

December 12, 2015, 2015

Mayor and Council
City of Victoria

Subject; 155 Linden Ave - Garden Suite Rezoning Proposal

In response to the Community Meeting Notice, on November 23 the proponents for the above address met with Fairfield Gonzales Planning and Zoning Committee and some members of the community. To make a presentation to all and answer any questions and receive comments from those present.

The owners of the property wish to replace and slightly relocate the existing garage, which is currently located, near the back of the house, at the end of the driveway, adjacent to the neighbouring property line. To meet the requirements under the Garden Suite Policy, the new building would have to be located further from the neighbouring property and several feet back from the back of the existing home. The proposed building is small in size compared to what is allowed under the policy.

The proponent's presentation lacked, detail blueprints, illustration, drawings and streetscape pictures, but the committee and the other people in attendance were familiar with the property and the proposal in question.

The members of the CALUC thought it to be a very respectful proposal to both the neighbours and the community and commended the owners for not feeling the need to go for the max allowable under the policy.

The biggest concern expressed by others present, was assurances that all the neighbours were fully aware of the exact location, dimensions, and design of the new structure and whether or not there were any privacy concerns, but there appeared to be none. There were also comments about the lack of information on the building materials to be used.

Wayne Hollohan
Chair; Fairfield Gonzales Planning and Zoning Committee