

Laura Wilson

From: Anita Walper on behalf of caluc@victoria.ca
Sent: Thursday, Oct 24, 2013 3:16 PM
To: Laura Wilson
Subject: FW: Planning & Zoning Committee
Attachments: oct 21 minutes.docx; McClure.docx; 2013_10_21_15_58_56.pdf

From: Paul Brown [<mailto:paulbrown@3etraining.ca>]
Sent: Thursday, Oct 24, 2013 8:56 AM
To: caluc@victoria.ca; Fairfield Community Assoc
Cc: Pam Madoff (Councillor); George and Jo-Ann Zador
Subject: Planning & Zoning Committee

Attached are the minutes from the October 21 meeting of the Planning and Zoning Committee pertaining to proposed developments for 818, 836, 838 Broughton and 1030-1038 McClure Streets. These minutes can now be posted on the FGCA website.

Have also attached two letters from residents – they should not be posted on the FGCA website and are only provided for the City.

Regards,

Paul Brown
Planning and Zoning Committee
Fairfield Gonzales Community Association
1330 Fairfield Rd. Victoria, BC V8S 5J1
Ph: 250.382.4604
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Received
City of Victoria

OCT 24 2013

Planning & Development Department
Development Services Division

21 October 2013

Land Use Committee
Victoria, BC

Via E-mail: planandzone@fairfieldcommunity.ca

Attention: Paul Brown

Dear Sirs/Mesdames:

Re: Development Proposal – 1030/1038 McClure Street

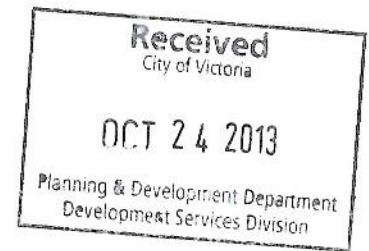
I am the owner of the 29 unit apartment building at 1065 Burdett Avenue. I have received notice of the community meeting to discuss the proposed redevelopment of 1030/1038 McClure Street, but do not have any information on the plans. I do know that changes are proposed to height, number of stories, number of units, green space, and views from surrounding properties. I believe that these changes could adversely affect my property at 1065 Burdett Avenue. I point out that the apartment at 1065 Burdett Avenue has 29 units on 21,600 square feet of land and the application for 1030/1038 McClure Street calls for 36 units on 14,400 square feet of land. This is a large increase in density for this area.

I ask that you consider the above before supporting the above application for redevelopment. I will have further input once we are able to see the plans.

Yours truly,

[Redacted Signature]

From: [REDACTED]
Sent: October-11-13 2:39 PM
To: place@fairfieldcommunity.ca
Subject: Development proposal 1030/1038 McClure



Dear Sir or Madame,

We are unable to attend the community meeting for this development but we feel that 36 units is absolutely a terrible idea on this small footprint. We are a family of 5 adults with only one street parking pass and we cannot imagine how this development proposal will have any onsite parking whatsoever. This means that they will put another 36 cars or more onto the street? Even the smaller development around the corner from us on Richardson, which has onsite parking, has vehicle overflow that has significantly affected the ability of our family to park our cars on Vancouver Street.

Please add our 5 voices to those of other concerned citizens of this neighbourhood.

Many thanks,

[REDACTED]

**Planning and Zoning Committee
Fairfield Gonzales Community Association
October 21, 2013**

Members of FGCA Planning and Zoning Committee:

Paul Brown (chair), George Zador, Jim Masterton and Bill Rimmer

Subject Property:

818, 836, 838 Broughton Street. Proposed 10 storey residential building, approx 100 units plus rezoning of existing Black Press Building

13 attendees

Attendee Questions & Comments from Attendees:

- Will adjacent buildings on Fort Street be landlocked?
- Concern regarding removal of pay parking for patrons of the YMCA and Royal Theatre
- Will there be a mid-block walkway?
- What about security measures for the dead end pathway to back of Fort Street building?
- Not seeking any type of building certification
- Will be 3 raised 'City Home Units' that are not live/work
- All units will be condos
- 3 underground parking levels
- Some blasting will be required, however it is believed excavation will be mostly clay
- Projecting construction in 18 months and 22 months for construction
- What might the City want in return for density bonus? \$, rentals, amenities
- Why residential here?
- What steps will be taken to protect heritage building across street (former CFAX Building) from blasting? Good studies, engineering and planning; inspection of adjacent buildings prior to blasting
- Will contribute shoppers and security to the neighbourhood
- Intent is to keep Black Press Building (with improvements) for the foreseeable future
- Exterior will use composite panels – very durable
- Target market: mid-price ranges, lots of one bedrooms, smaller units
- Both proponent and attendees stressed importance of use of quality materials for aesthetics

Subject Property:

1030-1038 McClure Street. Proposed 4-story bldg with 36 condo units, 36 underground parking. Rezoning variance sought on bldg. height, setback and parking.

9 attendees

Attendee Questions & Comments from Attendees:

To note: Planning and Zoning Committee chair Paul Brown's own home is within the notification area of subject project, therefore he recused himself from chairing this session. Chair and minutes taker was George Zador.

Attendee questions and comments:

- impression was that ,generally ,the residents were satisfied with the proposal and were content to just comment on details
- difference in setback between subject and other properties on the block
- exterior colour scheme
- exterior cladding material cement board and brick; would like to see more brick
- "a very large building among much smaller structures"
- "prefer fewer units with more parking"
- what care will be taken when excavating, blasting, to protect existing structures
- concern expressed regarding impact on visitor street parking availability for existing buildings
- timing and duration of construction, working hours, noise
- "appreciate the intended quality of the development"
- Will there be any low rental units for families? We keep building for the rich.