



Dear Planning Department and Members of Council,

My name is Don Grier, I am an owner of 929/927 Caledonia. I am also speaking for the other owners (Ruth McDonald, Gord Webster, and Bruce Webb), who are on vacation.

Recently I attended a neighbourhood planning meeting regarding the redevelopment of 919 and 923 Caledonia Avenue. Our property is immediately adjacent to this property, so we are directly affected by this proposal. I am writing to strongly object to the massing of this proposal, and to the threat it poses to the diversity of housing on the block which the city committed to upholding several years ago.

To address this I need to give a brief history of our property. In the late 90s a small group of us bought 929 Caledonia. At the time this was a legal duplex with two out-buildings at the rear of the property. A cottage (built and rented since the 1930s) and a carriage house that had been converted to rental accommodation (probably in the 1980s), both of which were not legal accommodation. After a complaint, these two units were shut down by the city. In discussions with the planning department (Michael Dillistone & Steve Barber) it was agreed that planning would support a zoning change to allow one extra unit at the rear of the property. It was strongly suggested that we consider having the house designated heritage, as the city wanted to anchor this group of five houses from further development encroachment. Given the architectural heritage value of our house and others on the block, and given the history of our property (home to the Juene brothers – sail makers, home to Margaret Jenkins, home confiscated from Japanese fishers who were interned), we were happy to act on this suggestion to pursue heritage designation, in order to anchor this group of heritage houses. We reconfigured the out buildings, joining the two, and invested a considerable sum to bring it up to code.

Since this time our neighbour let his home fall into disrepair and later sold the home in conjunction with the sale of 919 Caledonia. The current owner chose to demolish 923 Caledonia and is now in the initial stages of pursuing rezoning to accommodate a 19 unit 3 ½ storey rental structure (elevation and conceptual drawing attached).

Given the city's desire in 1999 to preserve this group of houses, and our acting in good faith by designating this house as suggested by the planning department, I would hope the city would not reward a developer, who chose to demolish one of these houses, with a substantial rezoning change. If awarded, this will only set a precedent where the two houses on the other side of us will face tremendous pressure for rezoning. There will not be incentive to invest in



their homes when it is clear the city is favouring large developments. It is not unreasonable to foresee the day when our lone house is squeezed between two large developments.

I am also concerned about the loss of housing diversity on this street. On our block we currently have two moderately large rental complexes: Quadra Terrace, which has 34 rental units, and Rotary House, which has 41 subsidised units. As well there are two strata Townhouse complexes, two duplexes, a triplex and three single family dwellings (Map of street composition attached). To remove single family dwellings and add another rental complex seems to be placing an undue amount of rental unit stock in a concentrated area. This is not downtown, it is still a diverse community that needs to preserve some of its many forms of housing stock.

As I've mentioned, I also object to the massing of this proposed development, and its effect on the privacy of our house. The developer has offered to move the house at 919 over next to ours, which at face value seems a good idea – making some effort to preserve the heritage cluster. Unfortunately he has chosen to wrap the new development around the side and rear of the house, incorporating the house by attaching it to the new structure. The new structure dwarfs this house and hovers over it like an alien space ship. This is not heritage preservation, it preserves the house only as a façade to the attached development. It does nothing to help the transition to the last remaining houses.

This project comes within a few feet of our property, the architects were not able to provide seasonal shadow casts at this time, but it appears that it will cast much shade onto the back yard. More importantly there appears to be 7 - 9 suites with major window exposures looking directly into the yard and house (image 3 attached). Two of these are suites with front doors opening within a few feet of our back yard and drive way. If this was a residential development, this vast window exposure would not be allowed. We have long-term tenants, they have a right to expect the privacy that this neighbourhood afforded them when they moved here.

If there is to be a development here, it should not infringe on the neighbourhood in such an invasive fashion. To accomplish this, I believe the new building needs to be set back from our property further, the building should not be any higher than the height of the house that currently stands there, and it should not be visibly connected to the house. One only needs to look east to the 1100 block of Caledonia to see a development that is more sympathetic to the surrounding buildings. Photos of this development are attached.

