

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:36 AM
To: Public Hearings
Subject: FW: Rhodo townhouse development on Fairfield Road

From: Alan Dibb <[REDACTED]>
Sent: August 6, 2019 9:15 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo townhouse development on Fairfield Road

Dear Mayor and Councillors,

I am writing to express my concern with the current proposal for a townhouse development on Fairfield adjacent to Hollywood park. My concerns are in regard to the excessive height of the proposed building, the excessive density of 20 units within 3 city lots, the lack of a setback from Hollywood park, the loss of green space and vegetation adjacent to the park and along Fairfield Road, and the fact that the proposed building is out of character with its neighbourhood.

I emphatically urge all of you not to approve this development proposal.

Sincerely,

Alan Dibb
Robertson Street, Victoria

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:40 AM
To: Public Hearings
Subject: FW: Rhode development

-----Original Message-----

From: AMANDA HARBY <[REDACTED]>
Sent: August 6, 2019 1:01 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhode development

I do not approve of the Rhodo development as planned. It is too big for the site and the community. It impinges on the public park.

Amanda Harby
Fairfield

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:50 AM
To: Public Hearings
Subject: FW: Fairfield townhouse development

From: pleezmail <[REDACTED]>
Sent: August 6, 2019 11:23 AM
To: Councillors <Councillors@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; [REDACTED]
Subject: Fairfield townhouse development

Councillors:

I write in regard to the proposed development along Fairfield Road, about which there is to be a public meeting on August 8. As I am unable to attend the meeting I would still like my views to be included in the deliberations as my property backs onto the area under discussion.

There are many reasons for wanting the proposal to be modified, explained in the Gonzales neighborhood presentation **which I endorse**. In particular I will be affected by the increase in density/activity/noise and by the change in ambience by removal of trees etc. I agree that there is a need for more housing, but this can be achieved by the compromise suggested by the association, which recognizes the objections of neighbors and users of the park.

I hope the council will reject the current proposal and consider the alternatives which comply with zoning and the wishes of many present residents of the neighbourhood.

Anne Spencer

Earle St. (backs on to the development site)

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:15 AM
To: Public Hearings
Subject: FW: Proposed Rhodo Development

-----Original Message-----

From: Annie Nazarian <[REDACTED]>
Sent: August 6, 2019 7:42 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposed Rhodo Development

Dear City Council,

I live across the street from the proposed development at 1712 Fairfield Road and I do not find the Rhodo's plans to be an acceptable choice for my neighbourhood. With a little more thought and care I believe something more suitable to this area can be designed.

Sincerely Annie Nazarian

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:49 AM
To: Public Hearings
Subject: FW: Rhodo development

From: Arleen Pare <[REDACTED]>
Sent: August 6, 2019 10:59 AM
To: Councillors <Councillors@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Arleen Pare <[REDACTED]>
Subject: FW: Rhodo development

Sent: August 6, 2019 10:40 AM
To: councillors@victoria.ca; mayorandcouncil@victoria.ca
Cc: [REDACTED]
Subject: Rhodo development

Dear Mayor and Councillors,

I totally oppose the Rhodo Development permit application for 20 townhouses adjacent to Hollywood Park. The developer was entirely resistant to feedback from neighbours at the community meeting in the spring, and unfortunately, I will be out of town on Aug. 8. Because I cannot inform you of my opposition in person, I will mention my main points quickly to you in this email.

Rhodo is too big, too wide, too high and too deep on the two RS1 properties it is seeking to develop. While some increase in density may be called for, this is far too extreme and would have serious negative impacts on the surrounding neighbours on Fairfield and Earle Streets. Moreover, the design, brutalist, as the architect has called it, does not confirm with the residential environment it hopes to build in. This, as well as the size, and the impact on seismic concerns negatively impacts the entire area.

I understand that the developer has an alternative 5-house plan ready to go, and development at that level makes more sense. This move to a different zoning altogether, and even requiring variances to that, is completely inappropriate for the Gonzales neighbourhood, which is very committed to maintaining its livability standards as it embracing truly gentle development. Moreover, the variance is around parking, which is already an issue around Hollywood Park.

We expect our Mayor and Council to respect this neighbourhood, and the zoning that the City has already put in place. Please show your respect, and your sensibilities, by rejecting this development application.

Yours sincerely,

Arleen Pare
1625 Earle St.
Victoria, BC



Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:12 AM
To: Public Hearings
Subject: FW: Rhodo development

From: Barb McLauchlan <[REDACTED]>
Sent: August 6, 2019 7:31 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo development

This proposal cannot be allowed to proceed!! It is too large, too high, too intrusive on the neighborhood and very out of place.
Please vote NO to this proposal.

Barb McLauchlan
(a neighbor)

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 1:33 PM
To: Public Hearings
Subject: FW: Rhodo townhouse development

From: BEATRICE FRANK <[REDACTED]>
Sent: August 7, 2019 12:14 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo townhouse development

Dear Mayor, Councillors and Staff,

I would like to express my concern about the Rhodo townhouse development, which I am **strongly against**. While I support a gentle densification of the area, the proposed project will have a huge impact on our neighborhood with no planning on how to serve the increased needs of the growing community once such a development has taken place (i.e., schools overflow, community center not able to provide services, etc).

Please consider the second option offered by the developer who has publicly stated that if this project is turned down they would build 5 houses on the three lots with basement suites. This approach could be a raw model for the whole neighborhood, allowing densification while sustaining the well being of the whole community.

Thank you
Sincerely
Beatrice

Pamela Martin

From: Bill Graham <[REDACTED]>
Sent: August 6, 2019 1:08 PM
To: Public Hearings
Cc: Councillors; planandzone@fairfieldcommunity.ca; Elaine Weidner
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1193) No. 19-065

I am writing with regard to the above referenced request for several variances for the land known as 1712 & 1720 Fairfield Road.

As I understand it, the meeting scheduled for August 8, 2019, is specifically to address the proposal to reduce the minimum number of vehicle parking stalls from 24 to 22, and that a number of other variances have already been accepted by Council.

I believe that Council should reject this proposal. Parking in the area is already heavily used, and there is little opportunity for neighbouring streets to bear additional parking burden. Current demand for on-street parking comes from a variety of users, primarily people enjoying the facilities of Hollywood Park, especially high demand during Little League baseball games, but also from users of an Earle Street pre-school, commercial traffic from customers and staff of the Fairfield Shopping Plaza and the stores at Hollywood Corners, as well as the traffic occasioned by the Glengarry Hospital. Having an additional 20 housing units will necessarily increase the demand for on-street parking by residents, but also by visitors to residents. Neither Fairfield Road nor Earle Street can handle increased parking without causing significant inconvenience to the neighbourhood.

I note also that the latest revision of plans for the "Rhodo" development do not address negative comments submitted to previous iterations of the plan. For example, I am copying my own letter of 10 December 2018 which raises a number of issues not yet addressed. Aryze, the developers, were initially quite open to involvement with the community but since the information blitz prior to the December meeting that openness has not been in evidence. Instead, subsequent proposed changes seem to have been developed in consultation with City staff without an iterative discussion with the neighbours. Unfortunately, I can only conclude that there is no real desire on the part of the developers to achieve a plan that can be workable both for them and for the community.

As a final comment, I note the proposed height of the development, referred to as 2-1/2 storeys, is out of character with the height of the properties backing onto the development, namely 1661, 1667, 1675 and 1679 Earle Street. The homes on these properties are all decidedly low-rise single storey buildings with good sized back yards that are presently very private. Inevitably the construction of townhomes that exceed the maximum height allowed, accompanied by the removal of 51 trees, will greatly reduce the privacy of these homes and yards as well as the value of these properties. I have read all of the documents pertaining to the Rhodo development posted on the City's website and can see nothing to indicate that the impact on these Earle Street properties has been taken into account so far. Surely those neighbours deserve some consideration.

In conclusion, the developers' failure to address community concerns regarding the siting of the buildings, their impact on the next-door park, the impact of reducing tree cover in the area, the intrusion on the character of the neighbourhood, and the impact on the development's neighbours are all unacceptable and inconsistent with the Gonzales Community Plan. I support densification of the neighbourhood, and I believe that goal can be achieved in a more sensitive and appropriate manner than what we are seeing here. I understand that a large majority of Councillors have supported the Rhodo development in past meetings, but I would urge you to please take a step back and request that Aryze and their partners re-engage with the community surrounding the site to try to find appropriate and mutually satisfactory accommodations to residents' concerns.

Sincerely,
Bill Graham
1664 Earle Street
Victoria

> On Dec 10, 2018, at 14:46, Bill Graham wrote:
>

> 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
[REDACTED] 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.
>
> 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,
> Bill Graham
> 1664 Earle Street
> Victoria

Pamela Martin

From: Lucas De Amaral
Sent: August 7, 2019 1:31 PM
To: Public Hearings
Subject: FW: 20 rhondo large scale townhouse development

-----Original Message-----

From: [REDACTED]
Sent: August 7, 2019 11:32 AM
To: Councillors <Councillors@victoria.ca>
Subject: Fwd: 20 rhondo large scale townhouse development

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

From: "Bill Smith" <[REDACTED]>
To: mayorandcouncil@victoria.ca
Sent: Wednesday, August 7, 2019 11:30:12 AM
Subject: 20 rhondo large scale townhouse development

To all who it concerns:

As a property owner in Fairfield for 40 plus years I am still here because of the beautiful, quiet, accessible area. Can you put 18 eggs in a dozen container, NOT without damage. This projects if FAR TOO LARGE with its impact on the adjoining areas re parking and utilization of the beautiful Hollywood Park which as you know hosted the BC Provincial Little League Championship 2 years ago. As a retired individual I walk different paths every day in my area, I coached Little League when my kids were growing up at home over 25 years ago. This project needs to be downsized to probably 3-6 townhouses to be any ware near viable.

Think before you act.

William Smith

372 St. Charles St.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 12:49 PM
To: Public Hearings
Subject: FW: re: 1712/20 Fairfield Road REZ00618

From: Bob June <[REDACTED]>
Sent: August 6, 2019 12:02 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: SUSANNE RAUTIO <[REDACTED]>
Subject: FW: re: 1712/20 Fairfield Road REZ00618

From: Bob June
Sent: August 2, 2019 2:26 PM
To: councillors@victoria.ca
Subject: re: 1712/20 Fairfield Road REZ00618

Mayor and Council:

As a citizen of Victoria and a frequent traveler of Fairfield Road I adamantly oppose the proposed plans for the rezoning of 1712/20 Fairfield.

The buildings in no way align with the Traditional Residential designation of this area in the OCP which clearly states that 'ground oriented buildings of up to two storeys' are allowed and that over height buildings are "on arterial and secondary arterial roads", not collector roads.

The building's presented clash with the surrounding architecture of the neighborhood and the Fairfield streetscape. They present a mass that overwhelms the immediate neighbors to the east on Fairfield and loom ominously over the neighbors on Earl Street. This monolithic presence is further emphasized by ludicrously inappropriate setback's. A setback of 5'6" where the current R1-G zoning calls for 24'6" is absurd in a era when we are trying to preserve green space and enhance boulevards. With a reduction from 30' to 20', the rear setback provides upper storey balcony's of the proposed buildings an enhanced view of the Earl Street neighbors rear yards. If anything the setbacks should be increased to accommodate oversized, over height building in a residential area.

60% site coverage in a neighborhood zoned for 30% and the limited open site space primarily enclosed within the complex does not reflect the Traditional Residential nature of the Gonzales neighborhood.

Simply put; this proposal is inappropriate and should be turned down. It's more than a poor fit. It is entirely inappropriate. It does not align with the OCP; it's acceptance would pave the way for other inappropriate, poorly conceived requests for rezoning ignoring the OCP and zoning criteria currently in place

Regards;
Bob June
1310 Manor Road.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:37 AM
To: Public Hearings
Subject: FW: Rhodo Development

From: Brooke Carter <[REDACTED]>
Sent: August 6, 2019 6:25 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

Dear Mayor and Council,

Please reject the proposal for the Rhodo development at 1712/1720 Fairfield Road as proposed by Aryze Developments, and Purdey Group. This proposal continues to egregiously contravene the guidelines laid out in the Gonzales Neighborhood Plan for gentle density while setting a precedent for further overdevelopment of sites in Fairfield. Additionally, the development will create segregated access to a public park.

