

Fairfield Gonzales Community Association - Planning and Zoning

Meeting notes on Community Meeting held on July 18, 2011 7pm Fairfield Community Place

Subject: Proposed new development at 1409/1417 May Street - see handout from Prodigy Development Services Ltd. They undertook their own leafleting see map attached to hard copy of minutes.

In attendance: 28+ residents plus proponents and Joan Kotarski executive director FGCA filling in for the P&Z committee as a recorder of residents concerns. Therefore the P&Z committee made no comments on the proposal.

1. The meeting was opened by Joan and she explained why she was here and her role. She also noted that the proponents for the garden suite development (Tareh and Casey Adams) at the corner of Moss and May had been postponed and the residents will receive another notice by the city once a date has been set. Approximately 12 people were in attendance for this proposal and left once they learned it was not to be presented they left before the start of the meeting.
2. Rob Mickleberry of Prodigy Development Services gave a detailed presentation of the project on May Street. He commented that this was the 3rd community meeting and some changes had been made. He is now ready to submit plans to the city for the rezone. From this meeting some changes may be made.
3. Residents comments:
 - Parking there are 12 spots on site concern not enough and if they have visitors
 - Increase existing congestion on May street and it is a dangerous street now
 - Not fit character of the street –big leap to have massed housing from single family dwellings
 - Expectation to develop within existing zone
 - Units not big enough for family oriented neighbourhood like Fairfield
 - Concern about on going construction noise especially after recent development on Moss Rock
 - Rainwater flow and drainage some houses already rely on sump pumps
 - Impact on neighbouring properties –privacy issues- windows looking into existing houses and yards
 - Loss of large maple tree on property –any notion of replacing that biomass with some other amenity
 - Appreciated Prodigy Development Services Ltd. listening to all the neighbours concerns and answering questions.
 - Most people left after this discussion about 8:30pm

4. Subject: 2 projects represented by Nigel Banks came to have a 'conversation' about their projects. Both couples were in attendance for the first meeting and we had a conversation about their plans for their properties. Joan asked Blair Humphrey past president if he would stay and join in on the conversation. She explained that the FGCA did not give approval or disapproval and the process that the city outlines will have to be followed.
 - (a) Glen and Lia Carter 1632 Dallas Road to add rental apartments to existing house
 - (b) Glenn and Gail Pritchard 1235 Chapman St to add a garden suite 'plus' to their property (zoning to be determined).