The issue here for the city is heritage preservation and maintaining community diversity vs. densification and more rental units near downtown. I know the current hot button issue is

providing more rental units, and it is a delicate balancing act with other competing considerations, but the city needs to be careful. If this issue so dominates all the decisions being made, we will wake up one day, look around and wonder why we look like every other city with bland mono-architecture and little heritage or diversity.

Can we not think a little more creatively? In 1999 when the city granted us special zoning, they said they wanted to try this out. Essentially they were asking the question: can we provide more density with this zoning and anchor the heritage cluster, with little impact on the neighbourhood? I think this creative planning, as an experiment, has proven to be a spectacular success: we have a small community of long term renters who support each other, and there is no visible change to the street. If the city wants rental density, why not continue this creative planning and expand our zoning to all of the lots along this street and encourage out-buildings with one or even two suites each. This zoning could give this developer the opportunity to have four units on each property for a total of eight units. Obviously this is much less than the current proposal, but the cost of building would be less, and given what these properties sold for, there would still be a good return on investment. If the other two houses on the block embraced this opportunity, there would be an addition of four more suites on the block.

I understand that an additional 19 units has much appeal for the city, but 19 units does not mean 19 affordable units. We currently supply affordable rental housing. We were fortunate to have bought our house in the 90s, our mortgage costs are low and we have committed to providing affordable suites. We rent large well kept suites that range from \$745 - \$965 per month, more than 50% below current market rent for these kind of spaces. We would have trouble justifying continued ownership of this property given the current proposal, as it sets a precedent for development in the rest of the block which would have a large detrimental effect on our property. I don't believe that future owners would be able and willing to offer these rental units at this price given what they would need to pay for the house, hence the loss of three below market rental suites.

I urge planning and city councillors to stick to their original goal of saving what is left of the heritage and diversity on this street, and continue to pursue creative planning that, in addition, could achieve the goal of offering quality rental density as well.