Thank you,

Brooke Carter
Gonzales

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:47 AM
To: Public Hearings
Subject: FW: Rhodo development

From: Chris Fox <[REDACTED]>
Sent: August 6, 2019 10:40 AM
To: Councillors <Councillors@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: 'Chris Fox' <[REDACTED]>
Subject: Rhodo development

Dear Mayor and Councillors,

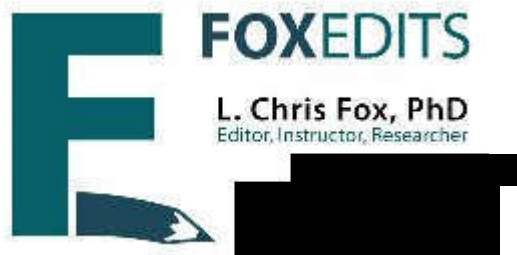
I am writing to express my complete opposition to the Rhodo Development permit application for 20 townhouses adjacent to Hollywood Park. The developer was very resistant to feedback from the neighbourhood at the community meeting I attended and, unfortunately, I will be out of town on Aug. 8. Because I cannot describe my opposition in person, I will mention my main points quickly to you via this email. Primarily Rhodo is too big, and masses too wide, too high and too deep on the two RS1 properties it is seeking to develop. I agree that some increase in density is called for, but this is too extreme and would have very negative impacts on the surrounding neighbours on Fairfield and Earle Streets. Perhaps worst of all, it would negatively impact Hollywood Park itself, in part by removing the treescape, which is so important as the park transition area.

I understand that the developer has an alternative 5-house plan ready to go, and development at that level makes more sense. This move to a different zoning altogether, and even requiring variances to that, is completely inappropriate for the Gonzales neighbourhood, which is very committed to maintaining its livability standards as it embracing truly gentle development. Moreover, the variance is around parking, which is already an issue around Hollywood Park.

We expect our Mayor and Council to respect this neighbourhood, and the zoning that the City has already put in place. Please show your respect by rejecting this development application.

Yours sincerely,

Chris Fox
1625 Earle St.
Victoria, BC
V8S 1N4



Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:06 AM
To: Public Hearings
Subject: FW: Rhodo development

-----Original Message-----

From: Chris Thomson <[REDACTED]>
Sent: August 7, 2019 9:57 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo development

Fairfield is a family oriented community. Town houses better address the need for family housing. They also blend with the character of the area while also maintaining the existing park and surrounding landscape.

Regards

Chris Thomson 1846 Gonzales.

This email has been checked for viruses by Avast antivirus software.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fantivirus&data=02%7C01%7CPublicHearings%40victoria.ca%7Cdea721a900e54d6ca74408d71b61e97b%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637007979644261214&sdata=psTRYa%2Bembci8wswBuAsUIIKRiwffn2eY0BOYje%2FM28%3D&reserved=0>

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:50 AM
To: Public Hearings
Subject: FW: 1712 Fairfield Road

-----Original Message-----

From: Daphne Schober <[REDACTED]>
Sent: August 6, 2019 11:33 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712 Fairfield Road

Dear Mayor and council,

I am writing to again express my opposition with the Rhodo development at 1712 Fairfield.

I feel the this development is completely unsuitable for this small property and for the neighbourhood as a whole.

I would certainly hope that you would not consider allowing these variances which are at odds with the Official Community Plan and Zoning.

Sincerely,

Daphne Schober

417 Queen Anne Heights,
Victoria

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:36 AM
To: Public Hearings
Subject: FW: 1712 Fairfield Road Development

From: David Berry <[REDACTED]>
Sent: August 6, 2019 9:21 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: 1712 Fairfield Road Development

Hi all,

I am writing to voice my overwhelming approval of the multi-family development that I will hopefully be block-neighbors with in the near future. The high density layout is a forward thinking solution to the housing crisis that has hit so many families in the CRD. The location so close to a park is going to greatly increase the community feel of the area and is very convenient since it negates the need for closed off backyards. As a community, we need to be looking past single family homes and forward towards higher density to accommodate a livelier and more inclusive neighborhood. This is a great step towards this.

Thank you
David Berry
Owner in Fairfield and regular user of Hollywood park

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:18 AM
To: Public Hearings
Subject: FW: Rhode Development: 1712 Fairfield Rd.

-----Original Message-----

From: David Greig <[REDACTED]>
Sent: August 6, 2019 8:30 AM
To: Councillors <Councillors@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhode Development: 1712 Fairfield Rd.

Good Morning,

NO is my answer and I object to the proposed development as it is.

NO because:

The design (height, setbacks ...) do not fit within the neighbourhood nor the community plan.

We are in climate degradation and the proposal at hand takes away trees, shrubs and greenery and replaces it with concrete!

There is no affordability for my/our children in this development.

Thank you as there is more such developments on the horizon.

David Greig
273 Wildwood Ave.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:36 AM
To: Public Hearings
Subject: FW: Rhodo

From: Deborah Lowry <[REDACTED]>
Sent: August 6, 2019 9:45 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo

Dear Mayor and Council,

I have carefully looked at the Rhodo plans and cannot approve of it for all of these reasons. I am a long time resident of the area and I am doing my best to keep the way in keeping with the integrity of our neighbourhood.

Density

- 20 townhouses in 3 large blocks crams too much onto three city lots
- development significantly encroaches on the neighbours to the north, as well as onto Hollywood Park, making the transition to both
- every existing tree, shrub and bush will need to be removed and the vast majority of the site will be covered in concrete and pavement, with minimal open or green space. The development will use Hollywood Park as a backdrop.

Height/Massing

- proposed height of 38 feet just to the roof midpoint is far too high (more than 50% above current height). Neighbouring homes will be dwarfed by the height and "monolithic massing" of the buildings (as described in the Advisory Design Panel comments)

Setbacks

- setbacks of 5.5 feet to Fairfield road and in particular to the park are wholly inadequate, particularly considering the 3 storey facade and large mass of the buildings
- minimal setbacks provide for no real useable space for plantings of a size to soften the mass and provide a transition to the park

Design

- the aggressively urban design is appropriate for downtown, but is not respectful of the Gonzales Neighbourhood and character; as described in the Advisory Design Panel comments it is an "urban solution in a residential neighbourhood"

Variances/Zoning/Official Community Plan

The Rhodo proposal is not consistent with the Official Community Plan, existing R1G zoning, the current nor most recent draft Gonzales Neighbourhood Plan, or with the City's Design Guidelines.

Residential Development. The City engages residents in developing these plans and policies, and expect that Council will generally make decisions consistent with these policies. Variances are except use and they need to be agreed on by those most affected. This is what neighbourhoods want...the a variances are allowed that they feel negatively affect their enjoyment of their property and living env

Those on the former Council may also recall that the draft Gonzales Neighbourhood Plan received feedback about double row townhouses in the proposed plan, and this was a factor in the plan being proposal is for a triple row, which is clearly not supportable.

What kind of development would be acceptable for the site?

The developer has publicly stated that if this project is turned down they would build 5 houses on be an acceptable alternative.

Those houses could have garden suites and basement suites thus allowing for mortgage helpers. complex that has backyards would also fit in with the neighbourhood.

Regards
Deborah Lowry
1829 Lillian Rd
Gonzales
Victoria



ReplyForward

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:12 AM
To: Public Hearings
Subject: FW: 1712 Fairfield Road Multi-Family Development

-----Original Message-----

From: Diane Hughes <[REDACTED]>
Sent: August 6, 2019 6:49 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: 1712 Fairfield Road Multi-Family Development

Dear Mayor and Councillors,

Please, please reject the latest Rhodo proposal for development of 1712 Fairfield Road to be presented to Council this Thursday, August 8 .

The design is unsuitable for our Gonzales neighbourhood .Twenty townhouses crammed into three large blocks is excessive and use of Hollywood Park as a backyard somewhat egregious.

Please send this ugly, monolithic design back to the table .

A plan for five houses with garden and basement suites or a single row townhouse complex (10 units) with back yards would be far more appropriate.

Sincerely, Diane Hughes.
344 Richmond Ave (my neighbourhood since 1974) Sent from my iPad

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:06 AM
To: Public Hearings
Subject: FW: Fairfield Gonzales new housing proposal up for review today

From: Don Morris <[REDACTED]>
Sent: August 7, 2019 9:56 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fairfield Gonzales new housing proposal up for review today

My Madame Mayor and Counsellors:

Wanting to chime in...

The proposed design for the Fairfield housing complex presents 'too high contrast to the existing character of our community structures' and its look attempts to bring the 'city look' upon us.

I am not against a new housing complex yet we have made it clear, and so has the city, that new units/structures need to conform to the architecture and feel here. Take a look at this modern, cool, urban design and then look at where we live.

The design is aesthetically disruptive.

Why isn't the builder playing it smart and submitting a fitting design? What's the big deal as it will be approved.

Note: the builder is flagrantly going against the major ground rules set down after much work by city planners and our input for new housing structures.

If it is a bid to negotiate... they have asked too much too early on - a very savvy yet disconnected negotiating tactic that needs to be rejected and replaced with a brand new design that meets community and city standards on every level.

Please do the right thing and insist on an appropriate design and observance to building guidelines.

Please remember these builders have purchased **PRIMO PROPERTY** against the park, and I as one resident on Passmore/Ross Streets insist they build a Fairfield-Gonzales looking CHARACTER structure we can love.

It is NO BIG DEAL for you all TO INSIST UPON.

Please do the right thing. I am OK with this housing project in another architectural form.

Thanks so much!

Don

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:35 AM
To: Public Hearings
Subject: FW: Rhodo

From: [REDACTED]
Sent: August 7, 2019 8:18 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo

Mayor and Council,
our group objected to this development when it was first announced and must do so again as it is totally unsuited to the area.

Dr. M. Lewis.

Chairman. Fairfield Voters Group.

Pamela Martin

From: Elaine Weidner <[REDACTED]>
Sent: August 6, 2019 12:41 PM
To: Victoria Mayor and Council
Cc: Councillors; Public Hearings
Subject: RE: the Rhodo Development Proposal for 1712 and 1720 Fairfield Road

RE: the Rhodo Development Proposal for 1712 and 1720 Fairfield Road

A notice of Public Hearing was recently put in my mailbox as I live nearby on Earle Street near Hollywood Park.

I'm urging you NOT to approve this development as it stands. The building design reminds me of the Police Headquarters on Quadra St. - all sharp angles and steep walls. That style does not suit the character of this neighbourhood. As well, so many of the mature trees on the properties would be destroyed...We can ill afford to lose more of our mature urban canopy.

I've heard that the developer has publicly stated that if this project is turned down they would build 5 houses on the three lots. This would certainly be a more acceptable alternative. Houses with garden suites and basement suites could provide much-needed rental accommodation in Gonzales. A single row 2 1/2-story townhouse complex, that has backyards, would also fit with the neighbourhood. Have you seen the fabulous townhome complex on Chandler near Foul Bay? Now that is an attractive yet dense development.

Regards,

Elaine

ELAINE WEIDNER

Home Address:
1648 Earle Street
Victoria, BC CANADA
V8S 1N5

Phone: [REDACTED]
Cell: [REDACTED]
email: [REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 1:32 PM
To: Public Hearings
Subject: FW: townhouse development 1717 Fairfield Rd.

-----Original Message-----

From: Elizabeth Pollard <[REDACTED]>
Sent: August 7, 2019 12:31 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: townhouse development 1717 Fairfield Rd.

