

July 20, 2018

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

Re: Rezoning application for 2921 Gosworth Rd. (Amended Lot 18, Block 7, Section 29-30, Victoria District, Plan 1222)

As a neighbour to the above address, I Robb + Janet McDonough of
(print name here)

1521 Burtan Ave.
(print address here)

have reviewed the proposed plans and I am:

☒ in support of the application

☐ not in support of the application

Comments:

We are in support of this design.
We also appreciate the year long
negotiating process. This likely
is a best case scenario, the lot (2)
could be rezoned and redeveloped
to house multiple units (as on
Doncaster across from Thriftys.) having
1 more single family home is best option.


(signature)

, neighbour to 2921 Gosworth Rd.

Janet McDonough

If you have any questions, please contact:

Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)



2921 Gosworth Proposed Rezoning/Subdivision1 message

Scott Davies <[REDACTED]>

Sun, Jul 21, 2019 at 10:19 AM

To: Karl Leong <karl@preferredhomes.ca>

To Whom It May Concern,

I am the owner/developer of the recently approved rezoning and subdivision of 1491 Edgeware / [2750 Gosworth](#). This site was rezoned from (2) R1-B lots to allow (4) R1-S2 lots just down the street from this particular proposal. Having reviewed the [2921 Gosworth](#) proposal I can only applaud the proponent on the creative design/proposal they have achieved by incorporating elements of the existing neighbourhood into the proposal. The Oaklands neighborhood has many of these types of creative proposals already installed on many corner lots and this particular creative proposal just adds to the wonderful tapestry in the neighbourhood. As we all know the City of Victoria is running out of land for new development and the gentrification of neighbourhoods like the Oaklands neighborhood should be encouraged and celebrated. It only makes sense for this development to proceed to allow for low density improvement to the neighborhood and allows for additional families to enjoy. I encourage the decision makers to allow this developer to rezone/subdivide and build a new home that will be an excellent addition to the beautiful neighbourhood.

Regards,

Scott Davies
[REDACTED]

Brent Munro
5460 Fowler Rd
Victoria, BC
V8Y1Y3

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC
V8W1P6

Dear Mayor and Council

Thank you for taking the time to read my opinion. I have been a resident of Victoria for my entire 57 years. I have lived in and owned a few homes in the Oaklands/Hillside Mall area. This has always been a fabulous location to live in with it's close proximity to shopping, schools, parks and major bus routes. When Victoria council adopted the New R1-S2 zoning I was in favour of this. There are many neighbourhoods where this is ideal and Oaklands is definitely one of those.

I have watched Victoria housing prices escalate to the point where most young couples or families cannot afford to buy a single family home. With the median single family home price at \$860,000 that does not allow most Victoria residents to afford this. By providing infill housing in specific neighbourhoods like Oakland this will allow more single family homes to be built. Most reports indicate this is the first choice for families and many others in our area.

There have been a number of similar small lot developments in this area and I believe they have blended in very well. They have both provided much needed improvements in this area as well as quality new homes for new families. I believe this is another positive improvement for this area and fully support this development.

Sincerely

Brent Munro
[REDACTED]

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

June 28, 2019

Re: Rezoning application for 2921 GOSWORTH RD. (Amended Lot 18, Block 7, Section 29-30,
Victoria District, Plan 1222)

As a neighbour to the above address, I Iman Bonaghi of
(print name here)

3002 A Cedar Hill road
(print address here)

have reviewed the proposed plans and I am:

☒ in support of the application

☐ not in support of the application

Comments:


(signature)

, neighbour to 2921 GOSWORTH RD.

If you have any questions, please contact:
Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

June 28, 2019

Re: Rezoning application for 2921 GOSWORTH RD. (Amended Lot 18, Block 7, Section 29-30,
Victoria District, Plan 1222)

As a neighbour to the above address, I SHANNON MINTENKO of
(print name here)

1504 OAKLAND AVENUE
(print address here)

have reviewed the proposed plans and I am:

☒ in support of the application

☐ not in support of the application

Comments:

Shannon Mintenko, neighbour to 2921 GOSWORTH RD.
(signature)

If you have any questions, please contact:
Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

June 28, 2019

Re: Rezoning application for 2921 GOSWORTH RD. (Amended Lot 18, Block 7, Section 29-30,
Victoria District, Plan 1222)

As a neighbour to the above address, I John Reiter of
(print name here)

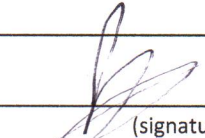
2836 Gosworth Rd
(print address here)

have reviewed the proposed plans and I am:

☒ in support of the application

☐ not in support of the application

Comments:

, neighbour to 2921 GOSWORTH RD.
(signature)

If you have any questions, please contact:
Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

June 28, 2019

Re: Rezoning application for 2921 GOSWORTH RD. (Amended Lot 18, Block 7, Section 29-30,
Victoria District, Plan 1222)

As a neighbour to the above address, I DOUG RANDALL of
(print name here)

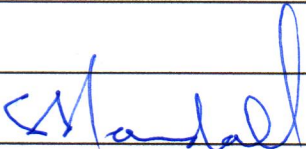
1540 Burton
(print address here)

have reviewed the proposed plans and I am:

☒ in support of the application

☐ not in support of the application

Comments:

, neighbour to 2921 GOSWORTH RD.
(signature)

If you have any questions, please contact:
Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

June 28, 2019

Re: Rezoning application for 2921 GOSWORTH RD. (Amended Lot 18, Block 7, Section 29-30,
Victoria District, Plan 1222)

