

## Fairfield Gonzales Community Land Use Committee Meeting Report



**Date:** July 23, 2020  
7:00 PM to 8:00 PM

**Address:** 1160 Oxford Street

**Developer:** Property Owner  
**Presenter:** Rachael Sansom – Agent for property owner  
**Architect:** N/A

**Attendance:** 1

### Role of Fairfield Gonzales Community Association Land Use Committee

- The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal not about the applicant or others involved in the project.
- There is no decision by the CALUC to support or oppose an application made at, or after, community meetings.
- Community members are encouraged to share their views with City Council via email ([mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)).
- If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website. (<https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>)

### Project Summary

- The developer proposes to subdivide the existing property from R1-B and create two new R1-S (Single Family Small Lot) properties.
- Once zoning approval is obtained, the development of properties would include demolition of the existing building and the construction two new residential single-family homes.
- The proposed buildings will conform with existing R1-S zoning requirements, with a total floor area of 134m<sup>2</sup> each and two stories. The buildings may include a basement and additional separate storage on site to accommodate bicycles.
- The designs of the proposed buildings are intended to reflect the architectural features of surrounding homes. The proposed buildings will have their own front drives that extend up to the front of the homes with parking for one car.

- No trees will be required to be removed due to construction related impacts. A neighbour has requested the removal of an existing Holly tree.

<b>Project Element</b>	<b>Current</b>	<b>Proposed</b>
<b>Current Zoning</b>	RB1	R1-S Single Family Small Lot
<b>Variances</b>	NA	None required
<b>OCP Amendment required?</b>	NA	No
<b>Number of Units</b>	NA	1 unit per proposed property. 2 units in total
<b>Car Parking Stalls</b>	NA	1 parking stall per property. 2 parking stalls in total.
<b>Bike Parking Stalls</b>	NA	Developer will consider dedicated bicycle parking
<b>Set Back Front</b>	7.5 metres	6 metres
<b>Set Back Back</b>	7.5 metres	6 metres
<b>Internal Side Lot Line</b>	4.5 metres combined	1.5 metres
<b>Internal Side Lot Line</b>	3.5 metres flanking	2.4 metres
<b>FSR (Floor Space Ratio)</b>	NA	n/a
<b>Height</b>	7.6 metres 2 stories	7.5 metres 2 stories





# Landscape Plan



# Proposed Homes – Streetscape

## Community Questions and Answers

Theme	Question/Comment	Response by Proponent
Zoning	Is there any proposal to change any of the requirements of the R1-S zone?	No.
Parking	Was there any feedback concerning parking from the neighbours?	No.
Tenant Relocation	Are the tenants aware of the proposed development and are they being provided any supports?	The tenants have been informed of the proposed development and will be provided with supports required under provincial legislation.
House Design	Will the new houses have basements?	That has not been determined.
	Have you considered providing additional site storage such as a shed for bikes and other storage?	Yes, that is under consideration.