

## North Jubilee Neighbourhood Association

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Association  
1766 Haultain Street  
Victoria, BC V8R 2L2

August 21, 2018

Mayor Lisa Helps and City Councillors  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Victoria City Councillors,

Re: 1708 Coronation Avenue

North Jubilee Land Use Committee hosted a CALUC meeting on July 24<sup>th</sup> at the RJH campus, PCC S150, for the above-mentioned proposal. In attendance at this meeting were the applicant, Erin Flanagan and her architect, Russ Collins of Zebra Design as well as 7 residents of North Jubilee and 5 members of the North Jubilee board and land use committees. The meeting was co-chaired by Sheena Bellingham and Pat May and the note-taker was Wilma Peters.

The applicant wishes to rezone from R1-B single family to R-2 to allow for construction of a duplex on the lot. This would entail demolition of the existing building. There is one variance being requested at the rear of the lot. The applicant believes that the type of construction being employed will result in 'lockup' within 8 weeks from the commencement of construction. The applicant proposes to live in one half of the duplex while her father proposes to own and rent out the other side.

Comments from residents gathered at the community meeting are summarized as follows:

1. Structure will look totally different than neighbouring properties. Duplex is a good idea but not this style. He would prefer a more traditional style with rooflines to fit in with existing homes. Applicant's response: she prefers the "West Coast" style and believes the style to be less expensive, the roof easier to maintain and an appropriate fit considering what she felt was a mix of buildings in the area.
2. What is the height in comparison to the next door house? Applicant: 1 foot higher than existing house.
3. Concern regarding basements flooding in the area. Applicant: duplex will be on slab.
4. Concern was expressed regarding the industrial appearance of the design as well as the finish materials which are not similar to houses in this area.

CALUC observations: The feeling gathered from comments at this meeting was that while a duplex can be a type of infill that generally garners little opposition, this particular application met resistance. There was disapproval of the style and "industrial" appearance of the design.

The City of Victoria's "Neighbourliness Guidelines for Duplexes" offer suggestions for Council, staff, applicants and residents so that duplex infill does not become contentious within the community. From

the Guidelines: " The prime intent is to foster and encourage a sense of neighbourliness and help make this relatively affordable form of housing more accepted. Neighbourliness means always considering the character of buildings and properties adjacent, as well as those on the same block and street".

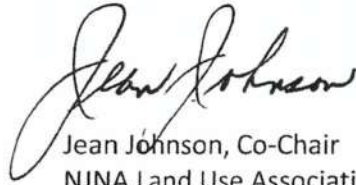
There is a mixture of styles on Coronation Avenue but predominantly the homes are early to mid-1900's, pitch-roofed, and include a number of beautifully maintained Arts and Crafts homes. There is also an example of a multi-family building across the road from this application on Shelbourne which has been heritage-designated. The neighbourhood dates from the 1900's and many of our residents worry that the historical look and feel is under threat by developers. Infill would not be so resented if it was respectful of the range of styles that make up a working class neighbourhood such as North Jubilee. A previous North Jubilee duplex application at 1757 Newton Street REZ: 00553 was re-designed in order to gather support.

It is our opinion that should City Council and planning staff ask the applicant to consider design modifications this duplex would be met with virtually no opposition. It may be welcomed as an asset to the community particularly if there was a will to move the existing structure or to re-use some of the flooring and trim and/or other materials before demolition of the 1906 home.

Respectfully submitted,



Sheena Bellingham, Co-Chair  
NJNA Land Use Association



Jean Johnson, Co-Chair  
NJNA Land Use Association

Cc: Sustainable Planning and Community Development Department of the City of Victoria  
City of Victoria Councilor Pam Madoff