

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:48 AM
To: Public Hearings
Subject: FW: Proposed Rhodo Development

From: Pat Reeve <[REDACTED]>
Sent: August 8, 2019 3:11 AM
To: Councillors <Councillors@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposed Rhodo Development

The proposed building site sits 5 metres above the houses on Earle Street (by the Victoria Contour Map). The houses right next to this park exit have experienced water problems. The western end of Earle Street is basically a drained bog bottom. Though the swamp was drained, all the runoff still follows the old stream bed. Many back yards as well as the part of Hollywood Park facing Earle Street are soggy all winter and late into the spring. I believe the water table is right at the surface at that time. The underground streams shift the earth. We sit on an area that is prime area for earthquake amplification. The city's geological hazard maps show this area is 2C- 01, hazard unit F. Also, removing more trees from the drainage path (stream) would make the area much more unstable.

The proposed buildings with their cement surfaces and "natural" drainage will exacerbate the water problems of the neighbourhood on Earle Street.

The down-slope properties may become destabilized by increased water flow, would the projects planners be liable for damages to the existing houses, or would the city?

I fear that we would be facing a flooding event in the central/western Earle Street/Chandler Street neighbourhood, at least a dozen houses will be effected. And so, we think we must insist on an independent geotechnical and structural consultant to be paid to evaluate and monitor potential damage to all structures on surrounding properties.

Also the visual design would not be a good fit to this community which values traditional and historic accents. Most occupants in the new development will find it necessary to keep their ground floor blinds closed to afford any personal privacy. And most members of the public will need to cross the street to walk by in order to avoid uncomfortable encroachment.

Even the park side will require a hedge or high fence to allow park users freedom of access to that area of Hollywood Park. The tennis courts that abut the property are in constant and usually noisy use. They have priority in positioning for the neighbourhood.

The list of exemptions requested goes beyond the acceptable range. I feel the development should be held to existing bylaws.

Sincerely,

Alex Brown, Kim Brown and Pat Reeve-Brown
1632 Earle Street

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: Resident Opposed to Proposed Development at 1712 & 1720 Fairfield Road

From: alison bowe <[REDACTED]>
Sent: August 7, 2019 6:09 PM
To: Councillors <Councillors@victoria.ca>
Subject: Resident Opposed to Proposed Development at 1712 & 1720 Fairfield Road

Dear Member of Council,

Please accept this letter as another resident OPPOSED to the proposed multiplex, 38 ft tall development at 1712 & 1720 Fairfield Road. Please don't ignore the considerable input the City has engaged in with residents to develop the Neighbourhood Plan. Please make decisions consistent with what the community has asked for.

Please say NO to allowing re-zoning which ignores community engagement.

The proposal is not consistent with either the current nor most recent draft Gonzales Neighbourhood Plan, or with the City's Design Guidelines for Attached Residential Development. This proposal is for a triple row townhouses with minimal setbacks and is clearly not supportable.

Thank-you,

Alison Bowe
1463 Thurlow Road

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:51 AM
To: Public Hearings
Subject: FW: Rhodo Development

From: Ann Steele <[REDACTED]>
Sent: August 7, 2019 5:06 PM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

Dear Councillor,

I would just like to follow up from previous emails to stress the ramifications of crowding re access to park; beach; schools and Fairfield Plaza, and parking when a very large increase of housing is proposed.

The 5 houses on 3 lots makes more sense.

Thank you,
Ann Steele

Sent from my iPhone

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 2:39 PM
To: Public Hearings
Subject: FW: Rhodo development, public hearing

From: Anna Cal <[REDACTED]>
Sent: August 8, 2019 2:23 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo development, public hearing

Hello,
This proposal IS NOT affordable
In my opinion IS NOT beautiful
As far as I know IS NOT supported by its neighbours.

The land in Fairfield/Gonzales is very expensive and whatever is build there will be priced accordingly, so at least send this back for aesthetic improvements.

Two units out of twenty 15% below market price will not help my friend of humble means, who is going to be kicked out of her rental basement soon and so far could not find any affordable rental within GREATER VICTORIA !

Would you like to speak to her and find out what she thinks of this proposal? Or find out how the discredited HOUSING TRICKLE DOWN theory works for her?

Best
Anna Cal



Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: Against Rhodo Development at 1712 Fairfield Road, Victoria

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

From: Bert McMahon <[REDACTED]>
Sent: August 7, 2019 6:58 PM
To: Councillors <Councillors@victoria.ca>
Subject: Against Rhodo Development at 1712 Fairfield Road, Victoria

Mayor and Council,

I am against the proposed Rhodo Development at 1712 Fairfield Road. I have lived in this neighbourhood since 1974 and it does not fit in with our Community Plan!

Bert McMahon
141 Beechwood Avenue, Victoria, BC

Sent from my iPhone

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 7, 2019 3:40 PM
To: Public Hearings
Subject: FW: Proposed Aryze Rhodo dev. - Fairfield Rd at Hollywood Park

From: C Stephen Smith <[REDACTED]>
Sent: August 7, 2019 2:56 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Councillors <Councillors@victoria.ca>
Subject: Proposed Aryze Rhodo dev. - Fairfield Rd at Hollywood Park

Dear Mayor Helps and Members of Council

Re: Proposed Aryze Rhodo development – Fairfield Road at Hollywood Park

We are C Stephen and Mary Smith, residents of 1545 Brooke Street since 1985. We raised our family here, which included countless hours at Hollywood Park. Our home is a scant two blocks from the proposed development.

I (Stephen) have already spoken at length against the proposal at a meeting some months ago at the Fairfield Community Centre. To reiterate:

This proposal is utterly inappropriate in this location.

- the proposed density is hugely out of line for this neighbourhood.
- the massing is extreme for the site; it is of bunker-like design and far too high
- effective set back from Fairfield Road is virtually non-existent. It radically insinuates itself into the street scape
- it is an effective encroachment onto all neighbouring properties and especially Hollywood Park.
- the loss of trees and shrubbery would be tragic.

In short, this is a dreadful proposal. It virtually ignores both the existing and new proposed Community plan. I strongly urge Council to firmly reject the proposal. It is simply not appropriate for this neighbourhood.

Yours, very concerned,
C Stephen and Mary Smith

Heather McIntyre

From: Carol Maier [REDACTED]
Sent: August 6, 2019 6:43 AM
To: Councillors; Victoria Mayor and Council
Subject: NO NO NO....to the Rhodo Development!! How many times do we have to say NO!?

Dear Mayor and council, I am a resident of Gonzales and a taxpayer.

I am 100% against the Rhodo devilment for all the reasons listed below.

Thank you.

Carol

[REDACTED]

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 **legal secondary** suites thus allowing for mortgage helpers. A single row townhouse complex that has backyards would also fit in with the neighbourhood.

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 10:14 AM
To: Public Hearings
Subject: FW: RHODO Development - Fairfield Road

From: C S <[REDACTED]>
Sent: August 7, 2019 10:18 PM
To: Councillors <Councillors@victoria.ca>
Subject: RHODO Development - Fairfield Road

I am completely against the development as proposed for the 12 units for reasons well expressed by others and by me in my previous emails. The alternate proposal of 5 townhouses with helper suites would be much more suitable for the neighborhood.

Charles Shawcross
205 St Charles St
Victoria, BC
[REDACTED]

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:39 AM
To: Public Hearings
Subject: FW: Rhodo Townhouse development on Fairfield rd

From: Chris Henderson <[REDACTED]>
Sent: August 7, 2019 4:39 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo Townhouse development on Fairfield rd

Dear Council member

I own a house in Fairfield but am not directly affected by this development. I however oppose victorias failure to follow its published plans and hate this big foot , crush the neighborhood whose attractions include the lack of this style of large ugly intrusive development .

Chris Henderson
436 Stannard

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:55 AM
To: Public Hearings
Subject: FW: Stop Aryze at Hollywood Park !!

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

From: Chris <[REDACTED]>
Sent: August 7, 2019 8:54 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Stop Aryze at Hollywood Park !!

No!! We don't want any development at Hollywood Park !! Please make sure you etc this development !! It is not affordable in the neighbourhood and never will be..

Thanks for voting NO !!

Christine Huzzey.

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:47 AM
To: Public Hearings
Subject: FW: Rhodo townhouse development

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

From: Cynthia Woodman <[REDACTED]>
Sent: August 7, 2019 10:42 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo townhouse development

To Mayor and Council,

I am opposed to the Rhodo townhouse development. Fairfield, where similar developments are being pushed, and Gonzales are NOT downtown. They are suburban, not urban. They provide the green space that attracts visitors to Victoria. Any townhouse developments in these neighbourhoods should respect current variances which are in place to maintain the beauty and character that IS Greater Victoria. This development is NOT gentle density in any definition of the term.

Please remember what Victoria is and don't ruin why we all live here in an effort to garner more taxpayers. If density is required, let it be more in keeping with the neighbourhood, not something that crams living space into every available inch, creates shade to neighbouring properties (properties which people have spent lifetimes affording and maintaining) and uses public parks as backyards.

Respectfully yours,

Cynthia Kerkham

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:49 AM
To: Public Hearings
Subject: FW: Rhodo Development

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

From: Daphne Wass <[REDACTED]>
Sent: August 8, 2019 6:15 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

Dear Mayor and Councilors,

I am writing to express my opposition to the Rhodo townhouse proposal in Gonzales on Fairfield road,.

I am in favour of intensification and the options alternative housing options. This housing complex is not in keeping with the neighborhood and it is not reasonable or fair to allow multiple variances in order for this to be built I have looked around my neighborhood and toward Oak Bay and see complexes which much more in keeping with the neighborhood in style and size The CRD housing complex on Oak Bay Avenue is one example and The Rowan on Granite street is another,

I am very upset by the assumption that the development would use the public park as "their green space" as the building exceeds the allowable 30% and uses 60% of the site coverage. The developer has stated that the owners of the townhouses would be the 'ears and eyes" of the park and monitor any "untoward behavior". I do not think that is necessary.

The park needs to remain a public green space, not a green space conveniently located next to this development to benefit it's buyers.

Allowing this development to go through as proposed sets a precedent for other developers that the neighborhood plans can be overturned and variances disregarded. The neighbors care about their neighborhood and care about the style of development is taking place. There are options to build something in keeping with the neighborhood.

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Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 1:22 PM
To: Public Hearings
Subject: FW: The 1712 - 1720 Fairfield Rd Development

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

From: Dave Davies <[REDACTED]>
Sent: August 8, 2019 1:10 PM
To: Mary Davies <[REDACTED]>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Laurel Collins (Councillor) <lcollins@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: The 1712 - 1720 Fairfield Rd Development

Dear Mayor and Council,

I just want to add my name to those not in support of the proposed development that will be discussed for 1712 Fairfield Rd.

As a resident of the neighbourhood this development does not fit with those properties around it, I do not want my park being turned into the backyard of a development, and that density is simply too high.

I question the integrity of the statements made by Aryze based on their other developments, and find their pricing strategy simply ridiculous.

This development will not add to the neighbourhood, nor does it conform to the current plan for it.

I'm not sure how the discussion got this far, but this is as far as it should go.

Thanks for taking the time to add another voice to the mix. I hope it's heard.

Regards.

