strategy in place to better protect trees and urban forests, circumvent the development and implementation of such strategies in the near future?

Thank you for your consideration of our comments.

Sincerely,
Debbie & John Wells

Monica Dhawan

From: Dave Davies [redacted]
Sent: Wednesday, November 21, 2018 10:16 AM
To: Victoria Mayor and Council
Cc: Mary Davies
Subject: Rhodo Development (Nov 22nd Hearing)

Hello mayor and council.

I live at 1615 Fairfield, right across from the park that Aryze is planning to use as a backyard. Here's what they wrote on their site:

"Along the Hollywood Park side of the site, units give on to outdoor patios with steps down to the park. "

This is of course, contrary to what "they heard" if they were listening at the meetings where the citizens conveyed a strong desire for a fence to separate the property from the park. Lovely picture though:

Setting aside that developers shouldn't be able to use public land as part of their developments and that being a park, this would also likely result in balls from said park ending up on private property - it's not my only concern. Far from it.

You'll already have an email from Mary Davies outlining many of the objections, most of which revolve around the impact on the neighbourhood. The unit doesn't fit, their drawings aren't accurate (where's the tennis court?)

And they'll simply require variances and allowances that are too far outside what's acceptable, with setbacks all but eliminated (again, this is according to their own drawings and statements) a density that's too high for the area and certainly for the residents of it when they discover that, yes - they need a fence and no, there is no yard.

Obviously you can put me personally in the "no" column for this development as it stands.

What the neighbourhood needs is single family homes, absolutely - but 17 units won't fit on that space and we need homes that are priced for the folks who are here as well as those coming in from the likes of Vancouver. This fits the latter but not the former from what little they've disclosed about what the pricing will be.

Happy to answer any questions you might have about additional reasons I object but this should get the ball rolling and I'm sure you've got enough emails to go through on both sides.

I would only add - I'd pay closer attention to emails those that have actual text - I could easily create a form like the one Aryze is using:

And obliterate it with auto form fills or take out targeted Facebook ads as they've done, just flooding you with a useless waste of time. More importantly, you have no context. Why? Why is the question that needs to be answered here. Why do people support or oppose the development?

Again - as always, let me know if you have any questions.

Regards.

Dave Davies

Monica Dhawan

From: Dan Quigley <[redacted]>
Sent: Wednesday, November 21, 2018 11:58 AM
To: Victoria Mayor and Council
Subject: 1712 and 1720 Fairfield Road Rezoning application

Dear Mayor and Council,

I am writing to you to demonstrate my support for the rezoning application for the properties noted above.

It is my belief that we need to diversify our housing strategies in the city in order to accomodate an increase of persons who wish to live in the inner city, in affordable housing units. In saying that ,we also must be cognizant of site density. I have noted that this project is well below the site density regulations. I also find that the idea of building an underground parking lot to keep vehicles off our streets is brilliant.

Mayor and Council I strongly urge you to allow this rezoning application.

Thank you for your consideration .

D R Quigley

1461 Richardson Ave

Victoria BC

[redacted]

Monica Dhawan

From: Dan Quigley <noreply@123formbuilder.io>
Sent: Wednesday, November 21, 2018 11:38 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Dan Quigley

1461 Richardson Ave

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Gregory Manzon [redacted]
Sent: Wednesday, November 21, 2018 8:55 AM
To: Victoria Mayor and Council
Subject: Victoria development

Mayor and Council,

My wife and I live in Fairfield and are dual income professional household that are currently renting a duplex. We love this part of town and when we think about having kids soon, dream about staying in this neighbourhood. We first met ARYZE through the Cook Street car free day and found their projects to be the kind of urban homes we could see ourselves in. When we saw that the Fairfield Road townhouses were coming to Council, we felt compelled to voice our support for this kind of housing.

As a professional couple wanting to stay in Victoria, this is the kind of housing we need and therefore strongly approve of this project.

