

January 31, 2020

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City of Victoria]
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January 31, 2020

To: Council of the City of Victoria
And To: Mayor Lisa Helps

Re: 1913-1915 Fernwood Road, Victoria, BC – Rezoning and Re Development Permit Application(s)

I write in connection with my rezoning/development application for the property referenced above. I have owned this property since April of 1990, continued it as a rental property and now due to age, condition of the premises and the like, it is time to complete a complete redevelopment and renewal of the property and the site. At all times it has been a legal duplex, with a tenant on the second level and an additional tenant occupying the main floor (with the basement).

Tenants – Tenant Assistance Plan

There are two units at present, with both units having one person tenancies. Both tenants have been kept fully informed of the redevelopment plans, and the timing with respect to same. With the guidance of City staff, a Tenant Assistance Plan has been developed. Both tenants have known for many years that a redevelopment was being planned and that vacant possession would be required. The recent tenant (Mike Demers) entered into his lease with this express understanding.

The following is intended:

- a. 4 months' (750 x 4) rent to be paid to Mike Demers (tenant since 2011): Mike agreed in his lease that no moving costs would be needed; and
- b. 6 months' (750 x 6) rent to be paid to Patrick Scallen (tenant since 1990); plus a moving allowance of 750.00. Patrick will also be referred to the Capital Region Housing Corporation and the Greater Victoria Housing Society.

In all other respects all City requirements through a Tenant Relocation Plan are being addressed.

New Design and Plans

To achieve some pleasing and appropriate design, I have worked closely with Will Peerebom of Victoria Design (for the Architectural drawings) and Nate Bomford Design (with respect the Landscape drawings and plans). Since the original submission in March of 2018 I have worked with **Leanne Taylor** (Planner in the City's zoning department) to improve and refine the plans and drawings in response to the requests and reviews of the various city departments.

The end result is a very well designed 4 unit strata development which will materially increase the occupancy of the building/site and provide a new quality development in the neighbourhood.

Tree Considerations

Then there is the matter of the "tree". There is an older Norway maple at the front of the property that in my plans will required removal. At the time of my application being submitted in March of 2018, such tree was not a protected species as per City bylaws. Yet, it was the subject of much discussion, reflection and consideration as to how it might be preserved.

Talbot Mackenzie & Associates (the arborist consultants) considered the drawings and plans at length – and I had several discussions with Noah Borges, the principal who investigated the site and wrote the report (as attached). As the tree is quite close to the foundation – it became apparent that any excavation relating to improving and/or replacing the basement, would result in disturbing the roots of tree such that it will in likelihood die off. This would be the case, whether the house was lifted and moved forward (as planned), or not.

To mitigate the loss of the Norway maple we have:

- a. Allowed for full landscaping by way of gardens and the like;
- b. Have been intentional about keeping the patio garden area at the front garden suite to be of a minimal size;
- c. Specified a number of replacement trees of both at front of the premises and along the south border of the property; and
- d. At the request of City staff, will be permitting a statutory right of way (SRW) along the public/west border of the property – which will then allow the public sidewalk moved to the SRW – creating a green space boulevard between the public sidewalk and public roadway. [see the drawings].

Fernwood Community Association and Neighbours

With the guidance and assistance of City staff a public meeting with the Fernwood Community Association was held and it is my sense that the redevelopment proposal was well received, and seen as positive renewal in the neighbourhood. I have spoken with the adjoining neighbours to the immediate north and south and have shared the plans with them. I met in person with the neighbour to the south (whose property is a multi-unit residential building), and spoke by telephone with the neighbour to the north (The Kilt shop –with a residential component).

I have sent to both of the immediate neighbours [north and south] the most current drawings. As the time of writing I had not received any objections from them –and the neighbour to the south has stated (orally when I met with her at the site) she sees such redevelopment in a positive light. The lands to the west is the city street and the lands to the east consist of a parking lot of a larger townhouse development (thus little or no impact).

I would respectfully request the support of council for this redevelopment and rezoning proposal.

Yours sincerely


Karl J Veldkamp