Dave Davies
1615 Fairfield Road

Pierre-Paul Angelblazer

From: Chez DJ <[REDACTED]>
Sent: August 7, 2019 10:16 PM
To: Councillors; Victoria Mayor and Council; Public Hearings
Subject: Rhodo Proposal at 1712 & 1720 Fairfield Road

Dear Mayor and Council,

We are residents of Gonzales living adjacent to Hollywood Park. In our view, the proposed design of the Rhodo development is inappropriate for this particular location for a number of reasons:

1. **Townhouses too close to Hollywood Park.** The setback between the townhouses and the park is only 1.5m, which is inconsistent with the OCP and 2002 Gonzales Neighbourhood Plan (GNP) objectives regarding preserving and enhancing parks. The [Design Guidelines for Attached Residential Development](#) states that “*The design and placement of buildings and landscape should establish a sensitive transition to adjacent parks.*”
2. **Buildings are too tall.** Consistent with the OCP and 2002 GNP, the maximum height should be 7.6m (2 storeys), not the proposed 11.14m (more than 2.5 storeys). The Rhodo’s massive height is inconsistent with the character of the neighbourhood, such that existing buildings will be dwarfed.
3. **Townhouses appear to encroach onto park.** The Design Guidelines also state “*For new development adjacent to parks and larger public outdoor open spaces, design should clearly delineating private from public spaces, to avoid “privatizing” of public space.*” This concern remains despite the 4’ metal fence and hedging, as the townhouses have a height of 11.4 m, with balconies and windows that overlook the park, making that part of the park less attractive to park users.
4. **Development is too crowded.** A 20-unit development on the lots in question that lacks open site and green space is inconsistent with character of neighbourhood, particularly adjacent to a park.
5. **Townhouses too close to Fairfield Road.** Pedestrians will feel “crowded” on the Fairfield sidewalk. This is a high traffic area used regularly by families traveling to Hollywood Park, Margaret Jenkins elementary school and the Fairfield Plaza.
6. **Double/triple row townhouses not appropriate.** As decided by Council in its motion 1.b. on [March 15, 2018](#), only single row townhouses are appropriate for Gonzales.
7. **Design is industrial.** As described in the Advisory Design Panel comments, the design is an “urban solution in a residential area.” The design is not respectful of the general character of existing houses in the neighbourhood as required under the 2002 GNP (3.3.2).
8. **Townhouses are not affordable.** While we support increasing affordable housing, these townhouses will not be affordable to lower income families. The two units to be sold at 15% below market appears insignificant to addressing the issue.
9. **Insufficient parking.** Parking in this area is already challenging due to the many out-of-area visitors accessing Hollywood Park, along with high volume traffic associated with the Fairfield Plaza, and visitors to the hospital, cemetery, and Dallas Road.

We also want to address inaccurate statements made by the developer at the December 13, 2018 CALUC meeting, that very few new housing units have been added in Gonzales over the years. The developer may not be aware of the City's [Community Profile and Baseline Conditions Report for Gonzales](#) (October 2016) that indicates on page 21 that an average of **13 new units per year are added in Gonzales**, which aligns with the [OCP's projection](#) of population grown for this area.

We support the continued addition of new units in Gonzales and increasing housing diversity. However, the Rhodo proposal is the wrong design in the wrong location and should be rejected by Council.

Sincerely,

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 9:13 AM
To: Public Hearings
Subject: FW: Rhodo townhouse development - opposed

From: Debra O'Brien <[REDACTED]>
Sent: August 8, 2019 9:10 AM
To: Councillors <Councillors@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo townhouse development - opposed

This email is to express my opposition to the proposed Rhodo townhouse development. I believe it's too large and increasing density too much, and the variances requested do not fit with the official community plan. Please do not approve this current development plan.

Debra O'Brien
381 St Charles Street

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 10:14 AM
To: Public Hearings
Subject: FW: 1712/1720 Fairfield Road REZ00618

From: Don Cal <[REDACTED]>
Sent: August 8, 2019 5:14 AM
To: Councillors <Councillors@victoria.ca>
Subject: 1712/1720 Fairfield Road REZ00618

1712/20 Fairfield Road REZ00618

Dear Mayor and Council:

Over the last two years, the Rhodo development has been promoted with the idea that it would provide more affordable housing than single-family houses. Then, the term became 'more accessible' for a group of luxury townhouses of this nature. Now, they are marketed as part of the 'missing middle' of homes for families, 'a community of homes' according to their website.

The phrases used to promote this proposal include 'ground-oriented', 'sensitive infill development', used 'historically in the great pedestrian cities of the world.' The descriptions are meant to appeal to what Arzye concludes match the current concerns of Council and the community. The photos show a wealth of greenery surrounding the site as if the greenery will be part of the development, but it is not.

However, over the last two years, there has been little modification of the actual proposal based on the concerns expressed by the neighbourhood in which it is placed, namely: size, density, height, lack of set-backs, floor space ratio, etc. The words have changed, but, the proposal has not.

Now, in the continuing evolution of arguments to gain approval for this proposal there is a 'voluntary' provision for a 15% reduction (below market value) for two of the units out of the 17 proposed.

That is, 15 of the 17 units will be full market price and two units will be reduced by 15% below market price (that's $2/17 \times 85\%$, or $2/17 \times .85$)

We have $15/17 + (2/17 \times .85)$ = total price of units at market value.

or

$.88236 + .10 = .98236$ (or 98.236%) of market value.

Before this offer, the total price of the townhouses would be 100% of the total market price.

With this offer of 15% less on 2 units, the actual market price on the entire development will be 98.236% of full market value. It turns out that the 15% discount on the two units is actually only a 1.76% discount on the 17 units. I doubt many developers would find this cost onerous.

$(100\% - 98.236\% = 1.76\%)$.

This small cost / benefit will go to the two lucky buyers of the two discounted condominiums - not to the community, not to the City. So, how exactly, does one define a community benefit for this large rezoning package requested by Aryze?

There are 2,227 square meters (or 24,455.6 square feet) of floor space in this development proposal. The average unit size of each is 24,455 sq ft/ 17 units = 1,438 sq feet.

Square feet	Selling Price per foot	Selling price of unit	Total (x17)
1438	\$600	\$862,800.00	\$14,667,600.00
1438	\$700	\$1,006,600.00	\$17,112,200.00
1438	\$800	\$1,150,400.00	\$19,556,800.00
1438	\$900	\$1,294,200.00	\$22,001,400.00
1438	\$1,000	\$1,438,000.00	\$24,446,000.00

I find it ironic that the lowest price level for each of these 17 units is about what each of the two properties (1712 and 1720) actually cost. What cost the developer \$1.75 million or so, will generate, at a minimum, \$14.7 million, and possibly more, and only at a cost to the developer of 1.76% less than full market price for the 17 units.

Does Council have any commitment from the developer of the selling price per square foot in this proposal, if it goes forward?

The developers are appealing to Council based on what they presume is a well-proven track record of Council accepting large increases in zoning at little or no cost, outside of patience. This track record is based on the lack of good land-use policy that would parallel the policies of the cities in the Lower Mainland. There is no Land Lift; there is no density bonus; there is no community amenity contribution. This is largely because all of the perceived density is already embedded in the OCP. It may be embedded in the OCP but it is highly contested by most people when they discover just how expansive the City's interpretation of the OCP is for new developments in their immediate neighbourhood. What is there to negotiate but the concerns of the neighbourhood? Why ask the neighbourhood to express their concerns when there is no change in the proposal regarding their concerns?

Rezoning on such a large scale is a very large wealth generator for every developer, despite what the City's Land Use policy dictates. The willingness of the Aryze Team to offer a reduction of 1.76% off the market price is the only 'community amenity' offered to gain this transfer of wealth,

from the community to the developer. The developer's offer depends on using politically-correct phrases, and charity, or more correctly stated, it depends on the negotiations between City Staff and the developers which is done in private, and is not subject to the revision of the size and scale of the proposal based on community input.

Finally, I must admit that I find it highly ironic that the promotion of the proposal to Council, and to the community depends, largely, on the amount of green space that surrounds the proposed development, and not on the green space actually in the proposed development. The Rhodo proposal consumes this inherited community wealth for its own benefit.

I urge you not to approve this proposal.

Thank you for your time.

Don Cal

1059 Pentrelew Place

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:48 AM
To: Public Hearings
Subject: FW: Rhodo Townhouse Development Proposal

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

From: Donna Macey <[REDACTED]>
Sent: August 8, 2019 12:11 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo Townhouse Development Proposal

I am writing to express my opposition to the Rhodo Townhouse Development at 1712/1722 Fairfield Rd as proposed by Aryze Development and the Purdey Investment Group. My opposition is based on the following considerations.

The density is inappropriate for the site and location. Setbacks are wholly inadequate. The development significantly encroaches on residential neighbours and Hollywood Park, lacking sensitive transitions to both. The minimal front entrance setbacks negatively impact the streetscape. Side yard setbacks are completely inadequate as these are essentially back entrances that intrude on the park boundary and neighbourhood enjoyment of the park. The development lacks adequate onsite green space, and instead relies on segregated and preferential access to a public park.

Additionally and importantly, the proposed development is inconsistent with the Official Community Plan, both the current and newer draft Gonzales Neighbourhood Plans, and the City's Design Guidelines for Attached Residential Developments. Through a long and inclusive process, the City has engaged the community in developing these plans, policies and guidelines. I fully expect Council to make decisions consistent with these hard-won agreements, and reject this development as proposed. There are many supportable alternatives for increasing density on these lots that respect the OCP, Gonzales Neighbourhood Plans and the City's design guidelines.

Donna Macey
Beechwood Ave

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 7, 2019 3:35 PM
To: Public Hearings
Subject: FW: You 1712/20 Fairfield Road REZ00618

From: Donna Ruppel <[REDACTED]>
Sent: August 7, 2019 3:08 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: You 1712/20 Fairfield Road REZ00618

Victoria Mayor and Council

I wish to register with you my displeasure with the proposed Rhodo development. I am a resident of Gonzales and passionately object to not only the offensive design of this project nor the unbelievable plan to place it in our historic residential neighbourhood.

Please, please do not allow this to happen.

This area is Not an urban Village.

Donna Ruppel

3-118 Robertson Street

I have included below a letter from Bob June who more aptly expresses my feelings regarding everything that I feel wrong with this planned development in Gonzales.

Please vote NO.

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.

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:55 AM
To: Public Hearings
Subject: FW: Development Fairfield and Hollywood Park

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

From: Doug Simpson <[REDACTED]>
Sent: August 7, 2019 7:00 PM
To: Councillors <Councillors@victoria.ca>
Subject: Development Fairfield and Hollywood Park

Hello,

I am not normally a NIMBY guy. But the design of those townhouses is way out of place for Gonzales. Suggest that the developer looks at what is already in the neighbourhood.

Thanks, Doug Simpson
443 Kipling St.

Sent from my iPhone

Pierre-Paul Angelblazer

From: Doug Vandine <[REDACTED]>
Sent: August 7, 2019 8:17 PM
To: Public Hearings
Cc: Morrissey, Donna
Subject: 1712 & 1720 Fairfield

Sir or Madam;

We would like to voice a negative argument about reducing the minimum number of vehicle parking stalls from 24 to 22.

We live at 267 Wildwood Avenue, the third house south of the Fairfield/Lillian/Wildwood intersection. Our street, which is not signed "Residential Parking Only" is used for parking by residents, Hollywood Park users, Fairfield Plaza employees and customers of the commercial business (currently an electric scooter retailer) at 277 Wildwood.

We have not limited the parking on Wildwood, which we realize we can easily do, so that the park users, the plaza employees, and the customers at 277 Wildwood have somewhere to park.

However, we feel that the proposed 17 unit development at 1712 & 1720 Fairfield will add additional parking pressure on Wildwood. We therefore would like to maintain the required minimum 24 parking stalls, or even increase it.

In addition, the owner of the property at 277 Wildwood has indicated that he is considering replacing, in 2020, the current single story, single commercial business with a much larger development including one or more commercial businesses on the ground floor and up to three floors of rental accommodation above that. If that development were to go ahead (which we don't think would be approved by the City), it would add even more parking pressure on Wildwood.

Thank you in advance for including this written submission on the agenda for the August 8, 2019 hearing.

If you have any questions, please don't hesitate to contact the undersigned.

Doug VanDine and Donna Morrissey
267 Wildwood Avenue
[REDACTED].

