

DOES THE PROPOSED RHODO DEVELOPMENT NEXT TO HOLLYWOOD PARK FIT IN THIS NEIGHBOURHOOD?

Mayor & Council will be considering this proposal on November 22nd



View from Fairfield Road

A 17-home townhouse project is proposed for 1712 & 1720 Fairfield Road

- Units face Hollywood Park with minimal outdoor patio, and treating the park as its private yard
- 51 trees will be cut down
- Height of 37.6 ft/2.5 storey instead of the maximum 25 ft/2 storey allowed
- Units that face Fairfield have entries that open almost onto the sidewalk (front yard setback of 5.5 ft vs. the required 24.5 ft)
- Rectangular design is out of character and in stark contrast to existing buildings in the vicinity and the natural landscape of the adjacent park
- Only 22 parking spots instead of the required 26

Please write to council to reject the current design of this project and request that the developer consider a design that respects existing zoning, particularly in a location next to an important neighbourhood park. Write to Council at councillors@victoria.ca



View from Hollywood Park

Concerns

- The park is an important public space and is used regularly by locals as well as visitors from throughout BC attending little league or other sporting events; development must not “privatize” this public space.
- The ecology of this park, along with users’ experience, would be better protected by having an adequate buffer of 30 ft+ and a visual barrier to the development such as a tall hedge.
- Although the City's has zoning standards to limit the negative impact to neighbours and the community, this development proposes to significantly exceed a number of those limits.
- Preserving the tree canopy is important not just for esthetics but also to address climate change.

Having more housing diversity is important, but so is protecting neighbourhood parks for everyone’s use and maintaining the character of this unique neighbourhood. If you think more effort should go into the redesign this project, please write to Council at councillors@victoria.ca before November 22nd.

For more information and/or to sign-up for email updates, please go to www.gonzalesna.ca