Staff:

Here we go again , increasing zoning, large developments, height well above the surrounding areas, little if any green space. Our neighbourhood is becoming unrecognizable. Fairfield is first and foremost a neighbourhood and many of the people that live here have, over the years, fought for a community based on families. We fought for the trees and green space, protected the things that make a neighbourhood special. It looks like it was all for nought. Developers are wanting more and more. and are being given the green light for increasing zoning in many new situations. Affordability ? Not for many families and young people. Development now goes to the highest bidder. This is a very sad time for Victoria and especially our beloved neighbourhood, Fairfield.

I am definitely not in favour of this development.
Elizabeth Pollard
1440 Fairfield Rd.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:39 AM
To: Public Hearings
Subject: FW: Rhodo development

From: Evelyn Butler <[REDACTED]>
Sent: August 6, 2019 12:01 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fwd: Rhodo development

Begin forwarded message:

From: Evelyn Butler <[REDACTED]>
Date: August 5, 2019 at 11:59:26 PM PDT
To: councillors@victoria.ca
Subject: Rhodo development

Once again, money is winning over consideration for the neighbourhoods of Victoria and if this gets passed in its current form you should all be ashamed of yourselves.

What we all like about living in this city is quickly changing, green space being at the top of the list, not to mention being able to look up and actually see the sky. Imagine.

Here's my NO vote until you and the developers get it together.

And yes, I live in the Victoria/Gonzales neighbourhood and have all my life. Hollywood Park and adjacent neighbourhood is an old stomping ground of mine since being a child. I'm not opposed to progress, just the thoughtless, money grubbing way it invariably gets done!

Evelyn Butler

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:47 AM
To: Public Hearings
Subject: FW: Rhodo Development

From: Francesca <[REDACTED]>
Sent: August 6, 2019 10:39 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo Development

I am strongly against this high density development. I grew up on Fairfield Road and now own a home on Robertson Street and frequent Hollywood Park daily.

This development is not in keeping with the neighborhood and will change the energy of our community and create tensions. Thank you for your consideration.

Francesca Tisot
[REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:07 AM
To: Public Hearings
Subject: FW: rhodo development proposal

From: Geraldine Glattstein <[REDACTED]>
Sent: August 7, 2019 9:40 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: rhodo development proposal

I urge city and council to reconsider this development.

The destruction of green spaces, and the falling of trees is NOT consistent with the public position of this council in regard to the protection of our environment and our community.

the aggressively urban design is appropriate for downtown, but is not respectful of the Gonzales neighbourhood form and character;

as described in the Advisory Design Panel comments it is an "urban solution in a residential area"

If you decide to proceed with Rhodo as proposed, it is an egg we won't be able to "unscramble",

geraldine glattstein

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:46 AM
To: Public Hearings
Subject: FW: Rhodo Development too much

From: Greg Lang <[REDACTED]>
Sent: August 6, 2019 10:39 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Development too much

Please do ***not*** allow the 20 unit Rhodo Townhouse next to Hollywood Park to proceed. The setbacks are too small, the density is too high, and the style does not fit in with the neighbourhood.

Thanks
Greg Lang
954 Bank St

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:22 AM
To: Public Hearings
Subject: FW: 1712 & 1720 Fairfield Road Rhodo project

From: Gwen Gaddes <[REDACTED]>
Sent: August 6, 2019 8:38 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712 & 1720 Fairfield Road Rhodo project

Hello Councilors, Mayor Helps.

I am sending a brief note to request that you good folks **reject** this Fairfield Road development.

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

The stark, institutional and box-like design of the structure is quite out of character with the existing neighbourhood buildings. Please demand a design that would flow with rather than battle Hollywood Park's greenspace.

Respectfully submitted,

Gwen Gaddes
[REDACTED]

Pamela Martin

From: Lucas De Amaral
Sent: August 6, 2019 2:31 PM
To: Public Hearings
Subject: FW: Special Request - Rhodo Development to go to public hearing this Thursday

From: [REDACTED]
Sent: August 6, 2019 1:14 PM
To: Councillors <Councillors@victoria.ca>
Subject: Special Request - Rhodo Development to go to public hearing this Thursday

Dear Mayor and Councillors,

Please don't approve the proposed Rhodo development for Fairfield Road. This is not an appropriate size or look for Gonzales/Fairfield and is not respectful of the Gonzales neighbourhood form and character. As described in the Advisory Design Panel comments it is an "urban solution in a residential area".

The developer has publicly stated that if this project is turned down they would build 5 houses on the three lots. This would be an **acceptable alternative**. Those houses could have garden suites and basement suites thus allowing for mortgage helpers. A single row townhouse complex that has backyards would also fit in with the neighbourhood.

Sincerely,

Heather Keenan
1825 Lillian Road



TO: Mayor Lisa Helps and Council

August 7th 2019

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 above development proposal that will be heard by Council's public meeting tomorrow evening.

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

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:36 AM
To: Public Hearings
Subject: FW: Killing the Rhodo on Fairfield once and for all!

-----Original Message-----

From: Ian I. <[REDACTED]>
Sent: August 6, 2019 9:56 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Cc: Michael Muret <[REDACTED]>; Bart Reed <[REDACTED]>; Adam <[REDACTED]>;
Michael Lewis CSVBA <[REDACTED]>
Subject: Killing the Rhodo on Fairfield once and for all!

I understand from the Gonzales Neighbourhood group that the “Rhodo” by the ironically named yet appropriately misspelled “Aryze” is on the agenda this week for a key decision.

This horrible proposal must be put to sleep once and for all. It's wrong for Gonzales, wrong for Fairfield Road. It's a symbol of unbridled arrogance and greed on the proponent's part.

This is an aspirational neighbourhood. People want to live here in part because high-density yuppie ghettos aren't part of the scene. Nor should they be. Ever.

And putting it right beside Hollywood Park? They've got a lot of nerve.

For all the reasons the Gonzales Neighbourhood group is against the “Rhodo” - chief among them, the ridiculously generous proposed density - I, too, am against it.

Tell Aryze to pound sand!

Sincerely,

Ian Indridson
Owner, 1833 Hollywood Crescent

Pamela Martin

From: Lucas De Amaral
Sent: August 7, 2019 8:44 AM
To: Public Hearings
Subject: FW: 1712/1720 Fairfield road

From: Insha Khan <[REDACTED]>
Sent: August 6, 2019 6:18 PM
To: Councillors <Councillors@victoria.ca>
Subject: 1712/1720 Fairfield road

Dear Mayor and Council:

I have some major concerns with the application that is being heard this Thursday. Since I am unable to attend I am providing my comments by email.

I have lived in my house for 35 years. My backyard fence-line runs along Hollywood Park where this application is proposed. My family are regular users of the park e.g. tennis, soccer, baseball and playground.

This park has hosted countless baseball tournaments for local, regional and out of province players and families. It is chosen due to it's beauty and location. In addition this is a regular spot for children from the local daycare and students from the local schools. There are large number of young and mature trees that surround the park. The greenery of the natural landscape is a key attraction for the park users.

In the application there is no buffer or transition zone between the proposed structure and the park, which is a requirement of the OCP. Instead 51 trees will be removed The stark, block-like building will be clearly visible from the park particularly from the well used playground and tennis courts. It will be an eye-sore.

The proposed structure has an institutional design and is totally out of character with the neighborhood.

The setbacks from the road and the park are inadequate and needs to be larger. The density and the height of the proposed building is inconsistent with the neighborhood, city plans and zoning regulations.

I therefore respectfully request the Council to reject this proposal.

Regards

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 3:08 PM
To: Public Hearings
Subject: FW: NO to Rhodo Development

From: Janet Heino <[REDACTED]>
Sent: August 6, 2019 2:53 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: NO to Rhodo Development

Please vote **NO** to the Rhodo Development

As a neighbourhood resident, for me the project is:

- Appears to be inconsistent with the official community Plan and does not reflect community sentiments.
- Too dense for three lots and too high relative to surrounding homes – the triple row concept is excessive, with large buildings, concrete, pavement and with no internal greenspace
- Set back is too small for the massive façade and provides no usable space for planting of softening at only 5.5 feet
- Encroaches on neighbouring properties and more importantly Hollywood Park, I believe it will significantly lessen community enjoyment of the park.

Please say **NO** and consider something more in character with the neighbourhood. For example:

- Single family homes with basement suites and/or garden suites
- A single row town house with larger setbacks and more greenspace.

Thank you
Janet Heino
108 Joseph Street
[REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:36 AM
To: Public Hearings
Subject: FW: Proposed Rhodo Development, 1712 Fairfield Rd

From: Janet Land <[REDACTED]>
Sent: August 6, 2019 9:28 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Proposed Rhodo Development, 1712 Fairfield Rd

Dear Mayor and Councillors,

I urge you to reject this housing development proposal. The increased density and design of this complex is much more appropriate in downtown Victoria than in the residential neighbourhood of Gonzales. Our community supports **moderate** increased density but this increase in density is extensive and unacceptable. Such a distasteful complex will dwarf other residences in the area and have a negative impact on Hollywood Park.

Please reject this proposal.

Sincerely,

Janet Land
1638 Earle St.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:01 AM
To: Public Hearings
Subject: FW: "Rhodo" development - 1712/1720 Fairfield

From: Janice and Kevin <[REDACTED]>
Sent: August 7, 2019 10:28 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>
Subject: "Rhodo" development - 1712/1720 Fairfield

The proposed "Rhodo" development by Aryze on 1712/1720 Fairfield Road will have a negative impact on the Gonzales community. Some of the main issues with the proposal are:

- There will be virtually no front yard (1.68M) on Fairfield Road. To be consistent with other properties and achieve permitted use, it should be a minimum of 7.5M.
- The rear yard is 6.1M and should be 9.1M and at least 30% of the site depth.
- The number of parking stalls is 22 spaces instead of the required 24 spaces.
- The site coverage is 60% instead of the required 30% maximum.
- The building height is 11.14M and 2.5 stories instead of the maximum 7.6M building height and 2 stories.
- Despite strong negative feedback, the developer has made minimal improvements to address the community's concerns.

Most of us recognize that increased density is a reality. We are facing a situation where a developer is trying to maximize every square foot of a site by eroding reasonable standards. Rather than providing a showcase for densification, the proposal creates a dangerous precedent for future land use for our neighbourhood and community.

The neighborhood from St Charles to Richmond on Fairfield is unique and beautiful. We trust City Council will value the views of neighbors/residents of Gonzales and decline this application.

Janice Linton and Kevin Warren
356 Robertson Street

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 2:02 PM
To: Public Hearings
Subject: FW: Rhodo Development

From: Jean Crawford <[REDACTED]>
Sent: August 7, 2019 1:58 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

We are opposed to the Rhodo development. I understand the need for gentle density but this is not gentle. This proposal is not consistent with the most recent Gonzales Neighbourhood Plan nor the City's Design Guidelines in regard to height/ massing and design. Lose of green space is unacceptable. A preferred development would be houses with suites retaining some green space between them.

Jean and Dennis Crawford
1408 Fairfield Rd.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:00 AM
To: Public Hearings
Subject: FW: 1712 Fairfield Rd -NO!

From: Nina Belmonte <[REDACTED]>
Sent: August 7, 2019 10:52 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712 Fairfield Rd -NO!

To the Mayor and Council, City of Victoria:

I am writing to urge you NOT to approve plans for the proposed Rhodo townhouse development at 1712 Fairfield Rd.

The Rhodo proposal is not consistent with the Official Community Plan, existing R1G zoning, neither the current nor most recent draft Gonzales Neighbourhood Plan, or with the City's Design Guidelines for Residential Development.

Please respect our neighborhoods!

Jeannine Belmonte
131 Beechwood Ave
Victoria

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 1:33 PM
To: Public Hearings
Subject: FW: Rhode developer

-----Original Message-----

From: Jim Johnson <[REDACTED]>
Sent: August 7, 2019 12:13 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhode developer

No to this development to large does not fit into existing zoning

Sent from my iPhone

Pamela Martin

From: Lucas De Amaral
Sent: August 6, 2019 10:33 AM
To: Public Hearings
Subject: FW: Reject this horrible development!

-----Original Message-----

From: Jim Lauder <[REDACTED]>
Sent: August 5, 2019 10:57 PM
To: Councillors <Councillors@victoria.ca>
Subject: Reject this horrible development!

