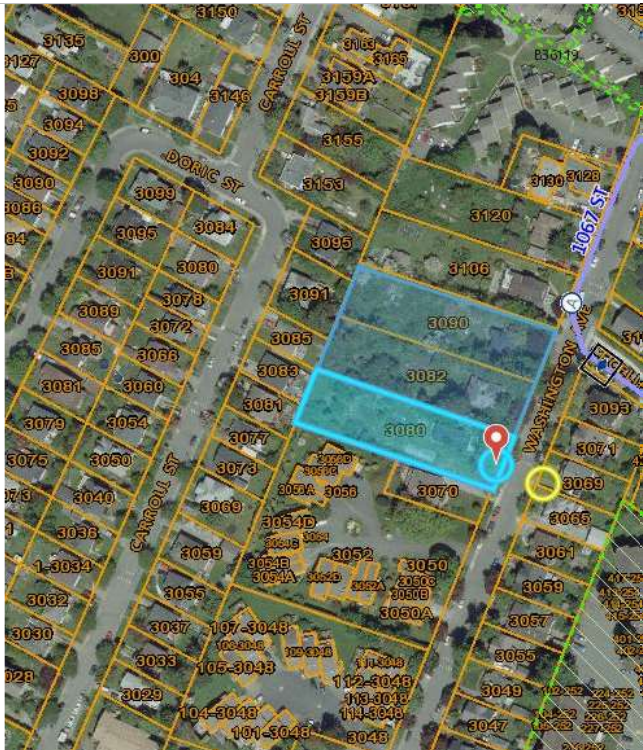


CRD Staff Referral Response Form

Referral No.: Community Meeting notice – 3080, 3082 and 3090 Washington Avenue August 28, 2019

	Interests Unaffected	Approval recommended for reasons outlined	Approval recommended subject to conditions	Approval not recommended due to reasons outlined	Comments
Executive Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Finance & Technology	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Integrated Water Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>IWS Water Supply Engineering & Planning (WSEP) comments for the above noted referral is as follows:</p> <p>Background Information –Refer to the GIS map below:</p> <ul style="list-style-type: none"> The CRD has a large diameter water transmission main (Main No. 1) running down Washington Avenue and Cecelia Road as shown on the attached GIS map. Main No. 1 is a 1067mm outside diameter welded steel transmission main constructed in 1995. There is also an abandoned 914mm Ø steel riveted main running through the intersection of Washington Avenue and Cecelia Road. Main No. 1 assists in delivering water to approximately 385,000 residents within Greater Victoria, including the Saanich Peninsula. <p>CRD IWS provides the following general comments and conditions with respect to the Regional Water Supply system infrastructure:</p> <ol style="list-style-type: none"> If the development proceeds, the designer can obtain record drawing information by making a BC1 Call at 1-800-474-6886. Engineering details shall be provided to CRD IWS (Scott Mason, Manager Water Supply Engineering and Planning) for review and comments, should there be any work within three meters of the water transmission main. <p>Amrit Sandhar Senior Project Technologist Infrastructure Engineering CRD Integrated Water Services 479 Island Highway, Victoria, BC V9B 1H7 T: 250.474.9636 E: asandhar@crd.bc.ca</p>

CRD Staff Referral Response Form

					
Legislative Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parks & Environmental Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Planning & Protective Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Katie Lauriston

From: Leanne Taylor
Sent: October 8, 2019 3:28 PM
To: Katie Lauriston
Subject: FW: Rezoning Application for 3080/3082/3090 Washington Avenue/Folder #REZ00714

Hi Katie,

Copied below is correspondence regarding the Rezoning Application for 3080, 3082 and 3090 Washington Avenue. Would you be able to save it in the correspondence folder to ensure it will form part of the public record when the application goes to COTW?

Many thanks,
Leanne

From: DANIELLE BUCHANAN [REDACTED]
Sent: October 8, 2019 1:06 PM
To: Leanne Taylor <ltaylor@victoria.ca>
Subject: Rezoning Application for 3080/3082/3090 Washington Avenue/Folder #REZ00714

Good afternoon Leanne,

Further to our telephone conversation, please find below my letter to the Mayor and council regarding the Rezoning application for 3080/3082/3090 Washington Avenue. If you could kindly respond to this email to confirm this has been received that would be wonderful.