Thanks,

Greg & Carly Manzon
McClure Street

Gregory Manzon
Sent from my iPhone

Monica Dhawan

From: Gareth Evans <noreply@123formbuilder.io>
Sent: Wednesday, November 21, 2018 12:47 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Gareth Evans

759 Yates st

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Helen [redacted]
Sent: Wednesday, November 21, 2018 10:36 AM
To: Victoria Mayor and Council
Subject: Fw: Rhodo Project on Fairfield Road

Sent from my BlackBerry 10 smartphone on the TELUS network.

From: Helen [redacted]
Sent: Tuesday, November 20, 2018 12:43 PM
To: City of Victoria
Subject: Rhodo Project on Fairfield Road

Good morning Councillors.

I am a resident of Gonzales and live on St. Charles St. very close to Hollywood Park/Fairfield Road.

I am writing to voice my strong encouragement to each one of you to please give further, measured consideration to the Rhodo Project at 1712 & 1720 Fairfield Road that is now before you.

Providing for increased density does not have to compromise the larger neighbourhood's onging sense of community. Neighbourhood is a strong part of the mandate put forward by and for our city: How this goal is accomplished is the challenge before you. Considerations must include the look and feel of buildings and vegetation, and their impact on the neighbourhood.

The current Rhodo Project proposal, if allowed, would be an out-of-sync design with the neighbourhood because of it's rectangular face looming 15 ft. higher than the peaked roof surrounding houses, and it's being much closer to the street with a 5.5 ft. setback rather than the 24.5 ft. of the houses. An additional aspect is that the development is predominantly inward focused, hindering larger community interaction -- something neighbours around here enjoy and foster.

I am also concerned about the lack of buffer between the private Rhodo Project and the public Hollywood Park. Whereas other homes around the Park have enclosed back yards, where even the presence of a discreet gate from their yard onto the Park has been in question from time to time over the years, it appears that the Rhodo residents, on the other hand, will be extended the privelege of using the Park as their personal yard because the developer is not providing adequate private space within the development. It appears that trees and bushes are being removed at the boundary to facilitate this. Please re-think this aspect of the plan. It is not community minded.

Parking, of course, is also a large issue. Currently, folks along Fairfield have clearly marked Residents Only Parking signage on parts of the street. Yet, even now many have ongoing problems finding parking. This is often attributed to folks who work at the nearby businesses, as well as those who come to enjoy the park as a family unit or a larger group or event. I have been advised that the Rhodo developement is not providing adequate on-site parking. Again, please think about this impact on Hollywood Park and the neighbourhood.

You have important decisions to make.
Thank you for your time.

Sincerely,
H. Allan
192 St. Charles St.

Sent from my BlackBerry 10 smartphone on the TELUS network.

Monica Dhawan

From: Michael Muirhead [redacted]
Sent: Wednesday, November 21, 2018 9:45 AM
To: Councillors
Cc: Victoria Mayor and Council
Subject: 1712/1720 Fairfield Road

Hello,

Imagine, if you will, two single family lots in a leafy green residential neighbourhood. Now imagine all the green is gone. Buildings and concrete cover most of the site, with little to no green or open space. A 40 foot high wall in one solid block fronts these lots , a mere five and a half feet from the sidewalk. One could almost reach out and touch the wall (or ring the doorbells) without ever leaving the sidewalk. That is the Rhodo development.

I am 24 years old, and a resident of Gonzales. As a young person that aspires to remain in this neighbourhood, I support appropriate and respectful infill. The Rhodo proposal is neither appropriate nor respectful. It is too dense for the site and the buildings too high, with the facades facing the street and the park the equivalent height of a 4 storey condo building. The design is strongly urban, and does not compliment or respect the existing residential neighbourhood. While Aryze refuses to say what these new units would sell for, one can expect it to be upwards of $800 or $900K, which will do nothing to increase affordability.

