

Community Meeting Feedback Form

Location of proposed development: **515 Foul Bay Road, Queen Ann Heights**

COMMUNITY MEETING DETAILS

Date: August 3rd, 2017

Location of Meeting : Meeting hosted by: the Fairfield Gonzales Community Association, in the Garry Oak Room on Thurlow Street.

CHAIR: Alice J. Albert

Councillor Chris Coleman was recognized by the Chair

Note Taker: David Barlow, CALUC member and additional notes by Susan Kaimer and Robin Jones.

Approximate total number of people in attendance: 23, exclusive of the CALUC members*.

PROPOSED DEVELOPMENT DETAILS

Applicant represented by: The architect, Carolynn Wilson of Moore Wilson Architects
Fred Rahani, Alpha Developments Ltd

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:

This presentation was for the revised Development Permit Application following input from the City and from CALUC (June 16th 2017) and from neighbours who had met with the Architect.

The following are three aspects of the proposal:

- To sub-divide a large parcel, presently zoned R1 Gonzales SFD, into four strata parcels, one for the existing mansion and a new single 2-story dwelling on each of the other three parcels, all with a shared panhandle driveway off Foul Bay Road. The Applicant is not asking for variances or a change in zoning.
- Heritage designation is being sought for the existing McClure mansion, built in 1905, and which had been converted into five rental units: they will remain rental units for 10 years. The present, shared, driveway to the mansion will become the panhandle driveway
- Landscaping and tree removal. Approximately 19 mature Garry oak and other trees will be removed as well as some invasive species. See the additional comments re: plans for landscaping &etc

Community Questions and Answers:

Panhandle lots and OCP: Many neighbours informed the CALUC that the proposed development is not consistent with the current OCP, the current Gonzales Local Area Plan and the new, just being completed, Gonzales Local Area Plan re: recommendation no more panhandle lots. Current Gonzales LAP excludes small lots in Queen Anne Heights from panhandle development.

The Architect responded that she has cited several precedents.

Parking: there was concern that there will not be enough parking for cars/visitors. People will park on the Fire Truck Turnaround. During construction vehicles may park on root zones. Since there is no parking on Foul Bay Road and no visitor parking has been included, visitor parking should be included in the plan. Parking for the mansion?

The Architect replied that: there will be no parking on the Fire Truck Turnaround; nor on root zones. The City has requested a reduction of parking spaces for the houses. It is possible that visitors can park on driveway of homes.

Trees/soil/undergrowth/privacy concerns/Abkhazi Gardens:

The Abkhazi Garden is a treasured local Victoria garden and visited by many tourists. A representative from Abkhazi Garden made the following points:

1. What will be the impact of construction to the garden?
2. Deer fence proofing is needed (necessary) during construction and after construction to protect the plants of Abkhazi Garden.
3. Use caution during construction to protect the trees.
4. Sight lines from Abkhazi should not be impacted by house "C".

The Architect responded that Covenants will be included in the area below the mansion toward Abkhazi Garden and 511 Foul Bay to protect the existing natural landscape.

- Tree and understory protection: arborist recommended removing understory.
Only invasive species should be removed not all the understory. A list of invasive species should be available and tagged before construction begins.
- The resident of 592 Foul Bay said that with the current plan his property will lose a considerable degree of privacy re: loss of trees. Requesting from developer some kind of screening and careful attention to protecting trees and understory which protect his privacy.

- There should be 2 tree replacements for every tree removed.
- Several present expressed concern that there will be a serious loss of Garry oak trees; 19 will be cut down out of 37 on the site. The replacement trees would be too small and would take too long to replace the present leaf canopy.
- The Architect responded that in fact the large trees would be sourced for their replacements. Revised plans showed how the design locates the houses around the trees and root zones and based on the advice of the arborist Scott Murdoch of Gye and Associates and the Civil Engineers, Murdoch de Greef and Associates. There will be additional plantings to create a privacy buffer on the north side. Parts of the site have shallow soil and additional soil would be brought in where needed and irrigation would be provided. There will be a tree-preservation plan.
- Soil should not be raised around oak or Arbutus trunks
- Questions arose about root compaction of the root zone of their trees which extends approximately 8 metres into the property of 515 Foul Bay during construction.
- Requesting no dumping of building materials or machinery on these root zones to protect trees. Area needs to be fenced off. These trees provide both privacy and screen for both properties.

The Architect replied: No heavy machinery or storage of construction material should be allowed on the root zones during construction.

- Ensure the Arborist is on site during blasting and protective fencing installed for tree root zones. Could further ensure that on site machinery/storage of &etc kept off the root zones.(see below)

Drawings/Design/Blasting/Drainage

- There was also concern about the blasting and potential damage to adjacent houses, also the use of the permeable areas during the construction and the loss of privacy with the big change in tree canopy.

The Architect assured the meeting that the arborist would be on site during any blasting which will be low impact and only on one lot (Lot C).

- Some suggest that the houses are too modern to be sited next to a McClure mansion: resemble modern boxes.

In response The Architect said, "the materials, for example, will complement and not mimic the mansion".

- How will the height of the houses be in relation to the mansion?

In response, The Architect explained that the height of the new buildings, which had been reduced from the first application, was due to the elimination of basements, thus avoiding extensive blasting.

- Members of the CALUC asked about changes with storm water run off from construction and how the construction and removal of existing trees will effect the eco system below the development.

The Architect replied that storm water should be retained on site however changes in drainage will/may affect the health of existing trees.

- Care needs to be taken to ensure the health of the remaining trees and those of neighbours'.

How are the proposed houses different from the original designs?

The Architect, in her presentation said: The heights of the houses have been lowered, setbacks and windows changed to eliminate variances and to preserve trees and improve privacy. The road surfaces are of permeable materials: the main floors are raised above the root-zones. There will be a blasting plan as part of the Building Permit application. Underground services to the new buildings will be routed to minimize damage to the trees and storm-water will be retained on site.

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

- these houses, designed for families, would be too expensive. There are examples of this on Chandler Street.
- additional traffic would be generated.
- Many neighbours stated that the present oak and other trees were highly valued and that they were not confident that the remaining trees and new planting would survive the project even if the proposal included specialists in tree preservation and blasting. Some felt that the proposed houses would be too large and inappropriate for this heritage area.
- Is this proposal an appropriate use of the land?

- There were no supportive comments.
- What is happening to the five rental units currently?

Fred Rahani, Alpha Developments, explained that there will be a covenant and the units will remain rentals for 10 years. They are currently unoccupied.

- Who is building the new houses?

Fred Rahani stated that the Development Permit would be sold with the property to a construction company and including Building Permits and etc. That company would have to comply with the approved Development Permit.

- Questions were asked about this information which was new.
- Many in the audience declared that there were opposed to the development in its entirety.

- What happens next?

Councillor Coleman explained that there would be a Public Hearing with an opportunity for further comments and questions as part of the process. He thought that November was the earliest for the next presentation to Council.

*CALUC members in attendance: Alice J. Albert, chair (editor); David Wales, David Barlow (note taker); Susan Kaimer and Robin Jones; Megan Parry. David Biltek, excused.

