

From: [REDACTED]
To: [Legislative Services email](#)
Subject: Notice of rezoning application 00821
Date: August 31, 2024 1:34:40 PM

The City of Victoria's notice in the Saturday, August 31, 2024 Times Colonist for the proposed rezoning application for the Aryze development on Fairfield Road lists the variances applied for. There is no variance listed for the number of stories or for the building height.

In order for the public and the neighbourhood to provide informed feedback, accurate and complete information about the proposed development is necessary. Could you please advise how you intend to correct this significant omission from the public notification.

Thank you.

Karen Ayers

Sent from my iPhone

[REDACTED]

From: Joanna Betts [REDACTED]
Sent: September 3, 2024 3:17 PM
To: Public Hearings
Subject: 1733 -1735 Fairfield Road PUBLIC HEARING

We are AGAINST the current proposed development, for the following reasons:

1) HEIGHT - IT IS TOO TALL

4 above ground floors, with 'high ceiling' units, will **tower** over existing homes like ours (our home is 2 floors, only 1.5 are above ground, with 8ft ceilings on the main and 7 ft in the basement.)

In a CALUC MEETING, the architect stated they were trying to give the building/top of building an "ephemeral" look to try and make it blend into the sky/stand out less - seems they are even aware that the height is an issue.

Solution: maximum 3 floors (just like the Rhodo development a block away)

2) PARKING

The current plan has surface parking behind the building. This is adjacent to many back yards. The pollution and noise directly affecting adjacent properties is not acceptable.

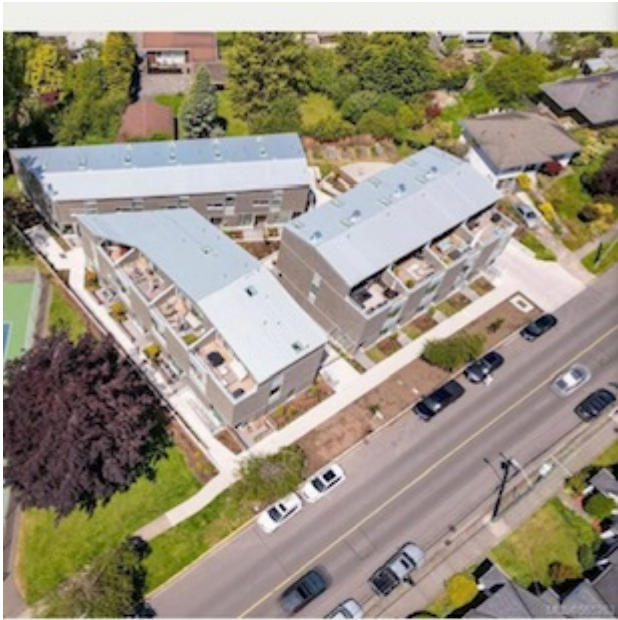
Solution: underground parking (just as the Rhodo Development has).

3) COMPLETE LOSS OF GREEN SPACE

Balance again needed.

Solution - underground parking so that back part of development is gardens, food source (communal veggies garden), trees, maybe ever a water source. Current proposal is pretty much building and pavement.

Here is a photo of the Rhodo which is a block away from this proposed development - as you can see, there is virtually no greenspace (more like "token" greenspace and lots of concrete). To allow this type of development to continue when our climate is in a crisis seems untenable.





4) Building mechanicals/ vents etc on roof

Our understanding is some of the building “systems” will be on the roof which also poses noise issues to adjacent properties.

Solution: move to below ground (another reason for underground parking)

5) Loss of privacy and sunlight

These should be consideration to neighbouring properties. For some of us, access to sunlight in our homes is critical for health (mental health/SAD) as is privacy. 4 floors will mean we will have at least one full floor and their back decks / windows staring directly into our homes and yards.

Solution: max 3 floors

It is all about balance. We would love to see diverse housing and this CAN be done, it just needs to be reasonable and thoughtful in terms of the CURRENT surroundings.

