

Survey Responses

1733, 1735 and 1737 Fairfield Road, 1964
Fairfield Road and 507 Foul Bay Road

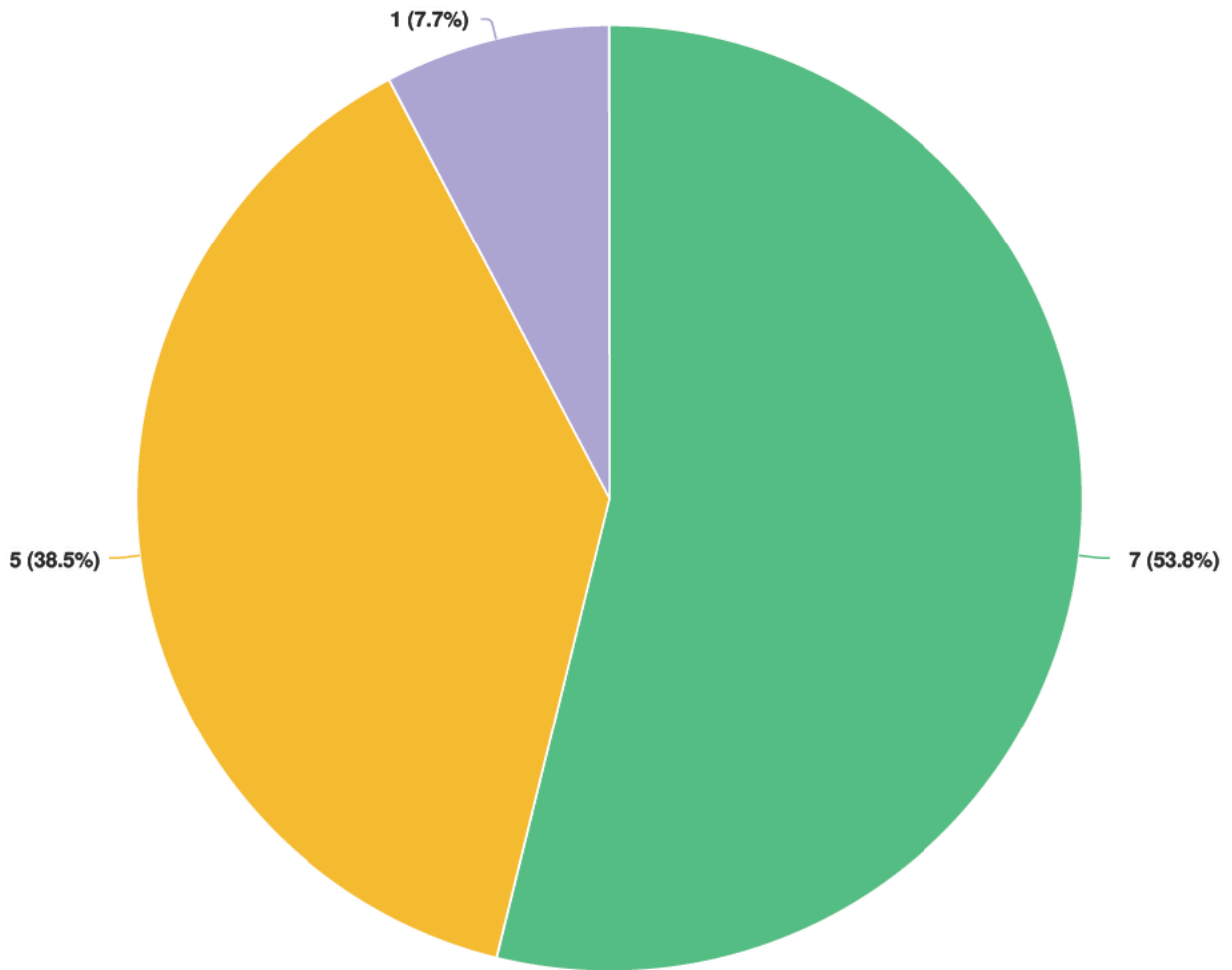
Have Your Say

Project: 1733, 1735 and 1737 Fairfield Road, 1964 Fairfield Road and 507 Foul Bay Road



VISITORS					
15					
CONTRIBUTORS			RESPONSES		
13			13		
1	0	12	1	0	12
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 | What is your position on this proposal?



