

**LAPIS HOMES****Community consultation and feedback**

- 1. April 14 Letter from Ryan Jabs to neighbours notifying them of the proposal**
- 2. May 5<sup>th</sup> letter from Ryan Jabs updating neighbours on the proposal**
- 3. Feedback from neighbours. All but one providing strong support for the application.**
- 4. Overview of community consultation to date.**

Lapis Homes Ltd.  
4291 Oakfield Crescent Victoria, BC, V8X4W4  
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[ryanjabs@lapishomes.com](mailto:ryanjabs@lapishomes.com)  
[www.lapishomes.com](http://www.lapishomes.com)



April 14, 2018

Dear resident,

My name is Ryan Jabs and I'm with a family-run development company called Lapis Homes. I wanted to give you a bit of information on a proposal for 1159 View that I'm submitting to the city on behalf of the owner, Dave Stephens and LIDA Homes.

We're requesting permission to add two additional 640 square feet (60 square meter) one-bedroom suites in the unfinished basement of 1159 View to bring the total number of apartments in the building to six. As part of our proposal, we are requesting a variance for onsite parking and for open space. You can find plans of our proposal at <https://lapishomes.com/1159view>

The proposal will not change the size or layout of the existing building, but we will add a small 225 square foot (21 square meter), single-floor bicycle storage building at the rear of the yard to make sure tenants have secure space for their bicycles. This, along with adding another parking spot, will reduce the amount of open space on the property, but importantly, we do not anticipate that it will impact any mature trees.

To address the parking variance, we developed a parking review to look at how we might accommodate any additional parking needs (You can find a copy of the review at the link above, or by calling me).

Based on the current and expected demand for onsite parking (only one space is currently in use), and how close the apartment is to downtown, groceries, entertainment, bicycle paths and transit, the review concludes that the available parking onsite should be enough to accommodate the new units.

Still, we are proposing some additional steps to address the transportation needs of the added tenants. This includes: 1.) building the bicycle storage building (as noted above); 2.) adding a cycling lock-up for guests at the front of the building; 3.) increasing onsite parking at the back of the building from three to four spaces; and, 4.) providing MODO car share memberships to each of the tenants for the next two years.

Please get in touch with me if you have some thoughts about our proposal. You can send the attached form to [ryanjabs@lapishomes.com](mailto:ryanjabs@lapishomes.com) or call me to pick it up. Or fill out a form online at: [lapishomes.com/1159view](http://lapishomes.com/1159view).

Take care,

Ryan Jabs  
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**LAPIS HOMES**

May 5, 2018

Dear resident,

I wanted to provide an update to the letter I dropped off in mid-April about the development variance application that we're requesting for 1159 View. (If you didn't receive the first letter, you can find it on my website here: <https://laphomes.com/1159view>).

As mentioned in that letter, we're requesting permission to add two additional 640 square feet (60 square meter) one-bedroom suites in the unfinished basement of 1159 View to bring the total number of apartments in the building to six. As part of our proposal, we are requesting a variance for onsite parking and for open space.

Since I last wrote, we've made a few modifications to the plan following a meeting with the City of Victoria planning department. We've increased the bicycle storage building by about 30 square feet to accommodate horizontal rather than vertical bicycle parking, and we need to remove the additional parking space that we had proposed because of the requirement for a larger turning aisle beside the existing building.

However, instead of the parking space, we're proposing to include two new parking spots for scooters, which we feel will appeal to future tenants who are looking for a less expensive and more environmentally efficient option to get around. In addition, instead of only two years car-share membership, we are proposing to provide permanent car share memberships for any tenant living in the building.

The combination of secure bicycle storage, added scooter spots, permanent MODO car share memberships, access to transit and the walkability of the neighbourhood will limit the need for each tenant to have a vehicle.

You can find updated plans and an updated parking review at <https://laphomes.com/1159view>.

I also wanted to make sure you're aware of the open house that the Fernwood Community Association is hosting about our proposal on May 14<sup>th</sup> at 7:00 PM at the Fernwood Community Centre (1923 Fernwood Ave). I'll be there to give a short overview of our plans and will take your feedback and any questions you might have.

Please get in touch with me if you have some thoughts about our proposal. Again, you can send the attached form to [ryanjabs@laphomes.com](mailto:ryanjabs@laphomes.com) or call me to pick it up. Or fill out a form online at: [laphomes.com/1159view](http://laphomes.com/1159view).