Dear Counsellor

Please vote no to this Rhodo development because it sets a horrible precedent for our community. We do not want three story buildings in our community built only for the rich. It will create an ominous wall effect along Fairfield Road.

Thank you doing everything you can to protect the charm and character of our Fairfield community.

Sincerely

Jim and Janine Lauder
Owners and residents of
1730 Richardson St
[REDACTED]

Jim Lauder, D. Min., sfo
Life's Circle Ceremonies for All Occasions
<https://can01.safelinks.protection.outlook.com/?url=www.lifescircle.com&data=02%7C01%7CPublicHearings%40victoria.ca%7C9879d280879840f0c93908d71a942260%7Cd7098116c6e84d2a89eedb15b6c23375%7C0%7C0%7C637007095834360253&sdata=PfCPl1e37bnp5hDwi6pnxfVLaX7cbKPnGpCevbGb37g%3D&reserved=0>
250-519-0055

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:35 AM
To: Public Hearings
Subject: FW: Fairfield proposed condo's

From: [REDACTED] <[REDACTED]>
Sent: August 7, 2019 7:10 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fairfield proposed condo's

Please refer to my previous email. I reiterate my no vote for this plan as it stands. It needs more green space.
Jo-Ann Lawson

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:37 AM
To: Public Hearings
Subject: FW: Rhodo Development

From: [REDACTED]
Sent: August 6, 2019 8:24 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

To Victoria Mayor Helps and City Councillors,

Please do NOT allow the proposed Aryze “Rhodo” development (on 1712/1720 Fairfield Road) to move forward as it is currently planned. It will have a negative effect on our beloved Gonzales/Fairfield and set an awful precedent for future developments in our neighbourhood.

I am not against increasing density BUT it must be done in a manner that preserves the charm of each neighbourhood where it is to take place. The current proposed design is in our view is industrial, overbearing and in no way fits a residential neighbourhood like ours. I would much prefer single family homes with suites (single or multiple) to be built as long as they keep with the character of this area. Our row townhouses designed to compliment the Gonzales/Fairfield neighbourhood and help add to the character and uniqueness of our neighbourhood.

The current design, which we strongly oppose, has MANY concerning issues in our view:

- The lack of front yard/greenspace from the sidewalk – Rhodo should not be afforded special variances of the magnitude they are requesting – they should develop as to the current rules/planes for the Gonzales neighbourhood which I believe is a minimum of 7 ½ meters back.
- The height of the proposed development is too high and again is well over the current allowable building codes for our community.
- The overall footprint is way too large and does not allow for enough greenspace, nor does it retain any of the tress of vegetation currently on the properties to be developed. Again, the Rhodo development should be held to meet the current site coverage allowed, not be given a variance which is almost double!
- The proposed architecture simply does not add to our community at all.

We strongly feel that the current proposed plans absolutely DO NOT FIT a neighbourhood such as ours. I have seen many TASTEFUL townhouse projects be developed in Victoria over the years that have maintained the character of a neighbourhood while increasing density. It is apparent to us that the Rhodo development has no sense, nor cares, about the neighbourhood that WE live). Nor do they seem to have taken into consideration previous concerns from the residents but rather keep trying to push though their plans.

As elected members who are to represent the best interests of its citizens and residents, we implore you to step back and realise that development and increasing density can be achieved without selling out to developers that state they need to “overdevelop” to make the project financially viable for them. The developers in this case should have to be respectful of the current building codes within the area they wish to develop as they are THERE FOR A REASON.

We sincerely hope that the City Council will value the views of neighbors/residents of Gonzales and decline this application.

Sincerely, Joanna and Paul Betts
334 Robertson Street

|

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:30 AM
To: Public Hearings
Subject: FW: Rhodo townhouse developement (thursday evening hearing)

From: Jordan Anderson <[REDACTED]>
Sent: August 7, 2019 11:24 AM
To: Councillors <Councillors@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo townhouse developement (thursday evening hearing)

Mayor and Council,

A short note, as a fairfiled gonzales neighborhood resident, to state that the type of density that is proposed by the proposed Rhodo townhouse development is unacceptable. Please respect our neighborhood and the many young families that have moved there who seek an area without density.

The developer has publicly stated that if this project is turned down they would build 5 houses on the three lots. This would be an acceptable solution, reflecting "gentle density" opposed to wholesale change. New homes are great, but the proposed level of densification will disrupt the neighborhood.

Please **vote no** to the proposal.

Thanks,
Jordan Anderson and family

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:21 AM
To: Public Hearings
Subject: FW: 1712/1720 Fairfield

From: Karen Ayers <[REDACTED]>
Sent: August 4, 2019 4:03 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: 1712/1720 Fairfield

Dear Mayor and Council:

I will be unable to attend the public hearing, so I am writing to provide my comments on the application. Although changes have been made to somewhat soften the appearance and to delineate the development from the park, those changes are insufficient to address my substantive concerns:

Density

- 20 townhouses in 3 large blocks crams too much onto the site
- development significantly encroaches on the neighbours to the north, as well as onto Hollywood Park, lacking a sensitive transition to both
- the vast majority of the site will be covered by buildings, concrete and pavement, with minimal open or green space

Height/Massing

- proposed height of 38 feet just to the roof midpoint is far too high (more than 50% above current zoning); neighbouring homes will be dwarfed by the height and "monolithic massing" of the buildings (as described in Advisory Design Panel comments)

Setbacks

- setbacks of 5.5 feet to Fairfield and in particular to the park are wholly inadequate, particularly when combined with the 3 storey facade and large mass of the buildings
- minimal setbacks provide for no real useable front or backyards, nor space for plantings of a size to soften the mass and height of the buildings

Design

- the aggressively urban design is appropriate for downtown, but is not respectful of the Gonzales neighbourhood form and character; as described in the Advisory Design Panel comments it is an "urban solution in a residential area"

The Rhodo proposal is not consistent with the Official Community Plan, R1G zoning, neither the current nor most recent draft Gonzales Neighbourhood Plan, nor with the Design Guidelines for Attached Residential Development. The City engages residents in developing these plans and policies, and in my view we have a right to expect that Council will generally make decisions consistent with these policies. Those on the former Council may also recall that the draft Gonzales Neighbourhood Plan received considerable negative feedback about double row townhouses in the proposed plan, and this was a factor in work on the plan being abandoned. This proposal is for a triple row, which is clearly not supportable.

While I support the development of townhouses for this site, I would respectfully request that Council reject the current application. It is not a good fit for our neighbourhood. Thank you for your consideration.

Karen Ayers

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:36 AM
To: Public Hearings
Subject: FW: Rhodo Proposal - Fairfield

From: Kathleen Humphrey <[REDACTED]>
Sent: August 6, 2019 9:38 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo Proposal - Fairfield

Hello Mayor & Council -

I live on Earle Street, & have owned my home with my family since 1995: we love the neighbourhood.

I'm opposed to the development as proposed, finding it too dense, too tall, with inadequate setback provisions & an aggressively urban design for a residential area with a certain established character.

We have a community plan & a Gonzales Neighbourhood Plan: let's stick with these.

Thank you for the opportunity,
Kathy Humphrey

Pamela Martin

From: Lucas De Amaral
Sent: August 7, 2019 8:45 AM
To: Public Hearings
Subject: FW: Rhode development plan

From: Kathy Burch <[REDACTED]>
Sent: August 6, 2019 9:24 AM
To: Councillors <Councillors@victoria.ca>
Subject: Rhode development plan

I am vehemently opposed to this development. It does not fit in with the guidelines of the Gonzales neighbourhood plan whatsoever.

Best regards,
Kathy urch

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:36 AM
To: Public Hearings
Subject: FW: Rhododendron townhouse development

From: Kathy Burch <[REDACTED]>
Sent: August 6, 2019 9:18 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhododendron townhouse development

I am vehemently opposed to this development. It doesn't comply with the neighbourhood plan in any way. Please reject this application. I am a homeowner in Gonzales

Best regards,
Katy Burch

Pamela Martin

From: Lucas De Amaral
Sent: August 7, 2019 1:31 PM
To: Public Hearings
Subject: FW: Special Request - Rhodo Development to go to public hearing this Thursday

From: [REDACTED]
Sent: August 7, 2019 11:37 AM
To: Councillors <Councillors@victoria.ca>
Cc: [REDACTED]
Subject: FW: Special Request - Rhodo Development to go to public hearing this Thursday

Resent.

Keith Rodrigue
[REDACTED]

From: [REDACTED]
Sent: August 7, 2019 11:35 AM
To: mayorandcouncil@victoria.ca
Cc: councillors@victoria.bc; [REDACTED]
Subject: FW: Special Request - Rhodo Development to go to public hearing this Thursday

Your Honour.

Please accept this email to show my objection the proposed development for the following reasons:

A) Density Concerns:

1. **Inconsistent Policies-** The development represents increased Density never seen in the area of Victoria and is not in alignment with any previous developments.
2. **Increased Parking Demands-** As the City continues to introduce more amenities I am concerned with parking for either multi-car households or just those who wish to visit their friends and family located in the 20 unit complex.
3. **Reduced Greenspace-** We faced strict restrictions in this regard and it appears to be inconsistent with this plan.

B) Height/Massing and SetBacks

1. **Street Level and Adjacent Properties – Sunlight Exposure-** This mass structure will surely affect the sunlight offered to person adjacent to the complex or those citizen pass through the area.
2. **Personal Security-** There may be security concerns and I hope the City would engage VPD to see what pre-cautions can be made.

C) Inconsistent Design with Neighborhood Properties.

1. **Design Inconsistency-** We are noticing a trend where it appears there is little consideration to existing architecture with this neighborhood. We would hope that the impact to neighboring properties and the neighborhood landscape be considered.

It appears that the last proposal was rejected and now the developer is offering more density in this proposal. I find this interesting.

Alternative- Would support if within existing zoning policies: The alternative is to build 5 houses on three lots. I would support this as long as it falls in existing zoning.

Thank you for reviewing my email and I wish you luck with your Public Hearing.

Respectfully yours.

Keith

Keith Rodrigue

Home Address- 117 Wildwood Ave.

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From: Gonzales Neighbourhood Association <[REDACTED]>

Sent: August 5, 2019 10:07 PM

To: "Undisclosed Recipients" <[REDACTED]>

Subject: Special Request - Rhodo Development to go to public hearing this Thursday

Dear Gonzales Neighbour,



The proposed Rhodo townhouse development will be going before council this Thursday night. Many of you wrote e-mails regarding this development once already (November 2018) and we appreciate you doing so. However, it is important that you once again write an e-mail or send your old e-mail to council voicing your concerns with the **development as it will finally be either approved or rejected.** The e-mail need only be 3 or 4 lines long as councillors focus on whether e-mails are for **or** against a development (they do not have the time to read long messages).

You need to send your e-mail to the two addresses below:

This e-mail address sends your e-mail to staff who will include it in the public record:

mayorandcouncil@victoria.ca

This e-mail address goes directly into each individual councillor e-mail inbox:

councillors@victoria.ca

Here is a summary of what the issues are regarding this development:

Density

- 20 townhouses in 3 large blocks crams too much onto three city lots
- development significantly encroaches on the neighbours to the north, as well as onto Hollywood Park; lacking a sensitive transition to both
- every existing tree, shrub and bush will need to be removed and the vast majority of the site will be covered by buildings, concrete and pavement, with minimal open or green space. The development will use Hollywood Park as it's backyard.

Height/Massing

- proposed height of 38 feet just to the roof midpoint is far too high (more than 50% above current zoning); neighbouring homes will be dwarfed by the height and "monolithic massing" of the buildings (as described in Advisory Design Panel comments)

Setbacks

- setbacks of 5.5 feet to Fairfield road and in particular to the park are wholly inadequate, particularly when combined with the 3 storey facade and large mass of the buildings
- minimal setbacks provide for no real useable space for plantings of a size to soften the mass and height of the buildings

Design

- the aggressively urban design is appropriate for downtown, but is not respectful of the Gonzales neighbourhood form and character; as described in the Advisory Design Panel comments it is an "urban solution in a residential area"

Variances/Zoning/Official Community Plan

The Rhodo proposal is not consistent with the Official Community Plan, existing R1G zoning, neither the current nor most recent draft Gonzales Neighbourhood Plan, or with the City's Design Guidelines for Attached

Residential Development. The City engages residents in developing these plans and policies, and thus we have a right to expect that Council will generally make decisions consistent with these policies. Variances are exceptions to the existing 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.