Question options

● Support ● Oppose ● Other (please specify)

Mandatory Question (13 response(s))

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



Respondent No: 1
Login: Anonymous

Responded At: Mar 14, 2023 18:54:01 pm
Last Seen: Mar 14, 2023 18:54:01 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

First. PARKING I live across from the back of the three story apartment building at Fairfield and Lansdowne. where there are more apartment units than parking spaces. I have watched those who park in the Resident Parking Only spaces in front of my house go in and out of the apartment building. At least once a week one of their cars blocks the driveway of my house making it impossible. If I see the drivers I ask them to please move but too often by law officers have to come and cite the offenders or they keep parking illegally. If the 30 unit Aryze development were approved the residents who do not have one of the 20 parking spaces will be looking for street parking in the residential neighborhood. Not only the 10 units without parking but the two bedroom units have the potential for second cars. Taxpayers in the existing homes will have compromised driveway access and the City Parking employees will be busier than ever. Many of us believe we need a car to get off Vancouver Island, to grocery shop, have social lives and generally cope with the COVID weather. I belonged to Modo for a year of car free living and was very frustrated. I understand why people in multifamily dwellings have cars. But they must have parking on site for every unit! Second. APPEARANCE The blocky modern design does not fit the aesthetic of our hundred year plus neighborhood. Also, a four story building is not okay just because there are some asphalt roofs nearby. The diagrams showing the height comparisons are smoke and mirrors. Third WATER What provisions have been made for wastewater and stormwater runoff? The number of lots is being increased by about 800%. Additionally, we have enough problems with drainage in this old neighborhood. Substituting the existing lawns and gardens with impermeable surfaces seems very unwise. Fourth TDB I am opposed to a "transferable density bonus" scheme. Population density is based on real humans on real land and not an abstract concept. Thank you for considering my emphatic opposition.

Q3. Your Full Name Maureen Eley-Round

Q4. Your Street Address 267 Woodwood Ave

Q5. Your email address (optional) [REDACTED]



Respondent No: 2
Login: Anonymous

Responded At: Mar 29, 2023 22:00:14 pm
Last Seen: Mar 29, 2023 22:00:14 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

#1. 4 storeys too tall. Consider stepping back top 2 floors on the NE side next to the Ray's house to give them more sun. Adding 10 more units from the original 19 is obviously a greedy move. Also step back the corner to allow better visibility to back out for the Rays. Or the other option is move the whole 4th floor closer to Beechwood. #2. Specifically what's the height in feet and meters of each floor. #3. Parking is minimal. I know there's a move to get rid of cars, but in the future if there are parking spots not used, that area could be used for amenities like children play area, bocce, outdoor patio space for the building. #4. Fear mongering regarding Abkhaz being turned into ownhouses is ridiculous. They can get the rezoning changed without the parking density bonus. #5. I was opposed to 19 units before but am appalled with this new option.

Q3. Your Full Name Rob n Jones

Q4. Your Street Address 234 Beechwood Ave

Q5. Your email address (optional) no answered



Respondent No: 3

Login: Anonymous

Responded At: Mar 31, 2023 08:42:32 am

Last Seen: Mar 31, 2023 08:42:32 am

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I ve very close to the site and love the design and how it impacts the neighbourhood! It's great to finally see more multifamily housing options being built in Gonzales, hopefully, we will see more and more on the Fairfield campus corridor.

Q3. Your Full Name David Berry

Q4. Your Street Address 1607 Chandler Ave

Q5. Your email address (optional) [REDACTED]



Respondent No: 4

Login: Registered

Responded At: Mar 31, 2023 10:07:12 am

Last Seen: Mar 31, 2023 16:54:04 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I am not including my full personal info as I have been harmed by housing opponents, the municipality should do more to ensure public participation is safe and respectful. This project has my full support, this neighborhood would be wonderful for the 30 families which could be provided housing in this wakabe community. This project serves to provide much needed housing with the additional benefit of protecting Abkhaz gardens. Having more options of housing types benefits the community for the many who don't desire a sfh (possibly due to fees, age, maintenance, cost) and provide more housing for residents than a sfh. Rea y exc us onary zoning as a whole should be abolished, projects like these are part of a better community.

Q3. Your Full Name Luna

Q4. Your Street Address Vc ora

Q5. Your email address (optional) no answered



Respondent No: 5
Login: Anonymous

Responded At: Mar 31, 2023 21:06:09 pm
Last Seen: Mar 31, 2023 21:06:09 pm

Q1. What is your position on this proposal?

