SHAPE
Architecture Inc

534 W. Pender Street
Vancouver, BC V6B 1V3
telephone : 604.687.4457
www.shape-arch.ca

31 January, 2018
Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Resubmission of Rezoning Application for 1712 and 1720 Fairfield Road

Your Worship and Council,

This letter has been revised and updated to reflect feedback from the City of Victoria from our initial rezoning application in September of 2017. In particular, the site planning and massing of the proposed project has been revised to reflect comments from Development Services, Engineering and Public Works, the Parks Department and Permits and Inspections Division. In particular the spacing between buildings has been increased and the northern building cluster has been revised to a two storey volume whose form, massing and orientation connects it to the existing grades on site.

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 revised 19-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-XX (TBD) zoning.

Project Overview:
The proposed project has been revised to include 3 townhouse clusters comprising 19 strata townhouses with a total FSR of 0.94. The revised project is composed of six 3-bedroom townhouses, three 3-bedroom duplex townhouses, three 2-bedroom duplex townhouses and seven 2-bedroom townhouses. The project includes a single story of underground parking providing a total of 21 car parking spaces, one for each unit and two visitor spaces. Also included in the underground garage are 29 dedicated horizontal 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 bedroom and 3 bedroom + den) as well as several ground oriented 2 bedroom units 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. The revised proposal includes a reconsidered building massing that follows the contours of the topography to form an interrelated whole composed of three buildings. The materiality and architectural character of the project has been revised to reflect a simple west coast aesthetic of cedar shingles and cedar siding together with rock dash stucco. Extensive and carefully considered landscaping ensure a neighbourhood fit.

Community Consultation:
Aryze Developments in concert with Purdey Group and 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: Delivery of 200+ flyers to households in the immediate area
2. May 2017: Door to door Canvassing
3. July 2017: Public Open House
4. July 2017: Preliminary CALUC presentation
5. Design Revisions to address feedback from the Open House and CALUC presentation
6. August 2017: CALUC submission
7. August 2017: Final CALUC presentation

In addition to the community consultation process, the project has been revised and reconfigured based on feedback from the City of Victoria Development Services, Engineering and Public Works, Parks and Permits and Inspections. These revisions address all conditions laid out the City and result in a tight knit contextually sensitive townhouse infill project in keeping with the OCP and City vision for Fairfield Road.

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 with carefully considering building orientation and a high-performance building envelope to maximize energy efficiency and minimize GHG emissions.

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,

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