



FAIRFIELD GONZALES  
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## Report on CALUC meeting on 1003/1005 Chamberlain St.

Meeting held: February 20, 2017, 7:00pm at 1330 Fairfield Rd.Feb

CALUC members in attendance:

Robin Jones, Susan Kainer, Andrew Brownwright, Alice Albert, Heather Murphy,  
David Biltek

Regrets: Don Monsour, Andrea Coulter,

Citizens: about 8 were in attendance

The subject property is located at the NE corner of Chamberlain and Brighton. The property is composed of two lots running north-south, however the existing house, sits facing Chamberlain and as such crosses the property line between the two lots.

The applicant wishes to subdivide the property so that the existing house will be located on one lot, the new lot taking up the north portion of the property and a second new lot on the south side of the property (a smaller lot) on which a new house is proposed to be built.

The existing house has three suites: two “legal” suites and one “non conforming. The applicant committed to “de commissioning or closing” the non confirming suite.

The new house will have a suite.

In summary if the application is approved as presented the property will have four dwelling units in two houses as compared to the three in one house there are now.

### **Citizen Comments**

The people who attended were mostly concerned about an increase in density.

Over the last 2 -3 decades there has been a steady increase in density on this short, narrow street. In fact, this is the second application our CALUC has considered in the last six months on this street.

The increased density has led to more congestion. The nearby commercial area on Oak Bay Avenue has exacerbated this congestion with more parking and traffic; in particular parking by staff of the businesses located on Oak Bay avenue.

The applicant is showing parking on site for both the existing house and the new house. There was also a suggestion by one person that an easement along the east property line be allowed so that access to parking for the existing house be permitted behind it as presently exists.

The concern is that by adding a new residence this situation will not only exacerbate an already difficult situation but will also act as a catalyst for more applications wishing to increase the density. The residents suggested there were at least another three properties where increases in density could happen.

One couple who had been in the neighbourhood for forty years, said that over the years the City had promised to decrease infill development in the area and clearly this has not happened.

The addition of new houses on what used to be large open lots, has also diminished the “green space” along the street and with it many trees.

The second request from residents is that any new building be architecturally consistent with the houses in the area. The developer stated an aversion to “flat roofed” boxes but made no other comment about styles, etc.

Lastly the tenant in the house at 1005 made an impassioned statement about the potential loss of sunlight and space. The house they rent has all of its windows on the south side of the house and if a new house is built as proposed they will have the available sunlight severely limited. As well there will be the loss of substantial garden space they now enjoy.

## **SPECIAL NOTE**

Although it is outside the bounds of our terms of reference, the Committee notes that some traffic calming measure and traffic re-direction could help the situation facing Chamberlain and other parallel streets in the area. Presently the City of Victoria is embarking on major road and sidewalk improvements and as such any traffic calming and redirection improvements would be facilitated.



1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

[www.fairfieldcommunity.ca](http://www.fairfieldcommunity.ca)

[place@fairfieldcommunity.ca](mailto:place@fairfieldcommunity.ca)