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: Rhodo development Fairfield Rd.

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

From: Elizabeth Pollard <[REDACTED]>
Sent: August 7, 2019 5:53 PM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo development Fairfield Rd.

Councillors;

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.

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 7, 2019 4:04 PM
To: Public Hearings
Subject: FW: Proposed development at 1712-20 Fairfield Road

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

From: Elizabeth Tumasonis <[REDACTED]>
Sent: August 7, 2019 4:03 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposed development at 1712-20 Fairfield Road

Dear Madam Mayor and Members of the Victoria City Council:

I understand that the development proposed for 1712-20 Fairfield Road will be under discussion at the council meeting on August 8, 2019. I would like to register my support for the project. I would also like to affirm that I have no connection to the Aryze company behind the proposal; I support it for rational rather than personal reasons.

I am a former Assistant Professor, retired from the Department of Art History and Visual Studies at UVic and one of my interests is modern architecture and city planning. It is clear to me that Victoria, with a growing population, must densify in order to avoid urban sprawl. Urban sprawl eats up farmland and natural wild areas. It increases air pollution because of its reliance on highways and automobiles. Increased reliance on automobiles means an increase in the production of greenhouse gases and is a danger to our planet.

Higher density is therefore required in the inner city and should ideally be based on multi-family dwellings. It seems to me that the townhouse proposal for Fairfield Road should not be contentious; the buildings proposed have adequate parking, include affordable housing units, and would not be too tall or out of scale in the neighbourhood, especially considering that there are other apartment buildings and townhouse developments in that area along Fairfield Road. Therefore I hope that Council will vote to permit the project to go ahead.

Sincerely,

Elizabeth Tumasonis, PhD.
367 Irving Road
Victoria, B.C.

Tel.: [REDACTED]

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 7, 2019 3:46 PM
To: Public Hearings
Subject: FW: Rhodo development

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

From: Eugene Vesely <[REDACTED]>
Sent: August 7, 2019 2:37 PM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo development

Dear counselors,

I am voicing my strongest objection to the Rhodo development's plan on Fairfield road next to the Hollywood park. This developer's blatant disregard for the neighbourhood and the local community is appalling. The proposed mega structure disregards all the requirements of friendly, family oriented residential housing.

In the event that this and similar type of projects in Fairfield get approved, it will galvanize the community to replace the mayor and all Council members by people not bent to destroy our beautiful Victoria neighbourhoods.

Sincerely

Eugene Vesely
1444 Fairfield Road

Sent from my Blackberry

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 7, 2019 3:45 PM
To: Public Hearings
Subject: FW: 1712 Fairfield Rd -NO!

From: Francis Juanes <[REDACTED]>
Sent: August 7, 2019 3:18 PM
To: Councillors <Councillors@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!

Francis Juanes
131 Beechwood Ave
Victoria

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 10:14 AM
To: Public Hearings
Subject: FW: Opposed to Rhodo Development Fairfield Road

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

From: BEV-GARY ROWLANDS <[REDACTED]>
Sent: August 8, 2019 9:17 AM
To: Councillors <Councillors@victoria.ca>
Subject: Opposed to Rhodo Development Fairfield Road

We want to express our strong opposition to the Rhodo Development at 1712 Fairfield Road. Triple row townhouses are not appropriate for the neighbourhood, and aggressively impose on neighbours and nearby park. The loss of nearly all trees on the property is reprehensible. Please do not approve this development.

Gary and Beverly Rowlands
Fairfield Residents

Sent from my iPad

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 11:57 AM
To: Public Hearings
Subject: FW: 1712&1720 Fairfield road

From: Gerald Papik <[REDACTED]>
Sent: August 8, 2019 11:39 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712&1720 Fairfield road

Good day.

My name is Gerald Papik. I live at 1730 Fairfield road with my partner Fransica Waring, and our two children. As we are unable to attend the meeting at city Hall this evening at 6:30 pm, do to work and family commitments, we would like to voice our concern about the proposed development at 1712&1720 Fairfield road. As the design phase currently designated for the site currently set, is unsettling, and in our opinion not in keeping with the character of the neighborhood and family environment. The size and number of units proposed also raises some concerns regarding street parking as the underground parking proposed with the development will not adequately accomodate the number of visitors based on 20 family dwellings.

Could presented at the meeting tonight please, as I. Unable to attend.
Thank you.
Gerald, and family.

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 2:40 PM
To: Public Hearings
Subject: FW: proposed development on Kipling Street

From: G RADCLIFFE <[REDACTED]>
Sent: August 8, 2019 1:58 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re: proposed development on Kipling Street

My apologies for giving the wrong address, but it accross the street from me. The correct address is 1712 Fairfield Road multi Family Development and I am opposed to this development.
Gertrude Radcliffe

Sent from my iPad

From: G RADCLIFFE <[REDACTED]>
Sent: August 8, 2019 11:42 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: proposed development on Kipling Street

Dear Mayor and Council:

I live at 410 Kipling Street so the proposed development is very close to my home.

I am opposed to this development because it doesn't fit in with the neighbourhood.
There are too many units.
The design is not attractive and does not fit in with other buildings.
It's too tall and will affect other people's privacy.
I am also concerned about parking.

I think that three duplexes is the appropriate solution for this property.

Sincerely,

Gertrude Radcliffe

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 10:14 AM
To: Public Hearings
Subject: FW: Rhodo

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

From: Glenn Gerein <[REDACTED]>
Sent: August 8, 2019 7:43 AM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo

Dear Councillors:

This e-mail is to register my opposition to the proposed townhouse development by Rhodo at Hollywood park.

Glenn Gerein
370 Standard Avenue
Victoria BC V8S 3M4

Pierre-Paul Angelblazer

From: [REDACTED]
Sent: August 7, 2019 8:23 PM
To: Victoria Mayor and Council; Councillors; Public Hearings
Cc: 'Elaine Weidner'; [REDACTED]
Subject: REZONING NO. 00618, DEVELOPMENT PERMIT NO. 000519

GONZALEZ RESIDENT RESPONSE TO THE PROPOSED CHANGES TO 1712 & 1720 FAIRFIELD ROAD

REZONING NO. 00618

DEVELOPMENT PERMIT NO. 000519

For submission to Victoria City Council Meeting Scheduled for August 8, 2019, commencing at 6:30pm.

My name is Graham Whitehead.

I am a resident of the Gonzales neighbourhood.

My address is 1689 Earle Street.

I am a resident who lives within 100 meters of the proposed development.

I support densification within the City of Victoria in principle.

I have reviewed the revised proposal material as best I could, given the lack of notice and the challenges of finding relevant information on your web site. I would like to make the following comments to City Council:

Area of Concern	My Comments
<p>Densification – The site of the existing 2 single homes will be developed into 20 townhouses (increased from previously proposed 18 townhouses).</p> <p>That was too much density on this site in the previous proposal for 18 units, now increased to 20 units to accommodate the new “affordable” units.</p>	<p>I support densification, but it must be appropriate to the location. The proposed solution is cramming too many units in too many buildings, on this lot.</p> <p>In short – it is overcrowding.</p> <p>There are too many buildings, which are 3 storeys high, with little setbacks, and virtually no green space.</p> <p>Setbacks are inadequate – this is the price being paid for excessive densification, and this is not acceptable.</p> <p>Council directed that a single row of townhouses is NOT appropriate for the site and scale of this property, but this directive has been broken.</p> <p>Replacing two single family dwellings with now 20 units in three buildings on the same site is NOT appropriate for this location in this neighbourhood.</p>
<p>Transition to Hollywood Park - The proposal does not provide a “sensitive transition” from the development to the Park, required by the OCP. The new proposal includes a new 4’ metal fence and hedge on the property side; it</p>	<p>The revised proposal is still not acceptable.</p> <p>While the exterior facings may be “softer”, and the balconies add interest to the view, and the highest parts of the buildings are “moved” away from the Park, the property line remains the same i.e. very</p>

recommends trees in planters on balconies, and with the new rotation of the buildings, there will now be balconies overlooking the park (and Fairfield Road).	close to the Park, and the height of the buildings remain the same. This does not present a “sensitive” transition as required by City design guidelines, and I feel very strongly that this is an unacceptable feature of this proposal.
The size, location, and footprints of the buildings remain the same, with very minimal setback/space between the building and the park.	Local residents are being penalized by this proposed building plan, for simply walking down Fairfield Road. This is not acceptable.
Proposed Vision: <ul style="list-style-type: none"> • an English village or • an English town-house? It can't be both, and in fact it's neither.	I was born, raised, and lived in England for 34 years. I can inform Council that this proposal does not reflect an English-style village in any way. It also does not reflect the famous English townhouses, such as those found in the city of Bath, or in the fashionable and ultra-expensive area of London's Mayfair. These houses were massive homes built for the wealthy and their domestic staff. These claims are just fiction and should be ignored as design features of the proposed solution.
Height - The buildings are so large that they will dwarf the buildings in the surrounding area. The new proposal does not address this concern. Under the Official Community Plan, the maximum height of buildings in our neighbourhood is “up to two storeys”; Rhodo is described as 2.5 storeys with a peak at almost 3 storeys.	It really is three over-height buildings crammed into an inadequate space for such dimensions. The buildings are so large that they dwarf the buildings in the surrounding area.
Suitability to the neighbourhood – the industrial look doesn't fit with the existing homes in this area. The new proposal offers no enhancements to the neighbourhood. The new proposal identifies 2, one-bedroom units to be sold at 15% below market value (replaces developer's amenity contribution).	It doesn't fit the neighbourhood. It contains minimal green space and over-shadows the adjoining park. It screams an insult to the neighbourhood.
Removal of trees – the new proposal makes no provision to save trees on the property but mentions planting miniature trees and allows for trees in pots on balconies.	Trees will be removed from the site. Under the proposal there's no space for trees other than miniature trees and trees in plant pots on balconies. This is a concrete site.

Parking - the new proposal further reduces parking spots to 22 to accommodate the new “affordable” units, from the 24 previously proposed. However, 30 spots are required for 20 units under the bylaw.

This is inappropriate in this area where on-street parking is already in high demand due to parking by residents, park users and Fairfield Plaza customers.

Graham Whitehead

1689 Earle Street, Victoria, BC, V8S1N4

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:52 AM
To: Public Hearings
Subject: FW: Rhodo Development- Fairfield Road- opposed

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

From: Laurel Shave <[REDACTED]>
Sent: August 8, 2019 8:37 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo Development- Fairfield Road- opposed

As long time residents of Fairfield, we are strongly opposed to the development proposal at Fairfield Road/Hollywood Park - Rhodo Development. There are far too many units for an already congested area and the design is very unappealing to the neighbourhood. We hope council will refuse this proposal as unsuitable for our charming Fairfield Community.

Thank you,

Greg and Laurel Shave

Sent from my iPad

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 11:57 AM
To: Public Hearings
Subject: FW: Development at 17123 Fairfield Road

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

From: Greg McKelvie <[REDACTED]>
Sent: August 8, 2019 11:54 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Development at 17123 Fairfield Road

I am against the proposed development t at 1712 Fairfield Road because it is too large for the size of the land area in the Fairfield Gonzales neighbourhood. The current plans are not consistent with the neighbourhood. Also, parking will be an ongoing problem for the proposed site.

The alternate plan of 5 houses for the 3 lots would be a better design for the site.

Thank you.

Greg McKelvie
245 Wildwood Avenue

Pierre-Paul Angelblazer

From: Growler Cove [REDACTED]
Sent: August 7, 2019 3:55 PM
To: Public Hearings
Subject: 1712/1720 Fairfield Road

I am unable to attend the public hearing , so I thought I would write my comments concerning the application.