Thank you,

Don Grier, Ruth McDonald, Gordon Webster and Bruce Webb





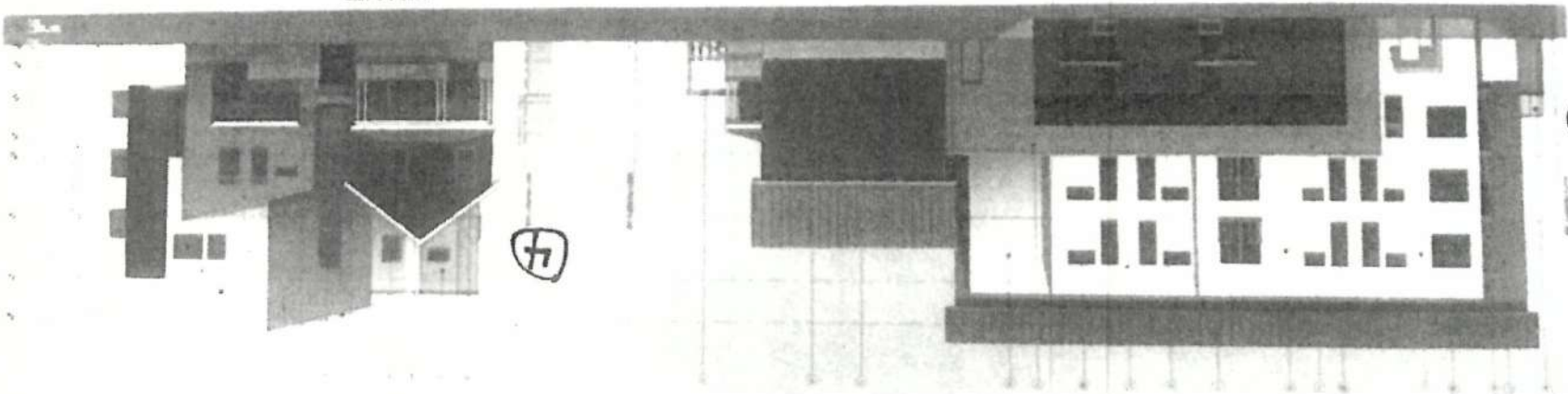
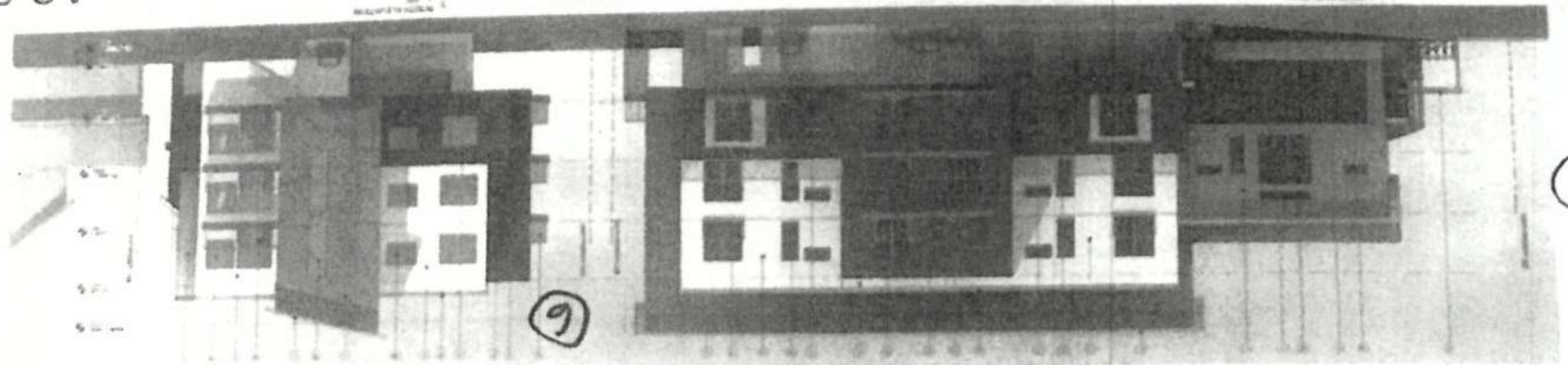
PRAXIS

919 • 823 CALEDONIA AVENUE

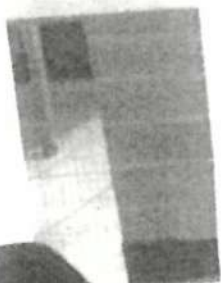
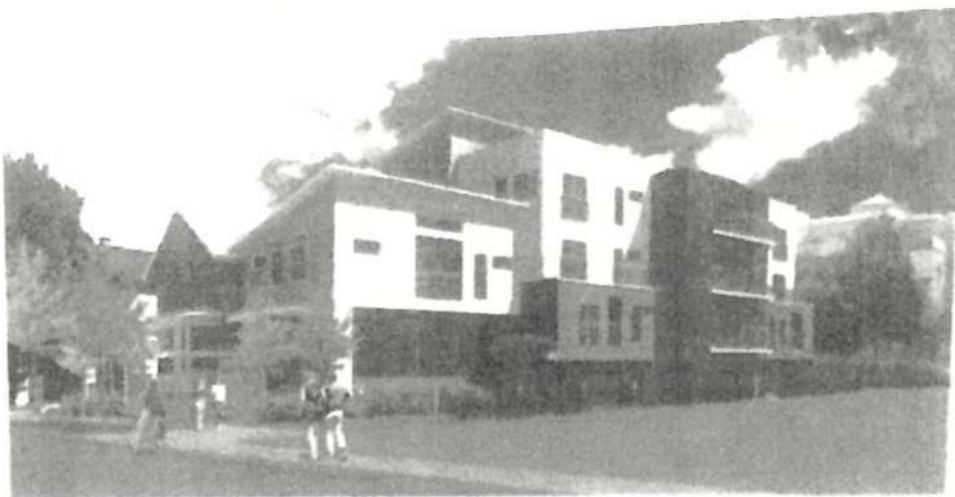
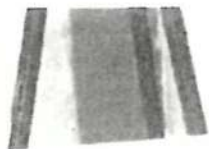
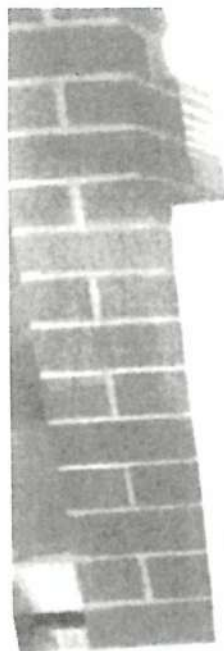
# CALEDONIA RENTAL HOUSING

