

**Minutes of Meeting  
Planning and Zoning Committee  
Fairfield Gonzales Community Association  
April 22, 2014**

**Members of FGCA Planning and Zoning Committee:**

George Zador (chair), Jim Masterton, Chris Schmidt, Bill Rimmer and Paul Brown  
Minutes recorded by Paul Brown

**Subject Property:**

1049 Richmond Avenue small lot subdivide  
Presenter: Julian Payne

9 interested parties including 3 representing the proponent

**Proponent Presentation, Attendee Questions & Comments from Attendees:**

- Proponent proposes to build a style of home on new lot that meets with approval of neighbours. Proponent presented two options: modern and more traditional design. Most seemed to prefer the traditional.
- Proponent did not believe any variances were required.
- An adjacent neighbour (1035 Richmond) questioned the closeness of the proposed new building to their home, that it would block the view and natural light from a main window on their main floor and that it would require a setback variance. Proponent indicate a willingness to mitigate such and was not certain whether a variance was required
- Another resident in close proximity questions providing variance and rezoning because it might set a precedent in the neighbourhood for similar small lot subdivides and impact on the character of the neighbourhood

**Subject Property:**

59 Cook Street (Corner Lot) small lot subdivide 5 interested parties including 2 representing the proponent  
Presenter: Peter Hardcastle

**Proponent Presentation, Attendee Questions & Comments from Attendees:**

- Proposal is to build a small home with a basement on the new lot, facing on Woodstock
- Existing building has six suites which would be reduced to five resulting in no change overall to the number of residences on the combined lots
- Both properties would use the same drive leading to the back of the properties. Permeable paving would be employed. The siting of the new building along with

the location of the parking will result in more green space than presently exists and a greener more appealing view from the street.

- The variance being applied for would be for the existing building.
- Neighbour adjacent to the new building is supportive as is the owner of the apartment building across the street
- Proponent indicated they have been working on this for a while, researching what works best from all party's perspective, a matching of the architecture with the neighbourhood and is proud of what is being proposed.
- An existing stone wall along Cook Street will be complemented by a similar structure (along Woodstock).
- There will be no change to the existing building other than the elimination of one of the six residences

**George Zador**

Planning and Zoning Chair  
Fairfield Gonzales Community Association  
1330 Fairfield Rd. Victoria, BC V8S 5J1  
[planandzone@fairfieldcommunity.ca](mailto:planandzone@fairfieldcommunity.ca)  
[www.fairfieldcommunity.ca](http://www.fairfieldcommunity.ca)  
*Facebook*