



January 8, 2017

To whom it may concern:

On behalf of the congregation of Fairfield United Church, we write in support of Unity Urban Properties Ltd redevelopment application for the corner of Fairfield Road and Moss Street.

Fairfield United is on a pilgrimage. We are entering a 3-year period of significant redevelopment that includes its physical meeting spaces, community partnerships and congregational systems. We expect to be transformed by the people, the challenges and the wisdom of our neighbourhood.

One could say that the people of Fairfield United have always been in redevelopment. Since the first mission tent in 1912, the community has adopted the corner of Fairfield Road and Moss Street as their own space for spiritual practice, celebration and connection. We have always been a congregation drawn together by the desire to experience and enable a deeper life, to care for one another, and to contribute to the surrounding community.

As the congregation grew, the people of Fairfield United journeyed with the neighbourhood, offering Christian traditions and a place of sanctuary to anyone who sought belonging, relationship and meaning.

We have **partnered and continue to partner** with local groups and initiatives like Victoria's Fringe Festival, and the string ensemble, Coastline, and local Brownie groups, Life Ring, AA and Al-anon groups, and the Victoria Health Co-op and its Hans Kai wellness initiatives. In addition to the Little Hands Day Care, our neighbors rent our space for dance, drumming groups, music and other cultural events.

While many people who use our church space, walk, bike or take the bus to Fairfield United, we have also created partnerships with our neighbors, such as the Fairfield Gonzales Community Association, Sir James Douglas School and our neighboring businesses, for parking opportunities. These arrangements have worked well for many years.

We have had **our challenges**. The long-term sustainability of the Fairfield United Church congregation was threatened by ever-increasing costs of maintenance and necessary upgrades to the building. The building needed significant roof repairs, seismic stabilization, and handicap accessible washrooms, as well as life safety systems such as; fire alarms, a sprinkler system and additional exit stairs to meet current fire code requirements. These **costs were insurmountable**.

In considering our future options, we wondered about amalgamating, relocating or closing the church. We sought a **platform for ministry and partnerships** that will be more appealing or accessible to the Fairfield community.

We conducted congregational visioning processes. The congregation also reached out to the community in November 2015, sending over 2500 invitations by mail and through the Fairfield Gonzales Community center webpage. Nine community gatherings were held, with approximately 40 people attending. Our goals were: to listen; to create a dialogue; to share the news and information about the congregation, the status of the building and property and our intention to continue to be the 'spirited heart of Fairfield'. In June 2015, the congregation made the brave decision to sell the building, with a view to reintegrating into new space. In offering our property for sale, we sought a purchaser who could partner with our congregation – allowing us to continue to gather together as well as maintain a community presence and partnerships at this vital corner – and to do so in a modern, safe building. **We believe that the vision set forth by Unity Urban Properties Ltd aligns with these goals.**

belonging relationship meaning



We look forward to a new, multi-purpose building in which Fairfield United Church will occupy a few thousand square feet of the ground floor with street-front access and level accessibility. In support of environmental stewardship, we are excited by the opportunity to gather within a facility built to passive house standards. We look forward to exploring our community presence, **providing accessible sacred space** within a multipurpose building that includes much needed rental housing.

During our transition and in our new space, **we will continue** to operate as a faith community, weaving ancient and modern Christian rhythms into our lives, and empowered to make a difference in the world. We will continue to offer Sunday morning worship in our community for all ages, "Eat Play Love" evenings for local families and "Soul in a Bowl" lunches for the community.

We **will continue** to work with our neighbors to bring about positive change in our community through initiatives such as The 12 Days to Fight Hunger (a food drive in December), Sock Toss (a sock drive in March to raise awareness about poverty and homelessness in Victoria), the TD Art Gallery Paint-In (we provide space for and celebration of vulnerable local artists during this annual city-wide event), and our monthly attendance at the Moss Street Market. We look forward to exploring how our new space can be an asset to the community.

