

**Janet Hawkins**

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**From:** Jim & Ina [REDACTED]  
**Sent:** Sunday, Jul 19, 2015 3:30 PM  
**To:** Public Hearings  
**Subject:** Public Hearing July 23, 2015: Rezoning Application No. 00479, 62 Cambridge St.

I wish to object to the proposed rezoning on 62 Cambridge St to allow for a small lot subdivision. I reside at 23 Linden Avenue, the adjacent street, and have done so for many years. The face of Fairfield has changed and it is realized that there is a tremendous demand in this neighbourhood for higher density. This is manifested in the higher density apartments around Cook St Village, garden suites and the multiplicity of secondary suites throughout Fairfield.

I feel that these types of densification are sufficient in Fairfield to warrant against another incursion into the prevailing R1-B zone of lower Fairfield. For example, how does no 62 Cambridge require special treatment for a small lot subdivision when it is no different from all the same-sized lots along Woodstock. Would all the lots along Woodstock expect similar treatment? If so what is the impact of additional density in Fairfield. Does anybody know? Have any studies been made?

If not then this rezoning is simply spot zoning in its lowest form. What is even worse, the City is considering lower setbacks for the front and side yards of the proposed dwelling thus thrusting it out from the prevailing front setback on Cambridge. Why?

I am an ex-City Planner and was on the board of the Fairfield Gonzales Community Association for many years and served of the Planning and Zoning Committee in Fairfield for many years. I believe that such a proposal as being discussed is unwarranted unless a much larger study of Fairfield development impact is conducted by the City as part of the review of the current Fairfield Local Area Plan.

Yours etc, James Masterton