

## CALUC Meeting Report: September 27th, 2018

Address: 931 McClure

Developer: Luke Mari, Purdey Group  
(Aryze) [lmari@purdeygroup.com](mailto:lmari@purdeygroup.com)  
Katherine Davies Aryze Development  
Sam Edney Aryze Development

Architect: D'Arcy Jones Architecture Inc

Attendance: 18



Rezoning Requested	Current	Proposed	
	RK1 Medium Attached Density Dwelling	Site specific zone	
Number of Units	Multi Family 4	Multi Family 8	
	Current Zone	Proposed	
Site Coverage	33%	77%	
Number of parking stalls	1.5 per unit	1.0 per unit	
East Internal Side Lot Line	2.5M	0M	
West Internal Side Lot Line	2.5M	1.7M	
Community Amenity Contribution	2 units below market value		
	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	0.4-0.6 (Approx)	1.5*	
<b>*The Community Development Meeting Notice stated proposed building to have an FSR 1.0</b>			

## **Neighbourhood Comments Feedback on development proposal:**

### **Mass: “Basically Looking at a Wall”:**

- All neighbours who spoke were not in favour of the current proposal because of its mass.
- “Massiveness of it on a very small lot.”
- Many will be looking at a “blank wall 4 storeys high!” “Basically looking at a wall”
- “I won’t be able to see the sky anymore”
- “Go back the drawing board.”
- “Too much mass! Asking us to look at a blank wall 4 storeys high.”
- “Site coverage is more than double.”
- “3 storeys loom over the sidewalk”

Asking for it to be redesigned to fit a more “human scale”.  
See letters submitted to CALUC.

### **Loss of Light:**

- Like mass, **many** neighbours spoke and are extremely concerned about loss of natural light created from the mass of the building.
- “Right now I get sunlight and this proposal has too many variances.”
- “I will lose all my sunshine.”
- “The blank wall to look at and my light blocked.”

See letters submitted to CALUC.

### **Design:**

- “Looks likes ’36 mobile homes stacked”
- “Variances should be small- way too big.”
- 

See letters submitted to CALUC

### **Greenspace & Gardens:**

- 945 McClure and 923 McClure have “lovely landscaping”. The proposal has no front garden and that is valued highly among residents for socializing. The front setbacks are gardens and are considered a very valuable component for quality of life in this neighbourhood, which this proposal does not have.
- The proposed building there is no room for a setback for a garden. “Do you have to wring every inch of space?”
- No greenspace visible from the street.

### **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 oversized 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:**

The Developer stated that, “Planning Department is quite supportive and is pushing for it and loves it.” Architect agreed that this was said by City of Victoria Planning Department.

Attached Letters to CALUC have had name and address redacted for privacy reasons. The originals reside with the FGCA CALUC Chair.

Regarding the proposed development at 931 McClure St., our main concern is that we will lose the sunlight that we receive now if a larger structure is built on the west side of our building. My wife is blind in one eye and has only partial vision in the other. The current sunlight makes it much easier to see day to day things in our condo. I am in support of our council who do not want the proposed development to proceed as outlined in there presentation. It does not fit with the current neighbourhood plan or style, it also would detrimentally change the view/light that the current owners enjoy on the west side of the building.

*301 - 945 McClure St*

Presentation to Community Meeting 27 September 2018

Re: Proposed Development at 931 McClure Street

My name is . My husband and I own and live in one of the 16 condo units at 945 McClure, immediately to the east of the proposed development at 931 McClure. Our unit is on the second floor, one of 8 on the west side of the building, so we would be directly impacted by the proposed redevelopment.

Our neighbourhood, North Fairfield, has been designated as a residential transition zone between the densely packed city center with high rises, and the mostly single family homes to the east. Many of these single family houses now have secondary suites, or have been redeveloped into multi-family dwellings, but retain the outward appearance, and open surroundings, that makes Fairfield so appealing.

We live in a four story building with underground parking. On the west side of 931, on a lot the same size as 931, a 2 story house has been tastefully redeveloped and expanded into four townhouses. Beyond them are two buildings each containing duplexes. Nearby on Vancouver St. is a cluster of heritage, Victorian houses, some containing multi units. Many of the surrounding buildings are four to six story condo or rental apartment buildings. At the southwest corner of the block is Campbell House, a large 7 and 8 story supportive, subsidized housing complex. So we have a mixture of building styles with already much increased density. Each building is on an appropriately sized lot, and most importantly, none of them overpowers their adjacent buildings as this proposed structure would!

