

By email to: mangrove@victoria.ca

Michael Angrove, Planner

25 July 2018

Dear Michael Angrove:

Re: Community meeting for 1023 Tolmie Ave

Community Meeting Details

Date: 28 June 2018

Location of meeting: Quadra Village Community Centre, 901 Kings Avenue

Meeting facilitated by: Hillside Quadra Neighbourhood Action Committee (NAC)

Approximate number of people in attendance: 5 community members, 2 members of NAC executive

Meeting Chair: Jenny Fraser

Note-taker: Zachary May

Proposed Development Details

Vincent Portal, on behalf of the property owner, Samantha Wood, who was also present at the meeting, provided details of the proposed development.

The property is a corner lot, with the existing dwelling fronting onto Tolmie Avenue. It is zoned R1-B and the proponent is seeking a small lot subdivision. The lot is 536.1m² and meets the size requirements for small lot subdivision.

The existing single family dwelling on the property would be retained with minor exterior alterations (removal of steps and landing on the south side of the dwelling). This dwelling is a small bungalow. It is currently a rental property, and the proponent indicates it would continue to be a rental dwelling.

The new dwelling would front onto Fifth Street. It would be two storeys high with a full basement, and have a main floor area of 63m². Elevations suggest it would be similar in height to the existing dwelling to the north, and lower than the existing house to the south. It would be 1.5 metres from the fence line of the property directly to the south. In order to maintain privacy between the new dwelling and the adjacent dwellings, the new dwelling would have minimal glazing on both the north and south sides. On the south side, the only windows would be two basement windows located below the fence line of the adjacent dwelling. The proponent indicates her family intends to live in this new dwelling.

Each dwelling would have its own off-street parking located behind the front line of the building in keeping with current requirements. The driveway of the new dwelling would be on the north side.

The proponent is seeking variances on both the existing and the proposed new building.

- One variance on the existing dwelling, a reduction from 6 metres (required) to 1.73 metres (actual) on the south side (the back of the existing dwelling); and
- Two variances on the proposed new building: i) from 6 metres to 4.2 metres in the front, and ii) from 6 metres to 5.5 metres in the rear.

NAC chaired an earlier Community Meeting on this property in March 2008 or 2009; the proponent did not pursue development at that time.

Discussion

The discussion was dominated by the neighbour directly to the south who stated that he doesn't want another house to be built beside his house. The reasons provided included concerns about: increased traffic and on-street parking; changing the continuity of the neighbourhood; privacy; the size of the lot; and the proximity of the proposed new house. Mr. Portal confirmed that the proposed onsite parking and lot size are consistent with City requirements, and other meeting participants confirmed that other small lot subdivisions exist in the neighbourhood.

The neighbour also suggested preferred alternatives including adding on to the existing dwelling; demolishing the existing dwelling and building adjacent townhouses; moving the existing dwelling to the north end of the property and building the second dwelling further to the north; and reducing the footprint of the new dwelling and increasing its height. The proponent indicated that these options were not economically feasible, or not in keeping with R1-B zoning. She also indicated that the current proposal to build a lower dwelling with a larger footprint reflects in part an effort to respond to earlier concerns about the height of an earlier design.

Meeting participants asked whether the design could be modified so that the driveway is south of the proposed new house – creating a wider buffer between the new house and the neighbour to the south. Mr. Portal indicated this would not meet requirements for setbacks.

One meeting participant commented that the proposed removal of the rear stairs and landing on the existing dwelling was a positive design decision. Another meeting participant asked about landscaping; this will include permeable paving. The proposed new dwelling will not incorporate any special energy efficiency measures beyond code due to their costs.

Thank you on behalf of the neighbourhood for the opportunity to comment on this proposed development.

Jenny Fraser (no electronic signature available)

CALUC Chair,
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra Neighbourhood Action Committee nag@quadravillagecc.ca

Vincent Portal [REDACTED]