- 1) The density of 20 townhouses is just to high, it would block the light from the neighbouring homes .
- 2) The new setbacks proposed are totally inadequate , especially on the promoter of the park.
- 3) The Rhodo proposal just is not consistent with the official community plan. I think we are all feed up with them trying to get a development passed that is just out of place in our neighbourhood.

I have personally been living next to or near three development and houses built in the last 8year by Aryze . I can tell you from my experience

it has not been pleasant. Their work site is messy spilling out in to the street and they have no respect or sympathy for the neighbours or bylaws We had to report them to the bylaw officer numerous times and it has been a nightmare.

Sent from [Mail](#) for Windows 10

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 7, 2019 3:57 PM
To: Public Hearings
Subject: FW: Proposed Variance for 1712 Fairfield Road

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

From: Guy Pilch [REDACTED]
Sent: August 7, 2019 3:49 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposed Variance for 1712 Fairfield Road

Dear Mayor and Council, We are nearby residents asking you to please reject this development. which does not conform to the Official Community Plan, nor does it come anywhere close to meeting existing RG1 zoning.

Furthermore, the plan completely contradicts both the current and proposed Gonzales Neighbourhood Plan, and it does not comply with Victoria City's own Design Guidelines for residential development. Why have these plans and then permit developments that completely disregard them against the wishes of the neighbourhood?

The ugly and oversized development is too high - 50% above current zoning, and the proposed setback from Fairfield road (5 feet) is way too narrow. This inappropriate and excessive design does not harmonise with the character of the neighbourhood and would loom over the neighbours,, pedestrians on the sidewalk. and the park, and denude the lots of all trees and green space.

The developer has acknowledged that it would be profitable for him to put five houses on the combined three lots. This would increase existing density in a sustainable and environmentally responsible way.

So, please reject this proposal and indicate to the developer that five houses on the combined lots is the appropriate level of development for this site, as per the OCP, existing zoning, City Design Guidelines and the Neighbourhood Plan.

Thank you, sincerely Guy Pilch and Patricia Christie
154 Robertson St, Fairfield

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 9:48 AM
To: Public Hearings
Subject: FW: Rhodo development

From: Paul Jorjorian and Hannah Mitchell <[REDACTED]>
Sent: August 8, 2019 9:46 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo development

Dear Mayor and Council: We wrote to you previously about our objections to the proposed Rhodo development. We still feel that 20 townhouses in three rows would be inappropriate for this site. The developer says that if this project is turned down it would build five houses on the site instead. In our opinion, putting five homes on the site that could include garden or basement suites would be more suitable. We would approve of homes designed to blend into the style and scale of the surrounding homes in the neighbourhood and with similar setbacks from the sidewalk. The fewer trees that have to be removed, and the less encroachment on Hollywood Park, the better. This approach to densifying the area would be far preferable to the development currently planned.

Sincerely,
Hannah Mitchell and Paul Jorjorian



Virus-free. www.avast.com

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:46 AM
To: Public Hearings
Subject: FW: Rhodo development

From: Heather Macdonald <[REDACTED]>
Sent: August 7, 2019 9:19 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Rhodo development

Dear Mayor Helps and Victoria Councillors,

As a Fairfield resident, I am very much opposed to the proposed Rhodo development on Fairfield Road. Similar to the proposed development down the street from me on Kipling and Thurlow, the Rhodo development 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 alternative 5-house plan on three lots would be much more appropriate for this neighbourhood.

Thank you for your time,
Heather Macdonald
1423 Thurlow Road
Victoria

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:40 AM
To: Public Hearings
Subject: FW: Rhodo Development

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

From: James Steele <[REDACTED]>
Sent: August 7, 2019 5:10 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo Development

Dear Mayor and Council;

As a long-time resident of Fairfield, please accept my recommendation not to approve 20 houses on Fairfield Rd- it is grossly overcrowding.

5 houses on three lots is a reasonable alternative.

Thank you.

James Steele
164 Beechwood Ave.
Sent from my iPhone
Captain James K Steele CD
James Steele Consulting
[REDACTED]

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: Resident Opposed to Proposed Development at 1712 & 1720 Fairfield Road

From: JanKen <[REDACTED]>
Sent: August 7, 2019 9:05 PM
To: Councillors <Councillors@victoria.ca>
Subject: Resident Opposed to Proposed Development at 1712 & 1720 Fairfield Road

Dear Member of Council,

Please accept this letter as another resident OPPOSED to the proposed multiplex, 38 ft tall development at 1712 & 1720 Fairfield Road.

PLEASE DON'T IGNORE the considerable input the City has engaged in with residents to develop the Neighbourhood Plan. Please make decisions consistent with what the community has asked for.

Please say NO to allowing re-zoning which ignores community engagement.

The proposal is not consistent with either the current or most recent draft Gonzales Neighbourhood Plan, or with the City's Design Guidelines for Attached Residential Development.

This proposal is for a triple row townhouse with minimal setbacks and is clearly not supportable.

Thank you,

Janet Martin
1467 Thurlow Road

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 11:12 AM
To: Public Hearings
Subject: FW: 1712/1720 Fairfield - substantial concerns about current design

From: Janya <[REDACTED]>
Sent: August 8, 2019 11:10 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: 1712/1720 Fairfield - substantial concerns about current design

Dear Mayor and Council:

I am unable to make the public hearing tonight. I have significant concerns about the current plan for 17121720 Fairfield:

1. **Lack of open or green space (overbuilding):** the majority of the sit is covered by buildings and pavement and lacks open or green space. As a result, it encroaches on Hollywood Park and neighbors in an insensitive way.
2. **Minimal set-backs:** The tiny set-backs are inappropriate and there are negligible front or back yards to soften the appearance and mass of the buildings.
3. **The design is not consistent with or respectful of the formal Community Plan, nor the Zoning, nor the Design Guidelines for Attached Residential Development.**

I wish that applicants and developers would respect these known plans, policies, by-laws, and guidelines in the first place.

I respectfully suggest that Council reject the current application because it does not abide by community plans or city policy. The community expects that Council will generally make decisions consistent with these published policies and community plans.

Sincerely,

Janya Freer

Pierre-Paul Angelblazer

From: [REDACTED] <[REDACTED]>
Sent: August 8, 2019 1:36 PM
To: Public Hearings
Subject: : Proposed Rhodo Development 1712/1720 Fairfield Rd, Victoria

Dear Mayor and Council

I live at 1727 Lillian Rd, approximately 150 metres from the proposed development and I am not opposed to the development.

Building twenty dwellings will allow for more people to get into the housing market, which will not be the case if the alternative of five larger homes is undertaken by the developer. It stands to reason that larger single dwellings will be more costly and therefore reduce opportunities for potential purchasers.

This will not be the first multi unit dwelling along this stretch of Fairfield Road, and 20 units is not excessive. It is being proposed along a stretch of highway that currently has a school, a hospital, a park, a service station and a shopping plaza, very mixed zoning. It therefore cannot be said to be any more disrespectful "of the Gonzales neighbourhood form and character" than the glass and concrete million dollar homes built in the neighbourhood over the past few years.

As the developer has proposed parking within the development, there should be little increase in the parking congestion currently experienced, especially during the summer when baseball tournaments are played at Hollywood Park. Also the development will be closely situated to bus stops for journeys to Downtown, Uvic and Royal Jubilee Hospital, which should encourage people to public transport rather than cars.

Whilst the development may well use Hollywood Park as its backyard, it in no way detracts from the availability of the amenities presently provided at the park. This is not a homeless camp being proposed it is homes for people to live in. In view of the need for affordable homes within the Victoria area, without having to live in a highrise down town, I believe this is a good project to support.

PLEASE DO NOT PUBLISH MY NAME OR EMAIL ADDRESS

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 7, 2019 3:45 PM
To: Public Hearings
Subject: FW: opposition to approval of Rhodo development

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

From: Jeannie Squarebriggs [REDACTED]
Sent: August 7, 2019 2:51 PM
To: Councillors <Councillors@victoria.ca>
Subject: opposition to approval of Rhodo development

Hello All,

I am writing to say that I am opposed to the approval of Aryze's Rhodo development at 1712 Fairfield Road in the Gonzales neighbourhood of Victoria.

My reasons for opposition are:

- density too great
- height excessive
- design appears institutional to my eye; not a good neighbourhood fit
- far too narrow set backs
- loss of trees
- questionable 'affordability' of a scant two 1-bedroom units

Thank you for your attention and consideration of this prior to the upcoming 8 August 2019 Council meeting.

Jeannie Squarebriggs
Brighton Crescent
Victoria BC V8S 2G4
Gonzales neighbourhood resident

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:43 AM
To: Public Hearings
Subject: FW: 1712 Fairfield Road/Rhodo Multifamily Development

From: Jim Jordan <[REDACTED]>
Sent: August 7, 2019 7:37 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: 1712 Fairfield Road/Rhodo Multifamily Development

Good Evening,

I think that this project should be rejected. 20 townhouses crammed into 3 city lots is far too dense/massive to be considered as meeting the concept of 'gentle density' in a residential neighbourhood such as Gonzales

(more appropriate for a downtown area). The project should be redesigned to respect existing zoning and design guidelines, esp. with regard to setbacks on Fairfield Avenue and Hollywood Park as well as height, building

site coverage and the extensive use of concrete adjacent to a green space (Hollywood Park). A conventional single row of townhouse or alternatively 5 houses on the 3 lots, spaced to blend in with the existing neighbourhood,

would be a better choice.

Jim Jordan
Gonzales

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:49 AM
To: Public Hearings
Subject: FW: Resident Opposed to Proposed Development at 1712 and 1720 Fairfield Road

From: JanKen <[REDACTED]>
Sent: August 7, 2019 9:15 PM
To: Councillors <Councillors@victoria.ca>
Subject: Resident Opposed to Proposed Development at 1712 and 1720 Fairfield Road

Dear Member of Council,

Please accept this letter as another resident OPPOSED to the proposed multiplex, 38 ft tall development at 1712 and 1720 Fairfield Road.

Please don't ignore the considerable input the city has engaged in with residents to develop the Neighbourhood Plan.

Please make decisions consistent with what the community has asked for.

Please say NO to allowing re-zoning which ignores community engagement.

The proposal is not consistent with either the current nor most recent draft Gonzales Neighbourhood Plan, or with the City's Design Guidelines for Attached Residential Development.

This proposal is for a triple row townhouses with minimal setbacks and is clearly not supportable.

Thank you,

Ken Martin
1467 Thurlow Road

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 10:14 AM
To: Public Hearings
Subject: FW: Objection to proposed Rhodo development near Hollywood Park

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

From: Ken Sekhon <[REDACTED]>
Sent: August 8, 2019 8:27 AM
To: Councillors <Councillors@victoria.ca>
Subject: Objection to proposed Rhodo development near Hollywood Park

I am opposed to the proposed development near Hollywood Park.
It will radically change the nature of the existing residential area of single family homes.

Ken Sekhon

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: proposed Rhodo townhouse development - Against said proposal

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

From: kiran kshatriya <[REDACTED]>
Sent: August 7, 2019 5:48 PM
To: Councillors <Councillors@victoria.ca>
Subject: Fwd: proposed Rhodo townhouse development - Against said proposal

> I am against the proposed development at Fairfield and Kipling. I have lived on Kipling for 22 years and raised a family. The two streets cross at the heart of an intimate family setting boarding on access to an elementary school, school park grounds, public park, community centre, school and community centre day care, and 6-7 months of The Moss St market which runs every Saturday. Many families walk to the market and access this cross street to get to the market/school/park/Cook St village etc. This core and very crucial crosswalk is already a risky crossing for children and families trying to navigate crossing the street as cars typically race down and up Kipling. Another 18 cars at minimum due to the density of the proposed development is asking for a more dangerous section to also become a part of the community plan? Makes no sense.