Thanks,
Danielle Buchanan

October 8, 2019

Dear Mayor and Council

Re: Development Proposal for 3080/3082/3090 Washington Avenue

Recently an application was submitted to the City of Victoria for a new 36 unit development on Washington Avenue. The developer, Curate Developments/Love Developments, are requesting a variance on our two year old Official Community Plan that would allow them to build three story units verses the maximum of 2 stories. Their argument is that because they are dedicating a 4.2m strip of land to allow for the Doric Corridor that they must build higher to achieve an affordable price point for the new homes. Our community has been consulted and we strongly disagree with this argument. We believe that a profit can still be made and the trail can still be put through without having a variance on the height. We are not opposed to the development of the property nor are we opposed to the trail connector however what

we are opposed to is the developers desire to capitalize on our neighbourhood. Two years ago the City engaged the Burnside Gorge Community to help design our current Official Community Plan. A lot of careful thought, time and money went into the creation of this plan. The extension of the Doric Corridor and the potential development of the large lots on Washington Avenue was contemplated when the design of the community plan was made and a maximum height of 2 stories was set for Washington Avenue as it is designated as Traditional Residential and located on a local road. The people of our community want to maintain as much of the neighbourhoods character as possible. A 3 story, 36 unit development with very little set back on Washington Avenue does not support the vision of the community or the well thought through guidelines of the 2 year old Official Community Plan. We ask that the city not grant this variance and instead ask the developer to submit a plan that is more complimentary to our street. We believe the developer can still make a profit, the trail can be established and the much needed housing within the city of Victoria can be created. It may mean the developer doesn't make as much of a profit but a profit non the less.

On a personal level, we also have concerns on the impact on our privacy and enjoyment of our property. Our lot is adjacent to the development site. We are located at 3106 Washington Avenue. The impact of a height variance, should it be accepted, will be quite great for us. The buildings (9 units) which will be bordering our property and running the length of the lands would be 7 feet higher than our home. There would be nine units towering over us which would greatly affect our privacy not to mention the loss of sunlight as our lot faces south west. This paired with the implementation of the Doric Corridor trail running up the length of the property feels quite intrusive. As noted above, we are not opposed to the development but feel a design that includes 2 story units would be a fair compromise and would have less impact on our privacy, light exposure and the use and enjoyment of our property.

The city must also consider the impacts a development this large will have on our street. Currently an application has been accepted to create four new homes at 3103. In addition Cube Developments will soon be presenting an application to the city for a 10 home project at 3120 Washington Avenue. This would be a total of 50 new homes. Our street is already overloaded with traffic and parking issues. Currently when driving on Washington street it is common to have to pull over to allow other cars through. Due to parking on both sides of the street, Washington Avenue is more or less a one way street. To add an additional 50 homes is not manageable, even if parking for one vehicle is provided from the developer this will not be enough to deal with the potential overflow of vehicles due to "two car" families and visitors. Not only is this problematic for the residence of Washington Avenue but it will also pose further issues to the Victoria Fire Department. Fire trucks already have a hard time with our street as it is so narrow.

We understand that it is the City's desire to have the large lots on Washington Avenue developed along with the establishment of the green way trial, we do not dispute. We respectfully ask that the city uphold the guidelines of the current Official Community Plan and not grant the requested variance on height restrictions to Curate Developments and Love Developments.

Respectfully,
Danielle and Todd Buchanan
3106 Washington Avenue

From: sam saprunoff <[REDACTED]>
Sent: October 23, 2019 5:06 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Leanne Taylor <ltaylor@victoria.ca>
Subject: Re Development Proposal by Curate Development for Washington Ave

<https://tender.victoria.ca/webapps/ourcity/Prospero/Details.aspx?folderNumber=REZ00714>

Dear Mayor, council and L Taylor,

I have attended two public information meetings hosted by Curate re the above Washington Ave development proposal. At the second meeting the majority of home owners (14-2, with 7 abstaining-renters) voted against the current proposal.

I have lived at 3059 Washington Ave for the last 16 years. I do not have a driveway for my house but park my truck directly in front of my home. There are now 3 development proposal for Washington Ave between Gorge Rd and Burnside. One has been applied for 4 units, the above proposal, 36 units, the latest proposal by the same company another 8 units. The increase in traffic flow and available parking will be **horrendous**. Washington Ave is not a main through street as you can only turn right onto Burnside. There are speed bumps to slow down traffic (implemented years ago when a young child was killed by a taxi driver). The Curate proposal makes no plans for the increased traffic to their housing development on a narrow street.

The Curate proposal does not conform to the Community Plan of 1 1/2 storey homes. Most of their units will be 3 storeys.

Their development does not have any security measures. The theft and damage to property has been a consistent problem to the residents of the Washington Street area. With a new access to Cecilia and the Galloping Goose this problem will give thieves even more access to easy picking from the open access to 36 houses.

