

September 10, 2008

To Mayor and Council
City of Victoria

211 Robertson Street (rezoning)

On July 21, 2008 the proponent for 211 Robertson Street met with neighbours and the Fairfield Planning and Zoning Committee to discuss a proposed small lot re-zoning development. The property is currently located in Gonzales and zoned R1-G and they are seeking a R1S-2 re-zoning.

Neighbours Comments

- Is parking in the front yard permitted under the proposed zoning?
- Several people supported the question, why does the applicant need a R1-S2 zoning when the R1-G2 zone was tailor-made for Gonzales?
- Concerns expressed about parking problems being exacerbated by this development
- Supports the redevelopment as proposed, removes an eyesore.
- Questions the considerable amount of living space on the lower floor of both dwellings that does not appear to be included in the total square footage.
- Both basements could easily be very nice apartments and then two becomes four.

Committee Comments

- Likes increased density, but does not like the proposed zoning. Feels R1G2 is more appropriate.
- There has been inconsistent zoning in this area in the past. The proposed site is surrounded by R1S2. Likes the design of the proposed homes.
- Like proposed design, but concern about parking in the front yard.
- Not in keeping with the Gonzales Plan
- Supports redevelopment, but not the proposed zone of R1S2.
- Concerned that design of basement appears as, or will lead to secondary suites. Basements should not have separate entrances. Would prefer R1G2 zoning instead.

Wayne Hollohan
Chair,
Fairfield Planning and Zoning Community