>

> There is plenty of dense housing areas in other areas of Victoria that would be better suited for said proposed development. Kipling and Fairfield should not be one of them. Children play in the park across the street, let's keep this street safe and not have dense possible rental properties across from the parks and create a very busy street that children/young families walk across all day long and into the evening. We are a quiet peaceful neighbourhood. The sound of just the additional cars alone would have a negative impact on the social peaceful setting of this neighbourhood and the comings and goings of an additional 9 families housed in a single long block towering over the park ruining the skyline and do we need to have all those units be looking at us while the children are playing in the park? The proposed development is inconsiderate of the needs of the community. Safety and creating more peaceful neighbourhoods should be the mandate not encouraging dense 8-9 unit housing, where there was 2.

>

> Thank you for taking our response into consideration.

>

> Kiran

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 12:33 PM
To: Public Hearings
Subject: FW: Fairfield Development

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

From: Kurt Demmler <[REDACTED]>
Sent: August 8, 2019 12:31 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fairfield Development

After moving to Victoria in 2000 I used to joke that had the ice age not been naturally occurring, Victoria would still be in it.

While change is inevitable, it is not always positive. A perfect example is proposed development within Fairfield. The Rhodo Development at 1712 Fairfield Road is inconsistent with any official community plan, existing zoning, pending neighbourhood plans, or city design guidelines. One has to ask, why is this even on Council's agenda?

Developers are not only pushing the envelope, they are controlling the agenda. Either we have guidelines, rules, and laws (supposedly created with public input) or we don't.

By having this proposal on the agenda, the Council and Mayor legitimize a broken process.

Coming in September, a similar nonconforming development is proposed for 2 lots currently housing 3 viable rental properties (1400 Fairfield Road and 349/351 Kipling Street). This should not be considered without significant modifications that would make it compliant with any official community plan, existing zoning, pending neighbourhood plans, or city design guidelines.

As a final point, the Major should not be influencing or voting on any future development. She is no longer accountable to the citizens as she follows her own personal agenda.

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: No to the Aryze Rhodo development project Fairfield Rd

From: melanie austin <[REDACTED]>
Sent: August 7, 2019 5:26 PM
To: Councillors <Councillors@victoria.ca>
Cc: Leslie Austin <[REDACTED]>
Subject: No to the Aryze Rhodo development project Fairfield Rd

As a member of the Fairfield Plaza Neighborhood Group I wish to express my concern about the Aryze Rhodo development proposal on Fairfield Rd beside Hollywood Park. This project is a significant departure from the Official Community Plan, from the existing R1G zoning, from the current or most recent draft of the Gonzales Neighbourhood Plan, or from the City's Design Guidelines for Attached Residential Development.

This proposal is far too massive with it's proposal of 20 units in a triple row reaching three stories on three building lots!! This is an downtown design not suited for the Gonzales Neighbourhood.

Please vote against this aggressive proposal and instead encourage a single row of two story townhouses or homes with garden or legal suites

Thank you
Les and Melanie Austin
410 Stannard Ave

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: Rhodo Development

From: Lindsay Downie [REDACTED]
Sent: August 7, 2019 5:59 PM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo Development

To the Mayor and Council

I oppose the magnitude of the Rhodo development. It is not respectful of the Community Plan or zoning. It should not be approved.

Lindsay Downie

Resident of Gonzales

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:48 AM
To: Public Hearings
Subject: FW: Proposed Fairfield eyesore

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

From: Lucas Lindley <[REDACTED]>
Sent: August 8, 2019 1:26 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposed Fairfield eyesore

For a supposed environmental mayor and council, to approve an overbuilt, unimaginative cookie cutter box in one of the oldest neighbourhoods in Victoria, is disappointing to say the least. To let said marginal developer use a public park (Hollywood park) as the de facto back yard of this development is irresponsible and lazy. I am fully opposed to this development and I will do everything I can to see it doesn't come to fruition.

Thanks,

Lucas Lindley,
Electrical Superintendent
Victoria Shipyards

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:45 AM
To: Public Hearings
Subject: FW: Special Request - Rhodo Development to go to public hearing this Thursday

From: Luke Mari <[REDACTED]>
Sent: August 7, 2019 8:46 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: FW: Special Request - Rhodo Development to go to public hearing this Thursday

Mayor and Council,

We would like to forward you the source email for the majority of opposition to our proposal. People deserve a fair voice, we are not arguing that, but what we will continue to fight for is honesty, truthfulness, and fair representation of our company and our projects. This email seeks to attack the integrity of a fair review process by using biased and false information to incite negative, fearful responses rather than considering the merits of new infill housing. With that in mind...

Some key facts to correct these incorrect assertions:

1. *"development significantly encroaches on the neighbours to the north, as well as onto Hollywood Park"*
 - a. The word encroachment has a legal definition of exceeding ones property lines and infers something illegal and therefore nefarious. I too would be alarmed if somebody were building a private development in a park or on somebody else's property. We are not encroaching on anybody's private property or parkland, there are adequate setbacks on all sides and we will demonstrate this in our presentation tomorrow evening.
2. *"every existing tree, shrub and bush will need to be removed"*
 - a. False, we are not removing every tree/shrub, many will in fact be retained and far more will be replanted. We will also cover this in greater detail tomorrow evening.
3. *"neighbouring homes will be dwarfed by the height and "monolithic massing" of the buildings (as described in Advisory Design Panel comments)"*
 - a. We have unanimous ADP support with no changes recommended at all. ADP comments were actually compliments on good, progressive architecture. The nearest property to the North is 39 meters away and is not dwarfed by a series of two-storey townhomes. Our nearest neighbour to the East is 10+ meters away and is fully supportive of the project! Any references to 3 storeys are not true, these are 2.5 storeys as defined by the Zoning Bylaw.
4. *"The Rhodo proposal is not consistent with the Official Community Plan"*
 - a. Incorrect, we are in compliance with the OCP as noted in the multiple staff reports presented to Council.
5. *"The Rhodo proposal is not consistent with the R1-G"*

- a. They are technically correct, R1-G only allows single family housing which is why we are requesting a rezoning. The argument that all new housing has to respect the existing zone falls flat as it means zero net new housing would ever be built.
6. *"The Rhodo proposal is not consistent with the draft Gonzales Neighbourhood Plan"*
 - a. Incorrect, along Fairfield Road exactly what we are proposing, and larger was contemplated.
7. *"The Rhodo proposal is not consistent with the City's Design Guidelines for Attached Residential Development"*
 - a. Incorrect, we spoke to planning staff and they conceded it's impossible to achieve 100% compliance as they are interpretive guidelines, not prescriptions but the project scored an 'A-' for compliance.
8. *"The developer has publicly stated that if this project is turned down they would build 5 houses on the three lots."*
 - a. This is a subversive claim that mischaracterizes statements made by us in order to achieve their own goals. At the first CALUC meeting we held in 2017, we were asked what the existing zoning would allow and we stated that we have enough land to subdivide into five single family lots. This was not a project direction, this was a response to a question. We do not need more single family homes in this city. The average sale price for new and old single family homes in Gonzales as of August 6, 2019 is \$1,830,000...how is creating more blatantly unaffordable homes a solution to our climate and affordability crisis?

We are looking forward to our presentation and are sure a robust dialogue will be had. We believe in this project and know it will stand on its own merits and that it has much more support than opposition which is evidenced by our 240+ support letters and 35 supporter video submission.

Regards,

Luke

--

Luke Mari (MCIP/RPP)
Director of Development
Purdey Group



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

From: **Gonzales Neighbourhood Association** <[REDACTED]>
Date: Mon., Aug. 5, 2019, 10:07 p.m.
Subject: Special Request - Rhodo Development to go to public hearing this Thursday
To: "Undisclosed Recipients" <[REDACTED]>

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

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:56 AM
To: Public Hearings
Subject: FW: Rhodo Development adjacent to Hollywood Park (Fairfield Ave)

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

From: Irippon <[REDACTED]>
Sent: August 7, 2019 8:18 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo Development adjacent to Hollywood Park (Fairfield Ave)

Dear Mayor and Council

I wish to voice my strong objection to the above noted townhouse development which is scheduled to be dealt with on Thursday August 8th

The townhouse development as proposed is totally out of context in this neighbourhood, specifically with respect to height, density, massing and character.

It is an Urban form of development in a single family residential neighbourhood .

The proposed development is contrary to the OCP and does not meet the goal and objectives of the Gonzales Neighbourhood Plan The proposed development results in the needless loss of significant trees and also encroaches on the ambiance and public use of the adjacent Park.

The site could accommodate housing in the form of single family dwellings with suites (which is what the developer indicated he would pursue should this rezoning be refused)which would be within the spirit and intent of the current zoning and would be compatible with the surrounding area.

I strongly suggest that Council needs to follow the guidelines, policies and design principles that are in place for this residential area . Goals and objectives that were developed in consultation with the community and which the community has a right to expect compliance with as new development occurs.

There is no reasonable justification for this development within the existing context, nor are there any hardships related to the site or the development that would justify the significant variances being sought.

The developer needs to go back to the drawing board and design houses (with or without suites) that meet the goals and objectives of the current zoning for this site.

Yours truly,
Lynne Rippon
1538 Brooke Street

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:43 AM
To: Public Hearings
Subject: FW: Say No to the Rhodo Development

From: M T <[REDACTED]>
Sent: August 7, 2019 7:43 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Say No to the Rhodo Development

I am not in favour of the Rhodo development. I agree that some increase in density is needed but the Rhodo development being proposed is far too big and massive, too extreme. It needs its own backyard and not that of a public park as its yard. There are other negatives about this development; lack of setback, trees being cut, minute green space..... Please go back to the drawing board and design something more in keeping with the character of the neighbourhood.

This came in the mail yesterday. I don't know if it's for real or not. You be the judge of what they want.

HOUSE WANTED



Are you considering selling your home to a local family?

Does this describe your home?

- Oak Bay or Fairfield
- Single-detached & freehold (not strata, not semi-attached)
- Assessment value of \$1.5m
- 2,000+ sqft of finished living space
- 5,000+ sqft lot
- 3+ bedrooms
- 2+ bathrooms
- Back yard with afternoon and evening sun
- Safe road for young children

About Us

We are a young family with two toddler-aged children wanting to buy a home. All four of us were born and raised in Victoria and the surrounding area. We are looking for a long-term home for our expanding family so that we can walk to parks, stores, grandparents, work, and the ocean. We would like to live on a safe street so that our kids can play in the yard and learn to ride their bikes in front of our own home.

[Redacted] (no text messages)

We kindly request only calls from homeowners.

No solicitation of services or representation, please.

Notes: We are not real estate agents, nor are we seeking a new relationship with a real estate agent. If you are about to list your house with an agent, you could save on commission by listing it yourself.

Sincerely,
Marilyn Tipper
1614 Pinewood Ave
37 year homeowner and resident in Gonzales, and by no means affluent.

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 10:35 AM
To: Public Hearings
Subject: FW: Not In Support of 1712 - 1720 Fairfield Rd development "Rhodo" by Aryze

From: Mary Davies <[REDACTED]>

Sent: August 8, 2019 10:31 AM

To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Laurel Collins (Councillor) <lcollins@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>

Subject: Not In Support of 1712 - 1720 Fairfield Rd development "Rhodo" by Aryze

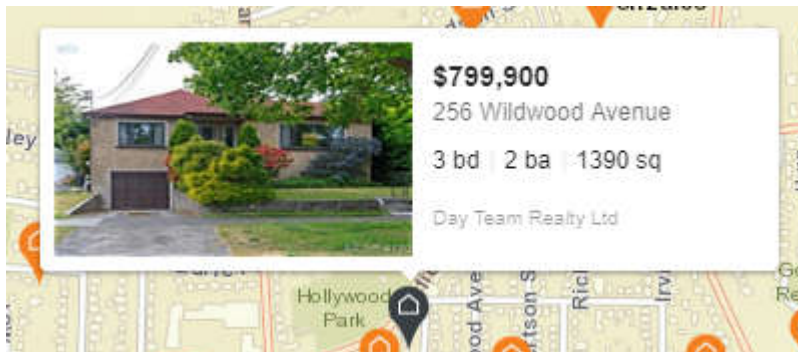
Dear Mayor and Council,

As a resident that lives at 1615 Fairfield Rd (240 meters from 1712 Farifield Rd) the proposed development by Aryze at 1712 - 1720 Fairfield Rd named "Rhodo" is very concerning to me. I do NOT support it.