This company has only one thing in mind to make MONEY! Their proposal has not taken into concern any suggestions from the residents of Washington Ave. To try and sell the council on an idea that they are trying to provide affordable housing is not true! Estimated cost of a 2 bedroom

unit is \$650,000 and a 3 bedroom unit is \$690,000! Add a strata fee of at least \$300/month. What young family could possibly afford these units!

Certainly the city of Victoria needs more housing but at what cost to the existing taxpayers. The acceptable amount of units to be built should conform with the existing town house developments on Washington Ave. **A total of 20 units would be much more acceptable.**

Please ask this company to modify their current proposal. The residents and taxpayers of Washington Ave. need responsible decisions from city council!

Sincerely,
Sam W. Sapruncoff

Heather McIntyre

From: Bob Kilmer [REDACTED]
Sent: October 24, 2019 4:04 PM
To: Victoria Mayor and Council
Subject: Curate Developements

Mayor and Council of Victoria

I am the owner of 3070 Washington Ave. located immediately south of the three properties of the planned development by Curate. I am very concerned about the density and the overall height of the townhouse blocks. Nothing else on the street is three stories high and the overall scale of the proposal will overwhelm our neighbourhood. There is heritage value in the surrounding properties that will be affected also. Another issue is the traffic impact and on street parking.

We understand the idea of some development on these properties, but something that does not need variance from the OCP and less dense. Apparently there is a proposal for a single lot development to the north of these properties with eight to ten single small homes. Extrapolating this to the three lot development gives twenty-four homes. We feel the thirty-six planned units is too obtrusive and with three developments so close to each other, it is a massive change.

Your truly, R.E. Kilmer
Sent from [Mail](#) for Windows 10

Katie Lauriston

From: Leanne Taylor
Sent: November 18, 2019 8:25 AM
To: Katie Lauriston
Subject: FW: Curate Developments Proposal for Washington Avenue

Hi Katie,

Would you be able to save the correspondence in S-Drive (REZ No. 00714).

Many thanks,
Leanne

From: Yoka [REDACTED]
Sent: November 17, 2019 3:02 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Leanne Taylor <ltaylor@victoria.ca>
Subject: Curate Developments Proposal for Washington Avenue

Dear Mayor and Council,

We are long time residents of Washington Avenue and welcome the addition of new family housing to our neighbourhood.

A number of issues need to be reconsidered in the Curate Developments plan for 3080, 3082 and 3090 Washington Avenue before we can accept it as a good fit for our street. This has been an ongoing topic of conversation with neighbours and a real cause of concern for many.

- Most of the proposed units are three storeys high while most of the current houses on the street are 1 1/2 storeys. The blocks of higher townhouses will look like tall walls to neighbours and block sunlight to the other new units as well. The Burnside Gorge Community Plan identifies Washington Avenue as “Traditional Residential” and it is not an arterial road. This Community Plan was approved in 2017 and residents do not want it amended to allow three storey housing on our street.
- Replacing three single family homes with 36 units will add a lot of traffic. We dread to imagine the additional traffic and street parking. Every day there are many cars parked on both sides of our street. It makes it difficult to back into driveways and, because of parked cars, it is hard to see coming traffic (including bicycles) when leaving driveways. With cars parked on both sides of the street drivers often have to pull over to allow traffic coming from the opposite direction to pass. There has been an increase in emergency vehicles using our street and it is already difficult for HandyDart buses picking up elderly and disabled passengers because there is no way around them for other traffic.

The density of this proposed development would add too much traffic to busy, narrow Washington Avenue, making it more dangerous for all of us. Keep in mind that there are also plans for two additional redevelopments, one for four houses (replacing one single family home) and the other for eight houses (also replacing one single family home). The density of the proposed development is too high because of the additional traffic it will generate and must be reconsidered because this already a busy narrow street with lots of parked cars, bicycles and pedestrians.

- The proposed blocks of townhouses facing Washington Avenue are too close to the property line. They will present as a wall close to the sidewalk, with tiny green spaces in front, and will block sunlight. There are no other houses this close to the property lines.
- There are big beautiful maple trees along the property line facing Washington Avenue. Curate Developments proposes the removal of all trees on the site and plans on replacing them. Their drawings show small trees in front of the units, the tiny green spaces would not allow for anything bigger. Big trees make Washington Avenue an attractive residential street and are part of the urban forest that needs protecting. The City is planning to amend the Tree Preservation By-Law to prohibit the removal of a tree with a trunk diameter of 30 cm or more. The big maple trees on this site need to be checked and it should be determined if the By-Law amendment will apply.

