

Report re: 316 Arnold Community Meeting Fairfield Gonzales Community Association Land Use Committee

316 Arnold: approximately 23 attended.

Purpose: to re-zone from R1B to a duplex zoning.

To move the current rancher to Gabriola Island and build a duplex with 2 off-street parking spaces. Will use some green building practices such as solar. To move the existing house necessitates removal of the tree on the boulevard.

Of the 8000 sq ft of the lot the new build will take up 25% of the lot. 2800 sq ft is above grade.

They will require a variance because the width of the lot is 45 ft and not typical 50'.

General Comments

The Community is presently dominated by Single Family Dwellings, some with suites but primarily single family. The people at the meeting were adamant in their contention that this should remain. They stated time and again that they understand the need for greater density and would have no opposition to a single family residence with a suite and/or garden suite on the property. They contend this would not only provide as much if not more accommodation but would also offer more affordable accommodation, and would maintain the existing nature of the neighbourhood.

Re-Zoning comments:

- West Creek used to flow along Thurlow and Arnold
- Width and duplexes need 50'
- The scale/size doesn't meet some of the City's requirements for a duplex re-zoning.
- Flat roof
- No shading/shadow studies and potential to have an impact on garden of house to the North

Concerns raised by the community:

- Density too great
- Massing at the back an issue for one: bring mass to the front
- Safety comments re: backing out of a driveway
- If re-zoned, precedent will be set and lead to more duplexes
- People won't use their garage
- Will there be a suite(s) in the basement of duplex?
- Elevation of roof in relation to adjacent properties
- Issue of distance of back of house to fence

- Doubles footprint of lot (originally 13% of lot)
- Need 3 bedroom houses
- Interaction with neighbours with proposed design was lacking
- Neighbourhood not canvassed as fully as neighbours would have preferred
- 2 bedroom duplexes do not accommodate families, which is what is being proposed. Would rather have a single family house, with a rental suite and a garden suite, both which provide affordable rental housing in the neighbourhood that the proposed duplex would not.
- Many concerned about the precedent this sets allowing a duplex on 45 foot wide lot. Do not want to set precedent.

David Biltek
Chair

Alice Albert and Susan Kainer
Reporters