## ELEVATIONS + SITE SECTION

A2.0



929/927  
↑  
Caledonia



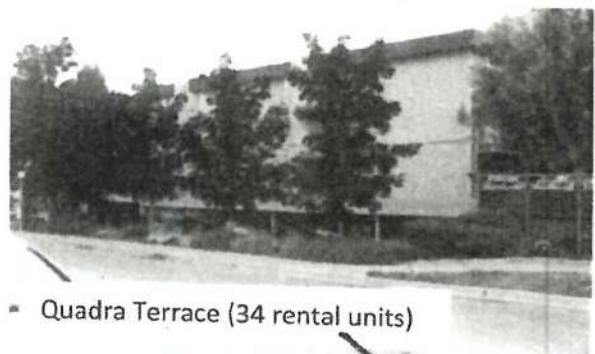
↑  
View from our backyard  
(does not show our out buildings)

CALEDONIA RENTAL HOUSING  
1000 - 1000 CALLEDONIA RD

DRIFT - WITH COMMUNITY MEETING  
CONCEPTUAL 3D VIEWS



# Housing composition on our block:



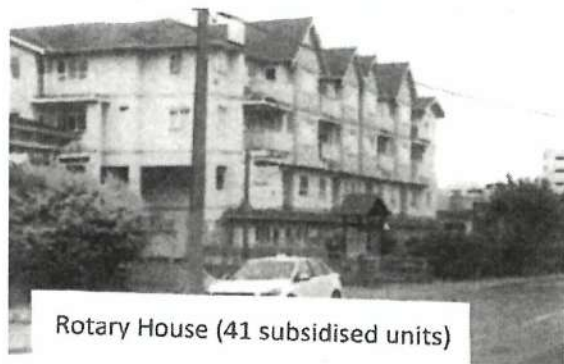
Quadra Terrace (34 rental units)



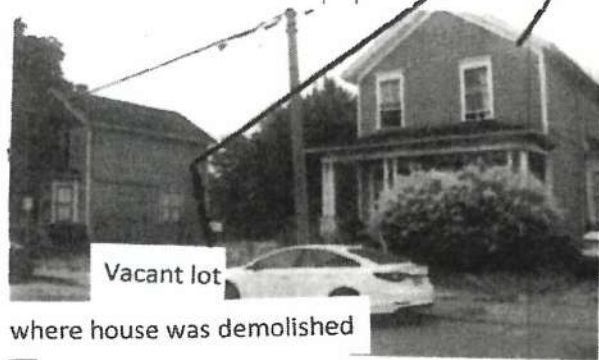
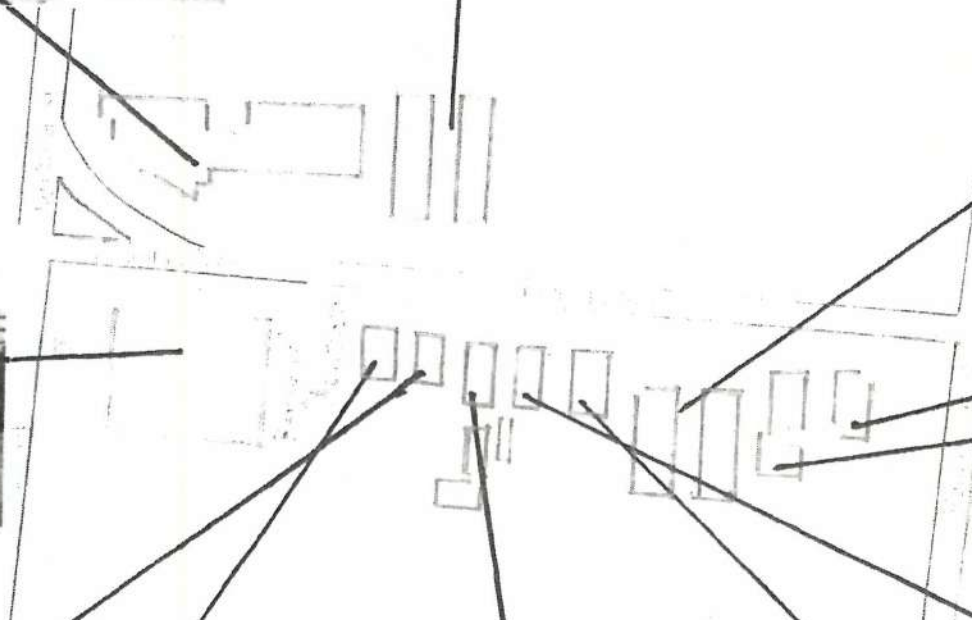
8 strata Town houses



