



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
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Community Meeting Feedback Form

Location of proposed development:

505 Quadra

COMMUNITY MEETING DETAILS

Date: Thursday, May 15, 2017

Location of Meeting : Fairfield Gonzales Community Association, Centre, 1330 Fairfield Road, Victoria, B.C. V8S 5J1

Meeting hosted by: the Fairfield Gonzales Community Association

Approximate total number of people in attendance: approx. 57 and 5 CALUC members

Meeting Chair: Andrew Brownwright

Note Taker: Alice J. Albert, CALUC member

PROPOSED DEVELOPMENT DETAILS

Applicant represented by:

Messrs S. and D. Kerr, Analogue Projects and David McGrath (?), Wensley Architectural Ltd. and consultants.

The applicant explained that this proposal is to change the zoning and/or Official Community Plan for the subject property to accommodate the following proposal:

The current zoning is R3-AM-1, RK, amdR3-AI. The proposal is to have the building re-zoned to CD, 'a site specific zoning', to accommodate one apartment building with 83 rental units and 4 three bedroom townhouses. They are requesting to build a 6 storey 2FSR building.

Community Questions and Answers:

Questions about Parking/Stalls/Bike storage/scooters and Visitors: It will meet and/or exceed the current and proposed bye-laws. There will be parking for bikes and potential for scooters. Visitor parking might be an issue if there is not enough spaces in the underground parking lot. No need for a variance for parking stalls.

Traffic: entrance to parking for building off of Convent Place. This is a great concern for residents of Convent Place. Unhappy because Convent Place is not a wide nor a long street. This is a City demand—to have access to parking off a minor road: the highway access bye-law.


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Construction Noise and drilling and etc. Will there be pounding and/or blasting? Potential for shaking damage to houses/buildings in surrounding area. There should be no blasting. The contours of the site will be used to the greatest advantage during construction. What is known about the soil conditions? A geotechnical engineer will be consulted. Construction time line will be approximately 18-24 months from, approximately, February 2018.

Variations for Height? None.

Construction Materials: Traditional materials to be used such as brick and in particular on the first 4 storeys and a more modern material on the upper 2 floors. The town houses will have similar materials and have a modern design. Would any of the current materials be used in the new building? No. The building will be close to condo standards: 5 appliances.

Shadowing: there should be no or little impact from shadowing.

Engagement with tenants: there has been engagement with tenants since February, 2010. Tenants are being offered to re-locate to other Kerr properties in Fairfield/Rockland/James Bay.

Setbacks: setback on Convent Place for townhouses; width of setback* to be approximately 10' from property line; new apartment building will be approximately 4 – 6' closer to the building on Southgate and setback further from the current building on Quadra Street. The apartment building will be approximately 60' away from Convent Place.

When will permits be disclosed and when will the City's approval of re-zoning occur? Applications will be made to City when ready and City appears to want to fast track multi-storey buildings—8 months suggested.

Community Comments (including positive, negative, and neutral):

Concerns expressed about current residents finding other, similar affordable accommodation given the current climate for 'renovictions' and escalating cost of apartment rentals. Some residents have mobility issues. Owners concerned to be good and responsible landlords and assist with re-locating.

Opposition to modern design of townhouses. Contrasts with houses on Convent Place.

Biggest issues raised about parking and egress off of Convent Place to apartment parking. Many voices were raised opposed to the use of Convent Place as the access to underground parking for the apartment building. Desire expressed to advocate to have this changed.

Generally speaking, parking for visitors, as well as traffic on Convent Place, were significant issues.

(Attach more detailed notes if necessary)