Please see below a list of reasons why I cannot support this development in any way.

I have had many conversations back and forth with Luke Mari of Aryze, and that along with the information I have found online on their facebook page, ads and on their website on pages such as this one <https://www.talktoaryze.ca/rhodo>, these are what informs my email today.

The price point that Aryze has noted for these units is that they would be aiming for 10%-20% below the going rate for a NEW build single family home in the area (not an older one that would sell much cheaper, there is a **single family home almost across the road from the proposed development at 256 Wildwood Ave that has been sitting on the marketing without moving for 61 days priced at \$799,900, as it has not moved, it is clearly overpriced**)



- this means that **the going price for a unit in the Rhodo development would be around \$880,000 to \$990,000** (based on numbers I last looked at about 6 months ago), WELL above the price of an older home in the same area that has a yard. **I do not believe that more million (or close to million) dollar homes is what this city or my neighbourhood needs** ... especially when it's not a single family home but rather a townhouse that has no yard. I don't know what the price per square foot would be on this development (and I suggest you ask the developer that question) but I assume it would set a new high for price per square foot in the neighbourhood.

Gentrification is a major concern and as this area already boasts such high prices, something like this will only push them higher. **As someone who has lived in a rental home in the neighbourhood for 15 years I will say that developments like this will encourage owners to sell older rental houses to developers** ... I don't blame them, their home is an investment, but is that what you want to encourage? **To make Gonzales a place only for those who are wealthy?**

Next a major concern I have is the fact that **Aryze (despite community feedback at a meeting I was at when they presented this to the community) is wanting to sell our public Hollywood Park as a recreational space for this development.** You can see a great example of that on their website as shown below



ARYZE



Personal Item placed in the park

Relationship to Street + Park

The ground oriented townhouse model has been used historically in the great pedestrian cities of the world. In the UK, parts of London and Bath are famed for their Victorian and Edwardian terrace housing. This housing type, provides an excellent street edge condition with visual connections to unit interiors and a semi-public outdoor space. This thickened edge at the building front allows for quiet spaces of repose where one can enjoy a morning coffee or stretch after an evening jog. Along the Hollywood Park side of the site, units give on to outdoor patios with steps down to the park. The

Another concern is parking. I am unsure of their parking plans but I assure you there is no room for on street parking as things stand today. Our street being so close to Fairfield Plaza has become the staff parking for that plaza, additionally being that the park hosts not only regular baseball and soccer games they also host major tournaments throughout the year. As a long time resident on this block I will say that parking is already very stressed and there is literally no room on the street to add any more cars.

Next I would like to address how the look of this development in no ways fits the neighbourhood and the surrounding homes. It sticks out like a sore thumb and does not add any value to the overall feel of this neighbourhood, something that most of the long term residents I've chatted with very much cherish and wish to preserve.

I am very concerned with the number of trees that would be removed as well as greenspace in general if this development were to be approved. As a city that is environmentally aware I can't believe that the amount of green space that would be lost here is even up for consideration. One of the major perks to yard space is they actually help with drainage and the overall health of the environment around it. If this development is built we will be losing a very large chunk of what is currently a very green space.

The set back from the street is another issue I'd like to bring up. It is clear in yet another image from the website that **this development intends to use public city space as their own green space/yard.** They are needing to do this as they have not created any yard space in either the front or the rear of these units from what I can see. Please see the image below



ARYZE



Further on that subject on their website they state "The project is organized around a central courtyard to which all pedestrian routes lead." Please see the image below



I think this is what they are referring to as a "courtyard",
I think it's better called a walkway.

Project Overview

Last but not least, **this development does not adhere to the current Gonzales neighbourhood plan.** I am sure I don't need to outline all of the ways that it doesn't fit as you have access to that document yourselves.

I hope that you will be listening more to residents in this neighbourhood as opposed to those from other parts of the city or from outside of the city. Aryze had 7 ads running on Facebook asking people to send their form email to you to show support of the development leading up to the last scheduled date on Nov 22 which they backed out of last minute. I assure you many of those emails will not be from people who actually live here in Gonzales. I have not had time to research what ads they are running or efforts they are taking to promote support this time around but I assume it will be similar.

Please see below the 7 ads that I found on Facebook requesting that people fill out their form email last November



Talk to ARYZE

Sponsored · 

...

A short walk to groceries, the beach and schools, these 17 ground-oriented townhomes were designed as a sensitive infill housing project to allow more individuals to adopt a walkable lifestyle.

On November 22, Rhodo will be up for initial approval by Victoria's City Council. Your voice matters; please fill out our letter to the City and Council to show your support today!



TALKTOARYZE.CA

A Neighbourhood For All!

[Learn More](#)

Interested? Please fill out the form to show your support.



Like



Comment



Share



Sponsored

On November 22, Rhodo will be up for initial approval by Victoria's City Council. Your voice matters; please fill out our letter to the City and Council to show your support today!

A 5 minute walk to groceries, the beach and schools, these 17 ground-oriented townhomes were designed as a sensitive infill housing project to allow more individuals to adopt a walkable lifestyle.



TALKTOARYZE.CA

Won't You Be Our Neighbour?

[Learn More](#)

If you like what you see, please fill out the form to show...



Like



Comment



Share



Talk to ARYZE

Sponsored

...

On November 22, Rhodo is heading to Committee of the Whole, meaning the new city council will be reviewing the project and deciding if it's ready to go to a public hearing.

Your voice matters; please fill out our letter to the City and Council to show your support today!



Fill Out Our Letter To City Council!

Learn More



A New 17 Unit Building In Gonzales



Like



Comment



Share



Talk to ARYZE

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...

On November 22, Rhodo is heading to Committee of the Whole, meaning the new city council will be reviewing the project and deciding if it's ready to go to a public hearing.

Your voice matters; please fill out our letter to the City and Council to show your support for this 17 unit building in the beautiful Gonzales neighbourhood!



TALKTOARYZE.CA

Won't You Be Our Neighbour?

Learn More

If you like what you see, please fill out the form to show...



Like



Comment



Share



Talk to ARYZE

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...

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A Neighbourhood For All!

[Learn More](#)

Interested? Please fill out the form to show your support.



Talk to ARYZE

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A 5 minute walk to groceries, the beach and schools, these 17 ground-oriented townhomes were designed as a sensitive infill housing project to allow more individuals to adopt a walkable lifestyle.



TALKTOARYZE.CA

Won't You Be Our Neighbour?

[Learn More](#)


If you like what you see, please fill out the form to show...



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Sponsored ·

On November 22, Rhodo is heading to Committee of the Whole, meaning the new city council will be reviewing the project and deciding if it's ready to go to a public hearing.

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TALKTOARYZE.CA
Won't You Be Our Neighbour?
If you like what you see, please fill out the form to show...

[Learn More](#)

Like Comment Share

In closing, I am not against a reasonable increase in density on this site but I would only support one that fits with this neighbourhood. A small collection of neighbourhood appropriate single family homes with small yards or a front facing row of townhomes with driveways and yards would be a major increase in density and stay within the guidelines of the neighbourhood.

I understand that Aryze would like to make a lot of money on this project but **that aspiration for added wealth it is not the city or the neighbourhoods burden to bear. Aryze made a property purchase knowing full well that a development of this size was not within the current zoning and in that action they chose to take a gamble in the hopes for making a lot of money.** They are often heard saying that reducing the unit numbers "is not viable" ... I believe it is completely viable but it just may not make them as much money. That is not my problem, that is their business' problem. We all take risks and sometimes they pay off and sometimes they don't.

Thanks for taking the time to consider my concerns. **I urge you to deny the application put forth to you from Aryze for the Rhodo development.**

Sincerely,

Mary Davies

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 12:00 PM
To: Public Hearings
Subject: FW: The proposed Rhodo townhouse development is a disgrace

From: Melissa Mohabir <[REDACTED]>
Sent: August 8, 2019 11:33 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: The proposed Rhodo townhouse development is a disgrace

To quote my neighbour: "Gentle Density" is an oxymoron and I have recommended thinking "gentle mugging" every time you hear or read it because that's what it's all about. While most of us have been busy with work and family, the city council and staff have been trying to change the very fabric our city and neighborhoods, they seem to be completely ignorant of the impact of the kind of density they are proposing on the entire infrastructure of the city. The link is to an article explaining why they want to use the term and what they are planning to do. The attached map is part of the proposed plan, you can see looking at it, why the developer thinks he has a right to build what he wants without regard to the existing zoning, he has been encouraged to ignore the existing zoning and build row housing...

Issues with the Rhondo proposal:

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.

Kind regards,

Melissa Mohabir

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 7, 2019 4:00 PM
To: Public Hearings
Subject: FW: Concern regarding Rhodo development at 1712 Fairfield Road

From: Melissa Tupper <[REDACTED]>
Sent: August 7, 2019 3:59 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: Concern regarding Rhodo development at 1712 Fairfield Road

Hello,

I'm writing to express my concern with the proposed Rhodo Development at 1712 Fairfield Road. My main concern relates to the development not complying with the existing setback requirements or the recommendations for a minimum setback in relation to parks.

With many people and young children in particular using this sidewalk and crosswalk on Fairfield Road to access Hollywood park and Margaret Jenkins Elementary, I'm concerned about the impact of cars entering and exiting the underground parking of a 17-unit townhouse development. Have any studies been done on the impact on safety for pedestrians and cyclists using Fairfield Road of such a large-scale development? I would like to see such an assessment of traffic and pedestrian safety done before a development that allows 17 townhouses on 3 city lots is approved.

Many thanks for considering these concerns in your decision-making process.

Best wishes,
Melissa

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:51 AM
To: Public Hearings
Subject: FW: Rhodo Development and its Sensitive Transition to Hollywood Park

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

From: Sharpe <[REDACTED]>
Sent: August 7, 2019 4:08 PM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo Development and its Sensitive Transition to Hollywood Park

Isn't it interesting that the burden for a sensitive transition between Hollywood Park and the 3 storey townhouses is placed upon the City. It is the City staff who have committed the City to "additional plantings on the property line by the Parks Department" to make up for the lack of transition by the developer.

This doesn't follow City guidelines for parks nor for development.

Michael Sharpe
1592 Earle Place

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: Proposed Rhodo Development on Fairfield Road

From: Neil Banera <[REDACTED]>
Sent: August 7, 2019 8:25 PM
To: Councillors <Councillors@victoria.ca>
Subject: Fw: Proposed Rhodo Development on Fairfield Road

Please see attached objection sent to City of Victoria Mayor and Council with respect to the proposed Rhodo Development.

Thank you.

Sent from [Outlook](#)

From: Neil Banera
Sent: August 7, 2019 8:18 PM
To: mayorandcouncil@victoria.ca <mayorandcouncil@victoria.ca>
Subject: Proposed Rhodo Development on Fairfield Road

Dear Mayor and Council:

We write in objection to the proposed Rhodo Development on Fairfield Road.

Along with others in the Fairfield community, we reiterate the following the issues regarding this development proposal:

Density

- 20 townhouses on these three house lots is far too dense;
- the proposed development significantly encroaches onto neighbours to the north, as well as onto Hollywood Park, without a sensitive transition to both;
- existing trees, shrubs and bushes will need to be removed; the vast majority of the site will be covered by buildings, concrete and paving;
- only minimal open or green space will remain;
- the development will overshadow Hollywood Park; in effect the Park becomes its backyard without regard to public use and accessibility.