8 strata Town houses



Rotary House (41 subsidised units)



Vacant lot  
where house was demolished



New infill development on the 1100 block of Caledonia, example of sympathetic development:



Photos of 929/927 Caledonia:



Street view



Carriage house & cabin (connected to each other)



Backyard of main house



View from backyard of carriage house looking toward vacant lot where new development rises 3 1/2 stories, approx. 2 metres from fence line.

## Monica Dhawan

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**From:** Christoph Peck <[REDACTED]>  
**Sent:** Tuesday, August 07, 2018 11:26 AM  
**To:** Victoria Mayor and Council  
**Subject:** 919 and 923 Caledonia

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am writing because I was unable to attend the recent community meeting but wish to provide feedback. I just recently bought my first home in this neighbourhood. I love it here and its charming little houses along Caledonia and other streets around the Royal Athletic Park.

Moving 919 Caledonia and putting in it's place the proposed building will greatly alter the aesthetic of the community for the worse. The proposed buildings are unlike anything I've ever seen in Victoria, let alone in North Park, and will stick out like a sore thumb, partly because of the house in front, apartments in back design, but also because it will look very cramped and awkward in that space. Buildings need room to breathe, and this building as proposed would be extremely close to both the house next to it and the apartments behind it.

Ideally, 919 would be kept where it is and 923 would be developed into a house of similar design to the ones on either side, or else converted into a small public park.

Merrily,  
Christoph



**From:** David Miller <[REDACTED]>  
**Sent:** August 14, 2018 4:15 PM  
**To:** Victoria Mayor and Council <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Subject:** Objections to the Proposed Development at 919-923 Caledonia Avenue

To whom it may concern,

As a resident of 930 North Park Street who lives within 100 meters of the proposed development at 919-923 Caledonia Avenue, I must object to this development as it is currently being planned and proposed. I have several concerns about this development, which I have outlined below.

My first major concern with the proposed development is that it will detract from the North Park neighborhood, without really contributing more functional rental housing. While I am in favour of developing more rental housing in Victoria, the proposed development at 919-923 Caledonia would not match the aesthetic of the North Park neighborhood, and would detract from its heritage character. These are unique aspects of this neighborhood, and part of what sets it (and Victoria more generally) apart as a desirable place to live. Removing an actual heritage home to be replaced by "mock" house-fronts with a post-modern apartment design in the back of the building does nothing to preserve the history, character, or aesthetic of this neighborhood. Moreover, while this development would seem to add much needed rental housing to the Victoria market, I question the value of developing expensive, high-end rental suites in a part of Victoria sorely lacking in affordable housing. There are already several other high-end rental developments being constructed within blocks of this site on Caledonia, and going forward with this development as proposed will do nothing to alleviate the problems caused by a lack of affordable rental housing in Victoria. As such, it will simply be an eyesore in the neighborhood that serves no functional or socially beneficial purpose.