Infill development should reflect a balance between the need for more, and more diverse housing, with respect for the existing form and character of the neighbourhood, and the green and open space that makes this neighbourhood and City one in which people want to live. This proposal does not even come close to balancing those interests. Please say a resounding no to this development.

Thank you.

Michael Muirhead
Foul Bay Road

Fairfield Gonzales Community Association Land Use Committee

Report: 1712 + 1720 Fairfield Road Community Meeting

Rezoning from R1-G to a Townhouse Zone

Applicant is Luke Mari on behalf of Aryze Developments

The meeting was held on August 17th 7:00PM at the Fairfield Gonzales Place

Attended by approximately 30 people

Chair: David Biltek

Robin Jones recused herself, as she lives within the 100 meters of the site.

Summary

The Gonzales neighbourhood is about to begin a transition from an area dominated by single family houses to one where townhouses and residential development of higher densities is encouraged. (Of course, if the new LAP is adopted.) This transition is and will cause concerns among residents, as the notes below suggest. How Council implements the new plan will be of critical importance to its acceptance. Density is NOT so much the issue, but as always, **Density IS a Design issue**. The concerns raised at the community meeting were mostly design matters. Dealing effectively with **DESIGN** will result in a happier neighbourhood. To the credit of the applicant they have had numerous meetings, open houses etc. with neighbours and have changed their plans many times based on those comments.

The Principal Topics

1. **Character** There were some comments about the structures not respecting the existing character of the surrounding neighbourhood.
2. **Footprint** There was one mention of the scale or size of the buildings, being larger than others in the area.
3. **Height of building**…may affect **privacy** for the four of five residences which back onto the development, and there will be some

shadows cast, particularly in the winter. **The reports conducted for the developer confirm that in the winter the properties to the north will be in the shadow of the new development**

4. **Parking.** There is always some concern about parking and there was with this development as well, although the developer pointed out that on street parking would increase due to the removal of one driveway. However, there are peak times in the year when the baseball diamonds to the west host tournaments which do attract a large number of people and cars which park throughout the neighbourhood.
5. **Density and change to the local plans**. The scale, scope and density of this project is new to Gonzales and there was some concern at the meeting that this is simply the first of many more to come and that is causing some worry among some people who presently rent properties in the immediate area. They are concerned with what they termed "gentrification", which could result in their presently rented dwelling units being removed or renovated resulting in a loss of their home and/or increased rents.
6. **Encroachment into Hollywood Park. C**oncern expressed about the distance from the building on westside of the tennis courts was too close. There was a clear feeling that should be a barrier between the two but what size, and material was not determined. Recommendation that the Parks Department examine this application for development and add their recommendations, comments and suggestions as Hollywood Park will be neighbours to this new development

November 21st, 2018

Dear Mayor and Council (City of Victoria),

Re: URGENT: For immediate consideration COTW Thursday November 22nd 2018
Written request that the FGCA CALUC is requesting a 2nd CALUC meeting re: Rezoning Application No 00618 for 1712 & 1720 Fairfield Road and Development Permit with Variance Application No 00098 for 1712 & 1720 Fairfield Road.

The criteria for a 2nd CALUC meeting has been met. (The first CALUC meeting was held August 17th, 2017)

"If changes are made that fall into the following categories a 2nd community meeting is required at the expense of the applicant."(1)

- a change in use (Not applicable.)
- an increase in height (Applicable. From 10.7m to 11.45m.)
- an increase in the density of floor space ratio (FSR) (Not applicable.)
- a reduction in the setbacks or increase in site coverage equal to or greater than 20% (Applicable.)
- -44% reduction in front setback
- -32% reduction in west setback,
- -Site coverage increased from 45% to 60% a relative increase of 33%

These are significant changes; yet, best to our knowledge, the planning department did not notify us of these significant changes.