Those on the former Council may also recall that the draft Gonzales Neighbourhood Plan received considerable negative feedback about double row townhouses in the proposed plan, and this was a factor in the plan being abandoned. This proposal is for a triple row, which is clearly not supportable.

What kind of development would be acceptable for the site?

The developer has publicly stated that if this project is turned down they would build 5 houses on the three lots. This would be an acceptable alternative.

Those houses could have garden suites and basement suites thus allowing for mortgage helpers. A single row townhouse complex that has backyards would also fit in with the neighbourhood.

Lastly, **you are welcome to come speak at the public hearing.** This is the most powerful way for your opinion to be heard. The meeting starts this Thursday at 6:30 pm in Council chambers upstairs at City Hall.

For more information on Rhodo, go to www.gonzalesna.ca

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 1:32 PM
To: Public Hearings
Subject: FW: Aryze project: 1712/1720 Fairfield Road

From: KELLY WHEELER <[REDACTED]>
Sent: August 7, 2019 12:32 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Aryze project: 1712/1720 Fairfield Road

Dear Mayor and Council,

I would like to voice my support for the proposed Aryze project on Fairfield road. The project meets the community need of higher density housing and fits in well with the neighbourhood.

This development has been mired in the application process for years, and it is time for council to approve and allow it to proceed.

Sincerely yours,

Kelly Wheeler
1792 Fairfield Road

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:39 AM
To: Public Hearings
Subject: FW: Fairfield development

From: Ken Godwin <[REDACTED]>
Sent: August 5, 2019 11:43 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>
Subject: Fairfield development

The latest Fairfield project at Hollywood Park is even worse than the previous proposal. This is not what Gonzales residents want for OUR neighbourhood. Vote NO on this latest proposal.

NO!

Mr. and Mrs. K Godwin
Sent from my iPad

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:49 AM
To: Public Hearings
Subject: FW: Rhondo Development, 17212/1720 Fairfield Rd. by Aryze

From: L Maasch <[REDACTED]>
Sent: August 7, 2019 8:40 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhondo Development, 17212/1720 Fairfield Rd. by Aryze

Greetings:

I have owned a home at 311 Robertson ST. for the last 19+ years. I am opposed to this development as it does not fit the Plan for Gonzles Neighbourhood. I am not opposed to development in our neighbourhood - not at all. But, this one is too dense, has not enough yard space as required, it puts great pressure on Hollywood Park, there are too few parking spaces, and most important, the site coverage is double the maximum allowed and the height of the buildings is over the allowable height.

***When I renovated my house 9 years ago, I was required to keep within limits. I understood this and was happy to do so. The rules were developed for a reason. Why does a developer not have to live within the same parameters? I understand that they can ask for and receive variances. There are way too many being asked for in this project and it is not acceptable.

Artze has made some modifications, but they are not enough.

As my Council, I ask you to not allow this development to go through as it stands. Artze must scale down the project and make it fit our neighbourhood. I live here and future growth in our neighbourhood will be impacted by this project. It is not a "showcase" for our community.

Please decline this application.

Thank You -

Linda Maasch

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 1:34 PM
To: Public Hearings
Subject: FW: 1712 Fairfield Road proposed townhouse development

-----Original Message-----

From: DAVID WILKS <[REDACTED]>
Sent: August 7, 2019 11:44 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712 Fairfield Road proposed townhouse development

Mayor and councillors

I am an owner for over 40 years in the Gonzales neighbourhood and I would like to voice my opposition to the proposed development at 1712 Fairfield Rd. The development is much too large for the lot size and is also much too close to Fairfield Rd. At only 5 ft from the sidewalk the proposed development will stand out like a sore thumb. How can you allow a new development to be higher than the existing maximum height allowed for single family homes that surround it? Why is the design so unattractive? All the homes including Montague Court that are near this development have a very attractive traditional appearance. The proposed Rhodo development does not conform to the existing community plan. On another note how could this development be called "affordable"? Experience tells me that the units in this development will sell for probably \$900,000 or more—that's affordable? Please do not allow this development to go ahead.

Thank you

Linda Park 306 Richmond Ave

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:45 AM
To: Public Hearings
Subject: FW: Against Rhodo Development Proposal

-----Original Message-----

From: lois atherley <[REDACTED]>
Sent: August 6, 2019 5:05 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Against Rhodo Development Proposal

To Whom It May Concern,

This proposal will overwhelm the neighborhood in density, height, and design and destroy the character of the existing traditional neighborhood.

Sincerely,

Lois Atherley
1411 FAIRFIELD RD

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:43 AM
To: Public Hearings
Subject: FW: 1712/20 Fairfield Road REZ00618

From: Lynn Phillips <[REDACTED]>
Sent: August 6, 2019 6:04 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712/20 Fairfield Road REZ00618

Dear Mayor and Council,

I want to write and reiterate that the absence of any benefit provided by this project that would make approving it in its current form justifiable. Further, from a financial perspective:

1) It is **not** possible to provide the "below-market" units as described by Aryze unless Aryze can guarantee the unit price will not exceed [\\$290,000](#).

See [analysis below](#) and link: [Gov't of Canada Mortgage Qualifying Tool](#)

2) The likely asking price for the 2&3 b townhouses would be, at a minimum, \$850,000. This is not conducive to providing diverse housing in the neighbourhood. Even with 10% down, the family income required to purchase one of these townhouses would be more than [\\$200,000](#). This would simply promote gentrification of the area.

The Aryze "trickle-down" theory does not hold water as those who could afford to live in one of these townhouses would not be the same demographic as those currently competing for "affordable housing" in Victoria.

Aryze has stated that the "affordable/attainable" units would have to be appraised when completed, but they "suggest" a price of approximately [\\$350,000](#). At 15% below market, that would mean an "appraised" value of [\\$411,000](#), which is not feasible*

Affordability Analysis on Rhodo below-market units:

For argument's sake, let's say the appraised value on completion of the "below-market" units **is** [\\$450,000](#). At 15% below market value, the price would be [\\$382,500](#).

[CRD](#) states that in order to qualify for one of these units, family income cannot exceed [\\$80,000](#).

Calculation

Purchase Price [\\$382,500](#)

New Home GST = [\\$19,125](#)

Assume 5% down payment on \$401,625 = [\(\\$20,082\)](#)

CMHC Fees 4% (see details below) = [\\$15,261](#)

Total Mortgage Amount = [\\$396,804](#)

Interest Rate for Qualifying (see details below for why rate is so high) = 5.19%

Closing Costs with Property Transfer Tax Waived = ~ \$1,500

-

GDS Calculation to Qualify for Mortgage

Mortgage Payment = \$2,351

Property Taxes = \$200

Heating = \$50

Strata Fees \$100 (low estimate)

Total Monthly Cost for the Purpose of Qualifying = \$2,701.

Minimum required annual income = \$101,287

How much would these units have to actually sell for in order for the family with an income of \$80,000 to qualify for a mortgage?

Answer = \$290,000. This suggests an appraised value of \$342,000.

On a Final Note:

The reason this project has been dragged out for so long is that Aryze has consistently avoided doing what has been asked of them. Every time they have had to “rethink” the project, they have taken a great deal of time to figure out a way that will maximize their profits. In order to insert “affordable” units into the project, Aryze has increased the densification, so as not to reduce their potential for profit, and in fact, they may have increased it.

Sincerely,

Lynn Phillips

*The last time council was told by a developer that a building would provide 1-bedroom units that would be affordable, in the range of \$400,000, was 1201 Fort Street.

At a meeting in February 2018, the developer “suggested” a starting price of \$400,000. The project was approved by council on May 18, 2018, and the following week 1-bedroom units were listed at \$625,000. Currently listed at \$650,000. <https://www.buzzbuzzhome.com/ca/bellewood-park>

Relevant Details for Calculations

- **Interest Rate:** For the purpose of qualifying for a mortgage, the interest rate used for the calculation must be the greater of the offered mortgage rate plus 2% or the Bank of Canada’s 5-year fixed posted rate which is published weekly by the Bank the series V80691335 and is currently 5.19%
- In order to “qualify” for a mortgage, a potential homeowner must meet certain financial criteria. Specifically:
 - If the Loan-to-value (LTV) ratio is more than 80%, you will have to have CMHC insurance (see link [CMHC](#)),
 - Your Gross Debt Service ratio (GDS) must not exceed 32%

- Your Total Debt Service (TDS) must not exceed 40%

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:30 AM
To: Public Hearings
Subject: FW: 1712/20 Fairfield Road REZ00618

From: Lynn Phillips <[REDACTED]>
Sent: August 7, 2019 11:10 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fwd: 1712/20 Fairfield Road REZ00618

My apologies, the email below was to read "unjustifiable." See below.

Thank you,

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

From: Lynn Phillips <[REDACTED]>
Date: Tue, 6 Aug 2019 at 18:04
Subject: 1712/20 Fairfield Road REZ00618
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Dear Mayor and Council,

I want to write and reiterate that the absence of any benefit provided by this project would make approving it in its current form unjustifiable. Further, from a financial perspective:

- 1) It is **not** possible to provide the "below-market" units as described by Aryze unless Aryze can guarantee the unit price will not exceed [\\$290,000](#).

See [analysis below](#) and link: [Gov't of Canada Mortgage Qualifying Tool](#)

- 2) The likely asking price for the 2&3 b townhouses would be, at a minimum, \$850,000. This is not conducive to providing diverse housing in the neighbourhood. Even with 10% down, the family income required to purchase one of these townhouses would be more than [\\$200,000](#). This would simply promote gentrification of the area.

The Aryze "trickle-down" theory does not hold water as those who could afford to live in one of these townhouses would not be the same demographic as those currently competing for "affordable housing" in Victoria.

Aryze has stated that the "affordable/attainable" units would have to be appraised when completed, but they "suggest" a price of approximately [\\$350,000](#). At 15% below market, that would mean an "appraised" value of [\\$411,000](#), which is not feasible*

Affordability Analysis on Rhodo below-market units:

For argument's sake, let's say the appraised value on completion of the "below-market" units **is** [\\$450,000](#). At 15% below market value, the price would be [\\$382,500](#).

[CRD](#) states that in order to qualify for one of these units, family income cannot exceed [\\$80,000](#).

Calculation

Purchase Price [\\$382,500](#)

New Home GST = [\\$19,125](#)

Assume 5% down payment on \$401,625 = ([\\$20,082](#))

CMHC Fees 4% (see details below) = [\\$15,261](#)

Total Mortgage Amount = [\\$396,804](#)

Interest Rate for Qualifying (see details below for why rate is so high) = [5.19%](#)

Closing Costs with Property Transfer Tax Waived = ~ [\\$1,500](#)

-

GDS Calculation to Qualify for Mortgage

Mortgage Payment = [\\$2,351](#)

Property Taxes = [\\$200](#)

Heating = [\\$50](#)

Strata Fees [\\$100](#) (low estimate)

Total Monthly Cost for the Purpose of Qualifying = [\\$2,701](#).

Minimum required annual income = [\\$101,287](#)

How much would these units have to actually sell for in order for the family with an income of [\\$80,000](#) to qualify for a mortgage?

Answer = [\\$290,000](#). This suggests an appraised value of [\\$342,000](#).

On a Final Note:

The reason this project has been dragged out for so long is that Aryze has consistently avoided doing what has been asked of them. Every time they have had to "rethink" the project, they have taken a great deal of time to figure out a way that will maximize their profits. In order to insert "affordable" units into the project, Aryze has increased the densification, so as not to reduce their potential for profit, and in fact, they may have increased it.

