

# Survey Responses

1400 Fairfield Road and 349 Kipling Street

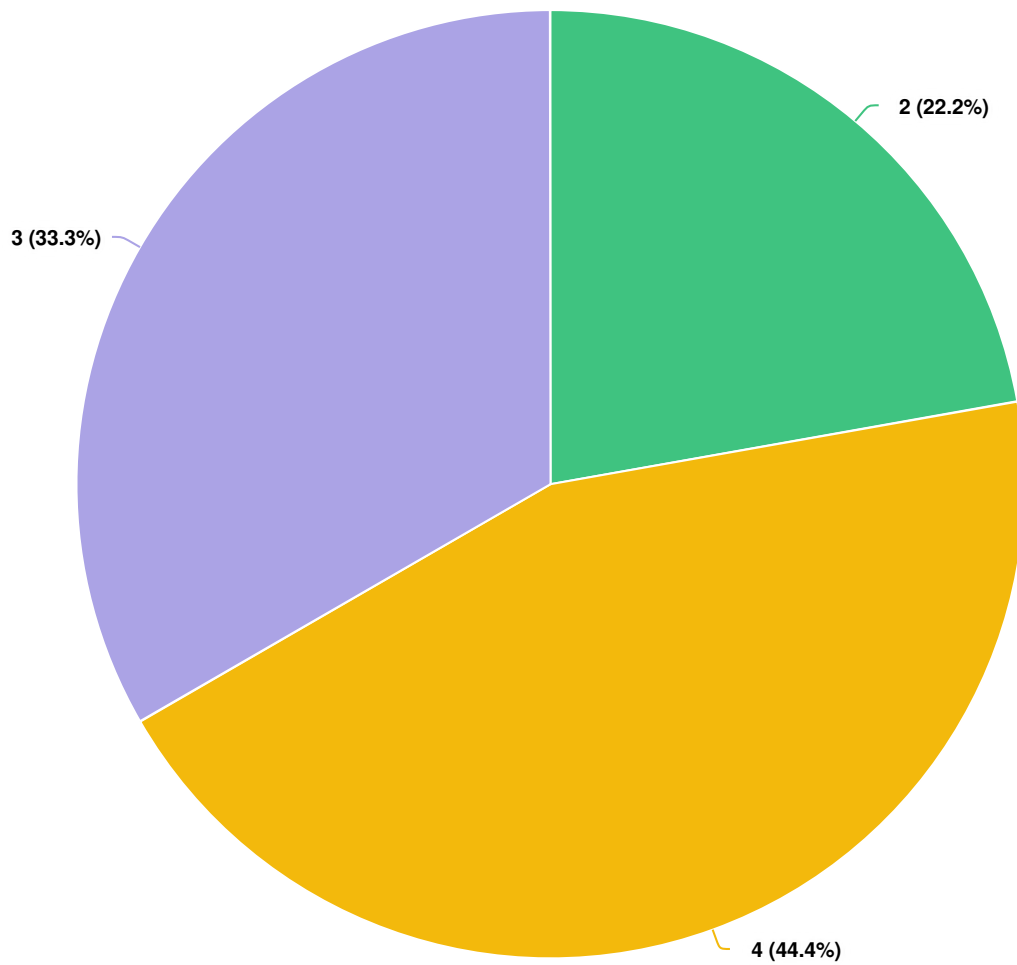
## Have Your Say

Project: 1400 Fairfield Road and 349 Kipling Street



|              |            |           |            |            |           |
|--------------|------------|-----------|------------|------------|-----------|
| VISITORS     |            |           |            |            |           |
| 12           |            |           |            |            |           |
| CONTRIBUTORS |            |           | RESPONSES  |            |           |
| 8            |            |           | 9          |            |           |
| 1            | 0          | 7         | 1          | 0          | 8         |
| Registered   | Unverified | Anonymous | Registered | Unverified | Anonymous |

**Q1** What is your position on this proposal?



**Question options**

● Support   ● Oppose   ● Other (please specify)

*Mandatory Question (9 response(s))*

**Note:** Participants may submit multiple responses. See detailed feedback in the following pages.

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**Respondent No:** 1

**Login:** Anonymous

**Responded At:** Nov 12, 2021 15:55:39 pm

**Last Seen:** Nov 12, 2021 15:55:39 pm

Q1. **What is your position on this proposal?** Support

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Q2. **Comments (optional)**

This is an appropriate density of redevelopment on this prime site. I'm glad to see the land being well used. I was opposed to the earlier proposed 4-unit development

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Q3. **Your Full Name** Trip Kennedy

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Q4. **Your Street Address** 1610 Pinewood Avenue

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Q5. **Your email address (optional)** not answered

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**Respondent No:** 2

**Login:** Anonymous

**Responded At:** Nov 15, 2021 09:17:56 am

**Last Seen:** Nov 15, 2021 09:17:56 am

**Q1. What is your position on this proposal?**

**Other (please specify)**

I will be supportive if my comments are satisfactorily addressed.

