

## Devon Cownden

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**From:** CALUC chair [REDACTED]  
**Sent:** Friday, October 19, 2018 11:32 AM  
**To:** Devon Cownden  
**Subject:** Fw: Revised Plans Received for 1150 McClure Street - REZ No. 00652

Hi Devon,

Please kindly scroll down to read emails from Tim Stemp and Doug Curran. I reached out to them since they are near neighbours. I believe their comments bear consideration. Thank you,

Alice J. Albert

**Chair,  
Fairfield-Gonzales Community Association  
Land Use Committee**

*A Volunteer committee helping our neighbours engage in community planning by providing opportunities and processes to collect and forward residents' comments to City Council*



**Fairfield Gonzales Community Place**  
**1330 Fairfield Road**  
**Victoria BC V8S 5J1**  
**near Moss street and Sir James Douglas School**

**t:** [REDACTED]

**e:** [REDACTED]

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**From:** ALICE ALBERT [REDACTED]  
**Sent:** Thursday, October 18, 2018 8:16 PM  
**To:** CALUC chair  
**Subject:** Fwd: Revised Plans Received for 1150 McClure Street - REZ No. 00652

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**From:** "Tim Stemp" [REDACTED]  
**To:** "ALICE ALBERT" [REDACTED] "Douglas Curran" [REDACTED]  
**Sent:** Wednesday, October 17, 2018 5:54:47 PM  
**Subject:** RE: Revised Plans Received for 1150 McClure Street - REZ No. 00652

Thanks Alice,

Parking is a very sensitive issue in the neighbourhood so if it can be addressed it would go a long way to garnering support for the rezoning. If you can forward both Doug's and my comments to the CALUC as well as D. Cownden that would be greatly appreciated. We will be speaking to several members of the community who are eager to know if the project will have sufficient parking and will keep them apprised of the progress.

Thanks Again,  
Tim Stemp

Sent from [Mail](#) for Windows 10

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**From:** ALICE ALBERT [REDACTED]  
**Sent:** Wednesday, October 17, 2018 12:32:21 PM  
**To:** Tim Stemp; Douglas Curran  
**Subject:** Re: Revised Plans Received for 1150 McClure Street - REZ No. 00652

Hi Tim and Doug,

Thank you for your detailed response. Parking remains a difficult one and a constant issue that comes up at Community Meetings.

With your permission, I will forward your comments to our CALUC.

Would you like me to forward this to D. Cownden or would you prefer to send your comments directly?

Thankyou Alice.

Sent from Samsung tablet

----- Original message -----

**From:** Tim Stemp [REDACTED]  
**Date:** 2018-10-16 10:09 PM (GMT-03:30)  
**To:** Douglas Curran [REDACTED] ALICE ALBERT [REDACTED]  
**Subject:** RE: Revised Plans Received for 1150 McClure Street - REZ No. 00652

Hello Alice,

As a 26 year resident in the 1100 Block of Burdett I would have to concur with my neighbour Mr. Curran. We are currently experiencing extreme on street parking pressures from all of the new developments along Fort, Cook, Meares, Rockland, and Burdett as well as the existing apartments in the area where landlords have increased the parking rates to the point that their tenants refuse to pay and move to the street. As a result many people that live in the Urban Residential designated areas on Fort and Cook or to the North and West of those streets, now park on the streets to the East of Cook making it very difficult for us to park on our traditional residential street.

The city just revised the Schedule C Bylaws for off street parking in July of this year to relax some of the parking requirements for new developments based on an assumption that fewer people own cars than in the past. However, this assumption does not appear to be proving to be the case based on the number of cars that park on our residential street every day.

Under the City of Victoria zoning bylaws a house with 3 suites in it could be considered a two family dwelling with a secondary suite, or if purpose built might be considered a 3 unit apartment building. Even under the new relaxed Schedule C parking requirements a two family dwelling with a secondary suite would require 3 off street parking

stalls. If classified as a 3 unit apartment with suite sizes of 57M2, 76M2, and 232M2 respectively the off street parking requirements would be 0.9 + 1.3 + 1.3 respectively + 0.3 visitor stalls for a total of 4 off street parking stalls.

These are brand new relaxed parking requirements that were just approved by council in July 2018. While I support the plan to rebuild the house that was destroyed by fire including the addition of 2 legal suites, I suspect that the neighbourhood will have great difficulty with agreeing to a parking variance when the parking regulations were just relaxed 3 months ago. The lot in question is of significant size (7200 sqft) and should be able to accommodate three off street parking stalls to meet the minimum Schedule C requirements.

Has anyone asked the homeowner why they are only proposing 1 off street parking stall?

Regards,  
Tim Stemp  
1153 Burdett.