Sincerely,

Lynn Phillips

*The last time council was told by a developer that a building would provide 1-bedroom units that would be affordable, in the range of \$400,000, was 1201 Fort Street.

At a meeting in February 2018, the developer "suggested" a starting price of [\\$400,000](#). The project was approved by council on May 18, 2018, and the following week 1-bedroom units were listed at [\\$625,000](#). Currently listed at \$650,000. <https://www.buzzbuzzhome.com/ca/bellewood-park>

Relevant Details for Calculations

- **Interest Rate:** For the purpose of qualifying for a mortgage, the interest rate used for the calculation must be the greater of the offered mortgage rate plus 2% or the Bank of Canada's 5-year fixed posted rate which is published weekly by the Bank the series V80691335 and is currently **5.19%**
- In order to “qualify” for a mortgage, a potential homeowner must meet certain financial criteria. Specifically:
 - If the Loan-to-value (LTV) ratio is more than 80%, you will have to have CMHC insurance (see link [CMHC](#)),
 - Your Gross Debt Service ratio (**GDS**) must not exceed **32%**
 - Your Total Debt Service (**TDS**) must not exceed **40%**

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 2:49 PM
To: Public Hearings
Subject: FW: rhodo development Fairfield road

From: lynne shields <[REDACTED]>
Sent: August 6, 2019 2:46 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: rhodo development Fairfield road

please vote NO to the rhodo development. it does not suit the character and integrity of the neighbourhood.

lynne shields 362 Richmond avenue

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 12:49 PM
To: Public Hearings
Subject: FW: Rhodo Townhouse on Fairfield Rd. Development Proposal

From: Maery Callaghan <[REDACTED]>
Sent: August 6, 2019 12:09 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo Townhouse on Fairfield Rd. Development Proposal

Please reject this proposal that is unsuitable for Fairfield/Gonales on so many levels. My main objection is that the sterile modern design is a blight on the nice homey neighbourhood; even worse it creates a BAD precedent; allowing other developers to claim their "bunker" designs also fit into OUR neighbourhood. WE don't want the character of our neighbourhood to change!

Thank you,

Maery Callaghan

Sent from [Mail](#) for Windows 10

Pamela Martin

From: Lucas De Amaral
Sent: August 7, 2019 1:06 PM
To: Public Hearings
Subject: FW: Rhodo Townhouse Development Proposal on Fairfield Road

From: Maery Callaghan <[REDACTED]>
Sent: August 7, 2019 12:36 PM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo Townhouse Development Proposal on Fairfield Road

Please DO NOT approve this proposal as it now stands. Not only does the ultra modern design mar the visual unity of the neighbourhood but it also is deficient in life affirming green space. This proposal calls for a density level that is too much for the location when you review all the added problems it will inflict on the rest of the neighbourhood.

Thank you
Maery Callaghan

Sent from [Mail](#) for Windows 10

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 12:50 PM
To: Public Hearings
Subject: FW: Rhodo monstrosity assisting climate change, a trick for building more houses

-----Original Message-----

From: Mary Doody Jones <[REDACTED]>
Sent: August 6, 2019 11:58 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>; Andrea Hudson <AHudson@victoria.ca>
Cc: [REDACTED]
Subject: Rhodo monstrosity assisting climate change, a trick for building more houses

Mayor and Councillors

This plan is so obviously a monstrosity of "monolithic massing" and "an urban concept in residential area"
With the Advisory Design Panel's report, why did the plan get as far as going to a hearing?
Even more. why to a hearing in the depth of summer vacation time which ensures far fewer people able to be there?
Because it's rental is not enough reason. The quality of life for renters would be impacted (a ghetto) as well as for everybody in the surrounding area.

Most importantly, this plan removes any scrap or possibility of green as well as 3 houses, so it radically assists climate change.

Why was it not rejected on that basis alone?

Obviously, it's urgent to reject it completely and to not promise the developer a reward of 5 houses.

Probably 4 would be more suitable and this plan is a trick to get the extra one.

Please, in future reject such proposals early in the process.

(Our time matters too.)

Mary Doody Jones

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:51 AM
To: Public Hearings
Subject: FW: Rhodo Development

From: Monique Genton <[REDACTED]>
Sent: August 6, 2019 11:48 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

Dear Mayor and Councillors,

I am writing to express my opposition to the Rhodo townhouse proposal in Gonzales on Fairified Road. The scale and positioning of these buildings will create a Vancouver-style tunnel-feeling street scape, one which has bled the life out of many neighbourhoods in that city. Here are just some of my concerns:

1. The scale far outsizes the scale and open feeling of the existing neighbourhood—currently a wonderful mix of mostly modest-sized homes with mature trees and gardens. The proposed height far exceeds the current 25' maximum.
2. The loss of 50 trees, can not be overlooked at a time of global warming, and loss of habitat for birds, pollinators, and mammals.
3. Loss of privacy for park users. Also loss of security as the park was previously visible from the street.
4. Building too close to the street, creating a tunnelled, alienating experience for pedestrians. Buildings close to the street reflect more traffic noise onto the neighbourhood.
5. 10' encroachment on the rear setback is far too much encroachment toward the remaining park lands.
6. 60% site coverage far exceeds the allowed 30%. We must protect the quality of our neighbourhood.

This Rhodo development is wrong in so many ways. We had such a struggle on our hands with the City of Victoria when just one corner of our rear stair landing ended up being 20 inches into the set back. We had two variance hearings about that. Yet look at this Rhodo proposal—the height, site coverage and, setbacks *far* exceed the stated limits. Also, the overall scale, the loss of trees, of this Vancouver-style, neighbourhood-crushing, soul-less development is of no benefit to the neighbourhood.

Approval of the Rodo development will send a strong message to citizens: that neighbourhood plans are meaningless, that neighbourhood citizen's concerns are meaningless, and that the environment is of no concern to the City of Victoria. I've no doubt that this developer is capable of designing something in scale with the neighbourhood and in keeping with the guidelines that regulate all other citizens of this neighbourhood.

Sincerely,

Monique

Monique Genton
1947 Brighton Avenue
Victoria, B.C. V8S 2E1

Pamela Martin

From: Lucas De Amaral
Sent: August 7, 2019 1:06 PM
To: Public Hearings
Subject: FW: 1712 and 1720 Fairfield Road

From: Nic Humphreys <[REDACTED]>
Sent: August 7, 2019 12:35 PM
To: Councillors <Councillors@victoria.ca>
Subject: 1712 and 1720 Fairfield Road

Mayor and Council:

As a resident of Gonzales I am strongly opposed the proposed Aryze-Rhodo development that is being proposed for this site.

The structures being considered for this site are completely inappropriate for the neighbourhood. The buildings are just too massive and imposing. They would encroach on the streetscape of Fairfield road, the neighbours at both sides and the community park at the back of the property. The community has overwhelmingly rejected this development as evident from the report of the last CALUC meeting.

It is not that townhouses are not appropriate for this location but that size and form is just inappropriate, basically 3 rows of townhouses. This proposal needs to be reduced, a development that is half the size, 10 townhouses, would be much more suitable for the site. This would still provide housing for the city, profit for the developer and would be mostly supported by the community.

Sincerely,
Nic Humphreys
167 Passmore St.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:22 AM
To: Public Hearings
Subject: FW: Rhodo

-----Original Message-----

From: Norman Fiege <[REDACTED]>
Sent: August 4, 2019 10:28 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo

Dear Mayor and Councillors

I have received notification from the of the public hearing for the development on 1712, 1720 Fairfield rd. As someone who lives close to the proposed development, I object to the scope and design of this building. It is a 900% increase in density. This is not gentle density.

The design is a poor fit for the community, has virtually no green space, destroys a tree canopy of 52 trees, presents an imposing wall- like facade to my building, does not address affordability (not withstanding the small concession by the developer of 2 one bedroom units 15% below market value), uses a busy city park as it's green space.

This is housing for the wealthy and mainly benefits the developer.

Also, several significant changes have been since the last Caluc review and these have not been readily available to the community. So, no transparency.

I am not opposed to an increase in density but I would like to see a more sensitive implementation.

Yours Norm Fiege
1715 Fairfield rd.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:37 AM
To: Public Hearings
Subject: FW: Rhodo Development 1712 and 1720 Fairfield Rd

From: Patrick Czyz <[REDACTED]>
Sent: August 6, 2019 9:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Development 1712 and 1720 Fairfield Rd

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.

While I do not object to thoughtful development and logical in character "densification" in our Gonzales neighbourhood, I do object to this developers 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

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:39 AM
To: Public Hearings
Subject: FW: 1712 Fairfield Rd Development

From: PAUL HARRISON <[REDACTED]>
Sent: August 5, 2019 11:34 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712 Fairfield Rd Development

I completely reject the proposed development as it conflicts in every aspect with the neighbourhood.

Paul Harrison

376 Fairfield Road

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 2:03 PM
To: Public Hearings
Subject: FW: Rhodo Development

-----Original Message-----

From: [REDACTED]
Sent: August 7, 2019 1:23 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

Hello,
I must say I am rather shocked by the visuals of the above project. I strongly object to this design/density.

Sincerely,
Paulene Burton
1444 Fairfield Road

Sent from my iPhone

Pamela Martin

From: Lucas De Amaral
Sent: August 6, 2019 4:09 PM
To: Public Hearings
Subject: FW: Proposed Rhodo Development 1712 Fairfield Road to go to public hearing this Thursday

From: [REDACTED]
Sent: August 6, 2019 2:21 PM
To: Councillors <Councillors@victoria.ca>
Subject: Proposed Rhodo Development 1712 Fairfield Road to go to public hearing this Thursday

Dear Mayor and Councillors,

Please DO NOT approve this proposed development, which is simply driven by greed on the part of the developer.

Please send the developer back to the drawing board on this one by turning down this Urban high density development in a suburban neighborhood.

This is not an appropriate size or look for Gonzales/Fairfield and is not respectful of the Gonzales neighborhood plan in form or character.

The city's Advisory Design Panel comments that this is an "urban solution in a residential area".

Recently the approval of the proposed Gonzales neighborhood plan stalled on the issue of allowing double row townhouses, this is actually three blocks of townhouses on this lots.

IF all the variances are approved this will set a precedent for all of Fairfield road, not just this lot.

Of particular concern is the loss of sunlight for the neighbors to the north, they will lose most of their backyard light, and their back gardens will suffer.

The developer has publicly stated that if this project is turned down they would build 5 houses on the three lots.

This would be an **acceptable alternative**. Those houses could have garden suites and basement suites thus allowing for mortgage helpers. A single row townhouse complex that has backyards would also fit in with the neighbourhood.

Sincerely,

Peter Breen
1825 Lillian Road



Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 3:08 PM
To: Public Hearings
Subject: FW: Rhodo Development

From: [REDACTED]
Sent: August 6, 2019 1:30 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Re: Rhodo Development

Dear Mayor and Councillors,

I am writing to express my opposition to the current Rhodo townhouse proposal in Gonzales on Fairified Road.

Issues in particular are:

1. The **scale** far outsizes the scale and open feeling of the existing neighbourhood. The proposed height far exceeds the current 25' maximum.
2. The **loss of 50 trees**, is wrong at a time of global warming, and loss of habitat for birds, pollinators, and mammals.
3. **Loss of privacy for park users**, and loss of security as the park was previously visible from the street.
4. **Building too close to the street**, creating a tunnelled, alienating experience for pedestrians. Buildings close to the street reflect more traffic noise onto the neighbourhood.
5. **10' encroachment on the rear setback** is far too much encroachment toward the remaining park lands.
6. **60% site coverage** far exceeds the allowed 30%.

When we had a recent home renovation the City was very concerned with and made it difficult for us to obtain a variation for a very small encroachment into a setback.

Surely, the City of Victoria ought to be concerned about respecting the neighbourhood plans, neighbourhood citizen's concerns, and the environment.

I think the developer can do something that fits within the plan, the neighbourhood while providing affordable housing. Isn't that what our municipal government is all about?

