

November 2, 2017

**RE: 1421 Fairfield Road – Development Permit with Variance Application
(DVP00033)**

To Mayor and Council,

We are writing in regards to a recent application for a design and variance application at 1421 Fairfield Road. We live at 354 Moss Street and have 3 children under the age of 5. Our family has been on the search for a new home in the Fairfield area for over a year now as we are quickly out growing our current home. We are part of the Fairfield community and love everything it has to offer, and we don't want to leave.

We have reviewed this application and feel these homes would be a great fit for our neighborhood. The lot sizes seem consistent with the surrounding home and we can't notice anything that isn't consistent other single family homes in the area. We urge you to strongly consider approving this project and other projects like this in Victoria so that our family and others like us can have more options for housing in Victoria.



Daniel Johns
354 Moss Street



Vassilena Johns
354 Moss Street

RE: DVP00033 - 1421 Fairfield Road

November 6, 2017

Dear Mayor and Council,

We live at 323 Windermere Place along with our 2 children. We drive or walk past the empty lot at 1421 Fairfield Road at least once a day and are very familiar with the site. The original home and property at 1421 Fairfield was extremely neglected and was destroyed in a fire a few years ago. The property has been vacant for several years now and we would like to see something completed here.

With the current housing shortage in Victoria and the reasonable requests for variances we are in full support of this development. The developer's requests seem consistent with typical zoning in the area and are by no means unreasonable.


We feel this development will add to the great diversity in the Fairfield community and should be considered for approval. Please accept our support and approve this application. We need more houses in Victoria.

Sincerely,

Hugo Donais
323 Windermere Place



Lynette Foo
323 Windermere Place



Pamela Martin

From: Rob Bateman
Sent: Wednesday, November 08, 2017 2:04 PM
To: Pamela Martin
Subject: FW: DPV 00033 and DVP00193 for 1421 Fairfield Road

From: ALICE ALBERT [REDACTED]
Sent: Wednesday, November 8, 2017 9:24 AM
To: Rob Bateman <rbateman@victoria.ca>
Cc: Andrew Brownwright <[REDACTED]>; [REDACTED] <[REDACTED]>; Vanya McDonell <[REDACTED]>; Don Monsour <[REDACTED]>; [REDACTED] <[REDACTED]>; David Wales <[REDACTED]>; Megan Parry <[REDACTED]>; David Barlow <[REDACTED]>; Kevin Warren <[REDACTED]>; David Biltek <[REDACTED]>; Chris Coleman (Councillor) <ccoleman@victoria.ca>
Subject: Re: DPV 00033 and DVP00193 for 1421 Fairfield Road

Hi Rob,

I am a member of the Fairfield Gonzales CALUC and I agree with the points raised by David Biltek in his email to you (see below). This appears to be a major development where once stood a single family house. It seems to be that a community review is helpful to all parties.

Thank you, Alice J. Albert

From: "David Biltek" <[REDACTED]>
To: "Rob Bateman" <rbateman@victoria.ca>
Cc: "Andrew Brownwright" <[REDACTED]>, "[REDACTED]" <[REDACTED]>, "ALICE ALBERT" <[REDACTED]>, "Vanya McDonell" <[REDACTED]>, "Don Monsour" <[REDACTED]>, "[REDACTED]" <[REDACTED]>, "David Wales" <[REDACTED]>, "Megan Parry" <[REDACTED]>, "David Barlow" <[REDACTED]>, "Kevin Warren" <[REDACTED]>, "Kevin Warren" <[REDACTED]>
Sent: Wednesday, November 8, 2017 12:02:02 AM
Subject: Re: DPV 00033 and DVP00193 for 1421 Fairfield Road

Rob

As you now know I am away. I have copied in this email the CALUC. I do not have access to my files right now or before the meeting but my recollection is that we objected to all variances where the changes involved is greater than 12 percent and it appears that is the case in ALL of these

We would like to point out to Council the consequences of major variance changes. We are still having problems with a lot wherein there are Approved variances which allowed a house to be built within one foot of property line. Wholesale changes in standards do have consequences and set precedents.

We suggest that council conduct a review of such standards and the variance policy.

We also would like to point out that subdividing and request for variances is a work around re zoning and has same implications but none of the community review

We also think this should be run through the screen of the draft LAP as it appears to be in conflict with proposed zoning along that part of Fairfield Road. It is understood that new policies even in draft form have an impact and do need to be considered in the decision by Council

I was advised recently that current applications will be run through the screen of the LAP

CALUC. Members:

Please feel free to add to this very late request for comments

David Biltek
Chair
FGCA CALUC

Sent from my BlackBerry 10 smartphone on the TELUS network.

City of Victoria

27 June 2017

1 Centennial Square

Victoria, BC, V8W 1P6

Mayor Lisa Helps and Council,

Re: Development Permit with Variance

DPV 00033 1421 Fairfield Road

Your Worship

We are the owners of a bare land strata property located at 240 Moss Rock Place, directly opposite the proposed development property.

We urge you and your Councillors to support and approve this development proposal and the requested variances in order that what is currently a vacant lot can be developed to its' highest and best use as attractive residential properties to house Victorians and also generate revenue to the City.

The applicant, Moss Rock Developments have been in consultation with us since they acquired the property and have provided us with conceptual drawings of the proposed development and houses

We had submitted written comment in support of this proposal when it came before Council on September 8, 2016. Council failed to make a decision at that time.

We remain in favor of the proposal but would like to address some comments previously presented to Council with some facts.

We understand Council was told the proponent destroyed a beautiful character home and beautiful garden. In fact, the property had declined, had been converted to at least two suites and was overgrown to such an extent the dwelling could not be seen from Fairfield Road. Prior to the proponent acquiring the property there had been a fire in the dwelling causing extensive damage estimated to be about \$100, 000 according to a Times Colonist report of June 18, 2015. The property was then listed for sale, described as an "18,000 SQFT+ lot with Vacant / Knock-Down single family residence".

A concern was expressed about increased traffic creating a danger to children in nearby parks if the development proceeded. This development is only for three homes, on a private street, (Moss Rock Place) that dead ends against the Moss Rock. There are no parks accessible via Moss Rock Place.

Traffic increases annually on Fairfield Road and what little traffic three residences might generate would create minimal, if any, danger to children. The draft Fairfield Community

Profile and Baseline Conditions Report (June 2016, page 23) identifies Fairfield Road as a collector roadway with traffic a daily volume of 3000 – 8000.

Another concern presented to Council was that this development would cast a large shadow all the way up to the homes above on Masters Road. The approximate elevation about the mid-point of the proposed development property is 20 meters/ 65 feet. Masters Road has an elevation of approximately 30 meters /98 feet, or about 10 meters and more than 30 feet above the development property

Unless the laws of nature suddenly reversed and the sun shone from below, shadows being cast onto Masters Road are unlikely. I think the opposite is more likely. 311 Masters Road is directly behind/above the development property. Currently properties on Masters Road create a shadow on one of the buildings in our existing strata.

The City of Victoria issued a demolition permit to the proponent for demolition of what was simply a vacant old burned out dwelling. It is our opinion that during the demolition the proponent exercised diligence and environmental consideration and did not remove more mature growth than would be necessary to develop the property. The property was unkempt, and overgrown.

We are in favor of the proposed development and have no objection to the requested development and variances.

Yours truly,

Kane Scott

Heather Robson

cc: Councillors

Marianne Alto.

Jeremy Loveday

Chris Coleman

Charlayne Thornton-Joe

Margaret Lucas.

Ben Isitt.

Pamela Madoff.

Geoff Young