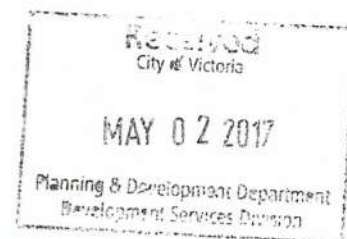


April 24, 2017

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



Dear Mayor & Council,

RE: Development Permit Application - 1421 Fairfield Road - Victoria, BC

On behalf of Moss Rock Developments Ltd. (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a revised Development Permit application (the Proposal) with variances for a three (3) lot subdivision at 1421 Fairfield Road (the Property). Our original Development Proposal was not approved following a split vote at a public hearing September 8, 2016. We have since worked with a Planner to engage with our neighbors, and revised our proposal in an effort to alleviate some of the concerns.

The following information outlines the details of this proposal.

1.0 BACKGROUND

The Property is located on the SW side of Fairfield Road just before Memorial Crescent and Fairfield Road fork around the Ross Bay Cemetery. The Property is currently zoned R1-B (Residential Single Family) with an existing Single Family Dwelling currently on the Property. The existing parcel size is 1704m².

The existing single family dwelling on the Property suffered a fire recently (prior to the purchase of the Property by the Owner) and remains in disrepair, while the Site has been overgrown and rather unsightly for some time now.

2.0 LOCATION

Bordering the Property are:

- One R1-B (Single Family) lot to the West (address on Masters Road above),
- Four R1-B (Single Family) lots to the South (addresses on Faircliff Lane)
- Three R1-B (Single Family) lots to the North (addresses on Moss Rock Place)

The three lots noted above with addresses on Moss Rock Place were created by subdivision circa 2008. The original parcel (1419 Fairfield Road) was of comparable size to the subject Property.

Height:	R1-B:	7.6m
	Schedule H:	5.0m
Storeys:	R1-B:	2-Storeys
	Schedule H:	1-Storey
Site Coverage:	R1-B:	40%
	Schedule H:	25%

The existing development on Moss Rock Place (completed circa 2008) was approved prior to the introduction of the Zoning Regulations Bylaw (No. 80-159) Schedule H - Panhandle Lot Regulations, and thus the approved constructions already in-situ along Moss Rock Place would not comply with the Schedule H - Panhandle Lot Regulations today as they all are at least 2-storeys, with heights exceeding 5.0m, and Site Coverage exceeding 25%.

The overall goal of the Proposal is to achieve three (3) new single family dwellings that 'round out' Moss Rock Place, with comparable styling, massing, and density, such that years following the development it will appear less as a phased or uncoordinated development.

To achieve this goal, variances are required, as summarized in the following section.

5.0 PROPOSED VARIANCES

The Proposal includes a total of seven (6) variances requested.

A detailed breakdown of the proposed variances is as follows:

1. Lot D: Height variance from 5.0m to 6.66m
2. Lot D: Increase from 1 storey to 1.5 storey.
3. Lot E: Height variance from 5.0m to 7.01m
4. Lot E: Increase from 1 storey to 1.5 storey.
5. Lot F: Front Setback 7.5m to 6.2m
6. Lot F: Rear Setback: 7.5m to 3.5m

Cover Letter

To: City of Victoria
From: Evan Peterson, Barefoot Planning
Date: February 8, 2017
Att: Mayor and Council
Re: 1421 Fairfield Road – Revisions and Neighbourhood Consultation

Introduction

Following the Council meeting on September 8, the owners of 1421 Fairfield Road engaged Barefoot Planning to [a] assess the current application, [b] consult with neighbours about the project and key concerns, and [c] provide subsequent recommendations to improve the proposal.

This covering letter serves to briefly highlight 7 key issues identified by and discussed with neighbours, as well as related improvements made or clarifications discussed to alleviate concerns. Please, see the updated application package for full details.

1. Privacy & View Impacts

Summary The new homes will replace an empty lot, having some impacts on neighbouring homes.

Neighbours Initially, two neighbours on Faircliff Lane and one on Masters Road had concerns with regard to privacy and view impacts. After the below response, concerns have been significantly reduced.

Response The rear face of the homes on Lots F and E have been reworked, *replacing standard windows with high 'transom'-style windows* on the upper floors. The applicant has also committed to work with the neighbours to improve fencing and vegetated screening.

Moreover, further engagement provided the opportunity to discuss the actual impacts: For example, the neighbouring houses on Masters Road are at a significantly higher elevation, greatly reducing privacy impacts, and the houses on Faircliff Lane have significant screening in their rear yards and limited rear-facing windows.

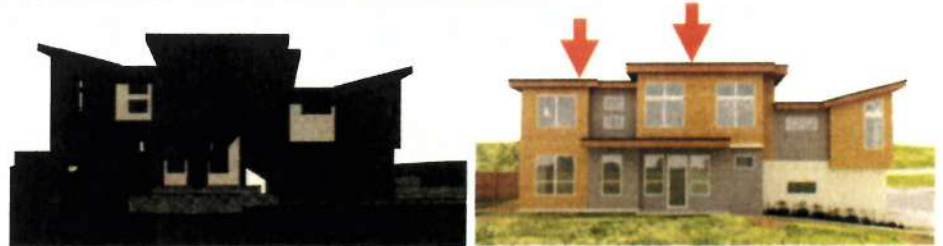
Rear-facing upper storey windows are transom style to reduce impacts.



