

**Planning and Zoning Committee
Fairfield Gonzales Community Association
October 21, 2013**

Members of FGCA Planning and Zoning Committee:

Paul Brown (chair), George Zador, Jim Masterton and Bill Rimmer

Subject Property:

818, 836, 838 Broughton Street. Proposed 10 storey residential building, approx 100 units plus rezoning of existing Black Press Building

13 attendees

Attendee Questions & Comments from Attendees:

- Will adjacent buildings on Fort Street be landlocked?
- Concern regarding removal of pay parking for patrons of the YMCA and Royal Theatre
- Will there be a mid-block walkway?
- What about security measures for the dead end pathway to back of Fort Street building?
- Not seeking any type of building certification
- Will be 3 raised 'City Home Units' that are not live/work
- All units will be condos
- 3 underground parking levels
- Some blasting will be required, however it is believed excavation will be mostly clay
- Projecting construction in 18 months and 22 months for construction
- What might the City want in return for density bonus? \$, rentals, amenities
- Why residential here?
- What steps will be taken to protect heritage building across street (former CFX Building) from blasting? Good studies, engineering and planning; inspection of adjacent buildings prior to blasting
- Will contribute shoppers and security to the neighbourhood
- Intent is to keep Black Press Building (with improvements) for the foreseeable future
- Exterior will use composite panels – very durable
- Target market: mid-price ranges, lots of one bedrooms, smaller units
- Both proponent and attendees stressed importance of use of quality materials for aesthetics

Subject Property:

1030-1038 McClure Street. Proposed 4-story bldg with 36 condo units, 36 underground parking. Rezoning variance sought on bldg. height, setback and parking.

9 attendees

Attendee Questions & Comments from Attendees:

To note: Planning and Zoning Committee chair Paul Brown's own home is within the notification area of subject project, therefore he recused himself from chairing this session. Chair and minutes taker was George Zador.

Attendee questions and comments:

- impression was that ,generally ,the residents were satisfied with the proposal and were content to just comment on details
- difference in setback between subject and other properties on the block
- exterior colour scheme
- exterior cladding material cement board and brick; would like to see more brick
- “a very large building among much smaller structures”
- “prefer fewer units with more parking”
- what care will be taken when excavating, blasting, to protect existing structures
- concern expressed regarding impact on visitor street parking availability for existing buildings
- timing and duration of construction, working hours, noise
- “appreciate the intended quality of the development”
- Will there be any low rental units for families? We keep building for the rich.