It makes no allowance for the buildings on either side of it that have windows, doors, and porches facing it. It would effectively cover the narrow lot, right to the property line on both sides, extending from the street to within feet of the rear property line. To both east and west sides, it would present a blank wall, four stories in height, extending from far closer to the sidewalk than the buildings on either side, right to near the back of the lot. To its neighbours, it would be akin to plunking a massive, windowless, warehouse on the property.

Our building was not designed to have a long, high, blank wall, so close to the side of it. Like its predecessor, it was designed to take advantage of the light and sunlight surrounding it, as provided by the zoning and set-backs on both lots. We have rooms with windows on all four sides of our building. Each unit has a similar corner layout with 3 rooms along the side of the building. Our bright kitchens are flooded with light from a large, 3 section bay window. A bedroom contains one large double window, and another single window, which light both this room and the hallway, lined with closets, leading to it and a bathroom. Our dining rooms contain either one or two single windows, or a large, 3 section bay window. In each of the 8 units on the west side, these 3 rooms face west, and would be directly confronted by a large, long, blank wall.

We would all lose a great deal of what makes our units so appealing and our lives so enjoyable:

- our cross ventilation in the increasingly hot summers;
- our 180 degree views of the sky and neighbourhood to the west;
- our afternoon sunlight and most of our daylight in these 3 rooms.

We could never again enjoy a meal sitting at our sunlit kitchen table.

We would be condemned to live in semi-darkness in half of our home.

And of course, the value of our homes would be drastically reduced!

This proposed design might fit on a commercial street where buildings abut one another. It might fit on a lot in a residential neighbourhood where the buildings on both sides also present blank side walls, multi stories in height.

The proposed development is NOT suitable for 931 McClure Street.

There is a larger issue here than just our losses, devastating as they would be to us.

For this proposal to be approved, all existing zoning must be set aside. If this proposal were approved, it would set a precedent. It would send two loud and clear messages.

The first message would be to the residents and property owners in Victoria:

**YOU DO NOT MATTER. YOU HAVE NO VOICE.**

You can't depend on zoning, or Community Plans, or City Council to safeguard your interests.

Whatever the impact on the livability and enjoyment of your home, however much your property value is diminished, the city only listens to developers.

The second message would be to all developers:

**COME AND GET RICH! IT'S A FREE-FOR-ALL!**

Buy any lot, anywhere in the city, at any price. You can disregard the surrounding buildings, the neighbours, the neighbourhood, the community plan. **ZONING NO LONGER HAS ANY RELEVANCE.** You can build anything you like, anywhere you like, and make whatever profit you want.

That is no way to develop and maintain a pleasant, liveable, enjoyable, and affordable city!

Attached photo page containing:

- Photo showing windows on west side of 945 McClure.
- Archival photo of original building on 945 (numbered 941) McClure.

204 – 945 McClure Street

Photo showing windows on west side of 945 McClure.



Archival photo of original building on 945 (numbered 941) McClure





COMMENTS TO CALUC RE: DEVELOPMENT AT 951 McCLURE ST.

- The residents at 923 McClure St. were first contacted by Luke Mari on May 2, 2018 and were informed of development on May 17. We were told by L. Mari that DWG's were being revised. On June 27 we contacted L. Mari and offered to meet July 4 – no reply. On July 10, L. Mari suggested July 17. I was on vacation. On July 26 L. Mari said he would be out of the country through August. On August 10, I received plans from the architect via e-mail. These plans were hard to read and in imperial measurements. On August 28, I received the CALUC notice with a number of apparent errors re. the proposal. I believe we have not been properly consulted on this building.
- The lot is currently zoned RK; however, it does not meet the minimum dimension for RK. So, proposing a building(s) with a floor ratio of 1.46:1 (x 2.4) and site coverage of 90% (x 2.7) is a massive departure from zoning and hardly in line with “gentle densification.”
- According to Design Guidelines for Attached Residential Development: Townhouses should have generous landscaping in rear and side yards. Building articulation should be compatible in scale and proportion to that of neighbours and have a similar or complementary roofline. The buildings should be a minimum of 8 m. apart (6.25 on plan) and retaining walls are to be avoided.
- Because the buildings(s) are on an enclosed garage with a grade-level floor, the building will have a solid wall of approx. 45 ft. (12 m.) adjacent to our rear verandas and landscaping.
- In conclusion, this building is a massive departure from the city's proposal for gentle densification, and it does not meet RK zoning, R-7 Townhouse District Zoning, nor the City's design guidelines of attached residential development.



