

Fairfield Gonzales Community Association

Mayor and Council,
City of Victoria,
Centennial Square,
Victoria, BC

Re: Community Meeting; Proposed re-zoning By Mountain West Properties on Burdette

There were approximately 18 individuals from the neighbourhood present at the meeting.

Mr. Sid Chow (architect) gave a presentation on behalf of the developer (Mountain West Properties)

Mr. Chow focused his presentation on the fact that both he and the developer had done a great deal of work to ensure that the proposal is a good fit with the OCP as well as being sensitive to neighbouring properties.

The proposal includes the construction of 4 townhouses and 32 other units. An existing heritage home would be re-located to another portion of the property so that it will fit in more cleanly with the neighbouring properties as well as allowing the developer to construct his buildings in a manner that makes the most sense for the site.

The townhouses will be set back further from the street than the existing structure and they will have small front yards.

It is anticipated that there will be some blasting required but it is thought to be minimal and everything will be done in accordance with existing by-laws and regulations and the developer intends to hold meetings to discuss the proposed impact of the blasting.

The intention is to go the extra mile with on-site landscaping so that the site will be a jewel in the neighbourhood. It will include the introduction of 23 trees to the site as well as a number of other landscape design amenities. It is also anticipated that although the exterior finishing's will not be exactly the same as the Chelsa, they will be comparable.

The proposed site coverage is 47% and it is anticipated that once a building permit has been granted, construction will take approximately 10- 12 months and although it will be kept to a minimum, some construction will take place on Saturdays.

The proposal includes secure bike parking for 36 bicycles and there are 44 parking spaces for cars being proposed.

There was general support from members of the public that were present with the exception that a couple of individuals expressed some concern about the proposed blasting as well as the proposed height of the building.

Both Mr. Chow and the developer did a good job of describing how those issues would be approached and their explanations appeased those present.