My second concern is of a more personal nature. My home faces directly onto the site of the planned development, and as such, I will be directly affected by the proposed building. My primary concern is that the height and length of the proposed structure will have a deleterious effect on privacy in my building (both for myself and the other residents of 930 North Park), and will directly affect my ability to live comfortably in my own home. As it has currently been planned and proposed, the new building will extend almost directly to the property line, which is only 2-3 meters from my property, and will be at a height that is level with my home. As such, the proposed building will face directly onto my bedroom windows and balcony, and will extend very close to my home – there will be a direct line of site from the units at the back of the building into my home, and very little space between them. I am very concerned that this will impede on my ability to enjoy my residence, and that it will negatively impact the property value for all units on the north side of my building.

Additionally, there are several trees just inside the property line for my building which I believe will extend into the area for the new proposed development on Caledonia, again because of the length and height of the proposed development. I am concerned that these trees will be

removed or significantly cut back as part of the development, thus contributing to both a lack of vegetation and green space in this part of the North Park neighborhood and the further erosion of privacy for condo units in my building.

Thank you for your time and consideration. I hope that you will take my concerns into consideration when assessing the viability of this proposal, and whether or not you will move forward with this development.

-David Miller

402, 930 North Park Street  
Victoria, BC  
V8T1C6

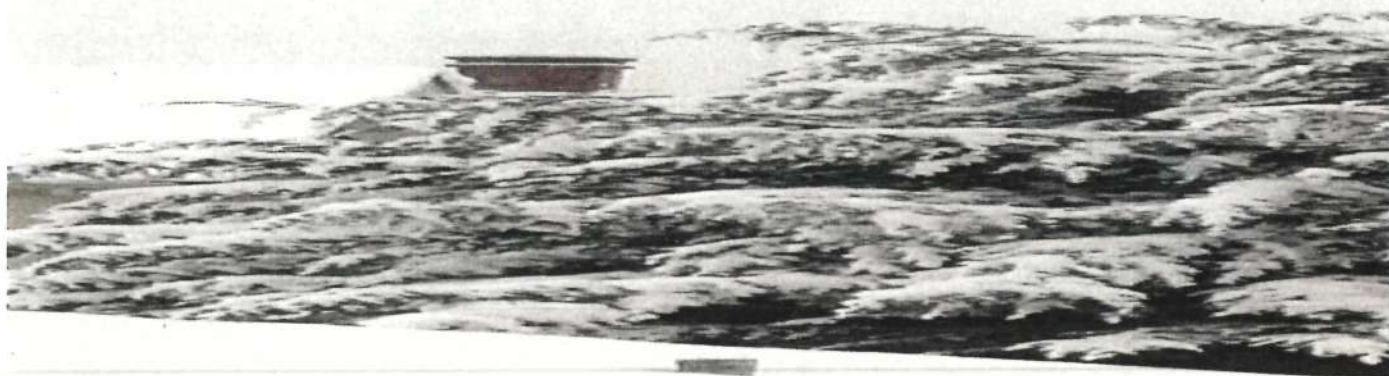


**Katie Lauriston**

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**From:** Dawn Goodwin [REDACTED]  
**Sent:** Tuesday, February 12, 2019 11:27 AM  
**To:** Development Services email inquiries; Parks (Public Inquiries)  
**Subject:** Fwd: Ancient cedar hedge on 923 Caledonia property line

Save this hedge, please.



From: Dawn Goodwin  
Sent: Tuesday, February 12, 11:20 AM  
Subject: Ancient cedar hedge on 923 Caledonia property line  
To: contact@victoria.ca

Hello, urban planners and parks department:

The developers who plan to build an apartment building at 919/923 Caledonia Avenue told our North Park Neighbourhood Association meeting that they intend to destroy this lovely old hedge, home to hummingbirds. Please, please forbid the developers from doing this evil deed!  
Also, the developers could not promise to save and relocate the ancient rose bush in the backyard of 919 Caledonia Avenue.

Dawn Goodwin, UE, BA, JD  
306-1855 Quadra St  
Victoria BC V8T 4B8  
[REDACTED] (mobile)

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