To: Fairfield Community Association

From: Unit 1, 923 McClure St, Victoria V8V 3E8

Date: September 27, 2018

Re: Community Meeting September 27, 2018 on the development proposed for 931 McClure

Follow is a summary of three main concerns I bring to the Community Meeting facilitated by the Fairfield Gonzales Community Association to receive feedback on the development proposed for 931 McClure.

**1) The proposed development does not have a wide enough setback from the street.**

- The proposed development would have a very minimal setback from the street and most of that setback would be filled with a flight of stairs and a driveway.
- All the buildings on this block of McClure have significant setbacks, many with nice gardens, including 945 McClure, the Burdett and Abigail's Hotel, and our property at 923 McClure.

**2) The proposed development is too dense and too tall.**

- The proposed development is a parking lot on the ground floor, with three floors above, totaling four floors. The current house is two floors.
- Almost the entire lot will be filled, in quite a cramped manner.
- We will live in perpetual shade at 923 McClure.
- Our front garden and patios will be sun deprived.
- Eight townhouses is far too many for such a small lot.
- It is not in keep with our block or indeed the whole neighbourhood.

**3) The developers have not indicated they are committed to mitigating the impact of construction disturbance.**

- Until Christmas 2017 we had a carefully tended garden next door.
- Now the yard is a mess, with uncut grass and weeds. (2 pictures attached.)
- The developers are asking us to suffer at least several years of noise, dust, chemical fumes, and construction traffic.
- They have not shown they have any commitment to being considerate neighbours.

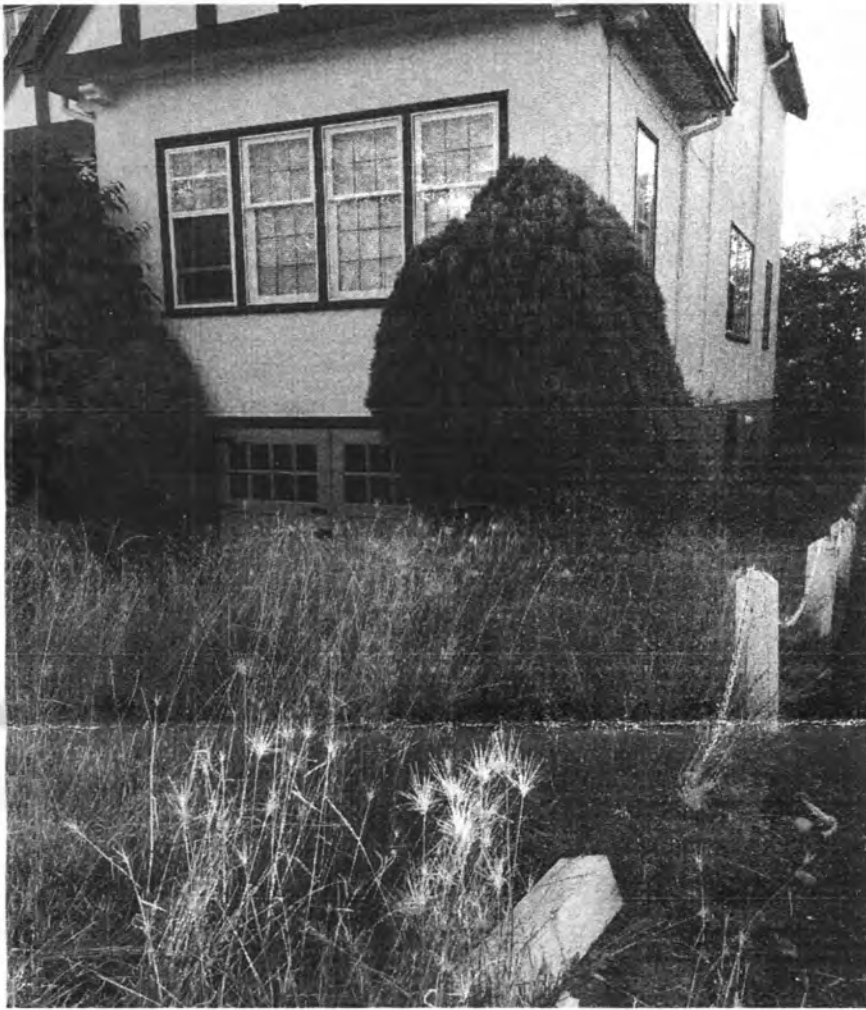
I would like to see a proposal that falls within the current zoning. This would be appropriate densification.