Sent from [Mail](#) for Windows 10

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**From:** Douglas Curran [REDACTED]  
**Sent:** Tuesday, October 16, 2018 4:17:10 PM  
**To:** ALICE ALBERT  
**Cc:** Tim Stemp Residents  
**Subject:** Re: Revised Plans Received for 1150 McClure Street - REZ No. 00652

Hello Alice,

Thank you for forwarding these draft plans for the rebuilding of 1150 McClure. As you are doubtless aware, the neighbourhood is sympathetic to the young family who experienced the loss of their character home and is pleased to see they are looking to rebuild in a style and scale that approximates the original home.

The one concern that has been presented to me by several neighbours in close proximity to the site - as well from adjoining streets (Linden, Burdett, McClure) is with respect to parking. I note that the plans indicate only a single parking spot for the house and no provision for any off street for the two suites. Previously the owner himself required two on street space - one for a work landscaping truck, another for a family vehicle. The concern of many people is that a minimum of two spaces should be planned, as in addition to the suites there is a strong likelihood that the family will require/desire parking to satisfy their maturing children.

Despite the city policies aiming to reduce parking, the neighbourhood actually is experiencing increased on street parking, originating from Cook Street apartment buildings in addition to the infill housing that occurs, whether under legal permit or concealed from Planning. Infill housing and suites is leading to increased demand along all of these streets lying in proximity to the Urban Residential core. Despite the ideal goal of planners for a "car free/reduced auto" existence, we find many apartment owners are reluctant to occupy paid parking sites for the fees charged by their building landlords, with the result that spillover from apartments along the length of cook street, coupled with new building and expansions (Burdett, McClure, Mears) pushes these streets to exceed their on-street capacity.

The plan drawings for 1150 McClure indicate ample space for an additional parking spot beside the single planned space for the primary occupants. With this concern addressed I believe the majority of neighbourhood residents would actively and wholeheartedly support the proposal.

regards, Doug

On Oct 16, 2018, at 10:34 AM, ALICE ALBERT [REDACTED] wrote:

Hi Doug,

I thought I would forward the email far below re: 1150 McClure for any input you may have.

Alice.

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**From:** "CALUC chair" [REDACTED]  
**To:** "ALICE ALBERT" [REDACTED]  
**Sent:** Tuesday, October 16, 2018 10:23:21 AM  
**Subject:** Fw: Revised Plans Received for 1150 McClure Street - REZ No. 00652

Alice J. Albert

**Chair,**

**Fairfield-Gonzales Community Association**

**Land Use Committee**

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**Fairfield Gonzales Community Place**

**1330 Fairfield Road**

**Victoria BC V8S 5J1**

**near Moss street and Sir James Douglas School**

**t:** [REDACTED]

**e:** [REDACTED]

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**From:** Devon Cownden <[DCownden@victoria.ca](mailto:DCownden@victoria.ca)>  
**Sent:** Friday, October 12, 2018 9:12 AM  
**To:** CALUC chair  
**Subject:** Revised Plans Received for 1150 McClure Street - REZ No. 00652

Dear Mr. Don Monsour and

Mr. David Biltek,

Re: 1150 McClure Street -

REZ No. 00652

Please be advised that the Sustainable Planning and Community Development department

has received revised plans for Rezoning Application No. 00652 for 1150 McClure Street.

The details of this application can be found on the Development Tracker at [1150 McClure Street](#). You will be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department.

Kind regards,

**Devon Cownden**  
Planning Secretary  
Sustainable Planning and Community Development  
1 Centennial Square  
Victoria, BC V8W 1P6  
Phone: 250-361-0283  
Email: [dcownden@victoria.ca](mailto:dcownden@victoria.ca)

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Douglas Curran  
1161 Burdett Avenue  
Victoria, BC Canada V8V 3H3

Ph: [REDACTED]

Website: [REDACTED]  
[REDACTED] — [REDACTED]

**Pamela Martin**

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**From:** Daniel AJ Sokolov [REDACTED]  
**Sent:** April 4, 2019 6:18 PM  
**To:** Public Hearings  
**Subject:** Zoning Amendment 19-041

Hello,

this is a filing in regards to the proposed Zoning Regulation Bylaw Amendment Bylaw (No. 1176) No. 19-041, concerning the change of zoning for 1150 McClure St, from Single Family Dwelling to Single Family Dwelling with up to two rental suites.

I'm a resident on the corner of McClure and Cook St. I do not know who owns or will own 1150 McClure St, or who used to live there or will live there.

I think that this zoning change is a great idea. We need more housing, and this area can use some densification.

However, if the city is still planning to build segregated bike lanes on Cook St, thus reducing motor vehicle lanes from two to one lane per direction, no more densification should be allowed in the area. In such case, I would oppose the zoning change.

Thank you  
Daniel Sokolov