Please review the above issues and have Curate Developments revise its proposal before giving it the City's approval. If Curate Developments amends its plans it will result in a better fit for Washington Avenue and the neighbourhood, and the residents will welcome the development and new neighbours.

Sincerely

Frank and Yoka Bailey
3069 Washington Avenue
Victoria BC

██████████

Heather McIntyre

From: Yoka [REDACTED]
Sent: November 17, 2019 3:02 PM
To: Victoria Mayor and Council
Cc: Leanne Taylor
Subject: Curate Developments Proposal for Washington Avenue

Dear Mayor and Council,

We are long time residents of Washington Avenue and welcome the addition of new family housing to our neighbourhood.

A number of issues need to be reconsidered in the Curate Developments plan for 3080, 3082 and 3090 Washington Avenue before we can accept it as a good fit for our street. This has been an ongoing topic of conversation with neighbours and a real cause of concern for many.

- Most of the proposed units are three storeys high while most of the current houses on the street are 1 1/2 storeys. The blocks of higher townhouses will look like tall walls to neighbours and block sunlight to the other new units as well. The Burnside Gorge Community Plan identifies Washington Avenue as “Traditional Residential” and it is not an arterial road. This Community Plan was approved in 2017 and residents do not want it amended to allow three storey housing on our street.
- Replacing three single family homes with 36 units will add a lot of traffic. We dread to imagine the additional traffic and street parking. Every day there are many cars parked on both sides of our street. It makes it difficult to back into driveways and, because of parked cars, it is hard to see coming traffic (including bicycles) when leaving driveways. With cars parked on both sides of the street drivers often have to pull over to allow traffic coming from the opposite direction to pass. There has been an increase in emergency vehicles using our street and it is already difficult for HandyDart buses picking up elderly and disabled passengers because there is no way around them for other traffic.

The density of this proposed development would add too much traffic to busy, narrow Washington Avenue, making it more dangerous for all of us. Keep in mind that there are also plans for two additional redevelopments, one for four houses (replacing one single family home) and the other for eight houses (also replacing one single family home). The density of the proposed development is too high because of the additional traffic it will generate and must be reconsidered because this is already a busy narrow street with lots of parked cars, bicycles and pedestrians.

- The proposed blocks of townhouses facing Washington Avenue are too close to the property line. They will present as a wall close to the sidewalk, with tiny green spaces in front, and will block sunlight. There are no other houses this close to the property lines.

- There are big beautiful maple trees along the property line facing Washington Avenue. Curate Developments proposes the removal of all trees on the site and plans on replacing them. Their drawings show small trees in front of the units, the tiny green spaces would not allow for anything bigger. Big trees make Washington Avenue an attractive residential street and are part of the urban forest that needs protecting. The City is planning to amend the Tree Preservation By-Law to prohibit the removal of a tree with a trunk diameter of 30 cm or more. The big maple trees on this site need to be checked and it should be determined if the By-Law amendment will apply.

Please review the above issues and have Curate Developments revise its proposal before giving it the City's approval. If Curate Developments amends its plans it will result in a better fit for Washington Avenue and the neighbourhood, and the residents will welcome the development and new neighbours.

Sincerely

Frank and Yoka Bailey
3069 Washington Avenue
Victoria BC



Dear Mayor and Council,

I am the owner of 3065 Washington Ave, a 109-year-old character home. My family and I have lived on Washington Ave for 28 years (1991) and my house is located across the street from the proposed development. Like two of the houses on the land identified in the application, my house is also listed as one of Historical Merit along with five others that immediately border the subject properties.

I waited to write a letter of objection to the application, knowing that a presentation for another proposed development (3120 Washington Ave) was to be delivered on Monday, November 18th 2019 and I wanted to compare the two.

Since viewing the presentation by Island View Strategies, a scaled-up version and similar design to the previously approved and community supported development across the road at 3103 Washington Ave, and seeing their approach to infill on these larger lots, my objection is even stronger to the most recent proposal put forth by Curate.

My objections are based on the failure to follow and the misinterpretation of the just 2.5-year-old Neighbourhood Plan, and the spirit in which it was developed, that so many of us worked hard on to create.