Unit 1, 923 McClure St, Victoria V8V 3E8

Photo 1: Uncut front lawn and weed-filled side garden 931 McClure.

Photo 2: Weed-filled garden and uncut grass, back garden of 931 McClure

Both photos taken September 27, 2018.





Strata 1606  
945 McClure Street  
Victoria, BC V8V 3E8

24 September 2018

Fairfield Gonzales Community Association  
1330 Fairfield Road Victoria, BC V8S 5J1

SUBJECT: RE-ZONING OF 931 MCCLURE STREET, VICTORIA BC

Dear

The owners of Strata 1606 were advised of the proposed re-zoning and development of 931 McClure Street by The Purdey Group. They are proposing to build eight, three level townhouses, with parking at street level underneath the townhouse to make it a four-story building (see figure 1).

Attached to this cover letter are emails, letters and hand-written notes by owners of Strata 1606 outlining their apprehensions to this project. To summarize, we wish to make you aware of our deep concerns and our strong opposition to the following:

- a. The sheer mass of the building with little to no setbacks from the property lines. Does not conform to neighbouring buildings with setbacks and green spaces;
- b. The amount of sunlight that will be lost to the units on the west side of our building, adversely affects the owners' quality of life;
- c. The design of the project does not "ensure that the massing and placement of new buildings provide a transition to other adjacent lower-scaled buildings and heritage buildings" (reference page 48 paragraph 6.1.3 of the Draft Fairfield Neighbourhood Plan). It also fails to comply with paragraphs 6.1.8 to 6.1.11 on page 49 of the same reference; and
- d. The suggested market sale price for these townhouses had been stated to be between \$700K to \$750K with a CRD covenant that possibly two units would be sold at 15% under market value to create more affordable three-bedroom housing. This proposed project does not achieve the goal of affordable housing.

Strata 1606, representing the owners of 945 McClure, vigorously oppose the re-zoning and development of 931 McClure. This proposed design does not provide a sensitive transition in scale to existing buildings. It radically detracts from the McClure streetscape. We ask that you review the attached letters and emails that outline in more detail the many concerns of the owners. For your consideration.

President

Vice President

Treasurer

Secretary

Member at Large

Owners of  
945 McClure Street  
Victoria, BC V8V 3E8

24 September 2018

Fairfield Gonzales Community Association  
1330 Fairfield Road Victoria, BC V8S 5J1

SUBJECT: RE-ZONING OF 931 MCCLURE STREET VICTORIA, BC

Dear Mr.

As owners of 945 McClure, we wish to bring to your attention the proposed development and re-zoning of the subject address. The Purdey Group proposal is to replace the current building with 8 townhouses. We wish to convey the many concerns that we, as owners in our building, have with this proposed development.

Attached are pictures from the first presentation that was given by Luke Mari, Director of Development of Purdey Group. Figures 1 and 2 show front elevations of the 8 townhouses (4 in front and 4 in the back). Figures 3 and 4 show side elevations from the east and west. The dotted lines represent the outlines of our building at 945 McClure, to the east of 931 McClure; and of the townhouses at 923 McClure, to the west of 931 McClure.

These are the concerns that we have raised:

1. Proposed development is too massive for the site.

The proposed design is too big and dense for the existing site. It presents itself as two buildings sitting on top of a common surface parking lot, for a single massive four story "block".

The footprint would essentially cover the entire surface of the lot except for a rear setback.

The development would overpower our condo building to the east of it, and the townhouse building to the west of it.

Our building has green space and gardens on all four sides that allows residents to gather together for social events without impinging on our neighbours. Residents of the proposed development would have only the sterile front steps on which to gather.