Sincerely,

PETER J NADLER

Victoria BC V8S 2E1

[REDACTED]
[REDACTED]
[REDACTED]

The information contained in this e-mail message is confidential. Any dissemination, use or copying of this communication is strictly prohibited. If you have received this in error, please notify immediately and return it to the sender via e-mail and remove any copies from your hard drive. Thank you.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 1:33 PM
To: Public Hearings
Subject: FW: Rhodo Development Propsal

From: Quaid Pisoni <[REDACTED]>
Sent: August 7, 2019 12:08 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo Development Propsal

Dear Mayor and Council,

My name is Quaid Pisoni and I am a Gonzales resident at 1703 Fairfield Rd. The current proposed Rhodo Development Plan is completely unacceptable and needs to be rejected! This will completely destroy the Gonzales neighbourhood's beauty and heritage, not to mention it will create a nightmare for street parking and many more problems in the future! Save the trees and save our neighbourhood, PLEASE DO NOT VOTE IN FAVOUR of this development plan!

Regards,
Quaid

Pamela Martin

From: Lucas De Amaral
Sent: August 6, 2019 10:32 AM
To: Public Hearings
Subject: FW: NO to Rhodo Dev.

From: R C <[REDACTED]>
Sent: August 6, 2019 7:52 AM
To: Councillors <Councillors@victoria.ca>
Subject: NO to Rhodo Dev.

No to development. Keep Victoria unique.

R. N. Craig

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:39 AM
To: Public Hearings
Subject: FW: Rhodo development proposal

From: Randy Kaneen [REDACTED] >
Sent: August 5, 2019 11:15 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo development proposal

This letter pertains to the proposed development on three lots adjacent to Hollywood Park. I have looked at this proposal in detail, and attended an information session where numerous concerns were voiced. Density, height, design, parking and a distinct lack of 'affordable' housing were among the issues brought forward. The three people, out of approximately fifty who were supportive of the project, did not live anywhere close to the area and, though this is not proven, seemed, in my mind, (telling glances and body language) to have been planted by the developers. Clearly these developers were trying to sell something that in no way reflected the values of the community which, judging by those at the meeting, is open to reasonable densification. The optimum word being 'reasonable'. These developers have a 'maximize profits motive at any community cost' approach. The densification proposal is ridiculous and calls for the council to turn a blind eye to the very reasonable wishes of the community and to current building restrictions. In no way should this proposal be approved. I urge you to do the right thing for your constituents and turn down this avarice and ill-concieved plan.

Thank you in advance for your attention to this matter.

Yours truly

Randy Kaneen
242 Wildwood Avenue
Victoria, B.C.
V8S3W3

Pamela Martin

From: Lucas De Amaral
Sent: August 6, 2019 10:32 AM
To: Public Hearings
Subject: FW: Reject Rhodo Townhouse Proposal

From: Rey Carr <[REDACTED]>
Sent: August 6, 2019 7:52 AM
To: Councillors <Councillors@victoria.ca>; [REDACTED]
Subject: Reject Rhodo Townhouse Proposal

I urge you to reject the Rhodo Townhouse Development Proposal. In its present form the proposal is not suitable for the neighbourhood. Here are my reasons:

1. Environmental: Too many trees, shrubs and other greenery will be removed to make way for the proposal.
2. Density: The project is too big for the space and encroaches on neighbours in an unattractive way.
3. Height: The project is too high and dwarfs neighbouring homes changing the character of this lovely and quiet area.
4. Setbacks: The space around the building must be increased in order to make plantings and pedestrian access possible.
6. Design; The design doesn't fit the neighbourhood and lacks the character of homes around it.
7. Violation of Community Plan: The proposal is not consistent with the official community plan for the area.

Yours truly

Rey Carr
1052 Davie Street
Victoria, BC

Pamela Martin

From: Lucas De Amaral
Sent: August 7, 2019 8:44 AM
To: Public Hearings
Subject: FW: Rhodo Development

From: Rick Gibbs <[REDACTED]>
Sent: August 6, 2019 9:55 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

Dear Mayor Helps and Councillors,

I'm a resident of the Gonzales area and am opposed to the proposed Rhodo development next to Hollywood Park. I'm not opposed to all development but this particular one is inappropriate for the scale of the site and the character of the neighbourhood. Please reject it.

Sincerely,

Richard Gibbs
142 Beechwood

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:38 AM
To: Public Hearings
Subject: FW: Support for 1712 Fairfield

From: Robert Berry <[REDACTED]>
Sent: August 5, 2019 10:14 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Support for 1712 Fairfield

Hi,

My name is Robert Berry. I own 1607 Chandler. I am positively for the development at 1712 Fairfield.

The development should be taller so that it can provide much needed housing to Fairfield. The same development should be welcome in all residential areas of Victoria.

As a progressive I plead with city council to end exclusionary single family zoning.

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:49 AM
To: Public Hearings
Subject: FW: 1712 Fairfield

From: Ruth McIver <[REDACTED]>
Sent: August 6, 2019 10:55 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712 Fairfield

Please do not approve this project.

To large and modern for the area.

Developer needs to scale back considerably and design changes.

Ruth McIver
1702 Chandler

Pamela Martin

From: Ryan Jabs <[REDACTED]>
Sent: August 6, 2019 3:29 PM
To: Public Hearings; Victoria Mayor and Council
Subject: Support homes for grandparents! - Input on Amendment Bylaw (No. 1202) No. 19-086

Dear Mayor and council:

My name is Ryan Jabs, and I and my family live at 1560 Oakland Ave. I'm sorry I could not present in person.

I am writing to ask that you not support the proposed Schedule M changes that would reduce the maximum garden suite height on plus sites, because changing the policy will put additional pressures on our housing shortage and negatively impact the environment by forcing more people into the car-dependent Western Communities (a little dramatic, but I firmly believe that every home that we don't add to core Victoria communities means another person or family has to move into that commute).

Garden suites for grandparents!

My family and I just finished building a two-floor garden suite at 1560 Oakland Ave off of Doncaster near Hillside mall. This little house, with the extra floor (with seven foot ceilings), allowed my mom, who is nearing 70, to move out of her much larger family home into a home that's right beside her grandchildren. The extra floor, with an open loft, was key for her, as it adds more natural light to a very small space, and, more importantly, it adds a small extra den, which means she can have her other grandchildren stay with her when my sister needs additional childcare support.

Without that extra height, we would not have been able to add the extra space because of the size of our lot. I suspect she would have decided to stay in her home longer – taking a large house away from a family – or she would have had to find another place to live further away from my children, requiring her to get into her car and drive to see them.

That extra floor with the extra space was critical. And I think it would be for many baby boomers in similar situations or for many others.

Consider opaque windows instead?

If your primary concern is privacy (from people who choose to live in a downtown neighbourhood!), perhaps require second-floor windows that look onto neighbouring properties be made opaque, or be screened by landscaping. That way we can still get the second floor area but reduce the privacy issues. (We did this voluntarily for our alleyway window.)

Support progressive housing policies:

I, personally, don't think we're adding enough density in single-family communities like Oakland, and I don't think a two-floor carriage house is that significant of a move, but it has helped at least build mine.

If we are truly concerned about our environmental impact, we need not protect large-yarded, single-family enclaves that are so close to major employers and shopping areas like Hillside mall.

We need to embrace progressive policy changes, like the council has been doing, and instead of scaling back a minor policy like garden suites, we should look to scale up these alleyway homes and consider, over time, three or more storey backyard homes and multifamily homes like we're seeing in Vancouver.

Thank you for your time,

Ryan Jabs
1560 Oakland Ave.
[REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 11:17 AM
To: Public Hearings
Subject: FW: Rhodo development hearing

-----Original Message-----

From: Sandra Johnstone <[REDACTED]>
Sent: August 6, 2019 8:29 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo development hearing

As a Gonzales resident and property owner, please record my opposition to the proposed Rhodo development at 1712 Fairfield Road. This townhouse development fails to consider both current and draft community plan in density, height, setback and design. It encroaches on Hollywood Park for unit backyards, setting a harmful precedent. It is totally out of character for the Fairfield/Gonzales neighbourhood site in both design and landscape potential. Sandra Johnstone

Pamela Martin

From: Sharon Walls <[REDACTED]>
Sent: August 6, 2019 2:50 PM
To: Public Hearings
Subject: 1712 Fairfield Road - Public hearing 8 August 2019

I am in favour of the proposed Rhodo development.

Victoria is one of the most expensive cities for accommodation in Canada. Owning or renting. Within the top 3 to 5 in the whole country. And it is projected to have at least 30,000 more people by 2030.

There needs to be an increase in every type of housing, but particularly for housing that is more affordable (and more environmentally friendly) because it is denser. More low rise buildings, more mid rise, more rental-only buildings, more social housing, more townhouses, more duplexes and more secondary units such as lane way houses and garden suites.

There seems to be a number of residents who oppose all proposed multi-family developments in their neighbourhood on principle. A number of arguments are made about this proposed development being too massive or too dense or too close to the park. The Globe and Mail has had two recent articles about the huge housing crisis we have in these very expensive cities, and how new multi family developments in residential neighbourhoods would be at least of some help. However, such proposed developments are often opposed by invoking neighbourhood character: "when this [vague term] gets defined, it usually turns out to be a euphemism for something ugly. On the surface, it speaks about architecture and aesthetic concerns, but its substance is about who gets to live where and who, especially today, gets shut out." "Character is wielded as a weapon against change."

<https://www.theglobeandmail.com/opinion/editorials/article-the-secret-to-lower-housing-prices-its-all-in-the-zoning/>

I have lived in a heritage designated house close to this proposed development for a long time. However, I am concerned about housing opportunities for people who now cannot afford a single family home on a single family lot in this neighbourhood.

Sharon Walls

Pamela Martin

From: Sharon Walls <[REDACTED]>
Sent: August 6, 2019 2:54 PM
To: Public Hearings
Subject: Re: Thank-you for your email regarding an upcoming hearing

My address was not in the email I just sent. It is 304 Robertson Street.

Sharon Walls

On Tue, Aug 6, 2019 at 2:50 PM Public Hearings <PublicHearings@victoria.ca> wrote:

Thank you for your email, your email will be attached to the correspondence file for this address, and will be added to the agenda for Council's consideration.

Information regarding any Land Use application is available on the [City's Development Tracker App](#).

Please note that all correspondence submitted to the City of Victoria for a hearing will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. Correspondence must be received by 3:00 p.m., the day of the meeting, in order to be added to the agenda. The City considers the author's address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed. If you require further information, please contact Legislative Services at 250.361.0571.

If your email relates to a development item that has been the subject of a Public Hearing that has already closed, Council is unable to receive further input and your message will not be forwarded.

August 7, 2019

Re: Zoning Regulation Bylaw, Amendment Bylaw (No. 1193) No. 19-065

As long time residents of the Gonzales community we are writing to express our strong opposition to the proposed zoning and development amendments. This proposed development represents a tipping point for our community in terms of shaping future development in the area.

I want to stress that we are not opposed to all or any development or re-development in the community but rather that this proposed development accedes to the developers needs at the cost of the rest of the community.

It is worth Council considering:

- the setbacks are not appropriate to the existing streetscape,
- the height of the proposed structure will impose on the existing look and feel of the community,
- the removal of a significant number of mature trees without appropriate replacement plans will result in a less green environment
- proposed parking is insufficient putting more vehicles on already crowded streets
- site coverage is excessively dense
- the development relies on the adjacent Hollywood Park to provide outdoor space for residents

Most importantly this proposed development will not deliver the much touted 'affordable family housing' it claims. Cost of units will continue to be beyond the reach of most families. The developer has not fully engaged the Gonzales community because if they had there would have been some effort to modify the proposal to address community concerns.

Our community spoke very clearly to representatives from the City developing a new community plan for Gonzales. I trust Council listened to our concerns at that time and is still listening. This is not the right development for this site, by allowing these amendments Council will have effectively opened the door to more such non-conforming developments in future. This proposal represents a significant precedent and it is time to say NO.