"The Area Planner **will notify** the Community Association Land Use Committee (CALUC)
and the proponent if a second meeting is triggered."
Procedures for Processing Applications
Community Association Land Use Committee (CALUC)
City of Victoria
P 4 of 7

The plan that was presented to the community in August 17th, 2017 CALUC meeting has significantly changed as per criteria for a need for 2nd CALUC meeting. To the best of our knowledge, the FGCA CALUC did not receive any

notification about these significant changes in the plans, because if we had, we would have immediately requested a 2nd CALUC meeting as this clearly benefits both the developer and the community. We are now requesting a 2nd CALUC meeting and believe that a better plan by the developer could be achieved with more neighbourhood feedback.

Sincerely,
FGCA CALUC

(1) "Community Association Land Use Committee Plan Amendment, Rezoning, Variance, Temporary Use Permit and Liquor License Applications, City of Victoria, approved by Council December 8, 2016

Karen Sidhu

Subject: FW: Mayor and Council email RE: feedback on development proposal REZ00618

From: Victor V. Ramraj <[redacted]>
Sent: November 19, 2018 9:47 PM
To: Councillors <Councillors@victoria.ca>
Subject: feedback on development proposal REZ00618

Dear Victoria Councillors,

I am a resident of the City of Victoria and I live the the Gonzales neighborhood, approximately 1.2 km from the Rhodo project on Fairfield Road according to Google maps. I have been corresponding with some members of the Gonzales Neighbourhood Association, who have expressed some concerns about this project.

I am writing to inform you that their views do not reflect my own; **I am strongly in favour of the project.**

I have reviewed the latest revised plans on the City of Victoria's development tracker. This is clearly a well-conceived project. It makes good use of land space and the plans for foliage around the property and rooftop planters is impressive.

My main concern about this project is a larger concern that I have about new projects in Victoria, which is that they are not sufficiently dense. In the interests of sustainability and sustainable cities, I would strongly urge city council to allow for taller buildings with more common and commercial space. These in-fill develops, especially on main roads such as Fairfield Road, present an opportunity to prevent urban sprawl. I would much prefer 4, 5, or 6 story buildings, designed thoughtfully with attention paid to rooftop parks and gardens, and green architecture, than lower builds that do not create enough housing and push Victoria's growing population into the suburbs, where commuting time is greater and a growing population uses more cars.

Please, new city councillors, increase the density of our neighbourhoods and reduce commute times and the need for cars. I would like to ensure that our neighbours are walkable and that basic services (banks, grocery stores, cafes, post offices, pharmacies) are all in walking distance. This is a model I've seen in the most livable and sustainable European cities, and it can be done in a way that makes communities even more livable. I feel that in this recent election, the voice of those of us who support thoughtfully planned densification has not been heard.

I realize it will take time for these larger policy shifts to take hold. The Intergovernmental Panel on Climate Change is calling for urgent action to keep to the 1.5 degree limit on warming. We will never be able to achieve this target if we don't radically change the way we think about new developments and take densification seriously. As far as this particular project is concerned, if anything, I would have preferred a taller development with more units. But it's too late for that now. So leaving aside this larger policy concern, **this is a well-conceived project; it has my full support.** It is at least a step in the right direction.

Sincerely,
Victor V. Ramraj

Subject: 1712/20 Fairfield Road (Rhodo): Revised Amenity Contribution
Date: Monday, November 19, 2018 at 9:24:48 AM Pacific Standard Time
From: Luke Mari
To: Victoria Mayor and Council
CC: Alec Johnston, 'Ryan Goodman'

Good Morning Mayor and Council,

In advance of your consideration of our application this coming November 22, we are writing for a change in direction for our voluntary amenity contribution. Originally, we had been working with the CRD on the delivery of some affordable housing with another concurrent application for a 65 unit rental building near Quadra Village. Our proposal was to quantify the below market offering and apply it to our full market, Rhodo townhouse project. We are still fully committed to the rental project and partnership with the CRD however the timing of the project is now out of step with our Rhodo project.

