

October 7, 2009

Mayor and Council
City of Victoria

1011/1017 Pakington

On September 21, 2009 the proponent for 1011/1017 Pakington met with neighbours and the Fairfield Planning and Zoning Committee for the second time to discuss changes to a previous rezoning proposal at this address. The original proposal was for 6 townhouses plus 2 coach or carriage houses. It was later discovered and requested that a tree at the back of the property be protected. After careful consideration it was decided to scrap the 6 townhouses plus 2 coach or carriage houses design and go with four front and rear duplexes. The property is currently zoned R-J and they will be seeking a site specific rezoning.

(Note) Only two committee members commented on the proposal. Due to my perception of a conflict of interest, I abstained from commenting.

Neighbours Comments

Most of the comments were around getting a better understanding of the proposal.

- Several neighbours expressed concerns over the future of the existing houses on the properties.
- There were comments that one parking stall per unit was unrealistic.
- A significant loss of open and green space.
- Why so many? You seem to be coming back asking for more.
- The proposed height would interfere with current views from the apartment across the street.
- The setbacks between buildings seem very small.
- Side windows locations and privacy.
- The layout of parking would promote people parking on the street to access the front units rather than park so far away and down the slope in the rear.
- Additional concerns were expressed over the fate of the houses, one in particular.
- Thought the design of the front of the houses were very attractive and becoming of Fairfield
- Why can't people build under existing zoning?. Why does it have to have its own zone?

Committee Comments

The committee's comments in most cases mirrored those of the neighbours.

The committee did receive a couple of e-mails expressing genuine concerns over the future of one of the homes, given its history and respect for the previous owner.

Wayne Hollohan

Chair, Fairfield Gonzales
Planning and Zoning Committee

PS: It was the proponent who requested the second mailout meeting and we believe that this is worthy of acknowledgment.