

# CALUC Meeting Report: Oct 17, 2019

1422 Fairfield Rd

Applicant: Chris Supeene (Agent), Dale Steeves (Owner)  
Attendance: Community 23 (approx.); CALUC 3;  
Applicant 1; Owner 1



## Project Summary

Existing bungalow to be redeveloped as strata duplex. Each side consists of a three-bedroom main unit and a secondary basement suite. A free-standing garage is proposed in the rear yard.

	Existing	Proposed
<b>zoning</b>	R1-B	Site Specific
<b>use</b>	bungalow	Duplex with basement suite on each side
<b>lot area</b>		668 m <sup>2</sup>
<b>setbacks</b>		
<b>front</b>		7.45 m
<b>rear</b>		20 m
<b>side</b>		4.88 m (SE) 5.24 m (NW)
<b>coverage</b>		39.74.54%
<b>Parking</b>		two spots (potential for additional two in front yard)

## Suggestions

- Can proposal details be made available before the meeting? Neighbours would benefit from reviewing the plans in advance.

## Comments & Questions

- Concern about how far back building (specifically garage) extends into backyard; certainly better than a concrete box.
- Strongly prefer parking in rear to parking on front lawn (support for no parking in front); Neighbourhood plan calls for densification along arterial, this proposal is what's needed.
- How can you call this 1.5 stories? A: applicant explained, height is ~7.6m to roof midpoint

- Thanks to owner for addressing previously raised concerns. Assurance that cedar hedge in rear will be protected? Removal of fir in rear yard will affect privacy. A: would like to see hedge remain in place.
- Garage will affect hedge; in root zone, sunlight? A: Landscape plan would include irrigation.
- Concern about trees on the property, potential change to tree protection bylaw reducing size of protected trees. Trees along east property line: A: arborist would be retained throughout construction, plan is based on current city policy, permeable driveway as to not affect trees along south property line.
- Clarify around trees existing/retained, is there no room to plant more trees in future? How can our canopy be retained if every lot was developed in this way? A: existing 13, cut 5; there is some opportunity to plant in the back, or in the front if parking is not installed there.
- Clarify - similar to R2 duplex, but that doesn't allow secondary suites, localized OCP amendments being considered by the city? A: yes, so site specific;
- This type of development (duplex with suites) was the #1 type advocated by Fairfield neighbourhood group, has been since adopted in neighbourhood plan.
- Neighbour not in favor – secondary suites too much; garage along property line will negatively impact backyard; Douglas fir is big and would be missed; height will affect sunlight; parking + number of families; loss of trees.
- Greenspace for secondary suites? A: there is some small allotment, backyard is shared space
- Strata or rental? A: Two-unit strata, each side is individual owned with secondary suite in each.
- Sloped property, and current sump pump? A: new build would similarly require pumps
- Will water flow across backyard into neighbour? A: permeable paving reduces water flowing, roof water is handled and pumped
- Parking – retain street parking rather than adding curb cuts to move spaces onto front lawn.
- Shadow impact? A: height confirms to current zone, no greater shadow impact.
- Are suites accessible? A: currently no
- Bike parking? A: addressed in landscaping plan
- Egress from basement given full depth in front? A: window egress on side, code
- Demolition, salvage? A: would like to salvage as much as possible