Through these initiatives, we are **part of a growing global movement** known as 'the commons' that explores the potential for change in the unique facets of particular communities. For further conversation about our hopes and vision for the ongoing work of Fairfield United Church, please feel free to contact us.

With blessings and respect,

Rev. Beth Walker
Fairfield United Church

Annemieke Holthuis
Acting Chair of Council Fairfield United Church

belonging relationship meaning

Noraye Fjeldstad

From: Marita Dachsel [REDACTED]
Sent: Wednesday, April 19, 2017 1:12 PM
To: Victoria Mayor and Council
Subject: 1303 Fairfield

Hello Mayor Helps and City Council,

My family and I have lived in Fairfield for five years. We pass the church that is slated for demolition almost daily as all three of our children currently attend Sir James Douglas Elementary.

I have looked at the proposal for the change in zoning and I have some reservations. While my first impulse was to be against it as it would be tragic to lose such a beautiful building and an important part of Fairfield/Victoria history, I was pleased to see that there would be apartments, rather than condos being built there.

We are renters and as this market spins wildly out of control, we know we will be forced out of this neighbourhood soon as rent is becoming so we can no longer afford it. I'm grateful that there will be more rentals available here. That said, this is a family neighbourhood. Why are there no 3 bedroom suites in the building? It's across the street from an elementary school. Please consider making at least some of them family-friendly.

I'm also concerned about the look of the building. It's, well, kind of ugly and doesn't really fit with the rest of the neighbourhood.

While I'm bereft that this beautiful old church is being torn down (can't part of it be saved?), if it must, please consider making the property to replace it aesthetically pleasing, but more importantly, family friendly.

Sincerely,
Marita Dachsel
1 -52 Moss Street,
Victoria, BC V8V 4L8

Alec Johnston

From: John Kell [REDACTED]
Sent: May 4, 2017 1:15 PM
To: planandzone@fairfieldcommunity.ca
Cc: president@fairfieldcommunity.ca; Kimberley Stratford; Lisa Helps (Mayor); Chris Coleman (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); ChristopherRowe@lhra.ca
Subject: 1303 Fairfield Road - Rezoning Application for Fairfield United Church Replacement
Attachments: 1303-Tower-with-Steeple.jpg; Stockman-Billings.jpg; NW-Energy-Butte.jpg; Stockman-Bozeman.jpg

Hello,

I have reviewed the latest documents posted on the City's Development Tracker website pertaining to the Rezoning Application for a new 4-storey building at 1303 Fairfield Road:

- 2017-04-12 - Letter to Mayor and Council
- 2017-04-12 - Plans Resubmission

Here are my comments ...

1. Notwithstanding any reluctance to return to the era of adding "hats" to buildings for visual interest, I believe the new proposal would benefit significantly from a copper-clad steeple on the new "bell tower". See attached (1303-Tower-with-Steeple.jpg).

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2. For the name, I would suggest something like "Fairkirk", which better reflects its history, rather than the overly hopeful "Unity Commons".

3. I believe that brick facing would be a better choice for the exterior cladding (now proposed as rain-screen stucco and stained wood siding), even if it were only applied to the new "bell tower".

Different color bricks and colored glass, combined with setbacks and cornices, can be used to produce a warm, yet modern, building. See attached (Stockman-Billings.jpg, NW-Energy-Butte.jpg, and Stockman-Bozeman.jpg).

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Thanks for the opportunity to comment.

John Kell

204 Memorial Crescent

Victoria, BC, V8S 3J2

P.S. Interesting rendering of utility poles in the new computer-generated images ...









Noraye Fjeldstad

From: David Biltek [REDACTED]
Sent: Friday, July 21, 2017 11:13 AM
To: Noraye Fjeldstad
Cc: Alec Johnston
Subject: 1303 Fairfield Road: UNITY, REZ No. 00558

Noraye:

The CALUC has reviewed the revised plans and would ask the Council to consider the comments we submitted on behalf of residents in this neighbourhood at the Community meeting and by email.

