

The CALUC Board of the **Fairfield Gonzales Community Association** held a regular, advertised meeting on **December 7th. 2017** at the Cook Street Activity Centre to receive a proposal relating to:-

324/328 Cook Street (at Pendergast Street)

The Chair was David Biltek of CALUC and David Barlow was note taker. There were also about 50 members of the public in attendance.

Following the usual introduction by the Chair, the proposal was presented by Greg Damant of **Cascadia Architects**, with Peter Johannecht and Luke Ramsay, Development Coordinator for **Aragon Properties** was in attendance.

The Proposal is for the demolition of three S-F dwellings and two low-rise commercial buildings on Pendergast at Cook Street (Pic-a-Flic and Mac's Convenience Store) and the construction of a 4-story condominium building with some commercial facilities at the ground floor. There will be 46 units, 1, 2 and 3 bedroom, with the main and some with individual entrances off Pendergast. It will have five habitable levels (mezzanines), but four main stories.

The Applicant explained that this proposal is to change the zoning for the subject property to accommodate this building.

We were first shown the site plan and a plan of the adjacent buildings. The low-rise buildings are within the Cook Street Village designation, but the S-F Dwellings are outside. The proposal accounts for the proposed Fairfield Community plan and Design Guidelines, especially height and streetscape.

There had been several well-advertised neighbourhood consultations to consider the height and footprint, resulting in this proposal for a 4-story building with three of the top-floor suites having an internal mezzanine level and access to the roof by staircase. A half-gable low-slope roof provides this additional space for three of the upper suites, off-setting the space lost due to the set-back of the perimeter roof-line. The building has been shifted as close as possible to Pendergast to reduce the impact on the Activity Centre (to the North). The roof line is set back and not obvious from the street.

We were shown the landscape drawings and (briefly) the shadow studies. Storm-water and roof drainage will be collected and used for the landscaping.

Questions and concerns. The appearance of the new building from the north side (occupants of the Activity Centre residences) would be similar to that from the south; i.e. balconies, with a decorative privacy screen, a variety of building materials. One reason for the height of the building is the use of 9 ft. floor to ceiling heights. This story height is needed for the ducts for heat-recovery heating. There was concern that the proposed building height would set a precedent for future proposals.

Parking was a concern to several people. There would be 78 stalls; a single level underground (5 for

visitors) and eight spaces at grade on the north side for shoppers, under an overhang. There will be parking for cycles, for residents and shoppers. Concerns about parking for visitors and shoppers.

Sustainability Several were concerned. Three houses were to be demolished (as well as the commercial buildings) and several (not counted) large trees would have to be removed. There were several who valued these large urban trees very highly. Trees removed were to be replaced with new trees on the north side. Due to the location of the entrance at the west end off Pendergast, several large trees would have to be removed to make room for the ramp. Some suggested that the ramp could be relocated to preserve these mature trees. Trees were a subject of much concern. New trees would take a long time to mature. The underground parking lot roof might limit the depth of “soil volume” and the final size.

The proponent would submit a “Sustainability statement”. The building will be wired to be “Solar-ready”, possibly triple-glazing; natural materials that can be recycled at the end of life.

The building size (footprint). The average FSRatio is 2.19, though 2.5 for the front (Cook Street) section. The developer would pay a “Density Surcharge” .

Affordability There will be no “below market-priced” units in this building. Wood is used, rather than concrete to reduce costs.

The boulevards. Seating is proposed and an overhang will protect pedestrians. Landscaping is important. Some thought there should be amenities located on the Applicant’s property as well as the boulevard.

One CALUC Director commented that the proposed Fairfield Community plan shows a cycle route through Cook Street and the present plan is to have a protected cycling path on both sides, with no centre turning lane. The path will impact the landscaping and the loss of the centre lane will affect delivery to this building as well as other businesses in the Cook Street Village.

There were some compliments from the floor; that Aragon had done a good job in consulting the neighbours and dealing with their concerns.

The community would lose Pic-a-Flic and Mac’s; some commented that these are valuable amenities. The Developer would give preference for a small local retailer in the commercial space.

There was concern that the Traffic Study (promised in October) and Arborist’s study were not ready for this meeting. We were told that there might be about 25 vehicle movements in the morning from this building each working day (exiting onto Pendergast, at the request of the City).