



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
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Fairfield Gonzales Community Association Land Use Committee
Community Meeting October 20, 2016
Fairfield Community Place
1330 Fairfield Road

Chaired by Corey Burger (acting vice chair) Heather Murphy and Alice Albert (recorders) Robin Jones and Susan Kainer (members of CALUC).

Four community members in attendance.

335 Moss Street

R1-B (single Family District) to R1B and R1-S2 Restricted Small Lot (Two Storey) District “ I propose to split the subject property in two, retaining the existing building (R1-B) and then subdividing and re zoning the resulting small lot (R1-S2) for the purpose of erecting a two storey, small lot infill building. Both resulting properties fit into existing zoning bylaws, with only a minor total setback variance required on the existing building.”

Proponent states he has support from neighbours. Currently, there is an older home on the site which contains 4 units.

1 Briar Place

- One neighbour at back did not receive notice. Some **confusion over who needs to be notified**. Four homes have **easement** to lot but were not given notice. Given only one day left to respond.
- Objects to proponent’s statement that neighbours are unanimously in support of proposed development.
- Last 10’ right of way for gas and water services. Response: Building does not encroach on easement.
- Neighbour to south most affected.
- What is going to be the setback?
- Basement and Garage?
- Future service to access pipes?
- Distance between existing house and proposed house is 1.5 metres therefore concern re fire. Example given in similar situation where steel studs were mandated by fire department to fire proof. Response: recess bay window as one possibility.
- Concern: Complete loss of sunlight after 2pm.



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- Living room privacy from another neighbour not present.
- Easement private matter. What will happen if our services are cut off?
- (Proponent) will not live in house will move on. Response: We are here to stay.
- Proponent: We are here to hear your concerns; this is the first of many opportunities. We are here to start a dialogue.

12 Briar Place

- What are the plans to protect services located on easement during construction? Will it have to be dug up? Not sure you can dig because of services. Response: Thinks it can be done so that services can be preserved.
- Blasting may be necessary.
- Sewer Storm will be out for 3 weeks no room to excavate. Neighbour's past experience with blasting for months resulted in an 80 to 100' tree going down. Response: There are no guarantees when blasting and will be done as carefully as possible.

General Comment: There is nothing money can't solve. (in reference to what can be achieved with or without blasting).

Robin Jones, CALUC Committee Member, 1330 Fairfield Road

- Width of house? 7metres.
- Rental of basement? No, because no entrance.
- Will there be a retaining wall between the existing house and the proposed development? Response: There will be a partial retaining wall.

Heather Murphy, CALUC Committee Member, 1330 Fairfield Road

- Concern blasting effects on mature Garry Oak on property to the south. Response: Will check with arborist.
- Will new driveway cut out be required? Yes.

Summary of Concerns:

Confusion regarding who needed to be notified. Most concern focused on potential and unknown impact on services (water etc.) provided by way of easement.



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