

**Minutes of Community Meeting  
Planning and Zoning Committee  
Fairfield-Gonzales Community Association (FGCA)  
Sep. 21, 2015**

Facilitators for the FGCA: George Zador (Chair)  
Susan Snell  
Ken Roueche

**Subject property:** 1016 Southgate St ; construct 7-unit strata condominium  
Presenter: Roger Tinney Architect 526 notices sent

Existing single family dwelling removed (possibly salvaged) and  
a 3-storey, 7 unit strata condo with 7 parking spaces to be built.

Attendance: 16 people

**Attendee Questions and Comments:**

- General acceptance of attractive design, blending with neighbourhood.
- Comment about lack of adaptability to aging occupants.....too many stairs.
- Comment that building is too high (9.8 m) but lower than adjoining bldg on W side.
- Comment about very minimal green space.
- Comments about hoping to avoid site specific zoning.
- Question the number of units... .response: proposed density is only 50% of allowed
- Multiple comments regarding parking:
  - ~The entire block has existing parking shortage.
  - ~The 7 parking stalls for the condo gives no allowance for visitors and trade parking.
  - ~Access to/from parking via Harling Lane carries many traffic hazards. Some signage, such as 'No exit' or 'Private lane' may alleviate some of the hazards.
  - ~ City planners must wake up to concern about insufficient parking allocation
- Written comments about the heritage value of the existing building was turned in by an attendee.....to be forwarded to the City under separate cover.

**George Zador**

Planning and Zoning Chair  
Fairfield Gonzales Community Association  
1330 Fairfield Rd. Victoria, BC V8S 5J1  
planandzone@fairfieldcommunity.ca  
www.fairfieldcommunity.ca  
*Facebook*

