



Jason Binab
101 - 960 Yates Street
Victoria, BC V8V 3M3

January 16, 2023

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

Dear Mayor and City Council,

RE: Le Parc - Nine Unit Townhouse Proposal - 1400 Fairfield & 349-351 Kipling Street

This letter is being submitted to support approval for Le Parc Nine Unit Townhouse proposed by Breia Holdings Ltd. at 1400 Fairfield Road & 349-351 Kipling Street. Approving Missing Middle projects such as Le Parc, provides much needed opportunities for people to achieve residential ownership in Victoria, where they might otherwise have been unable to do so.

Regards,

JASON BINAB
PERSONAL REAL ESTATE CORPORATION

[REDACTED]
[REDACTED]
BINABGROUP.COM

Dear Mayor and Council

I am writing to express my support of the revised proposed development at 1400 Fairfield Rd and 349/351 Kipling St.

As a long term resident of Victoria and the Fairfield neighbourhood I believe gentle densification proposals like this preserve the special qualities and character of our neighbourhood while providing much needed family orientated additional housing.

Rather than promoting urban sprawl by building single family dwellings, or forcing radical change within the neighbourhood by proposing large overly dense mid or high rise buildings, this proposal is sensitive to the scale and massing of the existing neighbourhood. The revisions to the proposed development such as peaked roofs and removal of the rear roof decks also better fits the style and character of the surrounding community while improving privacy for adjacent residents.

The height and density are within the OCP guidelines, and the developer has allowed for off street car parking and an abundance of indoor bike parking. The townhomes consist of two separate buildings to also help break up the massing which improves light and sight pathways from the street and adjacent properties.

The proposal is directly across the street from a park, children's playground, and Sir James Douglas School, making these homes ideal for young families. It is also located a 5 minute walk in each direction to the Ross Bay Shopping center, as well as the Moss Street Village and Market. That and the new AAA bike route 2 blocks away as well as a BC transit route directly out front allow for reduced car dependence for the residents of these new homes.

The proposed development would be a positive addition to the Fairfield Neighbourhood and I hope you will support this moving to a public hearing.

Thank you,

Tim Stemp
Fairfield