Other (please specify)

Needs ammendmen s

Q2. Comments (optional)

This development will affect the character of this desirable neighbourhood which will be a selling point BUT the development as proposed will degrade the neighbourhood. This project should not proceed as proposed. Significant changes are needed

1. Number of storeys. Concern over height and density. Current Zoning 2 Storeys/7.6 meters (25 feet) Proposed 4 storeys no height provided W.Y. Perhaps a compromise 3 storeys has significant increase above the current zoning of 2 but no increase in height of the 4 storey proposals unacceptable.
2. Lack of parking within the proposal. The proponent does not want to dig to provide underground parking for units. Less expensive to have owners park on the street aka no cost to the developer. This exposure of the parking to the public causes community hardship as the parking in adjacent areas is already at capacity. The approval of the project needs to shift responsibility on to Aryze to ensure a parking for the development as was done for Rhoda across the street. No approval without underground or sufficient parking aka one space per unit off street.
3. The trade with TLC for the increased density sought is unclear. Is unclear what TLC goes for this agreement to give density to Aryze and what Aryze goes in terms of potential monetary gain. Full disclosure and transparency is needed on who goes what. It is expected that Aryze may have gained much more than given. Transparency is needed as public sentiment can probably get a better deal for Abkhaz than a backroom deal TLC struck. The message is here is a need for full disclosure on what was traded and a willingness to review the arrangement and decide if this trade is actually in the public good. It is suggested that an independent review of the trade be done to inform the decision or alter the terms of the current apparent agreement. Too much of an insider deal needs transparency and neither TLC nor Aryze is capable of this. Third party needed with a mandate to facilitate from both TLC and Aryze and report publicly and independently of CALUC.

Q3. Your Full Name

Michael Fenger

Q4. Your Street Address

511 Foul Bay Road

Q5. Your email address (optional)

[REDACTED]



Respondent No: 6
Login: Anonymous

Responded At: Apr 02, 2023 13:49:27 pm
Last Seen: Apr 02, 2023 13:49:27 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I emphatically support this proposal, as it is designed to transform three (3) single family homes into thirty (30) housing units. This represents a tenfold increase in the number of families who will be able to live in Fairfield Gonzales, and a gain of 27 housing units. Furthermore, this development is within easy walking distance of Fairfield Plaza, Margaret Jenkins School, and several parks. It is a wonderful area for households of any kind, but especially for those with families. As a Fairfield Gonzales homeowner, parent of two young children, and an active member of the Fairfield Gonzales Community Association, I applaud this development and the chance it represents to welcome more families to our neighborhood.

Q3. Your Full Name Daniel Powe

Q4. Your Street Address 1024 Fairfield Road, Victoria, BC V8V 3A5

Q5. Your email address (optional) [REDACTED]



Respondent No: 7

Login: Anonymous

Responded At: Apr 02, 2023 14:26:23 pm

Last Seen: Apr 02, 2023 14:26:23 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

We don't have enough housing, and building this project will mean that 30 families will have a place to call home. Farfield doesn't do a good job of building new housing and should build a lot more. Please approve this ASAP.

Q3. Your Full Name Mark Edwardson

Q4. Your Street Address 1566 yates

Q5. Your email address (optional) no answer



Respondent No: 8

Login: Anonymous

Responded At: Apr 02, 2023 14:52:19 pm

Last Seen: Apr 02, 2023 14:52:19 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

This project provides badly needed renovation on Fairfield. Fairfield has systematically underbuilt housing, even for kids growing up here, for generations now due to homeowner opposition. Given that context submit this project as a conservative proposal just like this should be automatically permitted on every other Fairfield, especially a block or two off noisy and polluted areas.

Q3. Your Full Name Robert J Berry

Q4. Your Street Address 1683 Richardson

Q5. Your email address (optional) [REDACTED]



Respondent No: 9
Login: Anonymous

Responded At: Apr 02, 2023 18:04:28 pm
Last Seen: Apr 02, 2023 18:04:28 pm

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

This project will provide much-needed family-oriented housing in an area that is almost exclusively reserved for those wealthy enough to buy single-family homes. If we want a wider range of families to live together, we need to provide more affordable options for families to move into neighborhoods like Fairfield. Yes, I understand that this is not a subsidized development, but as a multi-family development will be more affordable than the current single-family homes in the neighborhood. Please allow this development to go through, providing a wider range of housing options in the Fairfield-Gonzales neighborhood.

