



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
the place to connect

Minutes of Sept 26, 2016 Fairfield-Gonzales Community Association Land Use Committee.

Attendees: David Biltek (Vice Chair), Don Monsour (Chair & President of FGCA), Corey Burger, Heather Murphy

141 Cambridge Aves

The developer and the applicants introduced the project including the two major variances:

1. Allow the house to have a full basement
2. Allow a roof deck

Questions from the community:

Q – Purpose of space in basement? Can it be a suite? Is the entrance to the basement legal?

The basement is currently designed to be extra living space; it could be suited without a rezoning but the plan isn't to be suited right now. The entrance is legal.

Q – Where is the deck facing?

The deck faces the back yard

Q – Is the accessory building a garden suite? What plumbing does it have?

No. That would require a rezoning. The accessory building has plumbing for water only

Q – How much parking?

There is one parking stall in the front of the property in front of the house

Q – Is this a single family house?

Yes

Q – What is the footprint? How tall is the building?

The footprint is the same as the current building, while the height is lower than existing house

Q – Have you spoken with neighbours?

Yes, and we have canvassed for support

Q – How many days can a roof deck be used?

That has been considered and the design looks at sun angle to maximize usage

Q – Are there any plans for AirBnB?

No

Comments from community

- Felt it was good as it was a single family house. They felt that the banning of roof decks was extreme and like how the applicant designed a deck that ensures privacy and felt it was a good compromise
- Not concerned about roof deck
- Like how design conforms
- One neighbour mentioned that the zoning that considers basement as first floor is painful & curious