

**Minutes of Community Meeting
Planning and Zoning Committee
Fairfield-Gonzales Community Association (FGCA)
December 15, 2014**

Facilitator: Paul Brown

Subject Property:

62 Cambridge St. (108 notices sent)

Proponent Peter Waldhuber wishes to subdivide his property and build a single-family dwelling on the empty lot.

Proponent had earlier submitted a similar request to Council for a larger home to be built. Council rejected the application for the size of the new home being too large. The new application is for a smaller home, closer to the existing home on the lot to be subdivided.

4 interested parties attended

Attendee Questions & Comments:

- One neighbour not able to attend, however proponent in ongoing discussions with
- Most seemed to acknowledge the downsizing of the proposed new dwelling, however most believe it is still out of proportion for the size of the lot.
- Proponent is asking for relaxation of front and side yard setbacks
- Neighbours believe the proposed dwelling is two storey home and should be restricted to one
- Concerns include:
 - height/pitch of the roof and loss of privacy for neighbouring properties
 - that neighbouring property values will be impacted adversely
 - creates too much density for the lot (existing home has two residences and this will add a third to the lot)
- one neighbour commented that the size of the lot and positioning of the existing home on the end of the lot makes the empty portion not fitting with the neighbourhood and that the subdividing of the lot with a new structure will be more in keeping with the neighbourhood... 'seems like a logical fit'

George Zador

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December 15, 2014**

Facilitator: Paul Brown

Subject Property:

324 Chester Ave. (411 notices sent)

Proponents Ineke and Paul Osborne wishes to add a second storey to an existing garage that would be developed as a secondary suite.

5 interested parties attended

Attendee Questions & Comments:

- Neighbours to the north concerned about height, increased density, loss of sun and privacy
- One neighbor concerned they will be looking into windows
- One commented that the proposal had merit however privacy is at issue

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Facilitator: Paul Brown

Subject Property:

1041 Oliphant St & 220, 214, 212 Cook St (364 notices sent)

Proposal to build a residential / commercial five-storey complex.

Approx 35 interested parties attended

Attendee Questions & Comments:

- What is the width of the sidewalk...still to be determined
- Concern over loss of trees and privacy associated with.....proponent will do their best to save the trees as much as possible
- What is the height compared to adjacent buildings....5 storey v/s 4 ½ storey
- Height would appear to be the greatest concern. Other concerns expressed include changing nature of Cook Street Village, extension of commercial portion of Cook Street Village south, appearance of the balconies, design of the complex.
- Also expressed was the concern that the project alone represents 30% of the projected increased population for Cook Street Village from the Official Community Plan
- A Park Boulevard resident felt his property values would be adversely impacted
- One resident suggested it would work if the complex could be scaled back in size and more trees be saved
- Another resident worried whether adequate parking was being provided
- One questioned why the complex does not provide a more environmentally friendly design such as the use of roof gardens
- There were what seemed to be equal numbers speaking in support of the proposed project, its design and that it will bring greater vibrancy to Cook Street Village.

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