**Q2. Comments (optional)**

Will there be any guarantees that this project proceeds to completion in a timely manner? In other words, will there be a significant penalty for leaving an empty, perhaps disheveled, property for an indefinite period of time? If there is a financial guarantee of any kind, can the funds be directed quickly to tidy, and enhance, the space for the common good? Unfortunately, this would not be the first time that this might occur in this neighborhood. Note the corner of Fairfield and Moss, now seemingly abandoned to graffiti artists, rickety metal fencing and some discarded metal.

**Q3. Your Full Name**

Mark Engels

**Q4. Your Street Address**

1452 Thurlow Road

**Q5. Your email address (optional)**



**Respondent No:** 3

**Login:** Anonymous

**Responded At:** Nov 22, 2021 10:03:42 am

**Last Seen:** Nov 22, 2021 10:03:42 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

1. The development is not consistent with the Fairfield Neighbourhood Plan. The developer did not significantly address the concerns of the neighbours that were overwhelming against 9 units. 2. It is not consistent with the surrounding neighbourhood of detached houses and duplexes (with frontage and green space). 3. Existing zoning does not need to be changed to accommodate non-affordable, non-middle housing. 4. Shadow study only shows until 3 pm-not the time when residents are home after work and sitting in a shadow darkened backyard all evening. 5. Visitor parking study does not take into account families that would have more than one vehicle and be parking that 2nd vehicle on the street permanently.

Q3. **Your Full Name** Ed Wright

Q4. **Your Street Address** 1404 Brooke St.

Q5. **Your email address (optional)**



**Respondent No:** 4

**Login:** Anonymous

**Responded At:** Nov 22, 2021 10:46:44 am

**Last Seen:** Nov 22, 2021 10:46:44 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

We live at 1404 Brooke Street, within 100 metres of these properties and will be significantly impacted by their development. We don't oppose the properties being developed, but we do oppose this proposal, as we did the previous 2 proposals, for many of the same reasons. We do appreciate the new design which is more in keeping with the neighborhood character, but 9 townhomes is still too many for this site and the neighborhood. Again, the design is much too tall, and inconsistent with the surrounding homes, zoning and again, neighborhood. There is still too little frontage or greenspace. We also still hold concerns related to increased traffic (already now an increased problem on Kipling/Fairfield/Durban, with the redirection off Richardson) and proximity to the playground and Brooke park. We are also concerned about the height of the development dwarfing the neighboring properties and blocking their sunlight for the latter 1/2 of the day and all evening. We believe that 6 townhomes at a consistent height with the neighborhood, including important greenspace and frontage, would be reasonable. Thank you, Samantha Hulme

Q3. **Your Full Name**

Samantha Hulme

Q4. **Your Street Address**

1404 Brooke St

Q5. **Your email address (optional)**



**Respondent No:** 5

**Login:** Anonymous

**Responded At:** Nov 23, 2021 11:32:27 am

**Last Seen:** Nov 23, 2021 11:32:27 am

**Q1. What is your position on this proposal?**

Oppose

**Q2. Comments (optional)**

I strongly oppose this plan. I see very little change to the previous proposal turned down at the COTW meeting held on Feb. 11, 2021. I see no change in the size, massing and transition to neighboring houses which is not consistent with the FCP. The two building blocks and parking for both vehicles and bicycles dominate the two lots. Virtually no green space remains. The landscape plan omitted the removal of 27 - 28 approx. 12 foot cedars, although not in great shape they provide a tremendous amount of privacy. The 5 western red cedars between the 2 lots are bylaw protected trees. On road parking has changed since the parking report was written. A very appreciated new 4 way stop at Thurlow and Kipling and the newly painted yellow lines have taken up about 8 parking spaces. This is not definitely not a professional assessment but more noting the parking assessment is no longer current. I do understand the need for gentle densification. There are many excellent examples built in this neighborhood that have adhered to the FCP, unfortunately this one does not. Thank you for your time and consideration