Height/Massing

- the proposed height is far too high (greatly exceeds current zoning);
- neighbouring homes will be dwarfed by this height;
- "monolithic massing" of the buildings at the site.

Setbacks

- relaxed setbacks of 5.5 feet to Fairfield Road and, in particular, to Hollywood Park are wholly inadequate;
- when relaxed setbacks are combined with the 3 storey facade and large scale massing of the buildings, impacts on that public amenity;
- minimal setbacks with no useful space for plantings of a size to soften the mass and height of the buildings.

Design

- its aggressively urban design is esthetically unappealing;
- the design is entirely inappropriate for the Fairfield/Gonzales neighbourhood's form and character.

Proposed Variances/Zoning/Official Community Plan

As proposed, the Rhodo development proposal is not consistent with the Official Community Plan, nor existing zoning (neither the current nor the most recent draft of the Fairfield/Gonzales Neighbourhood Plan), nor with the City's Design Guidelines for Attached Residential Development.

City residents have a right to expect that Council will make decisions consistent with these policies. Variances are exceptions to existing land use. Those most affected need to be taken into account, particularly where they will negatively affect neighbouring properties.

We also note that the City has received considerable negative feedback about double row townhouses. This proposal is even more egregious (e.g. a triple row), which is clearly not supportable.

Precedent Setting

We also note that similar issues have been identified with respect to other strata development proposals on Fairfield Road (e.g. proposed Le Parc development at Fairfield Road along Kipling Street to Thurlow Street). We are concerned that City approval of this proposed Rhodo development will set a precedent for other proposed developments in these neighbourhoods, all this while draft Neighbourhood Plans are under review and expected to soon go to public hearing.

To conclude, we are very much opposed to this proposed development.

Yours truly,

Livia Meret
428 Kipling Street

Sent from [Outlook](#)

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:47 AM
To: Public Hearings
Subject: FW: Letter of opposition to proposed Rhodo townhouse development at 1712 Fairfield Road

From: Patrick Cote <[REDACTED]>
Sent: August 7, 2019 9:54 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Cc: pat-cote <[REDACTED]>
Subject: Letter of opposition to proposed Rhodo townhouse development at 1712 Fairfield Road

Dear Council Members-

We are writing in regards to the proposed Rhodo townhouse development that is currently under review by the city. As longstanding residents of Fairfield, and proud owners of a heritage home, we have serious reservations about this initiative which, if approved, would dramatically and negatively impact the neighbourhood.

In our view, the design itself (a towering 20 townhouse complex) is completely out of keeping with its surroundings, and would have a devastating impact on green space in this area. We urge you to not approve this aggressive development which does not respect the character of this historic neighbourhood.

Sincerely,

Patrick Côté
Laura Ferrarese

1456 Clifford Street
Victoria, BC
V8S 1M2

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 7, 2019 3:45 PM
To: Public Hearings
Subject: FW: 1712 FAIRFIELD ROAD proposal by RODO Development

From: therittenhouse [REDACTED]
Sent: August 7, 2019 3:30 PM
To: Councillors <Councillors@victoria.ca>
Subject: Re: 1712 FAIRFIELD ROAD proposal by RODO Development

We feel that the proposed plan for the development of the above site is inappropriate for Fairfield and is more suited for Downtown.

You can do better than this.

Pauline and Larry Rittenhouse
225 Wildwood Ave.
Victoria.

Sent from my Samsung Galaxy Tab® S

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:46 AM
To: Public Hearings
Subject: FW: AGAINST the Proposed Rhodo Townhouse Development

From: Philippe Doré <[REDACTED]>
Sent: August 7, 2019 9:41 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Cc: Gonzales Neighbourhood Association <gonzalesneighbours@gmail.com>
Subject: AGAINST the Proposed Rhodo Townhouse Development

Dear Mayor and Councillors:

Please be advised that we are firmly against the proposed Rhodo townhouse development that is proposed for 1712 Fairfield Road for the reasons set out by the Gonzales Neighbourhood Association.

Sincerely,
Philippe Doré, Catherine Doré

1962 Fairfield Place
Victoria, V8S 4J4
[REDACTED]

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 11:57 AM
To: Public Hearings
Subject: FW: Rhodo development proposal

From: Quinn Fletcher <[REDACTED]>
Sent: August 8, 2019 11:49 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Rhodo development proposal

Hello,

I live and own 1626 Earle Street and I would like to offer support for the Rhodo Development.

I am basing this, in part, on the following claims I was told by the developer:

-At least some of the trees on the property have been assessed as sick and would likely need to be removed anyway, and that the total amount of replanting should still be a net gain, even if it is in shrubs and small plants rather than trees. Also that the number of trees being cut down cited by anti-development groups is actually counting other plants rather than mature trees.

-the front setback will not be less than the existing apartments at Fairfield and Lilian.

I specifically disagree with some of the claims made by the Gonzales Neighbourhood Association (GNA) and other groups:

-I don't see how having townhouses fronting the park will lead to an abuse or claim of ownership over the park. As a parent of young children I think the playground is underutilized relative to, for example, the Beacon Hill Park playground on Cook St Village. Many of the yards that back on the park have gates that allow residents to go straight to the park and I don't see how this development would be different. In fact, it seems nonsensical to claim that is necessary to limit or prevent access to a park in order to preserve it's status or usability.

-While the modern design is definitely a stark contrast to what exists around the area, I like the idea of something standing out. I also recognize that modern designs offer more efficiency in terms of space and energy over traditional peak roof homes. I think there is room for variety in housing and uniformity can be bland.

-I don't think the height overlooking backyards is a legitimate issue. I can see into several yards very clearly from my deck and I'm not breaking any bylaws. It's awkward for sure, but it's a part of living in an urban environment.

I support concerns raised by the GNA around whether or not the development will actually increase affordability in the area.

I would also like to know that Aryze will make it easier for Rhodo occupants to own and securely store bikes (or non-motorized transport) if there will be limited vehicle parking. Our area is not free of property crime and those units fronting the park or near the street would be particularly vulnerable.

Best,

Quinn Fletcher

August 7, 2019

To mayorandcouncil@victoria.ca

To councillors@victoria.ca

Re: Rhodo Townhouses on Fairfield Road

Opposition to project

I have been following this project since its inception. In spite of the developer stating this project fits into the neighbourhood, I (and many of my neighbours) do not agree.

1. There are too many townhouses for the size of the lots and they are too tall.
2. I am not opposed to contemporary design but this project is too massive, and does not really fit the “eyes on the street” type of planning popular now. The “front yards 5.5” are not useable and the “eyes “ would not be there because the space is so small.
3. The “family” size units have very little usable outdoor space. Granted Hollywood Park abuts this property but it is unlikely small children would be allowed by parents to play in the park without supervision.
4. Every bit of vegetation is being removed due to the building of the underground parking lot.
5. The developer threatened to put 5 houses with basement suites in if townhouses were not approved. Five homes with suites would fit the neighbourhood and would likely be more welcome.

It is a shame that the developer has not listened to the community. There has been no effort to make acceptable changes requested by the many who attended community meetings.

I urge the council to way carefully the major impact this project would have. Just because it is on a bus lane does not make it an acceptable development.

Robin Jones
234 Beechwood Ave

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:41 AM
To: Public Hearings
Subject: FW: 1712 Fairfield Road

From: scot <[REDACTED]>
Sent: August 7, 2019 5:43 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1712 Fairfield Road

To whom it may concern

Let it be known that I am completely AGAINST this development.

It is much too large with inadequate setbacks among many other things.

This will negatively impact my neighbourhood because of its size and design.

Sincerely

Scot Vaillant
969 Brighton Crescent

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:46 AM
To: Public Hearings
Subject: FW: Aryze project at 1712/1720 Fairfield Road

From: Shelley Hordiyuk <[REDACTED]>
Sent: August 7, 2019 8:52 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Aryze project at 1712/1720 Fairfield Road

Dear Mayor Helps and Council,

As a resident at 1792 Fairfield Road, I support the Aryze project at 1712 and 1720 Fairfield Road. Public engagement has been thorough and I believe Aryze has respectfully and adequately addressed concerns such as the replacement of trees and the provision of parking. In many communities these houses would be simply knocked down and replaced by large homes without consultation at all.

These two current properties are of no historical significance and are small houses on large lots. In the Aryze plan, these two lots can provide more homes, thus increasing housing density. This project will improve the value and look of our neighbourhood. I am in full support, and would like to see council approve this project to move forward.

Kind Regards,

Shelley Hordiyuk

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 10:14 AM
To: Public Hearings
Subject: FW: Aryze Development in Fairfield

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

From: Sherry Seabrooke <[REDACTED]>
Sent: August 8, 2019 8:28 AM
To: Councillors <Councillors@victoria.ca>
Subject: Aryze Development in Fairfield

To all concerned and have a vote:

I wish to be counted as someone who strongly disagrees with the proposal on the table by Aryze development (Rhodo) on Fairfield Road. It is inappropriate for our neighbourhood on so many levels.

Other suggestions such as 5 homes on 3 lots would work. This big development will not. Thank you in advance for counting me in as strongly opposed.

I have lived nearby for the last 26 years.

Sincerely

Sherry Seabrooke

Sent from my iPhone

Pierre-Paul Angelblazer

From: Stu Hoffmann <[REDACTED]>
Sent: August 8, 2019 11:11 AM
To: Public Hearings; Victoria Mayor and Council
Subject: Input on Amendment Bylaw (No. 1202) No. 19-086

Dear Mayor and Council,

I am sorry I could not be there tonight, but I am a Firefighter and I'm working a night shift.

I am asking you not support the proposed Schedule M changes that would reduce the maximum garden suite height on plus sites.

- Changing the policy will put additional pressures on our housing shortage by making garden suites smaller and less attractive to tenants (in my case my mother in law), and less financially viable for the homeowner.
- Changes are needed to make building carriage houses easier and less expensive. This change does exactly the opposite.

Less available housing

- **What is the rationale** in a reduction in height from 18' to 13.75'? This means that although allowable, a loft space is not possible.
- Factors that would dictate a garden suite have a smaller footprint than allowed where a loft is needed:
 - In my case I'm trying to save some mature fruit trees. if I have to build a larger footprint to accommodate an extra bedroom, I will lose these trees. I suspect this will be the unintended consequence for many people who now need to build bigger footprints, rather than slightly higher — more mature trees being removed.
 - Lot size (also a factor in my case)
- Building up is necessary for me to get the space needed to provide my mother-in-law sufficient incentive to downsize to my backyard.
- The loft creates a flexible space for an office, or guests, or entertaining and doubles the likely occupancy from a single person to a couple.

More expensive

- The deterrents of building a garden suite are more than just mortgage and interest, property taxes, utilities, and maintenance. It's also:
 - loss of space in your own back yard
 - challenges of being a landlord
 - stress of taking on a major construction project like this

All these factors need financial compensation or people will not build garden suites.

- Originally, I had worked out detailed financial calculations to put in this letter, and the thesis was this:
 - Adding a loft increases the amount of people that can comfortably fit in the space and therefore the amount of money it can rent for. So, this reduction in height, if approved,

will reduce the amount of housing and make the building costs more expensive (in relative terms).

- Per square foot building costs become cheaper the bigger you build

This change has been proposed as a result of exploring mechanisms to limit the height of garden suites on “plus sites” to address issues such as privacy and shading

Privacy

- A neighbour recently completed a garden suite and after consulting the neighbors, he decided to put obscured glass on his second storey windows. Simple.

Shading

- How low in the sky would the sun have to be for 4' (the proposed height reduction) to make any significant difference to the amount of shadow cast in somebody's back yard? And how is it possible we are allowing this to overshadow Victoria's attempt at a progressive housing policy?