2. Insufficient front setback

The proposed design provides no setback from the front property line, as required in the OCP.

The front stairs would come right to the public sidewalk. This would not be compatible with existing buildings on the street.

The front building line of the proposed building would extend it far beyond the front building line of both its neighbours and the rest of the street.



The bulk of the front stairs, and forward placement of the building, would prevent late afternoon summer sunshine from ever reaching the patio of the lowest unit on the east side at the front of our building. This is the only direct sunshine this patio receives.

Our building is set back from the sidewalk and gives passersby a view of our front gardens and the many flowering plants. This is sorely lacking from the proposed building.

### 3. Insufficient side setbacks

The proposed design provides no setback from the side property lines on either side, as required in the OCP.

The proposed structure would extend to the very edge of the property line on both sides. On each side, it would present a blank wall, four stories in height, tight against the property line, and extending beyond the facing walls of the buildings on both east and west sides of it.

Our building at 945 McClure Street was not designed to face a blank wall on either side, especially one right at the property line. Our west facing wall contains 8 units on 4 levels. Each unit has 7 windows in this wall, located in 3 separate rooms. All 56 windows would face a massive blank wall that is only feet away.

The townhouses at 923 McClure were similarly not designed to face a blank wall right on the property line. They have entry doors, a porch, and windows on two levels in their east facing wall.

No side access would be available for maintenance of the side walls of the proposed structures without infringing on neighbouring properties.

### 4. Detriments to our owners from proposed project

Sunlight would be eliminated, and daylight significantly reduced, in all 8 units on the west side of our building, by the height, extent and placement of the east wall of the proposed building.

The 56 windows in our west wall bathe their rooms in sunshine from mid-day until dusk. The proposed massive wall just outside each of them would effectively block most sunlight from reaching these windows, especially on the lower floors.

Earlier in the day, the 56 windows transmit unobstructed daylight. This daylight would likewise be blocked by the same wall. The 24 rooms and 8 hallways lit by this daylight would be in perpetual semi darkness.

A "courtyard" is proposed to separate the front 4 townhouses from the rear 4 units. Despite the protestations of the developer, it would do nothing to ameliorate this lack of light and sunlight. It is too narrow, and aligned on an east-west axis.

The significant reduction of light to currently bright and sunny rooms would have physical, psychological and economical cost to residents.

Increased electricity would be needed to light the formerly bright and sunny rooms and hallways.

We have several owners with limited vision who depend on the light and sunshine that enters the rooms that would be affected, especially their kitchens. They would find it difficult to see and do tasks.



We have several owners with limited vision who depend on the light and sunshine that enters the rooms that would be affected, especially their kitchens. They would find it difficult to see and do tasks.

External views would be eliminated for the 8 owners on the west side of our building by the height, extent and placement of the east wall of the proposed building.

The many windows in our west wall provide owners with multiple views of the neighbourhood that include trees, streetscape, skyscape, and the tower on Christ Church Cathedral. These would all be displaced by a single view of a large blank wall, only feet away.

Owners would lose significant enjoyment of their home, reduced functionality and attractiveness of 3 of the 5 rooms each unit contains, due to reductions in sunlight, daylight, and views.

Property values would be diminished for owners who live on the west side of the building. Owners on the east side would also be affected.

Current 2018 Assessed Values of the 16 units in our building is \$8,548,000. The cumulative effect of lower property values would be a significant financial loss to the owners.

Property tax revenue would likewise be diminished. In 2018, total taxes were \$44,500.91, with \$28,134.93 of this amount as revenue to the City of Victoria.

Security concerns would increase.

Parking for the proposed building would be open and unsecured, while protected from weather by the structures above. Planting material has been suggested in an attempted make the space more appealing.

Past experience has shown that this setting would provide cover for break-ins and vandalism. It would likely attract criminal activity to this proposed building, and by proximity, to our building.

##### 5. No benefits for proposed increase in density.

The proposed development would add no amenities to the streetscape. It would not protect the residential nature of McClure Street. The additional density is not commensurate with the value for the street.

Street congestion would increase, and available street parking would diminish.

Access to, and egress from, the 900 block of McClure is only possible via Vancouver Street. The road surface is narrow, and parking is permitted on both sides of the street.

Residents are already facing an increase of both private and commercial vehicle traffic from the expansion of the Abigail Bed and Breakfast and the anticipated development on the Mount St. Angela property.