Q3. Your Full Name Sacey F. Simmons

Q4. Your Street Address 3022 Washington Ave. Victoria, BC

Q5. Your email address (optional) [REDACTED]



Respondent No: 10

Login: Anonymous

Responded At: Apr 03, 2023 11:12:14 am

Last Seen: Apr 03, 2023 11:12:14 am

Q1. What is your position on this proposal? Support

Q2. Comments (optional)

I strongly support this development and commend the developer for trying to bring some of her own and her mans on to and amenity rich neighborhood! Adding more housing supply is one of her keys to fixing the housing crisis and this development is a step in the right direction. This is exactly the type of development I will be looking to even when I start a family.

Q3. Your Full Name Clifford Chads

Q4. Your Street Address 505 quadrasree

Q5. Your email address (optional)





Respondent No: 11

Login: Anonymous

Responded At: Apr 05, 2023 12:42:10 pm

Last Seen: Apr 05, 2023 12:42:10 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I am a neighbour of the proposed development. I live on the 300 block Beechwood. I have lived happily in my home for 20 years. There is much to address in his proposal by Aryze. We have just barely absorbed the RHO development after two painful, loud and disruptive building years, during the COVID pandemic. Stop the madness with densifying our beautiful neighbourhood. The reason my family and I chose this part of town was for the sweet single home quiet residential. This proposed density swapping is a guise. Abkhaz gardens is protected and has no business housing his mess on us. We are an inclusive neighbourhood with many secondary dwellings, basements, small apartments. We do not need upwards of 100 new humans coming and going down an already rocky block for navigating with very few "extra" parking spots right now. The direction of traffic is usually towards Fairfield no other way and adding a high extra strain on the existing infrastructure is ridiculous. The proposed entrance and exit for Aryze has designed has not been properly thought out as when a few feet are too far away from the road to 4 different homes with small children who enjoy playing outside. 40 spaces for parking? How far a reach did he do a search go for that number? Our 300 block is full most days and nights with parking. Where do he guess or he propose upwards of 100 residential parking? Needless to say I disappointing to think of the demise of 3 properties which used to house an assortment of people and income even as for the greed of a developer to have their way with our sweet neighbourhood. A sad day for his proposal continues as presented. Why should we start rezoning away from single homes with mortgage holders and mixed use with some running their businesses out of their homes to a dense building which will subsequently affect ourselves and neighbourhood cohesiveness and generate ways? Another point is his proposed development will negatively affect our housing prices. Aryze is very sick in their approach and community focus but sadly my neighbours and I can see what they are doing and has following their own mission to make money. Let them concentrate on their big Teus building and other such developments and please leave our funky neighbourhood alone. The push for addressing the missing middle has been skewed with his proposal - 4 dwellings per single family lots on the able NOT 30 over 30s.

Q3. Your Full Name Ashton Trembach

Q4. Your Street Address 315 Beechwood Avenue

Q5. Your email address (optional) no answered



Respondent No: 12

Login: Anonymous

Responded At: Apr 09, 2023 14:27:34 pm

Last Seen: Apr 09, 2023 14:27:34 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I am opposed to this development as presented and am very supportive of densification in the neighbourhood along the arterial roads such as Fairfield Road. I believe it is essential to follow the OCP recommendation of up to three stories of townhouses and condominiums as the best way to densify. The danger with developers presenting four stories as the only way to work (this was clearly stated at the recent meeting by the developers: "anything else spends the sky") is that this then becomes fact. It is not fact. I believe that the proposed four stories with 30 homes is over densification. Yes, we must think long term. Yes, this does allow some missing middle families to live in and own in this neighbourhood. That is a good thing. I would strongly suggest this is a money making venture first and foremost and has no other best mode for densification in Gonzales. I would like to see a shared rooftop space for residents to enjoy the view and to gather. I'd like to see so far co-located on the majority of the roof in this exception for reasons a lot of renewables on a new build. I'd like to see two spaces on the street reserved for car share co-ops to acknowledge the reduction of car parking on the street while providing these residents with easy access from the location. I'd like to see permeable surfacing on the whole parking area rather than impermeable surfaces on a significant portion. When I signed and observed to the people at the recent meeting was very clear that the wide development where densification was supported, that up to three stories of mixed townhouses and condos was welcomed, and that four stories was too high and too much of a "wall" and was strongly opposed. Given that there were about 100 people here and given that each person has shown up to a meeting of ends and for many others who couldn't attend, seems that support for the OCP recommendations is solid and should be followed. Please do not let developers push the City to overdevelop in residential neighbourhoods.

