

Pamela Martin

From: [REDACTED]
Sent: October 3, 2018 2:39 PM
To: Public Hearings
Subject: rezone (No. 1162) No. 18-086

Rezone land known as 2732 Doncaster Drive - A DEFINITE NO - DO NOT REZONE from R1-B (Single Family Dwelling District) to R3-A1 (Low Profile Multiple Dwelling District) for the following issues:


- it will DE-VALUE my property
- it will have an adverse effect on my QUALITY OF LIVE
- it will FURTHER ADD TO THE TRAFFIC on Doncaster - especially with Hillside Mall across the street, that has delivery trucks in and out at all times of the day, and the impatience of drivers
- it will DESTROY the feeling of the neighborhood (single family houses)
- the original design that was first presented was BAD ENOUGH - now variance to possibly REDUCE THE NUMBER OF PARKING STALLS - where are the extra vehicles GOING TO PARK - and there will be extra vehicles - that is a given (a fact of life)
- even with all the variances of reduction - this still is NOT ACCEPTABLE - this neighborhood remains to stay as it is - an R1-B (Single Family Dwelling District)

I do not wish to see any of the above issues brought to light - IT IS my community (neighborhood) and I sincerely hope that it DOES NOT CHANGE. I do not believe that the rezoning that is proposed will be of any benefit to the neighborhood - ONLY HAVE MORE ADVERSE EFFECTS.

So I am STRONGLY AGAINST this PROPOSAL. In other words NO, TO THE REZONING.

D. Bellizz - Resident at 1560 Hillside Avenue. Please DO NOT disclose my email address.

2 October 2018

Kathleen Chiacos
Suite 117
1560 Hillside Avenue
Victoria, BC


City of Victoria
1 Centennial Square
Victoria, B.C.

RE 2732 Doncaster Drive

Dear Mayor Helpo & Council:

I am writing with regard to the above, in the hopes that the many variances & adjustments that have been made to "shore" this apartment block through to fruition can somehow be amended so you preserve my property and confine me to a cave dweller!

I am fully aware of the need for rental properties & have never understood why all Greater Victoria municipalities continue to allow so many condo units to be built.

I also feel that the parking variance be reconsidered. Going north on Doncaster there is no street parking for at least a couple of blocks. There are a couple of parking spots on the south side & of course there is the Mall ... 12

I have no desire to live in a case & be
taxed for the "privilege".

Sincerely
H. C. Hanson

1543 Westall Ave, Victoria V8T 2G6
Thursday September 27, 2018

Council of the City of Victoria

Re: Official Community Plan Bylaw, 2012, Amendment Bylaw (No. 26) No. 18-088
Zoning Regulation Bylaw, Amendment Bylaw (No. 1162) No. 18-086
Development Permit with Variances

I strongly object to changing the zoning of the land known as 2732 Doncaster Drive from the R1-B Zone, Single Family Dwelling District to the R3-A1 Zone, Low Profile Multiple Dwelling District to permit a three storey multi-unit residential rental building.

I previously sent a letter dated August 6, 2018 to this effect to Michael Angrove, Planner, and I am enclosing a copy of it. Now I would like to raise further points.

1. How do you justify making a substantial amendment to the Official Community Plan (OCP) that was drawn up only 6 years ago? Presumably the OCP and R1-B zoning satisfied those concerned when it was drawn up. Now on what basis does anything within that residential community warrant changing it? Several homes within this community have been renovated or torn down and rebuilt to conform with the single family dwelling R1-B Zone, so why should 2732 Doncaster be treated any differently? Don't let the rezoning be the first step in eroding the current zoning in this OCP.

2. Let's look at the current housing stock in terms of multi-unit buildings (condominiums or rental units) and single family dwellings. Within Victoria (not the CRD) how many of each of these 3 types have been completed in the past 2 years? How many of the units are actually occupied? How many are currently under construction? How many have been approved but construction has yet to begin? How many families are in need of single family dwellings?

		Condominiums	Rental Buildings	Single Family
Completed 2015-Sept 2018	-# of buildings			
	-# of units			
	-# occupied			
Under construction	- # of buildings			
	-# of units			
Approved, not started	- # of buildings			
	- # of units			

3. Once a single family dwelling is lost to a multi-unit building, it is lost forever. Multi-unit buildings are not torn down to be replaced with a single family dwelling. Victoria cannot afford to lose any single family dwellings.

4. Since I hope the rezoning will not be approved, Zoning Regulation Bylaw, Amendment Bylaw (No. 1162) No. 18-086 and Development Permit with Variances will not need to be considered.

Yours sincerely
Louise Manga



August 6, 2018

Michael Angrove, Planner
mangrove@victoria.ca

I object to amending the Official Community Plan Bylaw for 2732 Doncaster Drive to change the Official Community Plan designation from Traditional Residential to Urban Residential.

There are currently many high rise condos and rental buildings being constructed in Victoria, but little if any residential housing. On Hillside Avenue in the area between Doncaster Dr and Cedar Hill and Cook Streets there exists the potential to create multi-unit residential buildings.

2732 Doncaster Drive is a small older dated bungalow on a deep lot. It should remain a single family dwelling, plus a legal suite could be added without a zoning change or permission of neighbours.

In the Official Community Plan designation Traditional Residential area of 2732 Doncaster Drive, new homes have been built, some with suites, and homes have been renovated with the addition of suites. For example the older home at 2848 Doncaster Dr is currently being redone and a suite is being added. New single detached homes were recently constructed on Doncaster Drive between Hillside Ave and North Dairy. On Westall Ave semi-detached homes were recently built at 1560, a new home was constructed at 1575, a new home was built at 1563 with a suite. Currently a single detached bungalow at 1551 Westall was demolished and a new home is being built with a suite. Thus the area north of Hillside Ave from Doncaster Dr west to Gosworth St is recognized by builders as a Traditional Residential area.

This area is ideally suited for families -- proximity to schools; to parks/playgrounds and Cedar Hill Recreation Centre; to bus service and shopping. The city of Victoria needs family accommodation, let's not destroy what we have.

In summary, do not amend the Official Community Plan Bylaw for 2732 Doncaster Drive since (a) apartments are currently being built in the city and there are other locations on Hillside Ave that could be used for multi-unit residential buildings, (b) the city needs family units so do not take away from what we already have.

If you have comments or questions about what I have written, feel free to contact me.

Sincerely,

Louise Manga
1543 Westall Avenue
Victoria V8T 2G6

