

**From:** [Victoria Mayor and Council](#)  
**To:** [Karen Sidhu](#)  
**Subject:** FW: Proposed small lot housing subdivision at 1249 Finlayson street  
**Date:** September 19, 2018 3:14:17 PM

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-----Original Message-----

From: Adrian Langereis [REDACTED]  
Sent: Wednesday, September 19, 2018 1:59 PM  
To: Victoria Mayor and Council [REDACTED]  
Cc: Michael Angrove [REDACTED]  
Subject: Re: Proposed small lot housing subdivision at 1249 Finlayson street

Dear Mayor & Council,

I am the owner of the home/property of the above address. I am writing you today in response to the email received from Devon Cownden on Monday September 17, 2018 addressed to Evan Peterson who has been working on this application on my behalf.

In reviewing all of the communication, i understand that staff is in support of this application subject to altering the site layout to preserve the Garry oak tree. In an effort to try and be as efficient as possible for the COTW meeting tomorrow, I wanted to make sure that staff & council are aware that we have worked from the from the start with our designer & arborist to make every effort to keep the Garry oak tree. However, because of the size of the existing home and location of the Garry Oak tree, it is not feasibly possible to keep the tree & the existing house.

From the onset of our discussions with Staff, we had support to remove the Garry Oak tree - this was also the case at our meetings with the Community & Neighbourhood associations - in fact we had neighbours in the community interested in being involved in some of the removal work, along with the elementary school request that we could donate the tree to them for local children's education etc. The support we have had to try and develop this corner has been very positive, the existing home is in disrepair yet contains some great period aspects and if you are familiar with the site the way the existing home sits on the property, it really doesn't make sense. It has only been in the past month that we have received notice that Staff now does not support the removal of the Garry Oak tree - which i am sure you can imagine for me, now being 12 months into the process is very frustrating to hear at the 11th hour.

Second to all of this this our Arborist's comments is that the tree is in "Fair" condition and does show some signs of deterioration. And I am open to planting an increased number of new Garry Oaks (currently we have proposed 3 to replace the existing one, but we could increase that as the site allows).

Before our initial application, I met with Mike Angrove and discussed the options for the site. As i am sure you are aware the OCP calls for increased density & potentially up to 4 stories along this part of Finlayson street. We discussed the possibility of townhomes, Condos or a purpose build rental building to try and increase density to follow with the City's mandate for more affordable housing. After some lengthy discussion and looking at the overall neighbourhood, we all agreed that 2 homes of the style that we have proposed would be the best fit for the site and the Neighbourhood.

Moving forward, if Staff and Council support the application, but not the removal of the Garry Oak tree there are 2 other options that are feasible:

1. The existing house be removed and 2 lots be created for 2 new homes. Keeping the Garry Oak Tree.
2. That we make an effort to try and keep the Garry Oak Tree (TBD) and propose a single multi unit rental building.

Both of the above options I am open to working with Council on. In an effort to try and not delay this any further, if council chooses to not support our current application, it would be very much appreciated that Council can provide

some feedback and guidance at the COTW meeting tomorrow so we can work together towards a viable option for the site.

For what its worth - personally, for the site i strongly feel that the current application is in the best interest of the neighbourhood.

Best regards,

Adrian Langereis  
1249 Finlayson Street  
[REDACTED]