



Nigel Banks [redacted]

Re: 1133 Fort Street

1 message

CALUC chair [redacted]
To: Nigel Banks [redacted]

Mon, Sep 23, 2019 at 5:59 AM

Hi Nigel:

Thank you for the thoughtful presentation on Thursday. Our committee has decided that your proposal does not need to go to a public community meeting.

Thanks again.
Kevin

Kevin White
Interim Chair,
Fairfield-Gonzales Community Association
Land Use Committee

A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
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Fairfield Gonzales Community Place
1330 Fairfield Road
Victoria BC V8S 5J1
near Moss street and Sir James Douglas School



From: Nigel Banks [redacted]
Sent: Thursday, September 19, 2019 9:26 AM
To: CALUC chair [redacted]
Subject: Re: 1133 Fort Street

Hi Kevin-
Just confirming tonight's meeting. is it still 7 pm?
Thanks

Nigel Banks

Sent from my iPhone

On Sep 3, 2019, at 7:03 PM, CALUC chair [REDACTED] wrote:

Hi Nigel:

Unfortunately, we did not have enough members to make a quorum this Thursday; therefore, we had to move the meeting to September 19 as part of a public meeting. I apologize for the late notice in notifying you of the change.

Many thanks, Kevin

Kevin White

Interim Chair,

Fairfield-Gonzales Community Association

Land Use Committee

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Fairfield Gonzales Community Place

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From: Nigel Banks [REDACTED]

Sent: Tuesday, September 3, 2019 9:31 AM

To: CALUC chair [REDACTED]

Subject: Re: [1133 Fort Street](#)

hi, Kevin-

here is the background to the [1133 fort street](#) rezoning:

2016 - province mandates an end to Land Use Contracts

2017- City of Victoria cancels same, leaving a number of properties, including this one, and several neighbouring ones going up Fort Street in limbo.

2018- I am retained by owners, the Bavington family, to pursue new appropriate zoning for the properties. After much discussion, we are proceeding with an application to rezone to Fort Street Special Commercial, a zone which includes all the uses presently in the building.

The proposal involves NO changes of any type to the existing site and buildings.

Just wanted to confirm that your committee Meeting is still scheduled for September 5th, at Fairfield Community Place.

regards

nigel banks
banks design

On Tue, Aug 13, 2019 at 1:13 PM CALUC chair [REDACTED] wrote:

Hi Nigel:

A full presentation is not required; however, please be prepared to explain the following:

As this rezoning involves absolutely no changes to the existing heritage building, its' site or occupants, I am writing to ask your associations' consideration of waiving a public meeting to review the proposal.

Any supplementary material would be helpful and possible save time.

Many thanks,

Kevin White
**Interim Chair,
Fairfield-Gonzales Community Association
Land Use Committee**

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Fairfield Gonzales Community Place
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From: Nigel Banks [redacted]
Sent: Monday, August 12, 2019 8:26 AM
To: CALUC chair [redacted]
Subject: Re: 1133 Fort Street

hi, Kevin-
Yes, I can attend. would you like any material before the meeting? Will your committee want a full presentation?
there are no changes proposed to the building or uses- this is more of a housekeeping issue driven by the City.
many thanks
nigel banks

nigel banks
banks design
[redacted]

On Sun, Aug 11, 2019 at 11:34 AM CALUC chair [redacted] wrote:

Hi Nigel:

Are you free to attend the next CALUC meeting (open for presentations) - scheduled for September 5, 2019 at 7:00 p.m. (address below)?

Thanks, Kevin

Kevin White
Interim Chair,
Fairfield-Gonzales Community Association
Land Use Committee

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Fairfield Gonzales Community Place
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From: Nigel Banks [redacted]
Sent: Tuesday, July 30, 2019 9:29 AM
To: CALUC chair [redacted]
Subject: RE: 1133 Fort Street

Dear Ms. Albert-

We exchanged correspondence concerning the proposed rezoning of the above property in April and May, and I have been most remiss in not following up. I wonder when we might meet or chat to discuss moving forward; as I recall we both had extended trips which prevented scheduling. This property is part of the city's initiative to clean up a number of properties which fell under land use contracts terminated by the province.

I look forward to hearing from you.

Many thanks

nigel

nigel banks

banks design

[REDACTED]

[REDACTED]

From: CALUC chair [mailto:[REDACTED]]
Sent: April 23, 2019 10:19 AM
To: Nigel Banks <[REDACTED]>
Subject: Re: 1177-1185 Fort Street, "The Gables"

Mr Banks,

Many apologies for this less than timely response. I have missed this email and my only excuse has been scheduling many development proposals for Preliminary Meetings and Community Meetings.

I have reached out to some of our Committee members for their input and will, with any luck, get back to you within 24 hours.

Please accept my apologies for this oversight,

Alice J. Albert

Chair,

Fairfield-Gonzales Community Association

Land Use Committee

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Fairfield Gonzales Community Place

1330 Fairfield Road

Victoria BC V8S 5J1

near Moss street and Sir James Douglas School

[Redacted]

[Redacted]

From: Nigel Banks <[Redacted]>
Sent: Wednesday, April 17, 2019 9:32 AM
To: CALUC chair
Subject: Fwd: 1177-1185 Fort Street, "The Gables"

Ms. Alice Albert

Chair, Land Use Committee

Fairfield Gonzales Community Association

.dear Ms. Albert

I am writing on behalf of the Bavington Family, the long-time owners of the property at [1133 Fort Street](#). As your committee may know, last year the City, as mandated by the Province of BC, cancelled the Land Use Contracts dating back many years which have regulated this property, as well as others in your neighbourhood area. In cancelling these contracts, the City requires that the properties put in place, through a Rezoning process, a zoning that will regulate use and density in a conventional manner.

I am handling that process for the owners, and we are ready to apply on their behalf for Zone CA-2, Fort Street Special Commercial District, which the planning department has recommended as covering all uses presently in the building. This would also retain as legal non-conforming any anomalies that do not fit within the suggested zoning.

As this rezoning involves absolutely no changes to the existing heritage building, its' site or occupants, I am writing to ask your associations' consideration of waiving a public meeting to review the proposal.

I am more than happy to handle such a presentation if your Association feels it is necessary, but I am unsure of the benefit to you.

sincerely yours

nigel banks

nigel banks

banks design

