



FAIRFIELD GONZALES
COMMUNITY ASSOCIATION
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**Fairfield Gonzales Community Association Land Use Committee
Community Meeting October 20, 2016
Fairfield Community Place
1330 Fairfield Road**

Chaired by Corey Burger (acting vice chair) Heather Murphy and Alice Albert (recorders) Don Monsour (chair) Robin Jones, and Susan Kainer (members of CALUC).

Approximately 33 community members were in attendance.

986 and 988/990 Heywood Avenue

Re-zoning from R3-AM2 = R1-B to spot zone based on R3-AM2. This application is to consolidate the existing dual zoning and construct a four storey multi family residential building overtop secure underground bike and vehicle parking. The proposed number of residential homes is 21 and no parking variance is being requested.

- Proponent: Jawl Residential, Tri Eagle Developments, and Cascadia Architects presented full description of proposed development and design features.
- Discussed and proposed massing closer to the south west corner to provide more open space and therefore more light to townhouses to the north.
- Plan to use quality materials e.g. stone terra cotta finish
- Building to last 100 years.
- All parking on one level. Guest bike parking will be built.
- Trees on neighbouring property remain
- 3 ground units facing Heywood will have access to outside
- 3 penthouse units

1014 Park Boulevard

Concern re height and light

- 3 units in his building will be impacted by reduced sun light.
- Noted penthouse floors are up to 11'.

Response: New standard for housing is 9' ceilings.

Overall building height is 7' higher than Tweedsmuir Mansions, located at 900 Park Boulevard which is the adjacent property to the south.



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216 Vancouver Street

- Concern re **height**. Therefore, consider reducing penthouse height to 9' which would reduce 7' rise over Tweedsmuir.

Response: Can look into suggestion.

- Slope of land puts us lower than Heywood; therefore the building is quite high.

Response: Unable to push building closer to Heywood.

- Will address green space / healthy trees at property line. Will hand dig. Noted: Neighbour's shed sits near property line. We will have an arborist for the project.

978 Heywood

- How many **parking** spaces? Response: 29 parking spaces.
- Concern guests and deliveries will create more traffic on the street and need for more parking spaces.
- Does not care for **height**.
- Too close to street. Concern not enough **setback**. Wants to know in feet how far building from sidewalk. Response: Building is setback 14' from sidewalk. Current design thinking recommends housing closer to street. It works with the existing neighbourhood.
- Too close to Tweedsmuir.

Response: we have a step back on 4th floor. Will increase parking on street by 1 stall.

- Setback from street proposed 4 to 5' Response: Setback will be 14'. City bylaw 35'?

Note: Tweedsmuir has circular driveway therefore not pressing against street all the way around

- It seems too big; reducing the **height** would help.
- Concern re **street parking**. Car share suggested. Response: With limited number of suites and locked access to parking not viable to offer car share option.

900 Park Blvd.

- Request information, distance in feet? 8 or 10 feet?

Existing Tweedsmuir driveway is 10' wide therefore only 18' distance between Tweedsmuir and proposed development. Response: 20' distance between Tweedsmuir and proposed development. Front façade will be in line with Tweedsmuir zoning.

- Concern re trees along south property line between Tweedsmuir Mansions and proposed development. Suggestion: to show exactly what kind of trees will be proposed. Ensure realistic varieties will be used. Response: Cypress to saved and planted new trees which will grow to a substantial size. Monkey puzzle tree will be removed.

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#8, 900 Park Boulevard

- How much of parking box exposed?

Response: 6 to 7' then declines to 3' and then even.

- Observation: proposed landscaping between properties is not as private as in front. Would like opportunity to have discussion re **landscaping**.
- Tweedsmuir is 80 years old and never designed as a high class building. Would like to see the new development as beautiful /effective as Tweedsmuir.
- Tweedsmuir is remarkably close to sidewalk likely to provide space at back and individual entrances, therefore suggests come closer to sidewalk.

Response: the proposed development fits.

11 Park Boulevard (note this could be #11, 900 Park Boulevard?)

- Believes in density, but wants it to be done beautifully; design is really important.

Response: we want to do a beautiful building. The next step will be to review comments. We appreciate the comments. We want to enhance the neighbourhood. This project will be in the public realm for likely 8 months. We are in the early stages. There will be lots more conversations.

Address Unknown

Height

-suggest dropping property

Response: it is as low as possible to accommodate parking.

907 Oliphant

Concern re **light** does not wish to be in the shade.

Note re Zoning: Area is already zoned multifamily except for a portion of the site / notch of land at the rear, which is zoned single-family. Charlotte Wain (City of Victoria planner) explained, the proposed density is linked to open site space, which cannot be met due to the projection of the parkade structure above grade. Density cannot be varied therefore a rezoning application is triggered.

219 Vancouver

Would like to see rendering from Vancouver Street

1068 Chamberlain

Penthouse sticks out; makes building looming.

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Response: This is an architecturally bold element. Recessing would reduce valuable space. It is stepped back and corners are carved out. Designed with whole neighbourhood in mind; neighbourhood composed of 3 to 4 stories and then moves into a 1 storey section.

Address Unknown

Tree removal?

Address Unknown

How many bedrooms in penthouse?

2 and 2 plus den

Could the 2 existing houses be removed and placed elsewhere?

Removal is impractical because 35 trees would have to be removed along the street in order to accomplish this task.

Summary of Main Concerns Expressed: Height: too high, Light blocked, will increase traffic therefore need more parking, Setback of 14': some against, some for, not enough space between proposed development and Tweedsmuir, quality of landscape between Tweedsmuir and proposed development.



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