As a company, we are devoted to diverse housing options which include market and below market ownership and rentals. With that in mind, we'd like to voluntarily offer the Official Community Plan bonus density provision of $5 per square foot to be applied to our 0.85FSR which results in a contribution to the Victoria Affordable Housing Fund of $112,080.

We thank you for your time and consideration,

Luke

--
Luke Mari (MCIP/RPP)
Director of Development
Purdey Group
LMari@purdeygroup.com
250-881-6077

Rezoning Application No. 000642

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 000642 for 945 Pembroke Street, that first and second reading of the Zoning Regulation Bylaw Amendment and bylaw to authorize a housing agreement be considered by Council and a Public Hearing date be set, subject to the applicant preparing and executing a housing agreement to ensure that future Strata Bylaws could not prohibit the rental of units.

That Council direct staff to explore with the applicant to work with the CRD to secure one of the units as below market housing.

Development Permit with Variances Application No. 00078

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 000642, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00078 for 945 Pembroke Street, in accordance with:

1. Plans date stamped February 12, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
   i. Lot A - reduce the required number of residential parking spaces from six to five and the number of visitor parking spaces from one to nil
   ii. Lot B - reduce the required number of residential parking spaces from six to five and number of visitor parking spaces from one to nil
   iii. Reduce the continuous landscaping screen between a surface vehicle parking area and an adjacent lot primarily for residential uses from 1m to 0.60m
3. Enter into an Agreement with a car share provider and purchase 12 car share membership (one car share membership per dwelling unit).
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

I.1.b.e 1712 & 1720 Fairfield Road - Rezoning Application No. 00618 and Development Permit with Variance Application No.00098 (Gonzales)

Moved By Councillor Collins
Seconded By Councillor Potts

Rezoning Application No. 00618

That Council direct staff to work with the applicant to provide for a more sensitive transition to Hollywood Park and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00618 for 1712 & 1720 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of the following legal agreements:
2. Statutory Right-of-Way to secure 1.15 metres of 1712 Fairfield Road adjacent Fairfield Road, to the satisfaction of the Director of Engineering and Public Works
3. Housing Agreement to ensure that future strata bylaws cannot restrict the rental of units to non-owners, to the satisfaction of the Director of Sustainable Planning and Community Development
4. Section 219 Covenant to secure a voluntary contribution of $112,080 to the Victoria Housing Reserve Fund, to the satisfaction of the Director of Sustainable Planning and Community Development

That staff explore with the applicant the provision at least one unit of below market housing.

Development Application No. 00098

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00618, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000519 for 1712 & 1720 Fairfield Road, in accordance with:

1. Plans date stamped September 25, 2018
2. Development meeting all *Zoning Regulation Bylaw*
3. The Development Permit lapsing two years from the date of this resolution."

FOR (5): Mayor Helps, Councillor Collins, Councillor Isitt, Councillor Loveday, and Councillor Potts
OPPOSED (2): Councillor Thornton-Joe, and Councillor Young

CARRIED (5 to 2)

I.1.b.f Support for Bid to Host the 2022 Invictus Games

Moved By Councillor Young
Seconded By Councillor Loveday

That Council:

Making a difference...together

Housing Planning and Programs
625 Fisgard Street, PO Box 1000
Victoria, BC V8W 1R7

T: 250.360.3081
F: 250.361.4970
www.crd.bc.ca

May 6, 2019

Luke Mari
Director of Development
Purdey Group
Delivered via email: LMari@purdeygroup.com

Dear Luke Mari,

Re: 1712-1720 Fairfield Road Affordable Home Ownership Project

This letter confirms that a Capital Regional District (CRD) staff report regarding a bylaw supporting a proposed Housing Agreement for 1712-1720 Fairfield Road has been prepared for presentation to the June 5, 2019 Hospitals and Housing Committee. The report includes a Hospitals and Housing Committee recommendation that the CRD Board adopt Bylaw No. 4306, which will be further considered at the CRD Board meeting of June 12, 2019.