Q3. Your Full Name D. Louisa Ekin

Q4. Your Street Address Main 1907 Shobon Road, Victoria, B.C. V8S2L1

Q5. Your email address (optional) [REDACTED]



Respondent No: 13

Login: Anonymous

Responded At: Apr 09, 2023 18:55:56 pm

Last Seen: Apr 09, 2023 18:55:56 pm

Q1. What is your position on this proposal? Oppose

Q2. Comments (optional)

I oppose the proposal, not in principle, but in detail. I live in the neighbourhood, in Gonzales for 4 years, and in Fairfield for over 20 years. I attended the public meeting organized by CALUC. I am an urban planner by profession, very recently re-elected in December 2022. I am in favour of the principle of densification in our neighbourhoods, but the proposed developments are too dense. I agree that Fairfield Road provides an ideal opportunity for densification as outlined in the OCP. Current zoning for townhouses, up to three stories, provides appropriate scale for the locale. Currently the local scale is single-family homes (although many have been modified to include one or more secondary suites), and increasing the density to three-story townhouse and condos is appropriate. Moving to four-story developments over-densifies, with significant impact on existing local residents and the neighbourhood in general. The developer is proposing four-story developments based on a density bonus arrangement with the TLC. Density bonus arrangements work well in the downtown, and were originally designed for increased density in a downtown locale. The danger of density bonus arrangements in single-family neighbourhoods is over-densification and coffee-scafe developments that overshadow local housing, and the whole scale of the locale. My concern with density bonus arrangements, such as the one being proposed, is that just because it provides an opportunity, it becomes a default reality. The developer discussed the proposal at the meeting as if four-story developments are the only reality for this site. I urge the council to resist this type of thinking. Densify our neighbourhoods by all means, using building height as a key indicator of appropriate scale, but please do not over-densify our neighbourhoods just because density bonus arrangements provide an opportunity; or because a developer sees it as an opportunity to set the agenda.

Q3. Your Full Name T m E k n

Q4. Your Street Address 1907 Sho bo Road

Q5. Your email address (optional) [REDACTED]

