

Fairfield Gonzales Community Association Land Use Committee

Report: 1712 + 1720 Fairfield Road Community Meeting

Rezoning from R1-G to a Townhouse Zone

Applicant is Luke Mari on behalf of Aryze Developments

The meeting was held on August 17th 7:00PM at the Fairfield Gonzales Place

Attended by approximately 30 people

Chair: David Biltek

Robin Jones recused herself, as she lives within the 100 meters of the site.

Summary

The Gonzales neighbourhood is about to begin a transition from an area dominated by single family houses to one where townhouses and residential development of higher densities is encouraged. (Of course, if the new LAP is adopted.) This transition is and will cause concerns among residents, as the notes below suggest. How Council implements the new plan will be of critical importance to its acceptance. Density is NOT so much the issue, but as always, **Density IS a Design issue**. The concerns raised at the community meeting were mostly design matters. Dealing effectively with **DESIGN** will result in a happier neighbourhood. To the credit of the applicant they have had numerous meetings, open houses etc. with neighbours and have changed their plans many times based on those comments.

The Principal Topics

1. **Character** There were some comments about the structures not respecting the existing character of the surrounding neighbourhood.
2. **Footprint** There was one mention of the scale or size of the buildings, being larger than others in the area.
3. **Height of building**...may affect **privacy** for the four of five residences which back onto the development, and there will be some

shadows cast, particularly in the winter. **The reports conducted for the developer confirm that in the winter the properties to the north will be in the shadow of the new development**

4. **Parking.** There is always some concern about parking and there was with this development as well, although the developer pointed out that on street parking would increase due to the removal of one driveway. However, there are peak times in the year when the baseball diamonds to the west host tournaments which do attract a large number of people and cars which park throughout the neighbourhood.
5. **Density and change to the local plans.** The scale, scope and density of this project is new to Gonzales and there was some concern at the meeting that this is simply the first of many more to come and that is causing some worry among some people who presently rent properties in the immediate area. They are concerned with what they termed “gentrification”, which could result in their presently rented dwelling units being removed or renovated resulting in a loss of their home and/or increased rents.
6. **Encroachment into Hollywood Park.** Concern expressed about the distance from the building on westside of the tennis courts was too close. There was a clear feeling that should be a barrier between the two but what size, and material was not determined. Recommendation that the Parks Department examine this application for development and add their recommendations, comments and suggestions as Hollywood Park will be neighbours to this new development