

**CALUC Community Meeting  
Fairfield Gonzales Community Association  
July 15, 2013**

In Attendance: three members of FGCA Planning and Zoning Committee (Paul Brown, George Zador and Jim Masterton)

**Proposed Garden Suite 152 Moss Street**

Present: 11 attendees signed in

The principle and dominant concern expressed by those attending is the additional pressure this garden suite will put on an existing parking problem in the area. Residents are concerned that the subject property that presently houses five individual residents (not a family) will now expand to up to 7 residents, potentially all with vehicles. Add on to this, an empty office building, if and when leased, will add additional stress to the parking situation.

There was much discussion on how the parking situation could be resolved however no option raised seemed to be practical.

A concern was also expressed by one resident (adjacent property) that their view could be impacted by the garden suite. This could not be determined to be the case until sight lines and building placement could be visualized.

The presenter was questioned regarding the garden suite meeting city standards and assurance was given that all such standards were met by what was being proposed.

**Proposed Subdivide 97 Cook Street**

Present: 7 attendees signed in

The property is presently listed for sale with a written offer in received.

The property was presented as being unlikely to remain in its present form, with two most likely options both not to the liking of some of those attending the meeting: the existing house torn down and replaced with a newer home or potentially two if subdivided; retaining the existing dwelling by having it designated as heritage in return for subdivision of the property to allow for a small lot and subsequent dwelling.

Some attendees questioned whether these were the most likely options/outcomes and that other outcomes were plausible.

There was discussion as to whether the City could and would designate the property heritage on its own initiative – possible though not high probability was the consensus. Other discussion around whether the legal suite that is presently part of the existing dwelling might be given up in return for the subdivision of the property.

A significant concern expressed was that subdividing the lot would detract from the larger lots most prevalent in Fairfield and the nature of the community.

General consensus was for neighbours to further discuss the situation and provide their comments to the Community Association prior to this report being submitted to the City (one week timeline). They expressed the analogy of being between a 'rock and a hard place'. These comments were received and passed on to the City Hall.