

Pamela Martin

From: Lucas De Amaral
Sent: April 11, 2019 1:42 PM
To: Public Hearings
Subject: FW: 1150 McClure Street

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

From: Liz [REDACTED]
Sent: April 11, 2019 11:31 AM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: 1150 McClure Street

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8V 1P6

Re: 1150 McClure Street

I do not oppose the application to rezone 1150 McClure Street from R-1-B zone Single Family Dwelling to R-1- B-M to permit the construction of a single family dwelling with rental suites as accessory use.

While I am supportive of the plan to rebuild 1150 McClure, I am concerned by the size of the extension. I signed off on the original plan proposed before the fire which closed in the existing porch, however, the new plan is approx. 6 to 8 feet larger and could impact the light to my established garden.

City by-laws state the a neighbourhood meeting should take place with any change of plans. This meeting could have facilitated concerns, explanations and suggestions for improvements. No such meeting was called.

Our neighbourhood has long been dealing with congestion on the street which hinders access to established driveways. The parking of commercial vehicles in a residential zone has added to the concern. Mr. McComb has assured us that he will no longer park a dump truck in front of his home which would alleviate the situation somewhat.

The parking pad proposed for the front of 1150 McClure necessitates the construction of a driveway off the street which would negate parking space on the street. I am supportive of a driveway on the west side of the house, but this plan has been blocked by new by-laws regarding placement of utility poles.

I am supportive of the owners of 1150 McClure Street and am sensitive to what they have been through to get this far. I am not, however, pleased with the City's Lack of process. A neighbourhood association meeting would have taken into account concerns and would have had an opportunity to correct false information. As it stands, the feeling in the neighbourhood is that the plans have already been approved and that such late notification (March 29) gave the neighbourhood very little time to respond.

Sincerely,

Elizabeth Hamblett
1154 McClure

Sent from my iPad

April 11, 2019

Mayor and Council

City of Victoria

1 Centennial Square

Victoria, B.C. V8W 1P6

RE: 1150 McClure Street

We do not oppose the application to rezone from R-1-B Zone, Single Family Dwelling District to the R-1-B-M Zone, Single Family Dwelling (McClure Street), to permit the construction of a single family dwelling with two rental suites as an accessory use.

We also are supportive of the plans as submitted December 19, 2018 for the rebuild although it appears to us the kitchen extension on the rear of the home is larger than what was initially proposed and supported by the neighbourhood before the home was destroyed by fire in March of 2017.

We are disappointed the owners have decided to put in a parking pad in the front of the home for one vehicle rather than to have a driveway along the west side of the home which could accommodate if required more than one vehicle as is the case for every other house on McClure. We understand they did not want to have to have an area of the backyard for vehicles to be able to turn around in and thus lose too much of the backyard which they felt would look too commercial. We are not quite sure why this would have been a requirement for a single family home. It is our understanding this is required when a single family home is redeveloped into a strata with multiple units. One parking stall is required for each unit as was done for 720 and 710 Linden. However, what has been proposed and approved is a front yard parking pad with no landscaping as shown on the Dec. 19, 2018 plans. This in our humble opinion looks very commercial and does not blend in with the rest of the street. We had hoped and understood the owners wished to have a driveway as every other house on McClure has. The information we have is a driveway on the east side beside 1154 McClure was not possible due to gas and water lines and on the west side beside 1144 McClure would necessitate the moving of a utility pole at a huge cost or the removal and replanting of a boulevard tree. The simplest and most cost effective way to have the driveway would appear to be to leave the utility pole where it is and to deal with the removal and replanting of one boulevard tree that is not in the best of health. We also have learned it would be possible to rebuild the house slightly closer to the east on the property as the owners are not restricted to the original footprint and this could avoid removing the boulevard tree.

We do wish Mike and Jessie all the very best in the rebuilding of their home and sympathize with them in the time it has taken to get to this point. However, we want to express our frustration with this application is being denied the opportunity to provide input on the new proposed plans and parking at a much earlier time in the process. Our neighbourhood association was provided with the new plans but a decision was made by them that a second neighbourhood meeting was not required. This was unfortunate as we were denied the opportunity to discuss with the owners our concerns earlier in the

process. We are now left with doing so when decisions and approvals have already been made and we are left to feel it is pretty much a done deal.

It is not our wish to put Mike and Jessie through anymore angst. We understand the decision regarding a driveway as opposed to just a parking pad in their front yard is their decision and not being imposed by the City and it has the blessings of the Planning Dept. and does not need our approval. This letter then is a formality to voice our concern with the lack of consultation and to go on record we are not supportive of the parking pad in the front of the house.

Sincerely,

Gary & Deborah Kirk

724 Linden Avenue @ McClure corner