Proposed two-storey homes will be expressed as two storeys, not three.



Perceived scale of Lot F home has been reduced.

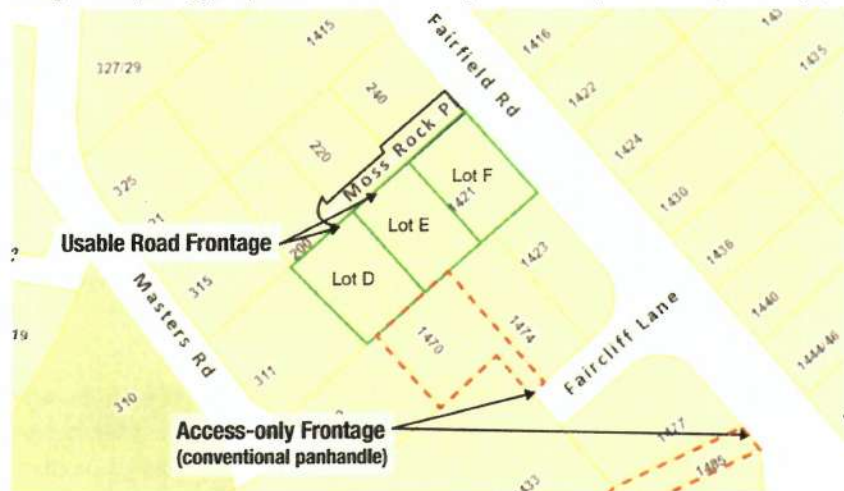


3. Panhandle Considerations & Height Variance

Summary The two back lots (D and E) of this proposal are subject to Schedule H Panhandle Regulations, despite having road frontage. This is because Moss Rock Place is a private strata road.

Neighbours Several neighbours took exception to the height variances for Lots D and E, largely based on principle. Once the above/below was explained, neighbour concerns were significantly reduced.

Image comparing proposed lots and true panhandle (access only frontage).



Response Lots D and E *do not function as panhandle lots* and, upon approval, all three lots will become part of the existing Moss Rock Place strata. Thus, the variances proposed to the Schedule H regulations hold significant merit relative to a 'true' panhandle context.



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additional driveway space. Moreover, the proposal will result in a net decrease in driveways accessing Fairfield Road.

6. Shadows

Summary A few neighbours have expressed concern over potential shadowing from the new homes.

Response A shadow diagram can now be found in the application package. In summary, due to its location on the north side of Moss Rock and adjacent to large evergreen trees, there is *virtually no shadowing impacts* from the proposed homes on neighbouring lots..

7. Neighbourhood Consultation & Perception

Summary Perhaps the most significant issue with the original application was the (lack of) consultation with neighbours.

Neighbours Many neighbours felt frustrated with the lack of communication regarding the project leading up to the initial application, and this was also accompanied by some misinformation and rumours.

Response Barefoot Planning engaged neighbours (one-on-one) on all sides of the development, including Faircliff Lane, Masters Road, and Fairfield Road. Consultations were all amicable and generally very in-depth, with plenty of time given to talk through key issues – as well as potential design responses.

With regard to rumours, it is worth clarifying (again) that the previous house burnt down and was condemned two owners prior to the applicants.

Conclusion

Through additional consultation with neighbours, the enclosed proposal has been improved. While not reinventing the wheel, as the vision for this project remains as the 'completion' of Moss Rock Place, meaningful changes have been made to reduce impacts on neighbours and better integrate these homes with the neighbourhood. Moreover, constructive conversations have allowed for misinformation to be corrected and many concerns to be reduced or alleviated.

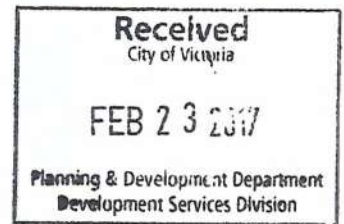
Sincerely,

Evan Peterson
Principal
Barefoot Planning



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www.ryanhoytdesigns.com

RH Designs Inc.
250.999.9893



February 22nd, 2017

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

Dear Mayor & Council,

RE: Green Features - 1421 Fairfield Road - Victoria, BC

On behalf of Moss Rock Developments Ltd. (the Owner), Ryan Hoyt Designs Inc. (RHD) has submitted a Development Permit application with variances for a proposed 3 lot subdivision at 1421 Fairfield Road (the Property). The following 'green features' are considered for this project:

Building Retention and Reuse:	The existing building suffered a fire and is in disrepair. All demolition waste will be recycled where possible.
Transportation:	Required parking does not exceed the minimum number of off-street spaces
Energy Efficiency:	New Construction to pursue Energuide 80 (or equivalent)
Renewable Energy:	Solar / PV provisions
Water:	Low flow fixtures
Site Permeability:	Permeable paving stones for hard landscaping
Landscaping:	No net loss in number of trees

Yours truly,

Ryan Hoyt Designs Inc.

Ryan Hoyt, ASCT, RBD, LEED®AP
Principal