Thank you for your time,

Stu Hoffmann
1545 Burton Ave.
[REDACTED]

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:51 AM
To: Public Hearings
Subject: FW: REZONING NO. 00618, DEVELOPMENT PERMIT NO. 000519

From: susanwhitehead@shaw.ca <s[REDACTED]>
Sent: August 8, 2019 8:36 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>; Public Hearings <PublicHearings@victoria.ca>
Subject: REZONING NO. 00618, DEVELOPMENT PERMIT NO. 000519

Mayor and Council:

As a long time resident of Earle Street I am writing this email to express my concern regarding the Rhodo development on Fairfield Road. As the proposal stands it violates many of the City's own guidelines (e.g. height, set backs, parking stalls, removal of trees, and transition to Hollywood Park).

My request is simple: *the City should follow its own guidelines*. These guides were developed with community involvement and are acceptable to all. Why do they exist if exceptions are to be continually granted?

I am not opposed to densification. There are many examples in our area where a single family home has been replaced with multiple units without changing the nature, look and feel of the neighbourhood.

Please do not accept this proposal as it stands, insist that it be replaced with one that follows all the guidelines that the council and neighborhood have put in place.

Respectfully submitted,

Susan Whitehead
1689 Earle Street

August 8, 2019

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

Submitted by email: PublicHearings@Victoria.ca

Re: 1712/20 Fairfield: Redevelopment Proposal
Public Hearing – August 8, 2019

To Whom it May Concern,

My name is Suzanne Bradbury and I have been a resident of the Fairfield neighbourhood for 20 years. My husband has lived in Fairfield since coming to Canada as an immigrant in 1976, and we have raised our children in his family home. Our children attended the local elementary school, we are devoted supporters of the Moss Street market in season. We bike and run and commute to work through this beautiful neighbourhood, and are deeply committed to the long term wellbeing of our community.

I am writing today in support of the proposed development 1712 Fairfield Road. Our community needs to begin integrating denser residential urban forms into the now predominately single family neighbourhood structures for the long term viability and wellbeing of our neighbourhood and planet. As seductive as it might be to imagine preserving and replacing the aging stock of single family homes, these homes are out of the price range possible for many varieties of families, and as we know, healthy and resilient communities need to provide a range of housing choices to maintain communities that are open to everyone.

I support this development in the size, scale, and use proposed, and look forward to welcoming the Rhodo to our neighbourhood. This is a sensitive development and important to Fairfield's future. I respectfully ask Council to consider the future of our community, and to support this proposal in full.

Respectfully Submitted to PublicHearings@Victoria.ca on August 8, 2019 by email.

Sincerely,

Suzanne Bradbury

215 Beechwood Avenue
Victoria, BC V8S 3W6

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 10:15 AM
To: Public Hearings
Subject: FW: Opposition to Rhodo development off Fairfield road

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

From: Tashi <[REDACTED]>
Sent: August 7, 2019 9:43 PM
To: Councillors <Councillors@victoria.ca>
Subject: Opposition to Rhodo development off Fairfield road

Dear Council member,

I am very against this development proposal, as it will substantially increase the density of homes on this very busy section of Fairfield road. The structure proposed will also tower above all existing residential homes....a very unsightly monolithic structure indeed.

I humbly urge you to decline this construction proposal.
Yours truly,
Tashi Sandhu.

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:50 AM
To: Public Hearings
Subject: FW: Rhodo Townhouse Proposal

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

From: Theresa McCarthy [REDACTED]
Sent: August 7, 2019 8:12 PM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo Townhouse Proposal

Dear Councillors,

I am a resident in the Fairfield neighbourhood, not far from Hollywood Park and this proposed development.

Was an architect actually hired to put forth this design?

Did they have a walk in the neighbourhood to get a feel for what would be appropriate?

I would have to say No.

This is an oversized bunker design that might work on a downtown thoroughfare.

This can not be the best that a designer with any type of vision could possibly come up with.

I am completely against this proposal in design and scale as inappropriate for this building lot and the neighbourhood.

- regards,
Theresa McCarthy
443 Kipling Street

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 8:51 AM
To: Public Hearings
Subject: FW: Proposed Rhodo Development Fairfield Road in Gonzales

From: Therese Gerein [REDACTED]
Sent: August 7, 2019 4:06 PM
To: Councillors <Councillors@victoria.ca>
Subject: Proposed Rhodo Development Fairfield Road in Gonzales

August 7, 2019

To Mayor and members of City Council

Victoria City Hall

Please be advised that I am **definitely opposed** to the Rhodo development project proposed for Fairfield Road in Gonzales.

This proposed development is entirely too large in scale and will dwarf neighbouring homes who enjoy living in a residential community. Increased traffic along Fairfield Road will also be problematic.

It is completely unfair to allow this proposed project to use Hollywood Park as their backyard!

This is not an acceptable project for a residential neighbourhood. Something like this belongs in a downtown site.

Please vote against this proposed development!!!

Sincerely, Thérèse Gerein

370 Stannard Avenue

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:46 AM
To: Public Hearings
Subject: FW: 1712/20 Fairfield Road REZ00618

From: VIVIENNE PHILLIPS <[REDACTED]>
Sent: August 7, 2019 9:00 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: 1712/20 Fairfield Road REZ00618

Good evening,

I would be most grateful if you would read my points below regarding 1712/20 Fairfield Road REZ00618. I live in Gonzales on Irving Road.

1. Why would a warehouse type design be "dropped from the sky" into the middle of Fairfield Road where the architecture of the traditional residential existing homes clash 100% with these warehouses type townhouses?
2. TRIPLE row town-homes? When I understood Council had removed double row town-homes from the plan previously. Can you explain why.
3. THREE stories high, park encroachment, 20 town-homes where two single family homes existed previously, how does that fit?
4. **5 Single family homes** with basement suites and garden homes would be a much, much **better fit** which the developer said was an alternative.
Why can't this be done instead of the town-homes?
5. Our neighbourhood is **zoned** for **30%** of this site to be developed **not 60%** site coverage as proposed.
6. Park encroachment from the "warehouse style" development is not appropriate.
7. The developer states the project is conceived as a "**small country village**" also "**small beach village**". Three stories high. warehouse design is not either of these.

This development is not the right fit for Fairfield Road and is so inappropriate. It does not line up with the plan or the OCP Please turn down this proposal and bring the 5 single family homes with basement and garden suites which will meet a whole host of needs for housing. Thank you..

sincerely,

Vivienne Phillips

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 8, 2019 10:14 AM
To: Public Hearings
Subject: FW: Rhodo dev 1712&1720 Fairfield Rd

From: wengel <[REDACTED]>
Sent: August 8, 2019 9:05 AM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo dev 1712&1720 Fairfield Rd

As a Gonzales home owner I would not want to live next to a development like the proposed Rhodo plan for 1712&1720 Fairfield Rd. The height and setbacks are completely unsuited to the neighbourhood and a drastic departure from the current neighbourhood plan. I believe the developer has better options more in keeping with the area; I believe the neighbourhood plan should be respected.

Thank you,
Warren Engel.

Pierre-Paul Angelblazer

From: Lucas De Amaral
Sent: August 7, 2019 3:46 PM
To: Public Hearings
Subject: FW: Rhodo Devel. Fairfield

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

From: wregan <[REDACTED]>
Sent: August 7, 2019 1:44 PM
To: Councillors <Councillors@victoria.ca>
Subject: Rhodo Devel. Fairfield

Much too big for the lots and really doesn't fit into the neighborhood. I certainly hope you DON'T approve this development in my neighbor hood. Wayne on Stannard Ave.

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 8:42 AM
To: Public Hearings
Subject: FW: NO to proposed Rhodo townhouse development

From: Yvonne Haist <[REDACTED]>
Sent: August 7, 2019 5:49 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: NO to proposed Rhodo townhouse development

I am writing to voice my concerns about the proposed development on Fairfield Road. As a long time resident of the Fairfield community, I believe it is important to make decisions consistent with the City's design guidelines for attached residential development. As well, I believe that housing build needs to address the needs for AFFORDABLE housing, whilst maintaining enough of a setback to match the current neighbourhood design.

Thank you for registering my concerns,

Yvonne Haist
273 Wildwood Ave
Victoria, BC

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--

You don't have to say anything. You don't have to teach anything. You just have to be who you are: a bright flame shining in the darkness of despair, a shining example of a person able to cross bridges by opening your heart and mind.

Tsoknyi Rinpoche

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 3:57 PM
To: Public Hearings
Subject: FW: Development at 1712 & 1720 Fairfield Road_Resident opposed

From: Alice Loring <[REDACTED]>
Sent: August 8, 2019 3:52 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Development at 1712 & 1720 Fairfield Road_Resident opposed

Dear Member of Council,

Please accept this letter as another resident OPPOSED to the proposed multi-unit development at 1712 & 1720 Fairfield Road. Please don't ignore the considerable input from residents of the neighbourhood in the Neighbourhood Plan. Now is the time to make decisions consistent with the Neighbourhood Plan. Please say NO to allowing re-zoning which ignores community engagement. The proposal is not consistent with either the current nor most recent draft Design Guidelines for Attached Residential Development. This proposal is a setback and this is clearly not what the neighbourhood wants.

Thank-you,

Alice Loring
1463 Thurlow Road

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 3:15 PM
To: Public Hearings
Subject: FW: PROPOSED RHODO DEVELOPMENT FAIRFIELD

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

From: Maureen Baranyai <[REDACTED]>
Sent: August 8, 2019 3:01 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Subject: PROPOSED RHODO DEVELOPMENT FAIRFIELD

Dear Mayor and City Council

I am strictly opposed to the above development as it has been proposed. The size/density, design and variances sought are unrealistic for the site.

Thank you

Maureen Baranyai

Sent from my iPhone

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 2:51 PM
To: Public Hearings
Subject: FW: Rhondo development at Hollywood Park

From: Ellen Lang <[REDACTED]>
Sent: August 8, 2019 2:49 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; councilors@victoria.ca; [REDACTED]
Subject: Rhondo development at Hollywood Park

Dear Sir/Madame:

The aforementioned condominium development proposal presently before council is inappropriate for its proposed location and should be turned down. It violates height and density restrictions currently in place for this area, its construction design is inappropriate for this area, and its construction will necessitate the removal of existing greenery and trees, the loss of which Victoria can ill afford. Victoria's mandate should be to preserve its own unique character, not to turn it into a suburb of Vancouver. I trust you [collectively] will make the right decision in not approving this development application.

Yours truly, R. Michael Lang, 208 St. Charles Street

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 3:16 PM
To: Public Hearings
Subject: FW: proposed Rhodo development Fsirfield

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

From: Shaw <[REDACTED]>
Sent: August 8, 2019 3:04 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: proposed Rhodo development Fsirfield

Dear Mayor and counsellors,

I am in opposition to the proposed Rhodo development on Fairfield Rd next to Hollywood Park. The density does not fit with the current neighbourhood and the optional 3 houses would better suit the neighbourhood.

Regards

Tamas Baranyai
Fairfield resident

Sent from my iPhone

Pierre-Paul Angelblazer

From: Victoria Mayor and Council
Sent: August 8, 2019 2:59 PM
To: Public Hearings
Subject: FW: Rhondo Development at Hollywood Park

From: Ellen Lang <[REDACTED]>
Sent: August 8, 2019 2:58 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Councillors <Councillors@victoria.ca>
Cc: [REDACTED]
Subject: Rhondo Development at Hollywood Park

Dear Sir/Madame: The aforementioned development proposal, the scope of which is not appropriate for the Fairfield/Gonzales area, should not receive your approval. It violates many pre-existing area guidelines and, if approved, will change for the worse, the character of this part of Victoria. I am not in favor of this development in my neighborhood.

Respectfully submitted, Victoria E. Lang, 208 St Charles Street