



FAIRFIELD GONZALES
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Unity a project requesting re zoning at 1303 Fairfield Road

This application requests a change of zoning to allow the development of a building enclosing covenanted rental apartments, a commercial space and a church sanctuary and offices.

The following is drawn from a Community Meeting of the FGCA LUC on Monday December 19th attended by approximately 60 citizens. Comments from emails received have also been considered.

The building will be a stratum with only two units: the church space and a second title for the apartments and rental space. This will permit the United Church to purchase the space eventually, in the meantime they will rent.

Some consideration in the application may be given to the fact that the church hopes and expects to occupy this space for a long time; however, as they are initially renting the space, if they choose in the future to leave, the space will revert likely to commercial space and as such the situation in the building would change. This should be a factor in the consideration of this re zoning request.

FGCA LUC members Alice Albert and Heather Murphy declared a conflict of interest and removed themselves from discussion of the application at the meeting.

Community Concerns

Parking the major issue.

Parking is always an issue, however when the applicants parking consultant says that the project as designed now is 23- 58 parking stalls short of present requirements, the usual persistent complaints about parking and traffic may have increased validity.

The property is surrounded on all sides by residential Only parking zones and as such the adjoining streets offer little space for parking unless "scofflaws" park regardless of the signage. Residents pointed out that now parking generated by activities at the building at various times reaches as far as McKenzie and Oxford Streets to the south and Thurlow to the north, and Cornwall to the west. On street parking to the east on Fairfield is severely restricted. Residents are concerned that commercial activity and visitors to the new apartments will impact parking in the surrounding streets, most of which have residential restrictions now.

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The project proposes some reserved residential stalls in the underground garage as well as a number of shared stalls. This is the only parking provided and as the parking consultant pointed out is somewhat short of present requirements.

The applicant pointed out that there will be new parking regulations in the spring of 2017 and it is her expectation to be in compliance with these new regulations.

This is an interesting notion that future requirements may be considered today, however when a resident asked about the Local Area Plan which may have policies which would impact the proposal, it was pointed out that applications cannot cease and HAVE TO BE ACCEPTED WITH CURRENT PLANS AND POLICIES IN PLACE.

Design

- *lack of design elements reflecting existing architecture and finishings, e.g. Red bricks used in most nearby buildings

- * lack of any Heritage elements which might reflect and honour the church building which has served the community for many years. Nor is there any design elements reflecting the new church space in the development, e.g. steeple, arched windows, etc

- * There was appreciation for the public sitting area, a neighbourhood "living room" along Moss street and at the corner of Moss and Fairfield.

The third area of concern was how this development will impact the "Small Urban Village" at Five Points as described and defined in the Official Community Plan

And last but by no means least is the substantial concerns by the immediate neighbour to the south of the site who is particularly concerned about possible negative impacts:

- * on his house,
- * privacy in the garden and in the house
- * nuisance from garbage bins and exhaust vents located near his house
- * and the possible structural damage to his house as a result of rock blasting