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City of Victoria

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Planning & Development Department
Development Services Division

FGCA CALUC community meeting summary of 1139 Chapman St. development

Meeting held at Fairfield Place Nov. 9, 2017 at 7pm

CALUC Committee members participating: Don Monsour, Susan Kainer, David Wales, Megan Perry, Robin Jones, David Barlow, Kevin Warren, Meeting chaired by Andy Brownwright CALUC Vice-chair.

Presenting was Rob Mickleberry, president of Prodigy Development Services.

The developer had made a good effort to canvas the immediate neighbors and engage the conversation. Neighbors were present tonight from both sides of Chapman St. and both sides of May St. who would view the development from the South across a lane running through the block. The design was seen as in keeping with the character of the facing street and not impacting the view from across the lane.

One person saw the two-dimensional street elevation view as looming but when shown the graphics of the side elevations and the comparative roof heights agreed that a 3-D view would improve the look.

The project would replace a home showing considerable decline with a two-storey side by side duplex with no basement. The design was to create an age-in-place experience well-suited to life-long occupancy. When asked about the possibility of affordable sub-lets the developer noted that the lack of a basement would limit that possibility.

Existing trees would be protected and the green spaces well designed. The overall impression was that the development would be welcome in the neighborhood. The meeting was attended by fewer than a dozen neighbors.