As a neighbour to the above address, I Jeannine Wach of
(print name here)

1549 Burton Ave.
(print address here)

have reviewed the proposed plans and I am:

☒ in support of the application

☐ not in support of the application

Comments:

Jeannine Wach, neighbour to 2921 GOSWORTH RD.
(signature)

If you have any questions, please contact:
Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

June 28, 2019

Re: Rezoning application for 2921 GOSWORTH RD. (Amended Lot 18, Block 7, Section 29-30,
Victoria District, Plan 1222)


As a neighbour to the above address, I Janifer Hoffmann of
(print name here)
1545 Burton Avenue
(print address here)

have reviewed the proposed plans and I am:

✓ in support of the application

 not in support of the application

Comments:

, neighbour to 2921 GOSWORTH RD.
(signature)

If you have any questions, please contact:
Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)

September 20, 2018

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

Re: Rezoning application for 2921 Gosworth Rd. (Amended Lot 18, Block 7, Section 29-30, Victoria District,
Plan 1222)

As a neighbour to the above address, I JULIE SMART of
(print name here)

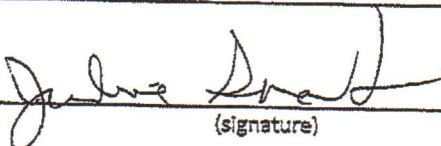
1536 CLAWTHORPE AVE
(print address here)

have reviewed the proposed plans and I am:

X in support of the application

 not in support of the application

Comments:

, neighbour to 2921 Gosworth Rd.
(signature)

If you have any questions, please contact:
Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)

September 26, 2018

City of Victoria
1 Centennial Square,
Victoria, BC V8W 1P6

Re: Rezoning application for 2921 Gosworth Rd. (Amended Lot 18, Block 7, Section 29-30, Victoria District,
Plan 1222)

As a neighbour to the above address, I Jeff Lund of
(print name here)

1448 Edgeware Rd
(print address here)

have reviewed the proposed plans and I am:

☒ in support of the application

☐ not in support of the application

Comments:

Jeff Lund, neighbour to 2921 Gosworth Rd.
(signature)

If you have any questions, please contact:
Duane Ensing 250-818-7235 (Principal Designer, Villamar Design)

Clinton Wark
2945 Gosworth Road
Victoria, BC
V8T 3C8

July 15, 2019

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C.
V8W 1P6

Dear Sirs and Madams:

Re: Rezoning Application for 2921 Gosworth Road, Victoria, BC

I am the owner of and reside in a home located at 2945 Gosworth Road, which is situated three lots north of the subject property. I purchased 2945 Gosworth Road in 2016 and had a new home with legal suite built on these lands in 2017. I have resided in this property since construction was completed, and the suite in the house has been rented since April 2018. The improvements replaced a single storey home containing 830 square feet occupied by one individual. The previous improvements were in poor condition and were an under utilization of the lands. The new improvements can now be inhabited by as many as seven people.

I have been criticized for building the maximum size improvements on my property. Frankly, one has no choice in the matter given the cost of land, and ultimately the cost of housing relative to wage expectations. We live in a high demand city in one of the most desirable countries in the world. I am certain none of my neighbours in surrounding older homes have been bothered by their property values also rising as a result of the gentrification in the area. I am also sure City of Victoria officials have no problem with the increase in property tax revenues in perpetuity that came with new improvements on my property.

I have lived in Victoria since 1990, and during that time over 29 years I have lived in High Quadra, Maplewood, Cordova Bay and Fairfield. Much change has occurred during that time as the population has increased, most of it for the positive.

I am strongly in favour of the rezoning proposed for 2921 Gosworth Road, which will see a new home constructed on that portion of the lot fronting Burton Avenue. In fact, the application would be improved in my opinion if the existing home were also to be demolished and two new

homes were to be constructed in its place, similar to the re-development that evidently occurred not that long ago at the northwest corner of Doncaster Drive and Burton Avenue a block east of 2921 Gosworth Road. Doing so would be a better use of land and could ultimately accommodate four new dwelling units, assuming each new home also contained a legal suite.

With an ever-increasing population in the CRD, and a desire politically and ecologically to limit the urban boundary, from a macroeconomic point of view you as municipal leaders and we as citizens have to allow and encourage the densification of our city, not to mention the renewal of housing that needs to always be underway. From a microeconomic standpoint, new housing in any form is badly needed to house our new and existing population. Every new housing unit offers some relief to the pressure on existing housing stock.

Change is inevitable, despite what some of my fellow residents would suggest. Almost all neighbourhoods need to densify. We need to embrace land use policies that exist in places such as Europe and Japan where density is much more commonplace. None of us need a yard we rarely use, or at least not as large a yard as most of us grew up with.

I have also heard from others that parking will be a problem with each new housing unit added in this neighbourhood. Despite almost every home in the area now containing a suite, which only started to gain a foothold in the last twenty years, parking is not a problem. Homeowners tend to park on their own property off the street, and tenants with vehicles and visitors park on the street. If each dwelling has adequate off-street parking for vehicles, and increasingly bikes and scooters, parking issues will continue to be minimal. Improvements in transit and other forms of individual transport such as e-bikes and smart cars will only serve to keep any parking issues in check.

My home has adequate on-site parking for at least 5 or more vehicles, but it is never needed. My neighbour to the south, an older home with at least one suite, has no off-street parking whatsoever.

I hope that Council will endorse this application and permit another new home to be added in our neighbourhood.

Please contact me should there be questions about this letter or if any further clarification is required.

Sincerely,



Per: Clinton Wark