The added burden of congestion would not be in keeping with this unique street scape and would exacerbate traffic hazards.

Established trees would be replaced with smaller plantings and trees in planters. This is not in keeping with supporting canopies and green spaces as outlined in the Official Community Plan (OCP).

It should be mentioned that The Purdey Group confirmed to us at their first meeting that they purchased the duplex building at 915/917 McClure Street which is located to the west of the townhouses. We do not wish to set a precedent for redevelopment of that property.

At the time of the writing of this letter, the proposal for the development of 931 McClure Street has not as yet been presented to the Fairfield / Gonzales Community Association.

In closing, we, owners of 945 McClure, are not in favor of this project. We fear the developer is looking to maximize their profits, and owners of our building will be left with diminished property values and diminished enjoyment of our homes. This would carry forward not just for current owners, but for future owners as well.

Owners of 945 McClure Street

Unit 204

Unit 101

Unit 102

Unit 103

Unit 104

Unit 201

Unit 203

Unit 301

Unit 302

Unit 303

Unit 304

Unit 401

Unit 402

Unit 404

Unit 202

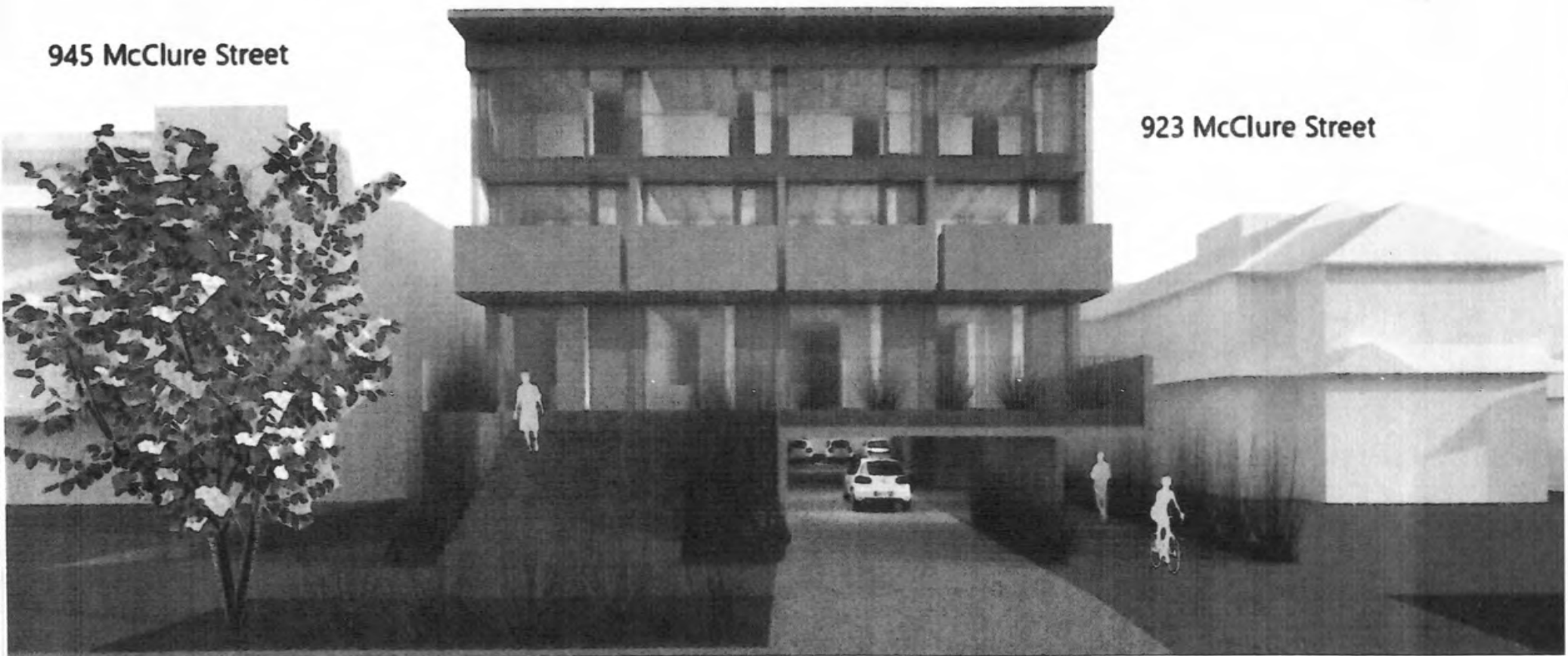
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931 McClure Street