Take care,

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**LAPIS HOMES**

## Ryan Jabs

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**From:** Peggy Holmquist <[REDACTED]>  
**Sent:** Thursday, April 19, 2018 11:17 AM  
**To:** Ryan Jabs  
**Subject:** Proposed changes to 1159 View

Thank you for giving us each letter about the changes you are proposing. It all looks very goods. You have really done your homework with items 1 - 4. The two suites can sure be used in this city.

I also think it is most generous to offer the Modo car for such a long period of time.

You certainly have my support.

Peggy Holmquist

#304 - 1146 View Street.

## Ryan Jabs

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**From:** GoDaddy <[REDACTED]>  
**Sent:** Tuesday, April 24, 2018 6:36 PM  
**To:** Ryan Jabs  
**Subject:** New message - lapishomes.com

[Click here to reply](#)

**Name:**  
Andrew Sund

**Email:**  
[REDACTED]

**Address:**  
102-1146 View St.

**Message:**

Hi, I support infill development unconditionally. Attending meetings in person is a little tedious, mainly because we shouldn't have to grovel and offer concessions to allow someone to have a place to live . If you need me to email the city in support of your development proposal, let me know when would be useful. Thanks, Andrew.

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*This message was submitted from your website contact form:*  
<http://lapishomes.com>

## Ryan Jabs

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**From:** GoDaddy <donotreply@godaddy.com>  
**Sent:** Sunday, April 29, 2018 1:06 PM  
**To:** Ryan Jabs  
**Subject:** New message - lapishomes.com

[Click here to reply](#)

**Name:**  
Dianne Norrad

**Email:**  
[REDACTED]

**Address:**  
401-1146 View Street

**Message:**

I support the development variance for 1159 View Street. I understand the proposal will not change the size or layout of the existing building or remove any mature trees on the site.

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*This message was submitted from your website contact form:*  
<http://lapishomes.com>

## Ryan Jabs

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**From:** GoDaddy <donotreply@godaddy.com>  
**Sent:** Friday, May 11, 2018 4:56 PM  
**To:** Ryan Jabs  
**Subject:** New message - lapishomes.com

[Click here to reply](#)

**Name:**  
Stacey O'Sullivan

**Email:**  
[REDACTED]

**Address:**  
303-1147 View Street

**Message:**

Hello, I just wanted to provide my support for the proposed plan at 1159 View. Adding suites to the unfinished basement adds housing stock at a time when it is desperately needed, and also within a walkable neighbourhood which is great. I really like that alternate modes of transport are being actively encouraged by providing bike storage, scooter parking, and car-share memberships. Alternate transit modes and urban densification are critically important pieces of climate action. It is important to me that everything possible is done to protect the existing mature tree, as these trees provide many benefits to dense urban neighbourhoods such as this one. Thank you for your proposal Stacey

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*This message was submitted from your website contact form:*  
<http://lapishomes.com>

## Ryan Jabs

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**From:** GoDaddy <donotreply@godaddy.com>  
**Sent:** Monday, May 14, 2018 10:26 AM  
**To:** Ryan Jabs  
**Subject:** New message - lapishomes.com

[Click here to reply](#)

**Name:**  
Chris Denford

**Email:**  


**Address:**  
1162 Fort street

**Message:**  
As owners of the neighbouring property at 1162 Fort street, we would like to share with those interested that we support the initiative to add additional suites at 1159 Fort street.

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***This message was submitted from your website contact form:***  
<http://lapishomes.com>



1159 VIEW ST

BACKYARD AREA = 2376  $\text{ft}^2$

25% COVERAGE LIMIT = 594  $\text{ft}^2$

EXIST CARPORT + PROPOSED STRUCTURE  
= 801  $\text{ft}^2$

207  $\text{ft}^2$  OVER LIMIT

WHICH EQUATES TO 35% OVER LIMIT

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TOTAL LOT AREA = 5478  $\text{ft}^2$