Should it be approved by the CRD Board, Bylaw No. 4306 enables the CRD to act on a Housing Agreement between the CRD and the Developer which supports the CRD administering resale of two price-restricted, below-market housing units as part of the project. The Agreement mirrors a similar agreement the CRD has with the developer to administer two similar price-restricted, below-market housing units in a project being developed at 430 Parry Street.

This letter should not be taken as providing any commitment on behalf of the CRD as the ultimate authority for this decision lies with the Hospitals and Housing Committee and CRD Board.

Sincerely,

John Reilly
Manager, Housing Planning & Programs

JR/ml

Monica Dhawan

From: Karen Brown [redacted]
Sent: Monday, March 25, 2019 11:52 AM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Karen Brown

702 - 960 Yates Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Karen Brown [redacted]
Sent: Monday, March 25, 2019 11:52 AM
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Sincerely,

Karen Brown

702 - 960 Yates Street

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Monica Dhawan

From: Victoria <noreply@123formbuilder.io>
Sent: Tuesday, June 11, 2019 3:40 PM
To: Victoria Mayor and Council
Subject: I want to support the project on 1712/1720 Fairfield Road

Dear Mayor and Council,

I am writing you to show my support for the development proposal at 1712/1720 Fairfield Road.

Sincerely,

Victoria

601 83 Saghalie Rd

Sent from TalktoAryze.ca, talk@talktoaryze.ca

Lucas De Amaral

From: Karen Ayers [redacted]
Sent: June 12, 2019 10:47 AM
To: Councillors
Subject: COTW - 1712/1720 Fairfield Road

Dear Mayor and Council:

Approval to proceed to a public hearing was subject to developing a more sensitive transition to Hollywood Park, as well as a voluntary contribution to Victoria's Housing Fund. Neither of those conditions has been fulfilled.

The encroachment on the park is a function of building height (38 feet to mid-point of roof), proximity to the park (as close as 5 feet), and the buffer/screening. The developer has added a 4 foot high metal fence and a small hedge. A fence and hedge were part of the original Rhodo proposal that went to the CALUC, so from the neighbourhood perspective nothing has been added. The Parks Department will now be on the hook to provide additional planting on the park side. Why are City taxpayers paying for a vegetation buffer in support of a private development? Rotating the buildings does not adequately address the overall height, proximity and overlook of these units to the park. I am not aware of any other development that has been approved so close to and overlooking a City park, and this one should not be permitted as proposed.

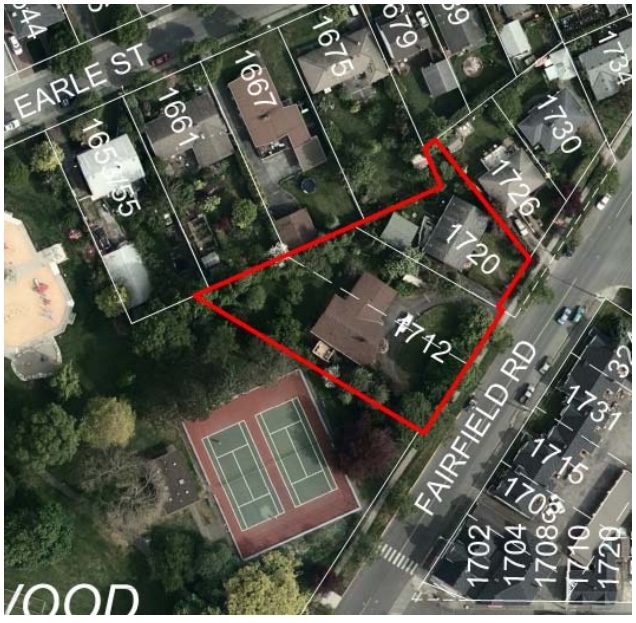
The voluntary contribution of $112,080 has been rescinded by the developer.

