

Alastair-Terresa

To: City of Victoria Council
Subject: Development Permit with Variances Application No0004,1421 Fairfield Road.Victoria.

We are completely in agreement with the submissions from Ben How and Sandra Dennis of 1474 Faircliff Lane and Sandra and Peter Smith of 1436 Fairfield Road in rejecting the variances of subject property.

We are especially concerned with the increase in height of lot E as it will result in loss of light and privacy for our home and garden located adjacent to this lot.

We have also seen an increase in parking on Fairfield Road and Faircliff Lane resulting in safety issues when exiting Faircliff Lane onto Fairfield Road.

Your consideration in rejecting the proposed variances will be very much appreciated.

**Alastair and Teresa Cousland
1470 Faircliff Lane
Victoria.B.C.V8S5L2**

Pamela Martin

From: MURRAY BRYANT [REDACTED]
Sent: Thursday, September 08, 2016 2:27 PM
To: Public Hearings; Chris Coleman (Councillor); rbatement@victoria.ca
Subject: 1421 Fairfield Rd.

I live directly across the street from the proposed development and have some concerns about the plans and process.

1. I have canvassed my neighbors and could only find one other than me who received notification.
2. The three existing homes adjacent to the proposal share the same strata lane.
3. Two of the three owners of these homes bought the lot and have since sold and apparently the third owner has been paid to grant access for the lane thus increasing the size of the lot for development.
4. The homes in this area except for a few duplexes are single dwelling. This proposal includes suites according to the plans and the increased heights proposed.
5. Most home owners have at least two cars. Has there been any consideration if suites are included. We would be looking at a minimum of 12 vehicles.

Please understand I am not against development and progress but I am concerned about all of the above. I realize that the Notice indicated to correspond but since I am not able to attend I hope you will allow my email.

Thank you for your consideration.

Muzz Bryant
1416 Fairfield Rd.

Pamela Martin

From: Public Hearings
Subject: FW: DVP00004-1421 Fairfield-Sept. 08 hearing

From: David Biltek [REDACTED]
Sent: Tuesday, September 06, 2016 2:58 PM
To: Marianne Alto (Councillor) <MAlto@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; Chris Coleman (Councillor) <ccoleman@victoria.ca>; Lisa Helps (Mayor) <mayor@victoria.ca>
Subject: DVP00004-1421 Fairfield-Sept. 08 hearing

Your Worship Mayor Helps and Councillors

Following is a letter the FGCA CALUC received today about the aforementioned development permit.

As this is a development permit this matter was not discussed at CALUC and the letter from the residents is being forwarded to you as per their request.

David Biltek
632 Cornwall St.
Victoria, BC V8V4L1
[REDACTED]

Yes I know it is an Alberta number but some things just take more time to change

September 06, 2016

To: City of Victoria Council

Re: Development Permit with Variances Application No. 00004, 1421 Fairfield Road

I ask that you reject this permit being considered by Council on September 08 for the following five reasons:

1. **Notification:** We are within 100 metres of the proposed development and have not been notified by letter. We are directly affected by both viewscape and increased traffic and parking. We are particularly concerned about the effect on the neighbourhood.
2. **No public consultation:** While public consultation is optional, this is 2016. Although Jane Jacobs died 10 years ago, surely we have not forgotten her concept of community.
3. **Density:** The proposed development is the antithesis of the conditions established for DPA 15B, as shown below:

DPA 15B: INTENSIVE RESIDENTIAL – PANHANDLE LOT

...3. The special conditions that justify this designation are: (a) Victoria's Traditional Residential areas are primarily characterized by low density single-family dwellings, some on relatively large lots with ample green space. (b) These neighbourhoods each have a unique sense of place, traditional lot configuration, consistent pattern of building placement oriented towards the adjoining streets, and consistent pattern of building separation. (c) Subdivision of land into panhandle lot configurations within these Traditional Residential areas create a more intensive use than anticipated and a non-traditional housing pattern that may result in negative impacts to neighbourhood character and create privacy issues.

The proposals' increased density is unacceptable. We specifically object to the 2-storey exemption – the tripling of single family dwellings is enough without doubling the height. We object to the secondary suite – that's 4 homes where one used to

be. What community amenities are being offered in exchange for tripling or quadrupling (with the secondary suite) the density?