There are two major concerns we would like to highlight based on revised plans

1. **Privacy of neighbours on east and south.** The balconies on those sides of the building will over look already existing neighbours properties/house. In some cases, the view will be directly into rooms, or over gardens. This was raised at our meeting and was the subject of some concern from both neighbours. We would also point out that at time of original review we thought, assumed, especially given the address of the project and the location of entrances that the front of the building was on Fairfield road. In the revised plans, we note that the front is in fact Moss street so that the setbacks although all the same are now in places we did not expect and we also assume that the neighbours did not expect. Yes, the setbacks are all the same, except what we assumed was the front is now in fact a side yard set back and this also causes some concern because it places the building closer to Fairfield rd. than we assumed and also changes the relationship to the neighbours to the east and south. We realize this was not an intentional plan but the designation of what was front, back side etc. was left off original set of plans submitted to us. We assumed, from which we have learned to perhaps be more circumspect about plans submitted to us, but we ask you to look closely at those new, to us, set backs. You are aware of our concern about setbacks and we consider some of these to fall into that area of concern
2. **Parking Variance:** at the community meeting and in subsequent emails, parking was a major topic. The site in question is surrounded by no parking zones or residential restricted zones of varying degrees and as a result there is limited on street parking for several blocks around and this concern was raised consistently during the meeting and in our report. We understand, as does the applicant, that there was to be new parking requirements in Schedule C but those have yet to be approved and the existing requirements are in place now. We also understand the requirement of 43 stalls is derived by combining the residential spaces, the commercial and spaces for the church. At the meeting, there was much discussion about the church parking and how it was accepted now, and it is, but there are not the apartments nor the commercial activity at that site both of which will have a much bigger impact on parking than does the present stand-alone church. Also raised was the possibility of the church not continuing in that location. A change in use of that space or the church space being used for other purposes would exacerbate the parking with no prospect for alterations. On the other hand, if the church was to succeed and increase the number of parishioners above their currently low numbers the situation could be worse as regards parking. These factors lead

to much concern by neighbours and adjoining businesses. We ask you to consider any variances regarding parking quite closely as this project will have a major impact on Five Corners, and the school, neighbours and the businesses located nearby, as well as the crosswalks used by residents and the school.

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council

Lacey Maxwell

From: John Kell [mailto:john.kell@fairfieldcommunity.ca]
Sent: August 5, 2017 1:51 PM
To: planandzone@fairfieldcommunity.ca
Cc: president@fairfieldcommunity.ca; Kimberley Stratford; Lisa Helps (Mayor); Chris Coleman (Councillor); Geoff Young (Councillor); Pam Madoff (Councillor); [mailto:planandzone@fairfieldcommunity.ca]
Subject: RE: 1303 Fairfield Road - Rezoning Application for Fairfield United Church Replacement

Hello,

I have reviewed the latest documents posted on the City's Development Tracker website pertaining to the Rezoning Application for a new 4-storey building at 1303 Fairfield Road:

- 2017-06-28 - Plans_Resubmission
- 2017-06-28 - Plans_Resubmission_Bubbled
- 2017-06-28 - Transmittal Letter

I was unable to attend the Advisory Design Panel Meeting scheduled for Jul 26, 2017, and would like to know what happened there. Can you let me know when the minutes might be posted? Thanks.

My observations on the latest resubmission:

- I think something odd has happened to Drawings D11 and D12. The shading / color layers do not align with the building outline layers, except on the East Elevation of the bubbled plans. This makes them hard to comprehend.
- The transmittal letter provided a thorough list of the revisions, but no overall summary beyond "in accordance with the Application Review". These revisions appear to address minor concerns from City staff for clarity and to meet standards and regulations.

My conclusions:

- There has been no real attempt to retain anything of the character of the church. Without major changes to do so, this will be just another faceless box, with a name to match.
- As it stands, **I remain opposed** to this proposal.

John Kell, Fairfield, Victoria