



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
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Fairfield Gonzales Community Association Land Use Committee
Community Meeting October 20, 2016
Fairfield Community Place
1330 Fairfield Road

Chaired by Corey Burger (acting vice chair) Heather Murphy and Alice Albert (recorders) Don Monsour (chair) Robin Jones and Susan Kainer (members of CALUC)

Approximately 10 community members in attendance.

1234 Dallas Road

Rezoning: R1-B to R1-B-GS2. Building a new home with no basement suite, and would like to build a garden suite with full bathroom. The site is 716.2 sq meters so would like to build a plus size garden suite zone allowing a garden suite up to 56 sq. meters, although we will not use all of that.

Proponent proposes to demolish existing house and replace with larger home (footprint will increase by 600 sq.'') with a plus size garden suite 482 sq.'? Rezone R1B allows 398 sq' with sink. Rezoning would allow more plumbing fixtures. Maximum site coverage? 11.5' height? 2' setback between property line to North. Aware significant tree roots at back / north property line.

11 Wellington -Neighbours to the North

- Impressed with the thought and effort put into the plans, but would like to have been notified earlier before design work was done.
- City of Victoria police garden suites.
- Request: try to locate the garden suite as south as possible. Development is as large as it can be.
- Request: Lower sloped roof to allow more sun less shade. Problem: Garden suite creates a wall that goes the length of the backyard. Suggestion: Make garden suite square instead of oblong and or move closer to primary residence. Move further to the east.
- Concern: Walnut tree root system close to if not beyond property line. Plumbing goes under the proposed garden suite contributing further to concern for tree root system.



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Response: Will get arborist. Possibly change foot print. 4' from east side? Plumbing installation likely not a problem for tree roots.

- height of wall shadowing taking 2/3?
- glass wall facing west privacy?

Robin Jones, CALUC Committee Member 1335 Fairfield Road

- Removing house? No, asbestos precludes removal.
- Preserve trees along west side? Response: Proposed new trees.
- Garden use? Response: Will be used by home owners and garden suite occupant, mother-in-law.
- Garden suite used for Air B&B? No.

Heather Murphy, CALUC Committee Member, 1335 Fairfield Road

- Sounds like shading from solid wall of garden suite along property line and risk to mature walnut tree problematic for neighbour to the north, consider or is it possible to move house forward creating more space in back for garden suite? Response: Unable to owing to zoning and front property line on an angle.

Corey Burger, CALUC Committee Member, 1330 Fairfield Road

- Can a basement suite and a garden suite be built? No.

Franklin Terrace

- Walnut tree will have to come out therefore take it now or will it die in 7 years? Response: Will pursue tree preservation.

Howe Street

- Another large development. Move suite closer to other neighbour.

Summary Concerns Expressed:

Concern regarding shading and risk to root system of walnut tree for neighbour to the north.