

## Fairfield Gonzales Community Association- Planning and Zoning Committee

Notes on Community Meeting held on May 17, 7:00pm Fairfield Community Place

Subject- Proposed rezoning 1009-1017 Burdett Ave and 1016-1018 McClure St for a 61 unit 5 storey apartment building.

In attendance - 30+ residents plus proponent's architect and FGCA Planning and Zoning Committee

1. **The meeting was opened** by Chair, the purpose of the meeting outlined and the project architect asked to introduce the project.

2. **The architect gave a brief outline** of the proposal and answered a number of questions from the audience.

### 3. **Community comments:**

- What is the rental allocation? (20-100%)
- Concern that not enough information has been made available for the residents to evaluate this proposal
- What is the public benefit of retaining the heritage house? ( will be donated to a non-profit society and City encourages retention of heritage houses)
- will heritage house be used for drug rehab or a needle exchange?
- concerned about view loss from 1031 Burdett. Proposal is too dense and too high
- general consensus from audience that not enough information has been made available.
- this will change nature of neighbourhood.
- McClure street will become a parking lot.
- concerns expressed by many people about blasting on site and effects on their buildings.
- there is no real blasting policy for the City and people must look after their own interests re insurance etc when blasting is allowed.
- density too high, building too high, not enough parking provided.
- concern about blasting, loss of views and blasting on-site
- concern about loss of light and privacy esp if there are balconies provided.
- opposed to 5 storeys, opposed to rental.
- concern re blasting and the setbacks proposed.
- has no seismic report been done? (will be done in due course)
- concerns expressed about height and setbacks
- opposed to setbacks, to blasting, to density to rental housing
- concerned about height and site blasting
- opposed to height, to rental housing and to blasting
- concern about heritage house retention being used as a "carrot" for higher density
- opposed to setback variances, doesn't want heritage house retained. Agrees that street needs redevelopment. Chelsea apt blasting affected his residence.
- wants to see site redeveloped but concerns regarding this proposal re: rental units, setbacks and height.
- opposed to the parking entrance off McClure Street and more visitor parking needed
- The Chair also noted letters received from Blair and Susan Smith of 1031 Burdett (objects to more rental housing, to proposed height of 5 storeys, to uncertain future use of retained heritage home, to difficulty with blasting on-site, to problems with underground springs in this area) and David Hunter of 1000 McClure (loss of views will decrease enjoyment of his home) all objecting to the proposed development

### 4. **Committee Comments:**

- concern regarding blasting and stated there is a need for an overall City blasting policy
- supports retention of heritage home
- what is provision by developer for the current rentals to be displaced.
- need for family and affordable rental housing
- no justification for 5 storeys. This is a transition area from the higher density in Humboldt Valley
- this has been a useful forum for developer, and the building design should be attractive
- why is the heritage home retention a requirement of City?
- regarding parking comments, the city is actually trying to *lessen* parking requirements
- not convinced that there is any merit in applying higher density zoning on this site as it sets a precedent for the very large apartments area situated between Vancouver and Cook Streets. Where is the public benefit in this change?
- the future use of the heritage house needs to be better addressed by the developer

Meeting concluded at 8:45pm