The # of units has increased from 17 to 20, and 2 one bed units are proposed for sale in perpetuity at 15% below market rate. Given these units can be expected to sell for well over $1M, 15% below market is still not by any definition "affordable". The City would be far better served by having a substantial contribution to the Housing Fund which could actually be used to provide the inclusive and affordable housing so desperately needed. I also expect the CRD has better things to do with their time than manage in perpetuity the sales price of expensive townhouses in Gonzales.

If the City is going to approve the level of density and encroachment of the Rhodo, we need much more in return. The land lift between the current zoning and this proposal is in the multi-millions of dollars, and what we are getting in return is a mere pittance.

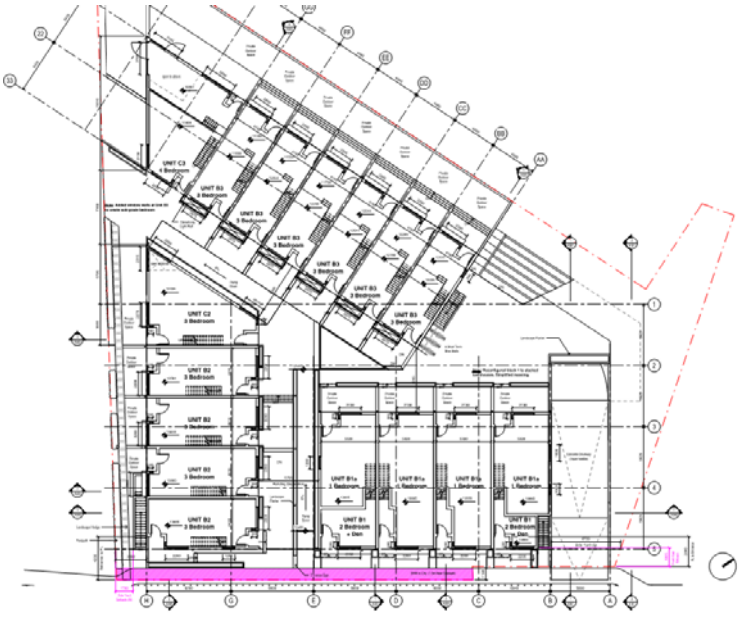
Karen Ayers

Rezoning and Development Permit with Variances Application for 1712 & 1720 Fairfield Road

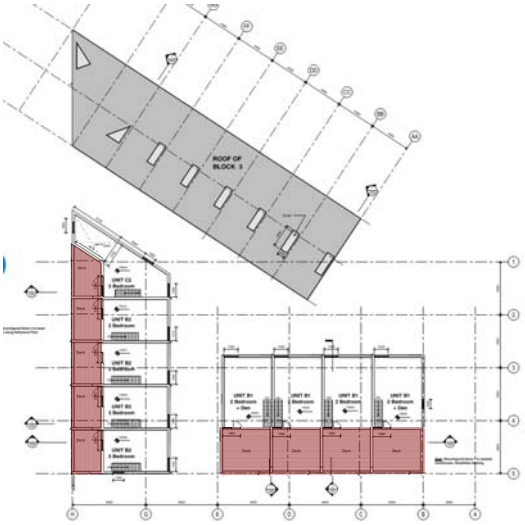


Site Plan

Floor Plans – ground floor



Floor Plans – upper level



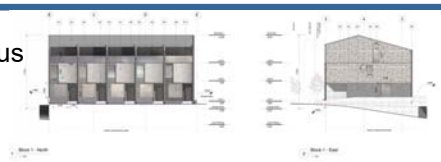
Previous Plan

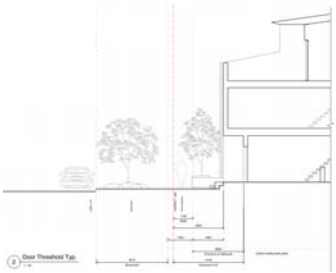
Revised Plan

CITY OF VICTORIA

Elevations – Block 1

Previous





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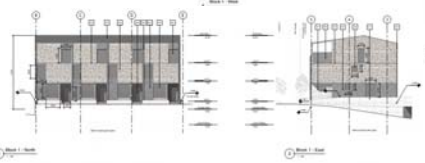

