

Community Meeting Feedback Form

Location of proposed development:

Abigail's Boutique Bed and Breakfast Hotel, 906 McClure St.

COMMUNITY MEETING DETAILS

Date: Thursday, April 12, 2018 at the Fairfield Gonzales Community Association Space, 1330 Fairfield Road

Meeting hosted by Fairfield Gonzales Community Association Land Use Committee (CALUC)

Approximate total number of people in attendance: Committee = 9; Presenters and staff and representative of the owners = approx. 7; one (1) member of the public.

Meeting Chair: Kevin Warren

Note Taker: Alice J. Albert and David Barlow

PROPOSED DEVELOPMENT DETAILS

Applicant represented by: Carl Peterson and Barry Cosgrove from Number 10 Architects and Alison Fairhurst of Abigail's.

The applicant explained that the proposal is to change the zoning for the subject property from RK medium density to a T-7 zone as an intermediate step to consolidate the lot. The plan to combine this single lot with the adjacent Abigail's property to create a new "T Zone" (Transitory Accommodation) that will be assigned by the City taking into account the existing and additional legal non-conformities. Given this, there could be no discussion of any variances given that the standards for this new "T Zone" are unknown at the present.

Abigail's currently has 23 guest rooms; six of which are in an adjacent building. The plan is to tear down an existing house on an adjacent property (owned by the hotel proprietors) and build a stand alone building to accommodate an additional 8 units, house an elevator and have a fully serviced breakfast room on the main floor. In addition, there will be a pathway—partially covered—from the main building to the new build. There will be an outdoor patio space facing McClure Street. It is envisioned that the hotel can be marketed to a broader clientele.

The proposed building height is equal to the height of the current main building. This is higher than the height of the building that will be demolished to make way for the proposed new building.

The existing house currently has one renter and the rest of the building is storage quarters for the hotel. The renter has been kept aware of the status and will be helped to re-locate.

CALUC Chair or designate and date: _____

Community Questions and Answers: primarily from the CALUC. The lone attendee did not raise any questions.

Comments from the formal feedback at a previously held open house (approx. 25 attended) included: will there be blasting? No: there will be digging below ground level due to the topography as the lot rises up to Burdett St. Blocking of views to apartment building behind on Burdett Street? Limited. What of the height? It will not be any higher than the current, main, building. Light that shines brightly at rear of hotel? A type of exterior light fixture will be installed that will project the light downwards and be motion sensitive. For security reasons, the parking lot &etc need to be lit. The shadow study shows that at 1500 during each season the impact of shadowing will affect the house beside the property—to the East on McClure Street (which is owned by Isherwood and is to be part of the Mount St. Angela development).

The roof is equal to the height of the original building with some differences to differentiate it from the original building. The City's heritage department requested that the view of the front of the house be maintained which meant pushing the new build further back from the street. The fact that it is a pitched roof was commended by some members of the Committee.

The proponent stated that all the concerns raised at the Open House were resolved through discussions.

Parking: There are currently 17 stalls for 23 rooms; 3 underground parking stalls for the Quadra Coach House (that has 6 units) and 11 surface parking stalls for main building (that has 17 units). Six surface parking stalls are being proposed for the new building (that has 8 units).

Landscaping: Permeable paving; landscaping on the north of the property line; shrubs in front of the new fence—a 6' wooden fence on E. side. Their desire is to keep as many trees as possible.

Technical concerns raised: Alex Johnson had been consulted: T7 parcel requires 920 sq metres. Lot for development is 602 sq m. FSR is 1.75 and proposal 'fits' once the FSR is figured into the equation. Height is 10.8 and below required 11'. Site coverage is 30% and this proposal 'fits.' Sq footage of new build will be 450.6 sq m. Lots will be consolidated before issuing a building permit. This proposal poses problems with our process with no defined Zoning request. "It is/will be assessed based on the overall proposal and 'we can not hang our hats on the current zoning'."

Comments (including positive, negative, and neutral):

One member of our CALUC expressed considerable concern over the fact that there is no defined zoning request. Our discussion 'should be about the consolidated lot.' This is not possible at this time.

Overall, there was positive feedback to development.

CALUC Chair or designate and date: _____