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29 September, 2017
Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Rezoning Submission for 1712 and 1720 Fairfield Road

Your Worship and Council,

This letter will outline the core content of our application to rezone two adjacent properties at 1712 and 1720 Fairfield Road to allow for the proposed 17-unit townhouse and duplex townhouse development. We are requesting to amend these properties from the current RG-1 zoning to a new site specific CD-(TBD) zoning.

Project Overview:

The proposed project includes 3 new townhouse clusters comprising 17 strata townhouses with a total FSR of 0.94. The project is composed of five 3-bedroom houses, two 4-bedroom townhouses, five 3-bedroom duplex townhouses and five 2-bedroom duplex townhouses. The project includes a single story of underground parking providing a total of 20 car parking spaces, one for each unit and three visitor spaces. Also included in the underground garage are 25 dedicated bicycle parking spaces.

Due to the site's unusual shape, the site design proposes three distinct but interrelated building clusters to form a small-scale ground oriented urban village. Each unit has ground level access and is provided with semi-private outdoor living space. Two of the building clusters face Fairfield Road and Hollywood Park respectively with unit entrances and living spaces having direct visual connections to the street edge and park. By providing eyes on the street and eyes on the park the project will increase security through the implementation of CPTED principles.

Neighbourhood Long Term Vision

The proposed ground oriented townhouse project complements the proposed long-term vision for increased density along Fairfield Road. Moreover, it does so using a housing typology that frames and energizes the street and park edges. As opposed to an internal circulation apartment building, the townhouse model increases connections between neighbours and creates a vibrant small-scale village atmosphere.

The proposed townhouse development is conspicuously located along the future multi-modal transit corridor of Fairfield Road. With one parking space per unit and extensive bicycle parking, the proposed project will support a lifestyle based on alternate modes of transport; walking, cycle and public transit.

The proposed housing mix of the project creates both family friendly unit types (3 and 4 bedrooms) as well as ground oriented 2 bedroom units, with a bedroom at ground level, intended for seniors or professionals. By encouraging a demographic mix within the proposed urban village, the project is intended to both allow access to housing for young families and to provide opportunities for different generations to live in proximity to one another and contribute to a diverse and vital community. In addition, the proposed project is within close walking distance of shops, schools and health care facilities.

The urban design concept for the project is outlined and described in more detail in the Design Rationale booklet that accompanies this submission. However, in brief, the project is inspired by historic towns in the UK in which buildings get gradually tighter to the street edge as one approaches the centre of a village. Moments of relative density are created and form urban nodes that are pedestrian friendly. The project seeks to work in concert with the existing historic buildings on the southeast side of Fairfield road (Hollywood Corners) to create a similar moment of relative density.

Community Consultation:

Project partners, Aryze Developments & Purdey Group, in concert with SHAPE Architecture have undertaken a multi-phase community consultation process. This process was intended to ensure that all parties affected by the proposed project were given a chance to review the proposal and provide feedback and that that feedback would then influence the development of the project. In particular, the development and design team undertook the following:

1. March 2017: Conceptual design Community Association engagement
2. March 2017: Delivery of 200+ flyers to households in the immediate area
3. March to August 2017: Door to door canvassing
4. July 2017: Public Open House
5. July 2017: Preliminary CALUC presentation
6. Design Revisions to address feedback from the Open House and CALUC presentation
7. August 2017: CALUC submission
8. August 2017: Final CALUC presentation

Contributing to a Sustainable City

Reducing automobile trips is a significant component of reducing greenhouse gas emissions. As mentioned above the developments central location in relation multiple local amenities including Fairfield Village shopping Centre, Hollywood Park, Margaret Jenkins Elementary School and Glengarry Hospital encourages a pedestrian and bicycle oriented lifestyle. Accordingly, the project has been designed assuming walking, cycling and transit as primary transportation options for future residents.

The project's architectural character and site planning are based on "passive design" principles to allow for naturally daylight interiors with south facing glazing exposed in winter to benefit from solar heat gain and protected in summer to mitigate unwanted solar heat gain. For example, the Fairfield Road elevation features a trellis that creates a living wall of vegetation sheltering windows from summer sun.

In summary this proposed project is intended to create the kind of sustainable higher density development, carefully positioned in relation to alternate modes of transit, that contributes to a vital, low carbon sustainable future envisioned for the City of Victoria.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alec Smith', written in a cursive style.

Alec Smith, Architect AIBC, Partner,
SHAPE Architecture Inc.