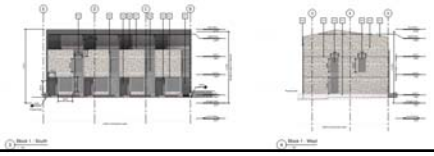

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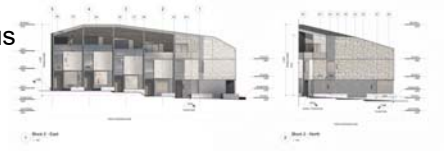
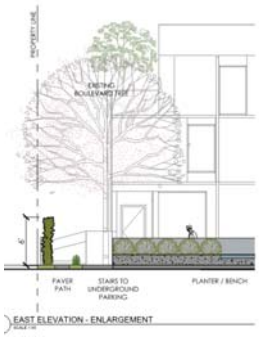
Elevations – Block 2

Previous





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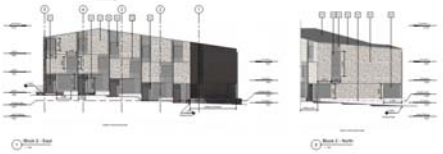
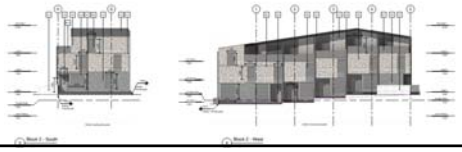
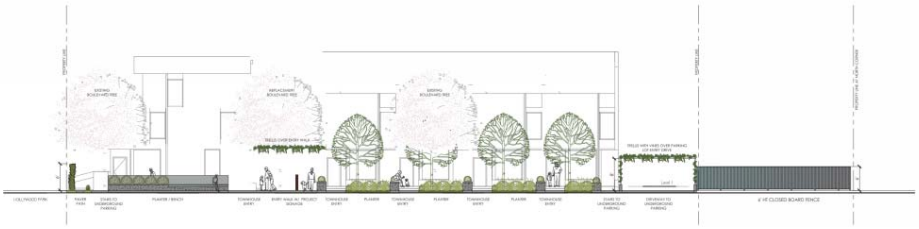




CITY OF VICTORIA

LANDSCAPE PLAN

LANDSCAPE ELEVATION FROM HOLLYWOOD PARK



LANDSCAPE ELEVATION FROM FAIRFIELD ROAD

CITY OF VICTORIA

Renderings – previous

View looking south on Fairfield Road

Renderings - revised

View looking south on Fairfield Road

Renderings - previous

CITY OF VICTORIA

Renderings - revised

CITY OF VICTORIA

Renderings

View from Hollywood Park

Renderings

View from Hollywood Park

FAIRFIELD ROAD SW CORNER
MEWS LOOKING EAST
MEWS LOOKING WEST
FAIRFIELD ROAD ENTRANCES
FAIRFIELD ROAD
FAIRFIELD ROAD ENTRANCE TO MEWS
SHAPE Architecture | 1712 FAIRFIELD ROAD
ARYZE
CITY OF VICTORIA

IMPACT RENDERING FAIRFIELD ROAD
IMPACT RENDERING FAIRFIELD ROAD N
IMPACT RENDERING HOLLYWOOD PARK SW
IMPACT RENDERING HOLLYWOOD PARK NE
IMPACT RENDERING WILDWOOD AVE
IMPACT RENDERING HOLLYWOOD PARK PLAYGRO
SHAPE Architecture | 1712 FAIRFIELD ROAD
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