Survey Responses

1733, 1735 and 1737 Fairfield Road

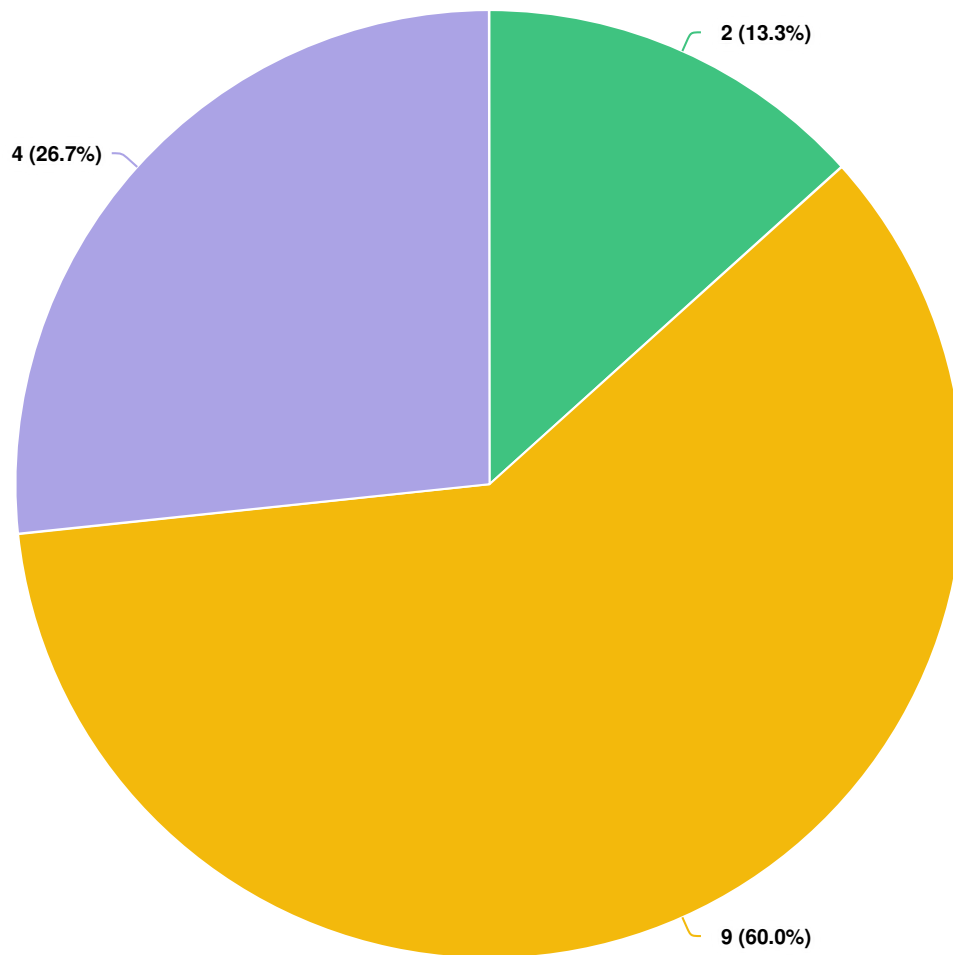
Have Your Say

Project: 1733, 1735 and 1737 Fairfield Road



VISITORS					
17					
CONTRIBUTORS			RESPONSES		
15			15		
0	0	15	0	0	15
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (15 response(s))

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



Respondent No: 1

Login: Anonymous

Responded At: Mar 14, 2022 22:21:59 pm

Last Seen: Mar 14, 2022 22:21:59 pm

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

Q2. **Comments (optional)**

Our property will be directly affected by this development. We will end up with units staring down into our back yard. When we bought our house 22 years ago we specifically found an area with reasonable privacy and purposely not near or backing onto large developments or apartments buildings. I have spoken with a rep from the developer and made my concerns VERY clear prior to their plans being released, but our concerns have been 100% disregarded. There is NO need for a an increase from the current height of 7.6 meters to for the height to 13.8 meters. I EMPLORE the city to stay with the currently height as we are currently zoned. I am not against the "missing middle" being addressed but am tired of developers purchasing lots and then saying the only way they can make money is to get these incredulous variations. I am also concerned they are trying to rush this through under the current city leadership. My husband and I are opposed to the current plans. I would love to see neighbours concerns addressed. I believe the use of terminology of missing middle is being conveniently used to help the developer push through their plans. The height, on top of the increased density (deal they made with Abakazi Gardens) does not sit at all well with us. Sincerely, Joanna and Paul Betts 334 Robertson Street

Q3. **Your Full Name** Joanna Betts

Q4. **Your Street Address** 334 Robertson Street

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



Respondent No: 2

Login: Anonymous

Responded At: Mar 15, 2022 09:42:35 am

Last Seen: Mar 15, 2022 09:42:35 am

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

Q2. **Comments (optional)**

I am in full support of the proposed development at 1733 Fairfield Rd. Being on a busier street with good access to transit, close to the new bike lanes on Richardson, and in walking distance to Fairfield Plaza it makes sense to develop more diverse housing options along this stretch of Fairfield Rd. I hope there are considerations to make this development car light, or include a modo/evo car share subscription for buyers (while also including adequate bike parking and cargo bike parking). Our stretch of Beechwood has very little street parking with many home owners with multiple vehicles, so I don't want to see increased demand for limited street parking. I appreciated at the first CALUC meeting that the developer indicated a desire for the building to be 100% electric.

Q3. **Your Full Name** Miranda Andrews

Q4. **Your Street Address** 321 Beechwood Ave

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



Respondent No: 3

Login: Anonymous

Responded At: Mar 15, 2022 12:49:30 pm

Last Seen: Mar 15, 2022 12:49:30 pm

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

Q2. **Comments (optional)**

Please ensure that the Fairfield rd crosswalk (at Lillian) is updated to one with blinking lights prior to any more large development in this area. This developer is already engaged in a development beside Hollywood Park and the extra trucks parked on Fairfield significantly obstruct the sight lines for the existing crosswalk. This has gone on for 2 years already. There are regularly close calls with children crossing and cars not stopping. Additional development in this same area and the associated parking on Fairfield Rd will continue to present a danger to the children using this crosswalk.

Q3. **Your Full Name** Stewart Cavers

Q4. **Your Street Address** 256 Wildwood Ave.

