

Fairfield Gonzales CALUC Meeting 15 February 2016

Report of the informal conversation concerning the development proposal for 1250 Dallas Road.

Members of the CALUC Committee present: Ken Roueche (Chair), Wayne Hollohan, Ted Relph, Robin Jones.

Twenty-eight members of the community attended, about 18 were neighbours interested in 1250 Dallas..

Ken Roueche opened the meeting by explaining the CALUC process, and ways in which community members would be able to have further input at meetings of the Planning and Land Use Committee of the City.

He invited the proponent of the proposal, James and Jane Colebourne, to present details of the proposed redevelopment for 1250 Dallas Road and redefinition of the zoning from R1-B to R1-B modified.

Developer's Presentation.

The proponent's architect provided an account of the proposal, which is to renovate an existing house in rather poor physical condition and which currently has five rental properties, one of them non-conforming under existing zoning, into a five unit rental.

He noted that the application will include a request for a hardship variance because the lot is irregularly shaped and a corner of the building does not comply with the required setback from Dallas Road, and because a change in the way stories are defined has redefined the building as having three stories.

The renovation will include remodeling of interior spaces, and enlarging the top story by adding dormer windows. The presentation included plans and renderings of the interior and exterior of 1250 Dallas, including before and after illustrations.

Questions

From CALUC members:

Q. Is the porch being enclosed to add living space on the main level?

A. No. It is being enclosed with a screen door to create a protected entrance.

Q. What is the square footage of each floor?

A. 1425 for basement/lower level; 1665 for main level; about 800 for top level but there is no exact measurement for this.

Q. 420 square meters are permitted under R1-B. How much is the proposal above this? How much is being added by the dormers?

A. The proponent could not provide a precise answer, but it was suggested that the current area is about 450 sq feet and the proposed development will have about 900 sq feet.

Q. Where is the added space?

A. Under the porch, under the back stairs, in portions of the currently unused attic.

Q. What number of units is permitted under R1-B?

A. It depends on the particular building, but for 1250 Dallas it is 4 units.

Q. Will the proposed development mean the loss of long-term rental units?

A. No. There is no intention to stop rentals.

Comments from CALUC:

The proposal exceeds the number of units, and the floor space permitted by R1-B, though extent of floor space is unclear.

The Committee has no issue with existing variances because these are hardship variances.

Questions from the Floor (aggregated by address and to reduce duplication):

Q: 1270 Dallas Road (neighbour on east side). Asked about the distance to the adjacent property line on the east side, possible parking problems on Dallas Road, and the height and width of the proposed dormers which will compromise privacy of his house next door. .

A: Property line is four feet from the stair well on the east side. The parking situation should not change from the present because there are currently five units in the building, and there is sufficient on site parking. The peak of the dormers is the same as the peak of the existing roof. The proponent was uncertain about the width of the proposed dormers, but indicated that the size of them could be reconsidered. They will also examine options for moving the side entrance to the rear of the building, or having both entrances for basement apartments on the Howe St side, though these options may pose design difficulties..

Q: 89 Howe: how is the height of building measured?

A: There is a standard approach for measuring height and that was used. The existing height of the ridge line will not change.

Q: 89 Howe: Is the garage needed? If it is removed that will create more space for parking or green space.

A: The owners do intend to live in one of the units in this building, and the garage will be useful for the electric car they drive.

Q: 89 Howe: how much of the site will be covered and impermeable?

A: The proponent is trying to create as much green area as possible, and will consider adding mesh pavers to the driveway to improve permeability.

Q: 89 Howe expressed a concern about the loss of rental accommodation. What will happen to the existing renters?

A: The renovation will take at least a year so the existing renters will be displaced, but the renovated units will be offered to existing tenants.

Comment: 11 Howe (neighbour on north side): Expressed a concern about parking and whether it is sufficient for five units and suggested that the number of units be reduced to four

Comment : 1555 (street name inaudible): expressed a concern about loss of affordable rentals) The proponent indicated that this building was once a B and B with lots of hallways, suitable for short term rentals. The renovation will convert the building to long term rentals.

The final comment was from an individual who had lived next door to a house Jamie Colebourne had renovated elsewhere who said that he had done a great job in his neighbourhood.

Chair Ken Roueche thanked the proponents for their presentation and members of the public for their questions and comments.
