

Community Meeting Feedback Form

1015 Cook Street (referred to as 'The Sister' of 1023)

COMMUNITY MEETING DETAILS

Date: Thursday August 16th, 2018.

Location of Meeting: the Fairfield Gonzales Community Association's (FGCA) Centre, 1330 Fairfield Road.

Approximate total number of people in attendance: Architect, owner/developer, one staff person, six community persons and 5 CALUC members (Kevin White, Joanne Fox, Joanne Thibault, Alice Albert, Robin Jones).

Note Taker: Kevin White, acting chair of meeting.

This report is not meant to be a verbatim recording of the meeting, but rather a summary of the discussions that reflects what the community said at the meeting

As was stressed at the meeting the FGCA CALUC does not approve or deny any applications for re zoning or variance applications.

PROPOSED DEVELOPMENT DETAILS

Applicant represented by:

Peter Hardcastle, Hillel Architects - architect

Jordan Milne, GMC Properties - owner/developer

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: to demolish an existing stucco house and build a four-storey condominium building, containing 14 units (8 x 1 bedroom units, 6 x 2 bedroom units that will be approx. 695 sq ft each. There will be 2 - one bedroom units at street level and 4 units – two bedrooms on each of the upper three storeys.

Since the purchase of 1021 Cook Street the owner/developer has been working to respect the character of Cook Street. The proposal is designed as a "sister" to the 1021 – respecting the lower height and entrance into the village.

The building will be set back from the sidewalk: the 2 units are on either side of the front entrance and will have a small garden in front. A FOB

CALUC Chair or designate – 16 August

2018: _____

garage entrance from Cook St. leads to a driveway with parking for 11 stalls at the back of the building and parking for electric bikes. Plugs for both electric bikes and cars will be installed.

Of necessity, there is one potential variance to be requested. If planning staff and the developer agree that a text amendment to the R-73 zoning is the best approach – the developer would require a variance to comply with the minimum lot size which is currently 675m² in that zone. 1015 Cook is only 668.3m² (70 sq.ft. too small). However; it may be that a CD zone is what goes forward in which case the zone will be custom and that "variance" won't be needed.

The OCP does not require that the developer put residential on the main floor. The developer believes there is demand for ground floor oriented residential units with large patios.

Building Height will be 13.2 metres. There will be a form of high fencing and vegetation to negate the worst impact of the proximity of the back of this proposed building and the condominium building around the corner on Meares St.

Landscaping: there may be limited impact to the trees &etc. currently in place. The tree on the boulevard should not be affected; and some landscaping will occur at the front of the building and minimal at the back of the proposed development.

There was no discussion nor diagrams to show the impact of shading to any of the buildings in closed proximity to the proposed development.

The McClure building next door (commercial usage) should not be affected.

COMMUNITY QUESTIONS AND ANSWERS

Resident in building across the street: will it be energy efficient and/or integrate sustainable forms like LEEDS.

The developer claimed that all attempts will be made to make the building energy efficient; however, since building would not start until 2021 (at the earliest) – they would like to use the latest methods and innovations.

Parking access: explained as above—off Cook St. with parking lane to rear of building and parking will be under the upper floors of the proposed build.

Resident at the Mosaic building: she said she “likes what you have done”—to integrate the style/design with the original building at 1021 Cook Street.

Questions from CALUC members:

There is no underground parking only surface parking some of which is covered by the 2nd floor; therefore, no deep digging or blasting required.

Question was asked about why the decision not to include commercial on first floor. Owner claimed that OCP requires residential and that their research shows that people want ground floor patios.

The meeting adjourned at 7:50 p.m.

The CALUC was very pleased to host this meeting and would like to commend those who participated in a respectful and cooperative manner.