My concerns are:

Urban Residential vs Traditional Residential - The scale of the development proposed, typical of Urban Residential development, is appropriate for arterial or secondary arterial roads as per the Burnside Gorge Neighbourhood Plan (BGNP - Land Use Category Matrix), not for a local street. The proposed development is not adjacent to Urban Residential housing (BGNP - 12.5.2). Washington Ave is designated as a Local Street (Section 7, Map 4 Official Community Plan, City of Victoria) in a Traditional Residential area. The proposed development is located at the mid-point of this local street, the site contains 2 homes of historical merit and is bordered by 6 more of merit as well (BGNP 12.5.5, Map 8). The concept is not appropriate for a local street and, at this scale, will take away from the historical nature and feel of this section of the street which is highlighted in the Burnside Gorge Heritage Walk and The Burnside Gorge Heritage Walking Tour (BGNP 8.2.1).

Heights and Setbacks - The height of the proposed buildings – specifically Building 'B' - in conjunction with the planned setback from Washington Ave, is not consistent with the character of the street (BGNP 2.3, 4.1.4 & 12.5.1). A building of such height and located so close to the road (Building 'B') would destroy the privacy enjoyed by the 100yr old+ homes situated across from it. Existing setbacks and heights provide distance and solitude from each other. The 3rd floor of this building, as designed, would look down and into the top floor rooms of the homes across the street. Most of these are bedrooms. There are no other buildings of this height and proximity to the road along this portion of the street. This situation is magnified by the fact the project is located on the 'high side' of the street. This increased elevation, the 3rd floor of Building 'B' and the minimal setback does not fit in to the character of the street as proposed, meet the requirements, goals or spirit of the OCP or BGNP.

Density - There are already several examples of 'denser, ground orientated housing townhomes designed to be attractive to families with children' already along the west side of Washington Ave. Article 12.5.4 was specifically included in the BGNP with this kind of density in mind for these lots. The current proposal, not including the corner lots of Washington Ave, will almost double the number of residences along the west

side of the avenue. An attempt at a density increase of this magnitude fails to 'mitigate the impact on neighbours through appropriate design' (BGNP 12.4).

Impact to Neighborhood (parking and traffic) – As mentioned above, the proposed density of this development would not make it 'compatible, neighbourly, nor a good fit' (BGNP 12.6.1). The Land Use Category Matrix allows a density **up to** .8FSR. This is maximum, not a suggested target. The newest proposal only provides 4 visitor parking stalls for the 34 residences. Washington Ave already faces on-street parking challenges for its residents due to spillover from:

- the neighbouring apartments along Gorge and Burnside Roads
- the condominiums and the Co-op on located on Washington Avenue
- the new park on Cecelia Road
- the Burnside Gorge Community Center
- users of, especially commuters who park and ride, the Galloping Goose trail

This spillover already makes parking in front of our own homes a challenge. Introducing this kind of density without providing appropriate parking does not make the proposed development 'a good neighbor to adjacent homes' and only planning for 4 visitor parking spots does not 'mitigate massing impacts' on us (BGNP 12.7.2). With storage such an issue for families, enclosed garages of the size proposed are typically used for storage, not for vehicles. There are numerous, easily accessible studies, that show 25%-75% of home owners with an enclosed garage do not use it to park their vehicle(s). This percentage increases in homes with single car garages vs two or more. There are 27 single car garages currently proposed. For this development to realistically have no impact on street parking, at minimum (25% for 34 residences) 8-9 extra, unenclosed, parking spots should be proposed. At the high end 75%) 25-26 spots would be required not to have overspill onto Washington Ave. These numbers do not include any provisions for visitor parking. One way to encourage the garages to be used for vehicles is not to enclose them. This dramatically increases parking uptake as open car ports are not as suitable for storage.

Many of us worked hard on the BGNP. It was developed knowing the Doric Connector would be a priority for the City of Victoria (BGNP 12.10.1, 12.16.2). Despite specifically identifying the Doric Connector 8 times in the BGNP, nowhere does the BGNP give concession or suggest relaxed rules for developers when including the connector in a development. Should Curate propose to only combine develop the two southern-most lots, Curate would be required to follow the BGNP. Curate chooses to include the third lot in their proposal and they do so with the knowledge of the desire for the connector. It is their choice to tackle this and it does not create a quid pro quo relationship with the City. The BGNP still applies and they know this. If Island View Strategies can be profitable with 8 units on one lot (3120 Washington Ave proposal) of the same size, Curate can be with 24 (3 lots) especially when considering scales of economy. It is important to recognize that even though some of the land would be required for the Doric Connector there is additional flexibility in design afforded when utilizing 3 lots. When this is taken into consideration, a development that fits within the character of the street, is 30 units or less, with adequate off-street parking that does not impact the neighbourhood, is appropriate.

Please contact me if you have any questions.

Cameron Burton
Owner – 3065 Washington Ave

[REDACTED]
[REDACTED]