

Fairfield Gonzales Community Association land Use Committee

Feb 1 st meeting, at Fairfield Place

RE: PARC Developments at 829 – 899 Fort St., 846-856 Broughton St.

Members in attendance: Alice Alberta, Don Monsour, David Biltek, Robin Jones

Meeting Chair: Aalice Albert, report prepared by David Biltek with notes from members attending

Attendance: 32 people from the neighbourhood and beyond

The comments from those in attendance could be divided into two groups:

Those who supported and liked the project and had NO concerns about the design and who would encourage the development. This included people from Saanich, the Royal Théâtre, the Conservatory of Music plus some residents of Fairfield. The CALUC also received several emails from people not able to attend who also supported the development.

One of these was from a resident care manager of a seniors residence, another from Pacific Opera

The other group were those people who would be generally supportive but had strong concerns about several aspects of the design:

The Height....suggesting it was too high and would create shadowing and impair light to surrounding properties especially the Escher and those properties on the northside of Fort street. There was a suggestion that most of the PARC buildings be lowered to 4-6 stories and the loss of square footage be made up by making the tower on NE corner much higher than the 30 meters permitted.

Massing and lack of "human scale"

And lack of public realm amenities

Again the CALUC did receive some emails saying this and one commenting on the noise the daycare would create when the children were outside in the space between the two buildings

There were some comments about how a building of this size might impact the Cathedral, however the Asset Manager of the Cathedral was present and spoke about their plans to develop a multi storey building on some of the land they own around the Cathedral.

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