CARPORT, BUILDING & PROPOSED PORCH

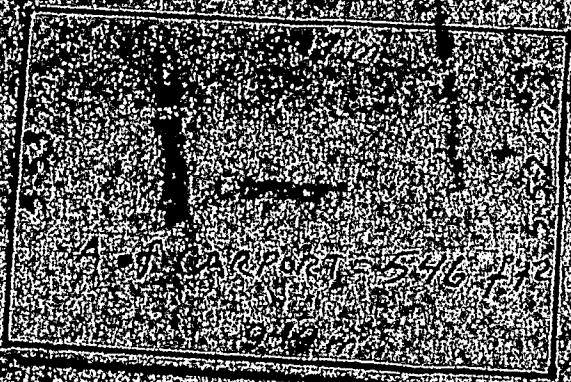
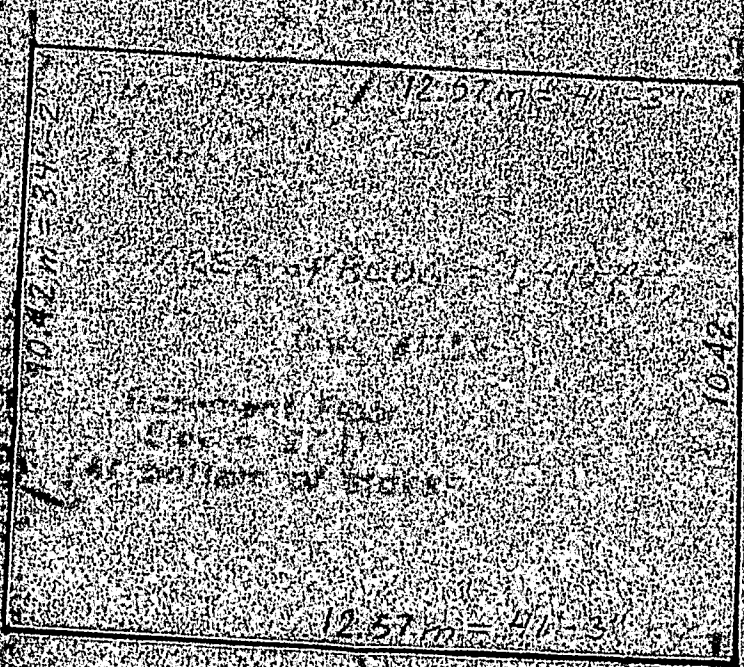
BUILDING TOTAL AREA = 2,211  $\text{ft}^2$

35% COVERAGE LIMIT = 1,917  $\text{ft}^2$

568  $\text{ft}^2$  OVER LIMIT

WHICH EQUATES TO 35% OVER LIMIT

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REDA



## Community consultation overview

### April 10<sup>th</sup> letter:

1147 – 22 units – Left a voicemail for property manager Jason Middleton on April 14 and then gave 22 copies on April 16, 2018 to Jason Middleton of Cornerstone Properties- 1001 Cloverdale Ave. (250-475-2005)

1163 – 4 units – 4 copies on April 14, 2018 Spoke to tenant of unit 4 and provided verbal and written details on the proposal. He did not seem concerned noting that the change would not affect him. I dropped off written material to the other three units (subsequently owner has shown concern and noted that there were no other tenants in the building).

1180 – 20 units – Left message for building manager on Monday. 14 copies on April 14, 2018

1146 – 14 units (condo) – I left 14 copies on April 14, 2018 at the front of the condo.

Fort 1156 – office – Gave copy to Sam, who was the project manager for the Wentworth Villa revitalization on April 14, 2018. He was supportive of the proposal, noting that it was fairly minor.

Fort 1162 – Office – Businesses were not home when I went by. Provided 3 copies through the mail slot on April 14, 2018

Fort 1170 – 10 units – Dropped off 8 copies inside on April 14, 2018

### May 4<sup>th</sup> update:

1147 – 22 units – Left 22 copies on May 4<sup>th</sup> with property manager Jason Middleton of Cornerstone Properties- 1001 Cloverdale Ave. (250-475-2005)

\* 1163 – 4 units – Dropped off one copy and spoke with owner and resident to let him know about the update. Mr. Wegner (owner) informed me that he had some technical concerns about the proposal, which were subsequently provided at the Fernwood community association meeting.

1180 – 20 units – Left 20 copies at the door on May 4, 2018

1146 – 14 units (condo) – I left 14 copies on May 4, 2018 at the front of the condo.

Fort 1156 – office – Left one copy with the curator, Sam.

Fort 1162 – Office – Left two copies, as no one answered the door.

Fort 1170 – 10 units – Dropped 10 copies off inside on May 4, 2018



May 14<sup>th</sup>

Spoke to Chris Denford (Denford construction) in 1163 Fort. He's supportive of the project. Said he was going to write a letter in.

Also spoke again with Mr. Wegner (owner of 1163) about the application.

Attended Fernwood Community Association meeting to discuss proposal. Chair and a board member of the association's land use committee, Councillor Charlayne Thornton-Joe and the owner and resident of 1163 View Street attended.

I provided an overview of the project and the benefits, as well as the actions we were proposing to mitigate the parking and open space variance. Mr. Wegner outlined his technical concerns again on the proposal.

I confirmed with Mr. Wegner that I would continue to update him as the process moves forward.