**Q3. Your Full Name**

Jean Crawford

**Q4. Your Street Address**

1408 Fairfield Rd

**Q5. Your email address (optional)**



**Respondent No:** 6

**Login:** Registered

**Responded At:** Nov 23, 2021 14:56:30 pm

**Last Seen:** Nov 17, 2021 21:47:19 pm

**Q1. What is your position on this proposal?**

**Other (please specify)**

I may be more supportive of the proposal if the developer could more accurately answer questions from the community, and if he would consider contributing to our community through park enhancements such as new playground equipment and park benches as per my comments below.

**Q2. Comments (optional)**

Thanks for considering my comments. I attended the CALUC meeting last night (Nov 21) and listened to the revised proposal from Breia Holdings for this development. Many of our neighbours had concerns regarding physical aspects of the proposed development and with the data presented (e.g., shadowing study), and I agree with their comments, particularly related to the potential for noise from heat pumps and the removal of many large trees that currently exist on the property. As a parent of young children who use Porter Park, my question to the developer was whether he would consider contributing to enhancing Porter Park with an updated playground structure given that the development faces this park, and that the units have limited green space. He almost laughed at my question, and said that playgrounds are typically very expensive. I was shocked at his response given the amount of money he will likely make if this development goes ahead. The playgrounds at Porter Park are popular with kids in the neighbourhood, but they are older, and neither playground is accessible for children with disabilities. In addition, with the increased traffic on Fairfield Road, a hedge on the south side of the playground would be a fantastic enhancement to reduce some of the vehicle noise and capture emissions. Should this development go ahead, I suggest that the City make it a requirement that Breia Holdings work with the Parks Department to enhance the playgrounds, particularly since they are advertising the park as an amenity for potential buyers. I shared examples of other developers contributing to park enhancements in the area, and hopefully those will encourage Breia Holdings to do the same, and not to laugh off comments from concerned neighbours. Thank you. Heather

**Q3. Your Full Name**

Heather Macdonald

**Q4. Your Street Address**

1423 Thurlow Road

**Q5. Your email address (optional)**



**Respondent No:** 7

**Login:** Anonymous

**Responded At:** Nov 29, 2021 18:17:49 pm

**Last Seen:** Nov 29, 2021 18:17:49 pm

Q1. **What is your position on this proposal?** Oppose

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Q2. **Comments (optional)**

We live in the neighborhood and are supportive of densification, however the current proposal with 9 tall town houses is inconsistent with the neighborhood plan and general look and feel of the area. A smaller number of townhouses (up to 6) would be far more in keeping with the neighborhood and create a more acceptable level of traffic increase around a sensitive school area.

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Q3. **Your Full Name** Laura Thomson

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Q4. **Your Street Address** 352 Arnold Ave , Victoria BC

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Q5. **Your email address (optional)**

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**Respondent No:** 8

**Login:** Anonymous

**Responded At:** Nov 29, 2021 19:16:30 pm

**Last Seen:** Nov 29, 2021 19:16:30 pm

**Q1. What is your position on this proposal?**

**Other (please specify)**

Well-designed townhomes that fit the neighborhood and the site are welcome. But 9 tall townhomes, with no setback and no consideration of the heritage feel of the neighborhood are not welcome.

**Q2. Comments (optional)**

The developer and city hall needs to closely examine how to create sensitive infill that both meets a need for housing but also aligns with the character of the neighborhood. The current design is too tall, and too over-built for the site. It is greedy. Scale down the efforts for wider neighborhood approval.

**Q3. Your Full Name**

Anne Mullens & Keith Baldrey

**Q4. Your Street Address**

1326 Thurlow Rd

**Q5. Your email address (optional)**



**Respondent No:** 9

**Login:** Anonymous

**Responded At:** Nov 30, 2021 12:31:38 pm

**Last Seen:** Nov 30, 2021 12:31:38 pm

Q1. **What is your position on this proposal?** Support

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Q2. **Comments (optional)**

This project is consistent with the emerging priority for addressing the "missing middle" in Fairfield and other neighbourhoods. The peaked- roof design is laudable given the existing peak-roofed pattern that characterizes the surrounding area.

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Q3. **Your Full Name** Bruce Sieffert

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Q4. **Your Street Address** 1777 Lillian Road,

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Q5. **Your email address (optional)**

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