Shawn Robins

April Robins

330 Robertson Street

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:01 AM
To: Public Hearings
Subject: FW: 1712/1720 Fairfield

From: Sheila Protti <[REDACTED]>
Sent: August 7, 2019 10:29 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Cc: Karen Ayers <[REDACTED]>
Subject: 1712/1720 Fairfield

Dear Mayor Helps and Victoria City Councillors,

Ever since I learned details about the proposed development at 1712/1720 Fairfield, I have been disturbed by the proposal. It is much too large for the area nor does it fit with the Fairfield-Gonzales neighbourhood. It definitely should be rejected as planned. However, I do agree with having some sort of housing on the site, albeit more modest in size, more fitting to the neighbourhood, adhering to the community plan, and more considerate of neighbouring properties.

Karen Ayers has eloquently and effectively made points and stated a case with which I agree wholeheartedly. Therefore, I am including her excellent letter below.

Thank you for rethinking this proposal.

Yours sincerely,
Sheila Protti

From: Karen Ayers [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: August-04-19 4:03 PM
To: mayorandcouncil@victoria.ca;
Councillors@victoria.ca
Subject: 1712/1720 Fairfield

Dear Mayor and Council:

I will be unable to attend the public hearing, so I am writing to provide my comments on the application. Although changes have been made to somewhat soften the appearance and to delineate the development from the park, those changes are insufficient to address my substantive concerns:

Density

- 20 townhouses in 3 large blocks crams too much onto the site

- development significantly encroaches on the neighbours to the north, as well as onto Hollywood Park, lacking a sensitive transition to both
- the vast majority of the site will be covered by buildings, concrete and pavement, with minimal open or green space

Height/Massing

- proposed height of 38 feet just to the roof midpoint is far too high (more than 50% above current zoning); neighbouring homes will be dwarfed by the height and "monolithic massing" of the buildings (as described in Advisory Design Panel comments)

Setbacks

- setbacks of 5.5 feet to Fairfield and in particular to the park are wholly inadequate, particularly when combined with the 3 storey facade and large mass of the buildings
- minimal setbacks provide for no real useable front or backyards, nor space for plantings of a size to soften the mass and height of the buildings

Design

- the aggressively urban design is appropriate for downtown, but is not respectful of the Gonzales neighbourhood form and character; as described in the Advisory Design Panel comments it is an "urban solution in a residential area"

The Rhodo proposal is not consistent with the Official Community Plan, R1G zoning, neither the current nor most recent draft Gonzales Neighbourhood Plan, nor with the Design Guidelines for Attached Residential Development. The City engages residents in developing these plans and policies, and in my view we have a right to expect that Council will generally make decisions consistent with these policies. Those on the former Council may also recall that the draft Gonzales Neighbourhood Plan received considerable negative feedback about double row townhouses in the proposed plan, and this was a factor in work on the plan being abandoned. This proposal is for a triple row, which is clearly not supportable.

While I support the development of townhouses for this site, I would respectfully request that Council reject

the current application. It is not a good fit for our neighbourhood. Thank you for your consideration.

Karen Ayers

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 1:34 PM
To: Public Hearings
Subject: FW: Rhode Town House Development

-----Original Message-----

From: Sherry Seabrooke <[REDACTED]>
Sent: August 7, 2019 12:03 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhode Town House Development

I want to stand and be counted for my strong opposition to the proposed development. On so many levels it is not suitable for our Fairfield neighbourhood. Smaller proposals such as five houses on 3 lots with suites would be acceptable. Thank you for listening and hopefully taking our concerns into consideration.

Sherry Seabrooke

Fairfield home owner of approximately 26 years.

Sent from my iPhone

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:35 AM
To: Public Hearings
Subject: FW: Rhodo Development next to Hollywood Park

From: Steve Perlman <[REDACTED]>
Sent: August 6, 2019 11:11 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Development next to Hollywood Park

Dear Mayor Helps, and Councillors Alto, Collins, Dubow, Isitt, Loveday, Potts, Thornton-Joe, and Young,

I am writing to you to voice my strong opposition to the proposed Rhodo development on Fairfield Road, next to Hollywood Park.

I have lived on 309 St. Charles St., next to Hollywood Park, since 2005. My children (10 and 12 years old) were born in this house and have grown up at Hollywood Park, including playing at the playground every day with their Ross Bay preschool, to years of playing baseball and umping with Beacon Hill Little League. I adore the park, my neighbours and the community.

I am strongly opposed to the proposed development. I am stunned that three lots have been proposed to be turned into three rows of 17-20 tall and expensive townhomes that will forever change the atmosphere of the neighbourhood. I am not opposed to development but this proposal is not appropriate for this location and it will not increase affordability or diversity.

Sincerely,

Steve Perlman

Pamela Martin

From: Lucas De Amaral
Sent: August 6, 2019 1:11 PM
To: Public Hearings
Subject: FW: Support for Rhodo townhouse development on Fairfield

From: Susan Kennedy <[REDACTED]>
Sent: August 6, 2019 11:48 AM
To: Councillors <Councillors@victoria.ca>
Subject: Support for Rhodo townhouse development on Fairfield

Dear City Councillors:

I would like to voice my support for the townhouses being planned adjacent to the park on Fairfield, which I understand you will be considering later this week. I support the building of townhouses in our neighbourhood. Contrary to the general objections of the local neighbourhood association, I support denser development along Fairfield as a way to increase our population. The developer's underground parking plan will lessen many concerns in the area about street parking increasing. Likewise, the calibre of the architects and plans for the new plantings seem adequate to me. Yes, it is change. But townhouses are a good way to offer housing options in our neighbourhood.

My main concern about the development is the price of the proposed units. I would prefer less luxiourious finishes to the units to make them more affordable for families, something that is sadly lacking in our area and a barrier to young couples and their children. To remain vibrant, Gonzales needs young people and affordable accommodation.

Susan Kennedy
1610 Pinewood Ave
Victoria BC V8S 1K7

[REDACTED]
[REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 10:38 AM
To: Public Hearings
Subject: FW: Rhodo Project 1712 Fairfield Road

-----Original Message-----

From: Taylor Bridges <[REDACTED]>
Sent: August 5, 2019 10:47 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; councilors@victoria.ca
Subject: Rhodo Project 1712 Fairfield Road

Dear Mayor and Councillors,

I urge you to please reject the Rhodo Project in its entirety. I live around the corner from it and frequently use Hollywood Park. This building is too dense, too large and frankly completely against the character of the neighbourhood. The developer has openly stated that if this is rejected that he will build 5 houses on 3 lots with basement suites and garden suites. This to me is a compromise and a much better alternative than what is currently proposed.

Please listen to what our community and neighbours want as this will impact why we love the area so much.

Taylor Bridges
Pinewood Ave

Pamela Martin

From: Victoria Mayor and Council
Sent: August 6, 2019 2:50 PM
To: Public Hearings
Subject: FW: 1712/20 Fairfield Road REZ00618

From: Virginia Errick <[REDACTED]>
Sent: August 6, 2019 2:40 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>; Alec Johnston <ajohnston@victoria.ca>
Subject: 1712/20 Fairfield Road REZ00618

Dear Mayor and Council,

The development proposal for 1712 & 1720 Fairfield is not sympathetic to the neighbourhood.

- All vegetation but one large tree on the property line will be removed from the property and be replaced by concrete.
- It does not have the scale and rhythm of the buildings in the neighbourhood as specified in the design guidelines.
- The height of the buildings will not allow for the large tree canopy which is characteristic of the neighbourhood.
- The buildings Block 1 & 2 have no room for front or back yards and the setbacks are too close to Hollywood Park and Fairfield Road.
- The units will not be affordable, will not increase neighbourhood diversity and will create more land speculation in our neighbourhood.

This may be an appropriate location for up to 5 houses with suites or a single row of townhouses with rear parking.

Please, vote against this proposal.

Thank you for your consideration,
Virginia Errick
615 Foul Bay Rd.

Pamela Martin

From: Warren Magnusson <[REDACTED]>
Sent: August 6, 2019 2:35 PM
To: Public Hearings
Subject: Development @ 1712 and 1720 Fairfield

I support this rezoning. My wife and I have lived in the neighbourhood for close to 37 years: our Heritage-designated house is within sight of Hollywood Park, where I used to take my daughter and more recently my grandson to play, and there are just two houses between ours and the old Montague Court development, which is across the street from where the new townhouses are supposed to go. When we moved into this neighbourhood, it was genuinely mixed. Most of our immediate neighbours were on low incomes, and there were few professionals living in the area. Since then, the neighbourhood has been largely gentrified, and even modest houses sell at prices that are far beyond the means of the average person. If people of modest means are to live here in future, there have to be more apartments and townhouses in the neighbourhood, and not just basement suites, which are hardly suitable as permanent family accommodation. The Aryze development may not be perfect, but it is a step in the right direction: a suitable complement to the old apartment complexes already on Fairfield, at the corners of Lillian and Richmond. To oppose this development is to attempt to turn Gonzales into an exclusive neighbourhood, which it never was in the past and should not be in the future.

I find the objections of the so-called Gonzales Neighbourhood Association – a group of incomers who pretend to speak for us all – completely spurious. The proposed development will not intrude on the park, the vegetation at issue is mostly scrub, the height and massing of the buildings is entirely appropriate to the site, and the design is perfectly consistent with modern trends in architecture. The group's preferred solution for the site is to build more single-family housing, with provision for basement or garden suites as "mortgage helpers". This accurately reflects the group's perspective, which is that of people who can afford single-family homes, with or without special assistance. We do not need more mortgage helpers. We need more affordable housing. Aryze has taken an important step in that direction by offering some of its units for affordable rental housing. In any case, a townhouse development of this sort offers housing that is at least *more* affordable than the expensive single-family housing that has lately been the only thing on offer in the neighbourhood.

Perhaps I should add that I am not only a long-time resident of the neighbourhood, but also a long-time student of urban development, participatory planning, and local democracy in general. I started teaching urban politics and local government at UVic forty years ago, and have something of a reputation in the field, with a string of publications from *City Politics in Canada* (1983) to *Local Self-Government and the Right to the City* (2015). As those publications indicate, I am highly sympathetic to neighbourhood democracy, but not as an excuse for social exclusion, which is what is at stake here. Council should stand up for its own principles and resist NIMBYism.

Warren Magnusson
Professor Emeritus
Department of Political Science
University of Victoria

304 Robertson Street
Victoria BC Canada V8S 3X7
[REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 8:35 AM
To: Public Hearings
Subject: FW: W Rimmer 1912 Fairfield Rd - Rhodo development at 1712 Fairfield Rd

From: William Rimmer <[REDACTED]>
Sent: August 7, 2019 7:49 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: W Rimmer 1912 Fairfield Rd - Rhodo development at 1712 Fairfield Rd

I oppose this development in its present form

The Rhodo proposal is not consistent with the Official Community Plan, existing R1G zoning, neither the current nor most recent draft Gonzales Neighbourhood Plan, or with the City's Design Guidelines for Attached Residential Development.

Also the setbacks of 5.5 feet to Fairfield road and in particular to the park are wholly inadequate, particularly when combined with the 3 storey facade and large mass of the buildings

Pamela Martin

From: Victoria Mayor and Council
Sent: August 7, 2019 11:31 AM
To: Public Hearings
Subject: FW: 20 rhondo large scale townhouse development

-----Original Message-----

From: [REDACTED]
Sent: August 7, 2019 11:30 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 20 rhondo large scale townhouse development

To all who it concerns:

As a property owner in Fairfield for 40 plus years I am still here because of the beautiful, quiet, accessible area. Can you put 18 eggs in a dozen container, NOT without damage. This projects if FAR TOO LARGE with its impact on the adjoining areas re parking and utilization of the beautiful Hollywood Park which as you know hosted the BC Provincial Little League Championship 2 years ago. As a retired individual I walk different paths every day in my area, I coached Little League when my kids were growing up at home over 25 years ago. This project needs to be downsized to probably 3-6 townhouses to be any ware near viable.

Think before you act.

William Smith

372 St. Charles St.