1. **Heritage trees and screening:** The poplar on the lot to the west of the subject property is an iconic marker of this area and a joy at every season. This development will likely affect this and other trees. The proposed relaxation of the front yard setback on Lot F does not allow for adequate landscape screening.
2. **Traffic and parking** are a continuous problem in this block of Fairfield. Have the sight lines been checked for access/egress out of the private road for westbound traffic coming around the corner from Moss Street? Could a parking and traffic study be done to address neighbourhood concerns? Could four more off-street parking spaces be provided to compensate for the increased density?

Thank you for giving serious consideration to our concerns.

Sandra and Peter Smith
1436 Fairfield Road, Victoria, BC, V8S 1E5

Pamela Martin

From: John and Vanetia Walter [REDACTED]
Sent: Wednesday, September 07, 2016 3:40 PM
To: Public Hearings
Subject: Developmentt Permit with Variance Application No.00004, 1421 Fairfield Road

City of Victoria Council

We wish to support strongly the submission about this activity submitted by Sandra and Peter Smith, 1424 Fairfield Road, Victoria, BC, V8S 1E5. We would have liked to have attended the public meeting but are unable to because of ill health for both of us.

If this proposed project is allowed to proceed as planned it will forever change the character of Fairfield/Rockland, one of the nicest residential and living areas of Greater Victoria.

Thank you for your consideration in this matter.

John and Vanetia Walter
1424 Fairfield Road
Victoria, BC V8S 1E5

Dear Mayor and Council,

I am writing with regard to the Application No 0004 - Development Variance Permit for the property known as 1421 Fairfield Road, Victoria, BC. I am an owner of the adjacent property at 1423 Fairfield Road and as such am impacted significantly by the developer's requested variances.

I am opposed to all the proposed variances, including:

- a) the request to increase the height and number of storeys on the buildings on Lots D & E;
- b) the request to reduce the front and rear setbacks on proposed Lot F;
- c) the increase in the site coverage from 25% to 27.4 percent for Lot E.

The reasons that I oppose these variances are as follows:

Firstly, the increase in height of these proposed buildings is not in keeping with the character of the Fairfield neighbourhood. Secondly, the increased density and height of the buildings will seriously impact the privacy of the neighbouring residents. Also, the group of buildings all at a two storey height will block sunlight in our gardens and what was a beautiful garden with many species of mature trees will be replaced by a wall of buildings. The urban canopy which the City endorses has already been seriously compromised by the developer mostly clearcutting the lot. I am against the developer removing any further trees.

The increased density that the developer proposes will also impact parking on the adjacent streets and increase the potential for accidents and risk to children utilizing the nearby park and Sir James Douglas School.

The mature Lombardy Poplar on my property which is located immediately adjacent to proposed Lot F would be at risk of damage by the proposed development, particularly the digging of foundations or the siting of underground services next to it, which would involve trenching in the root zone of my tree. I suggest that these services instead be relocated to underneath the private panhandle roadway called Moss Rock Place.

The developer's motivations are simply financial and the City surely recognizes that citizens of the neighbourhood should be considered foremost, as we live in the area and wish to preserve the nature of Fairfield. Having grown up in Fairfield and spent the bulk of my life here I am concerned about the erosion of its character.

I appeal to the civic sensibilities of the Mayor and Council and ask that you deny these variances.

Thank you for your consideration.

Yours truly,

Gail Harris

1423 Fairfield Road

Pamela Martin

From: Jim Morris [REDACTED]
Sent: Thursday, September 08, 2016 3:36 PM
To: Public Hearings
Subject: Hello

In regards to the public meeting re the proposed development at 1421 Fairfield Road we have concerns about Lot E - Schedule H height variance which is an increase from 5.0m to 6.8m. The roof design would have a negative visual impact on 311 and to a lesser degree 315 Masters Road residents. A contemporary flat roof with a lower roof line would be better than the massive curved roof that would show a mass of shingles to surrounding residents.

Thank you for the opportunity to provide comments.

Sincerely, Jim Morris
315 Masters Road, Victoria. V8S 1C9

Sent from my iPhone