

1030 Fairfield Road Development Proposed Re-Zoning – Pre-Application CALUC Meeting

Attention: Fairfield Gonzales Community Association

Joanna Fox

CC: Development Services, City of Victoria

Dear Neighbours,

We would like to inform you of an upcoming community meeting hosted by the Fairfield Gonzales Community Association's Land Use Committee (CALUC) regarding a proposed residential development at the corner of Fairfield Road and Moss Street, the former site of the Fairfield United Church.

This meeting is part of the standard community consultation process for rezoning applications and is an important opportunity to share information and receive your feedback before the project is formally submitted to the City of Victoria.

Overview of the Proposal

We are proposing to rezone the site to allow for the construction of a mid-rise apartment building that will provide much-needed housing within the Fairfield neighbourhood. The proposal includes:

- A 6-storey residential building with the top floor well set back
- Approximately 21 rental or strata units, a mix of 1-, 2-, and 3-bedroom, predominately family friendly homes
- A commercial component that fits in with the existing Five Points Urban Village, including a potential live/work space on the ground floor, and a generous semi-public plaza at the street corner
- High-quality, sustainable building materials and a Step Code-compliant design
- Landscaping enhancements and preservation of mature trees where feasible
- Fifteen underground parking stalls and on-site bicycle storage (one space sacrificed to make room for the stair to the additional commercial/live-work space)

This project aligns with the City's goals of increasing housing diversity, supporting walkable neighbourhoods, and contributing to urban infill within designated growth areas.

Planning Context

The current zoning and Official Community Plan (OCP) designation limit the type and scale of housing that can be built on the site. Our proposal seeks to:

- Rezone the property to allow multifamily residential use
- Amend the OCP to reflect the increased height and density (if applicable)

We recognize that this proposal represents a change from previous uses and past development applications on the site. We are aware that the last Development Permit application, which included a church and chapel, raised concerns among local residents regarding traffic and parking congestion. While our current proposal includes a larger residential building, it has been carefully designed with balanced parking ratios and is expected to generate significantly less traffic activity than the previous institutional use. We are committed to a transparent and respectful process and welcome community input as we move forward.

Upcoming CALUC Meeting

The CALUC meeting will be held as follows:

Date: June 23, 2025

Time: 7:00 pm

Location: Fairfield Place, 1330 Fairfield Road

Hosted by: Fairfield Gonzales Community Association

At this meeting, we will present preliminary plans, answer questions, and listen carefully to your feedback.

How You Can Participate

- Attend the meeting and share your thoughts
- Please contact me directly with comments or questions at: paulburgoyne9@gmail.com
Submit written feedback to the Community Association:
planandzone@fairfieldcommunity.ca

We value your input as neighbours and community members and look forward to a productive discussion on how we can enhance the Fairfield neighbourhood while addressing the growing need for housing in Victoria.

Warm regards,

Paul Burgoyne

Burgoyne Consulting and Development Corp.

Paulburgoyne9@gmail.com

Planning Rationale – Proposed Residential Development at Fairfield Road & Moss Street

1. Introduction

This planning rationale has been prepared in support of a rezoning and development permit application for a new multi-unit mixed-use residential development located at the corner of Fairfield Road and Moss Street. The proposed project is a 6-storey (with a top storey set back) apartment building that includes a mix of unit sizes, underground parking, ground floor commercial space, and pedestrian-oriented design features. The site is located within the Five Points Urban Village as identified in the Fairfield Neighbourhood Plan and is currently underutilized.

2. Site Context and Current Use

The subject property, formerly occupied by the Fairfield United Church, is located at a prominent neighbourhood intersection and represents a key redevelopment opportunity. The surrounding area features a mix of single-family homes, duplexes, and small apartment buildings, along with walkable access to community amenities, transit routes, and green space.

3. Policy Alignment

- Official Community Plan (OCP):

The site is designated as Small Urban Village, which encourages residential intensification in walkable, mixed-use village contexts. The proposed development aligns with these objectives by providing additional housing within a compact form and contributing to local vitality.

- Fairfield Neighbourhood Plan (2019):

The Neighbourhood Plan identifies the Five Points Village as a key location for modestly scaled infill. It supports 3- to 4-storey buildings with potential for additional height subject to design fit, step-backs, and community benefits. The proposal reflects this direction, offering a scale transition from nearby single-family homes to higher-density forms and family friendly units.

- Victoria Housing Strategy & Climate Leadership Plan:

The project contributes to housing diversity in a high-demand area, and its location supports transit-oriented development. Sustainable design elements and compliance with the BC Energy Step Code advance climate resilience objectives.

4. Design and Urban Form

The building is designed with sensitive massing and articulation to respond to its residential context. Upper-level step-backs and high-quality materials help reduce perceived scale. Landscaping will be integrated to enhance streetscape appeal and to buffer the development from

adjacent properties while providing a pedestrian-friendly interface. Setbacks from adjacent properties have been maximized, with significant landscaping in the east setback area.

5. Transportation and Parking

Underground parking is provided at a ratio consistent with current expectations, with additional secure bicycle storage to support active transportation. Compared to the prior institutional use (church/chapel), the proposed residential use is expected to generate significantly lower vehicle traffic during peak periods.

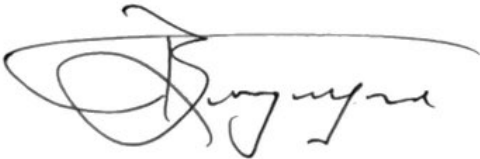
6. Community Consultation

The applicant will engage proactively with the Fairfield Gonzales CALUC and surrounding residents. Feedback received through early consultation will inform design refinements as we continue to shape the final application.

7. Conclusion

This proposal offers a contextually appropriate, policy-aligned, and thoughtfully designed residential building that contributes to Victoria's housing goals while respecting the character of the Fairfield neighbourhood. It represents a valuable opportunity to add new housing in a walkable urban village, making efficient use of a key redevelopment site.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Burgoyne', with a large, stylized initial 'P'.

Paul Burgoyne

CEO, Director of Operations

Burgoyne Consulting & Development Corp. (BCDC)

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