



FAIRFIELD GONZALES  
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August 7, 2015

Dear Councilor Coleman and Development Services staff,

The purpose of this letter is to request your support in calling a second CALUC meeting for the proposed Cook and Oilphant re-zoning project.

This request comes from the Fairfield-Gonzales Community Association (FGCA) Board of Directors, the Association's Planning and Zoning Committee (CALUC), and Association senior staff.

To date we have held off requesting a second CALUC meeting, primarily, until revised plans submitted by the developer were available. We are also aware that such revised plans were shown at a recent Open House (arranged by the developer), and to which various groups have estimated that between 200-300 people attended over the course of the event.

Over the last several months, the FGCA has consistently continued to hear feedback and interest from the community as to this project, and the numbers of people showing such interest has only seemed to increase. Indeed, the numbers who showed up for the developer's Open House are a far cry from the approx 35 people who attended our (first) December CALUC meeting. In addition, we have had 20-40 people show up for several of our recent Board meetings, solely in the hopes that discussion of this project would be on our agenda (which, unfortunately, was not possible in a format that would have provided a full exchange of information and viewpoints). And, the FGCA continues to receive many calls and emails from the community for the Association to host a second CALUC meeting as soon as possible.

Furthermore, the first CALUC meeting for this project, held in December 2014, continues to receive critical community feedback as to: (1) being poorly timed within the busy holiday season, and so many potentially interested parties were unavailable or away; (2) being not publicized widely enough as, given the size and nature of the proposed project, a 100m notification distribution was insufficient to encompass enough of the potentially impacted parties; and (3) the presentation and documentation provided at the meeting were not complete as to the norms specified for such meetings. And, with hindsight, we agree with these concerns raised by the community.

And, given that the revised project plans are now in hand, and notwithstanding the showing of these plans at the recent Open House, we do not feel that the developer's Open House provided a sufficient venue for the community to openly voice their thoughts, nor to properly measure and collate public commentary, and to which the City could review and evaluate such commentary.

Therefore and for all the above stated reasons, the FCGA strongly requests the calling of a second CALUC meeting with a 200m notification radius.

We believe this request is timely and supports the ever-expanding community interest in this development. A second CALUC meeting would also: (1) provide an appropriate forum to have the development proposal presented in its entirety, and have information clarified if need be; (2) give the community the opportunity to voice their questions and or comments in a neutral setting; and (3) subsequently provide this information to City Planning and Mayor and Council, to assist in their evaluation of this project. Approving this request would also support a core mandate of the FGCA (and through it, it's CALUC): to always be supportive in providing opportunities for the open exchange of information (and discussion) on topics of importance to our community.

Subject to your supporting this request, our intent is to hold this second meeting in September (when community and committee members have returned from holidays), as well as have no other projects on the agenda to ensure sufficient time for all voices to be heard.

Given the wide interest amongst our community for his project, we would also welcome the attendance of our Council liaison and, possibly, other City staff, subject to their availability.

We would add that, to date, we have very much appreciated the willingness of the developer to participate in communications about this project and, therefore, would hope the developer would see a second CALUC meeting as a (further) opportunity to provide information and generate community support.

We look forward to a favourable response to our request, upon which we will schedule a suitable date and location for the meeting.

Thank you for your understanding in this matter.

Doug Tolson, Vice-President, FGCA Board of Directors  
Joan Kotarski, Executive Director, FGCA  
George Zador, Chair, FGCA CALUC