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



Respondent No: 4

Login: Anonymous

Responded At: Mar 17, 2022 13:05:33 pm

Last Seen: Mar 17, 2022 13:05:33 pm

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

Q2. **Comments (optional)**

I don't think such a dense design of a several story condo building addresses the "missing middle" nor does it align with the character of the Fairfield neighbourhood. The missing middle homes are duplexes, carriage houses and townhomes. A double row of townhouses would be better suited along Fairfield Road. As a current single family homeowner planing on retiring in the next five years there are no missing middle options for me to downsize to and stay in my neighbourhood.

Q3. **Your Full Name** Katharine Geddes

Q4. **Your Street Address** 325 Robertson St

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



Respondent No: 5

Login: Anonymous

Responded At: Mar 18, 2022 15:16:07 pm

Last Seen: Mar 18, 2022 15:16:07 pm

Q1. What is your position on this proposal?

Other (please specify)

I oppose the density of this project and the ability of the neighbourhood to support the extra traffic it will cause.

Q2. Comments (optional)

With the closure of Richardson St. Traffic has been deflected to Fairfield road. Being a resident of Earle St. My carbon footprint has increased significantly as I am idling at the top of Earle sometimes three times longer in order to make a left turn onto Fairfield and using St. Charles means pulling over and idling as in many spots two way traffic is not possible. I think that in all fairness the project "Rhodo" also on Fairfield should be completed and time given to determine the parking and traffic problems it will create. Also as a nearby resident it would be nice to consider a break from the disruption of construction. I have noticed my sunlight has been affected by the "Rhodo complex and hate the thought of four stories being erected so close to the very high three stories of "Rhodo. I don't understand when so many attractive townhomes are being built (the one at Chandler and foul bay comes to mind) that these out of character for the neighbourhood building are allowed. I'm not against more homes but density is only good if the area can carry the excess traffic. With Richardson closed this area is not able to support more traffic. I am already preparing my self for the residents of Rhodo to be parking on Earle making visibility around Hollywood Park a concern. Concentrating density in one area is a mistake. My family has lived in the area for over 80 years and with roads being narrowed (Memorial cr.) and given over to bikes as in Richardson and Vancouver Streets. Pedestrian safety has deteriorated.

Q3. Your Full Name

Lucinda Ferguson

Q4. Your Street Address

1667 Earle St.

Q5. Your email address (optional)



Respondent No: 6

Login: Anonymous

Responded At: Mar 19, 2022 17:01:54 pm

Last Seen: Mar 19, 2022 17:01:54 pm

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

Q2. **Comments (optional)**

4 stories not in compliance with zoning or in line with neighbourhood plan. Density transfer should not be allowed - There is no process or precedent here. Developer should not be able to 'purchase' zoning from Abkhazi to apply to other properties. Disrespectful to processes already in place.

Q3. **Your Full Name** Sean McCartney

Q4. **Your Street Address** 350 Robertson St

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



Respondent No: 7

Login: Anonymous

Responded At: Mar 20, 2022 13:02:13 pm

Last Seen: Mar 20, 2022 13:02:13 pm

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

Other (please specify)

Support on condition.

Q2. **Comments (optional)**

Depending on whether or not the development is targeted and reserved for home affordability for residence that would like to access the housing market.

Q3. **Your Full Name**

Nicholas Fieger

Q4. **Your Street Address**

1738 Fairfield rd

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



Respondent No: 8

Login: Anonymous

Responded At: Mar 20, 2022 15:08:40 pm

Last Seen: Mar 20, 2022 15:08:40 pm

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

Q2. **Comments (optional)**

This building, at the proposed height and volume, will further destroy our single family/duplex neighborhood. Another thing- there are only 22 parking spaces for 25 suites. Each suite is bound to have at least one vehicle perhaps more, as many families do. That puts more vehicles parked on the street.

Q3. **Your Full Name** Edwin Adye

Q4. **Your Street Address** 1692 Earle Street

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



Respondent No: 9

Login: Anonymous

Responded At: Mar 26, 2022 08:29:38 am

Last Seen: Mar 26, 2022 08:29:38 am

Q1. What is your position on this proposal?

Other (please specify)

Don't know enough yet about the project...

Q2. Comments (optional)

I'm concerned about what happens with the 3 structures on these properties. They look like beautiful homes - hardly 'tear-downs'. So, are they going to be moved, 'deconstructed'? Surely not bulldozed and carted away to the dump? Also, since Rhodo by ARYZE is across the street, I expect the new structure might look similar?

