

**Planning and Zoning Committee
Fairfield Gonzales Community Association
September 16, 2013**

Members of FGCA Planning and Zoning Committee: Paul Brown and George Zador

Present: 13 attendees signed in

Subject Property: 147 Olive Street proposed garden suite.

Attendee Questions & Comments from Attendees:

- Concern expressed that building is well along in construction. Proponent acknowledged such and indicated zoning allows for an ancillary building. Application is to use it as a garden suite.
- Concern expressed that allowing such will establish a precedent for more garden suites in neighbourhood – “are we going to see a lot more of this?”
- Concern expressed that proposed garden suite building is too visible with peaked roof and when combined with with size of the house on the lot also under construction it is too much for the lot
- Proponent indicated that cedar hedging could be provided to lessen visibility of garden suite
- Concern expressed that garden suite will impact quality of life for neighbouring properties
- Concern expressed regarding location of parking on property
- Neighbour directly behind subject property very supportive of proponent’s application
- Concern expressed regarding short notice given for this meeting

Subject Property: 367 Robertson Street proposed small lot subdivision

Attendee Questions & Comments:

- Proponent stated intention is convert/revert existing triplex building to single family and construct a second single family home on a proposed small lot. No trees will be removed, only scrubby bush to be removed. Existing home will be renovated. Roof pitch of new home will be the same as that of existing dwelling
- Bus stop will remain where it is and will not be compromised by new driveway for proposed small lot
- Variances requested: building size, height and set back
- One neighbour expressed strong concern that the new home will create shadow/shade from sun for their property and would prefer the property remain the way it is. The proponent and his designer assured the neighbour that based on their projections, the neighbour’s property would not be shaded. Both parties agreed to disagree
- Proponent stated there will be change on the lot one way or the other and what is being proposed is the best for the situation
- Proponent gave assurance that neither dwelling will have ability to put in suites
- Two neighbours expressed support for what is being proposed

Subject Property: 1315 Richardson Street proposed garden suite on a panhandle lot

Attendee Questions & Comments

- Discussion regarding regulations for garden suite on a panhandle lot: set-backs and height. Suggestion from attendee that what is being proposed does not meet these regulations. Proponent believed they did.
- 8 adjacent lots will be impacted.
- Concern expressed regarding placement of windows
- Parking will be provided on the property
- Existing coverage 12% will increase to 16% with garden suite
- Proponent will be digging up driveway in order to upgrade water service(for existing home and garden suite) and will bury hydro lines
- Proponent has no plan to renovate/upgrade existing dwelling (originally a farmhouse)