Comment: these 3 properties would be IDEAL for Missing Middle Housing providing 22 units (6 allowed on 2 of the lots and 10 on the corner if I remember the MMH numbers correctly).

I sincerely hope that council will read all letters sent when prior to this latest request for feedback.

Thank you for your consideration of our families concerns and feedback.

Joanna Betts

Sent from my iPhone with my "iThumbs" so please excuse typos!

[REDACTED]

From: Daniel Jackson [REDACTED]
Sent: September 4, 2024 7:28 AM
To: Public Hearings
Subject: OCP Amendment No.20-055

I am writing to express support for OCP Amendment No.20-055 and the related development permit with variances application.

I live just around the corner from this proposed development and pass it every day. The development is in an extremely practical location, walking distance from a full-service shopping area and next to a bus stop. I feel that our area can support this kind of medium density, and the inclusion of stacked bike parking in lieu of more car parking makes a lot of sense given our proximity to shops, services, downtown, and transit.

Sincerely,

Daniel Jackson

[REDACTED]

From: lucinda ferguson [REDACTED]
Sent: September 4, 2024 10:14 AM
To: Public Hearings
Subject: Proposed variances for 1733, 1735, and 1737 Fairfield Rd.

I wish to give my input on the variances being submitted for the above properties. I reside on Earle St. and am extremely concerned about the reduction in parking provided being reduced from 40 spaces to 23. With the inability for traffic to move smoothly through Richardson the congestion on Fairfield has increased to the point of being extremely dangerous for those of us having to access from side streets. If this project doesn't provide adequate parking for tenants it will spill onto the street reducing visibility yet again. Also decreasing the yardage around the building is just one more way this neighbourhood loses green space. I feel parking should be underground and in no way should zoning bylaws allow reduction of green space. My family has lived in Fairfield for over 75 years, I myself walked to Margaret Jenkins but with the mess of the Richardson St. Changes I don't think I'd let any child walk there now. Thank you.

Sent from my iPad

From: L Maasch [REDACTED]
Sent: September 6, 2024 10:33 AM
To: Public Hearings
Subject: Development of 1733-1735 Fairfield Rd.

Dear Mayor and Council,

I would like to add my thoughts and responses to the development proposal for 1733-1735 Fairfield Road from Aryze Developments. This very large building will negatively impact my neighbourhood. I have owned and lived in my home at 311 Robertson Street since 2000.

*The proposal contravenes our Community Plan, that so many of my neighbours and myself worked on and developed.

The below variances are not acceptable. The building is too large and has virtually no green space. The Maximum site coverage goes to 65% where up to 40% is the approved amount. This contravenes the Community Plan and should not be approved.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw*:

- reduce the minimum front yard setback (Beechwood Avenue) from 4.00m to 2.70m and increase the stair projection from 1.80m to 2.73m
- reduce the minimum rear yard setback from 10.00m to 2.60m
- reduce the minimum side yard setback (Fairfield Road) from 4.00m to 2.30m
- reduce the minimum side yard setback (southeast) from 6.00m to 0.50m
- increase the maximum site coverage from 40% to 65%
- decrease the open site space from 50% to 23%
- reduce vehicle parking from 40 spaces to 23 spaces
- permit long-term bicycle parking to be provided in a stacked format.

*It is too tall - 4 stories. The OCP and the Missing Middleplan call for 2-3 stories .

*The Density is not acceptable. 1.79:1 floor space ration and not the maximum OCP density of 1:1.1 FSR. They have to build one huge structure to accommodate 29 condos on 3 lots.

*The project has virtually no landscaping, trees, yard or open space for people or children. This huge building with a small parking lot has no natural space around it. It replaces 3 homes that had yards, gardens, trees, and space for kids. This proposal has none of these. To fit into our community, homes should have green space.

* Therefore, this proposal does not add anything to improve our community. Conversely, it diminishes our community. The developers sacrifice land and natural space to put in so many units.

I ask that the City of Victoria Council to please not approve the variances. The building is too dense, is 4 stories tall and in many ways contravenes our Official Community Plan that we the Community wrote.

Thank you-
Linda Maasch