Q3. Your Full Name

Elaine Weidner

Q4. Your Street Address

1648 Earle Street

Q5. Your email address (optional)



Respondent No: 10

Login: Anonymous

Responded At: Mar 26, 2022 18:09:54 pm

Last Seen: Mar 26, 2022 18:09:54 pm

Q1. What is your position on this proposal?

Other (please specify)

I oppose density transfers for any reason. However, I support the application to amend the zoning on these three properties to permit a walk-up apartment (rental) building. All of Fairfield Road east of Moss Street should be rezoned for 3-4 story apartment buildings.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Trip Kennedy

Q4. Your Street Address

1610 Pinewood Avenue

Q5. Your email address (optional)

not answered



Respondent No: 11

Login: Anonymous

Responded At: Mar 28, 2022 21:13:18 pm

Last Seen: Mar 28, 2022 21:13:18 pm

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Geoffrey Bird

Q4. **Your Street Address** 325 Robertson St

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



Respondent No: 12

Login: Anonymous

Responded At: Apr 07, 2022 10:25:10 am

Last Seen: Apr 07, 2022 10:25:10 am

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

Q2. **Comments (optional)**

Here is an example of 3 houses that could be turned into affordable suites with some renovations. It would be disheartening, again, to see 3 perfectly good houses torn down for a development that will surely be unaffordable to most. We need affordable rentals in the city for so many people living on lower incomes that provide much needed services to all aspects of the city.

Q3. **Your Full Name** Heather Keenan

Q4. **Your Street Address** 1825 Lillian Road

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



Respondent No: 13

Login: Anonymous

Responded At: Apr 08, 2022 13:52:38 pm

Last Seen: Apr 08, 2022 13:52:38 pm

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

Q2. **Comments (optional)**

This development is too large for the site and not consistent with the Missing Middle intent.

Q3. **Your Full Name** Thomas Lacey

Q4. **Your Street Address** 1823 Fairfield Road

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



Respondent No: 14

Login: Anonymous

Responded At: Apr 10, 2022 13:08:48 pm

Last Seen: Apr 10, 2022 13:08:48 pm

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

Q2. **Comments (optional)**

-I believe four storeys is too large for the site. -The Fairfield Neighbourhood Plan (City of Victoria - 2019) states several times that new buildings "should provide for sensitive transitions through massing and scale." This development does not do that. -Given the dire shortage of affordable rental housing, if any of the current residents of 1733-1737 Fairfield Road are renters they will face hardship finding other homes -we should have a comprehensive plan for the Fairfield corridor between St. Charles Street and Foul Bay Road, rather than haphazard spot zoning. -the proposed density transfer offers scant benefits to the neighbourhood or the city -homes in the proposed development will be expensive and will in no way address the affordable housing crisis facing the city -I fail to see how the proposed development is advantageous to the neighbourhood or the city. -Evan Stewart

Q3. **Your Full Name** Evan Stewart

Q4. **Your Street Address** 343 Robertson St.

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



Respondent No: 15

Login: Anonymous

Responded At: Apr 10, 2022 21:09:45 pm

Last Seen: Apr 10, 2022 21:09:45 pm

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

Q2. **Comments (optional)**

This proposal is terrible in so many ways. At the risk of sounding completely negative it is hideous, too large and ill fitting for this neighbourhood. Taking down 3 affordable houses to build what looks like an institution is insulting to the area the site and Gonzales residents. Losing affordable housing should never be an option. The Gonzales plan says "to preserve and protect old stock housing not preserve and protect developers wallets. As long as the city allows affordable rentals and houses to be torn down to create unaffordable housing we will not see a change in our affordable housing crisis. This massive ugly building is not serving this purpose. Along with a housing crisis we also are creating a work force crisis. It is no surprise that affordable housing has disappeared along with a work force for many businesses. Who can actually afford to work and live here if you allow the housing to be torn down !! I also believe if this development requires an amendment to the community plan the community (not the developers or their friends or people from Vancouver or anywhere else) should be asked if we actually want any amendments to our community plan. Regular home buyers should not have to compete with the deep pockets of developers for housing. Oh, yes I live in Gonzales. I appreciate the hard work that was done on our community plan and find ignoring the plan insulting and arrogant.

Q3. **Your Full Name** Deborah Lowry

Q4. **Your Street Address** 1829 Lillian Rd

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