For Staff Consideration



CALUC Community Input Meeting Report: November 22nd, 2018

Address: 956 Heywood

Developer: Luke Mari, Purdey Group (Aryze) lmari@purdeygroup.com
Architect: D'Arcy Jones Architects

Attendance: 8

This property is the last one to be developed on this block and it is surrounded by 4 storey residential buildings.

Rezoning Requested	**Current Zone**	**Proposed**	
	R3-AM-2	R-72 zone (a neighbouring R-72 has a lane access and this property does not.)or site specific zone closely related to R-72	
Number of Units	Orphaned House	Multi Family 7	
	Current Zone	**Proposed**	
Site Coverage	**30%**	**72.2% (including balconies)**	
FSR (Floor Space Ratio)		1.58:1	
Number of Storeys	4	4	
Height		48.25 ft or 14.7M	
Number of parking stalls	1.4 per unit	1.0 per unit 7 parking stall (No visitor parking)	
Rear (East) Setback	3M	1.2M to parking garage level	

For Staff Consideration

Front (West) Setback	10.5M	6.43M	
Side (North) Setback	3M	1.51M	
Side (South) Setback	3M	1.5 to habitable .59 to non habitable (garage)	
Number of protected trees	None		
Community Amenity Contribution	**None**		

Neighbourhood Comments Feedback on development proposal:

Mass: Front setback. "It sticks out further":

- Picture doesn't really show how much further it sticks out from us (approx. 7 feet past)
- You need to make it smaller
- I like the design if you push it back a bit
- Would it be possible to move the building back to the same setback as the other 2 neighbouring buildings?
- "I won't be able to see the sky anymore"
- Your building will be the "only one" that sticks out
- "Jutting out (front setback) and too high. You should be the same as the neighbour buildings"

Loss of Light:

- You are taking morning light away from neighbours
- If we have to live with a blank wall keep it a light colour so at least we get some reflective light
- large light blocking wall to the north
- "all I'm going to see is a wall"
- How about murals, so if we have to look at a wall, at least make it interesting.

Loss of View

- 964 Heywood NW Corner currently has a beautiful city view. Building higher and moving forward we would be losing our north view. (The west view will remain unencumbered.)

Design:

- Due to soil conditions there is no underground parking because they would have to get permission from the neighbours north and south to encroach on

their property during construction. Neighbours do not want this encroachment hence, it is surface parking.

- The first storey is higher than neighbouring buildings because of the parking not being able to be underground.

Greenspace & Gardens:

- The mature trees visible from Heywood are on neighbouring north and south properties.

Comments on Land Use policy:

- "Zoning should guide the land use."
- "Variances are way too big and should only be small."
- "If you can't depend on zoning, or community plans, you build whatever you want."
- "This [proposed building] will set a precedent [not preserve the existing development pattern] for our neighbourhood, with heritage houses isolated between over sized buildings. Good bye green space, and privacy."
- 6.2.1 DRAFT Fairfield Neighbourhood Plan Public Realm Policies: Maintain and enhance the existing urban tree canopy on all street to support attractive streetscapes and walkable environments. This proposal does not support this.

Noted: In the discussion, about moving the front setback it was discussed removing a parking space to move the building back, and the difficulty of this because of the placement of the elevator.

See attached letters to CALUC

For Staff Consideration



Sent: Monday, November 26, 2018 2:51 PM
To: mayorandcouncil@victoria.ca; CALUC chair
Subject: 956 Heywood Avenue

Re: 956 Heywood Avenue

I am alarmed and dismayed at the proposed development of 956 Heywood Avenue.

For Staff Consideration

It is a tiny lot and the new building would be shoehorned onto it, reducing light and privacy for neighbours on either side.

986 Heywood and 1014 Park Blvd are given as comparable recent developments in the area. But in neither case are there the kind of open balconies that are such an integral part of 964 Heywood and 909 Pendergast St.

Are people supposed to sit out in the shaddow of an enormous cube? Residents would be deprived of full enjoyment of their property. And no doubt their property would lose potential resale value.

I was unable to attend the planning meeting on Nov 22 but wish to voice my strong opposition to the proposed development as is.

Sincerely,

408-964 Heywood Avenue

For Staff Consideration

Sent: Tuesday, December 11, 2018 1:00 PM
To: mayorandcouncil@victoria.ca
Cc: CALUC chair; ajohnston@victoria.ca
Subject: 956 Heywood lack of notices & opposed

Dear Mayor Helps and Council,

I did not get a notice from the City for the Community Meeting for the proposed development at 956 Heywood, as is the case with several other people. I live next door in a condo at 964 Heywood.

I have checked with 13 people who live in the two condo buildings on either side of the proposed development. Nine are sure they did not get the notice. Five do not recall getting it, but can't be sure. I have not found anyone who got it.

At first when I question some people, they think they did got it, but when I ask them further they refer to the information that some people received from the developer and then clarify they did not get anything from the City.

I have met with Alec Johnston, Senior Planner, about the lack of notices and he is looking into this.

A neighbour who did not get the notice went to City Hall and was told to take it up with Canada Post.

Can another community meeting can be scheduled to remedy this situation? I look forward to a reply from you.

I am strongly opposed to the proposed development.

When I purchased my condo, I carefully examined the zoning of 956 Heywood as it is to my immediate north and my balcony and windows look onto it. At present there is a single family dwelling. The proposal is for a condo with four stories plus part of a parking level garage with 7 units.

For Staff Consideration

The proposal is drastically different than the zoning which is in place and which I based my purchase on.

The existing zoning is for 30 % site coverage. The proposal is for 72.2%.

The zoning height is 12 M. The proposal is 14.2 M.

The zoning front set back is 10.5 M (for 4 storeys) and the proposal is 6.43 M. The buildings adjacent are set back about 11.35 M. The proposal would jut out in comparison and block views of Beacon Hill Park. Front balcony zoning is for 2 M. The proposal is for 2.5 M. Balconies next door at 964 Heywood are 1.5 M.

The zoning rear setback for a 12 M height (the maximum height) is 6 M. The proposal is for only 1.21 M for the parking level garage and 6.01 M for the rest of the building.

For the south side setback which is beside the building I am in, the setback for a 12 M height is 6 M. The proposal is for only 0.59 M for the parking level garage and only 1.51 M for the rest of the building!!

The north side setback is proposed for 1.51 M as compared to the 6 M zoning (for a height of 12 M). The proposal would effectively cut off the sun for many of the residents next door at 909 Pendergast.

The proposal is far too massive for the site, is intrusive and does not fit in with the buildings on either side.

The proposal is not respectful or in keeping with what the City has planned for with the present zoning for this site.

Thank you.

305-964 Heywood Ave