Figure 1

945 McClure Street

923 McClure Street



Front View

Figure 2

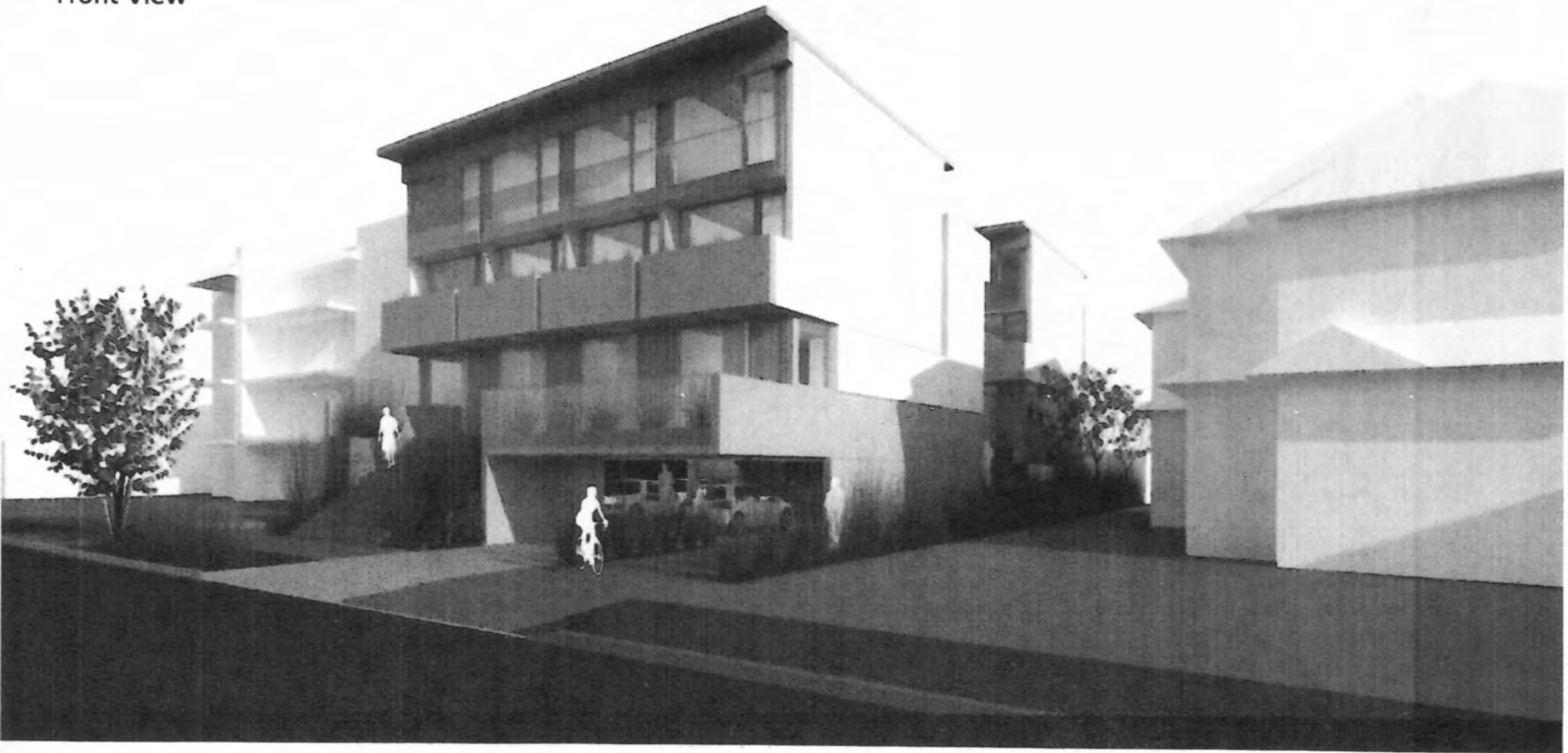




Figure 3

Back of Property

Dotted lines represent  
outline of 945 McClure

Front of Property

East Elevation

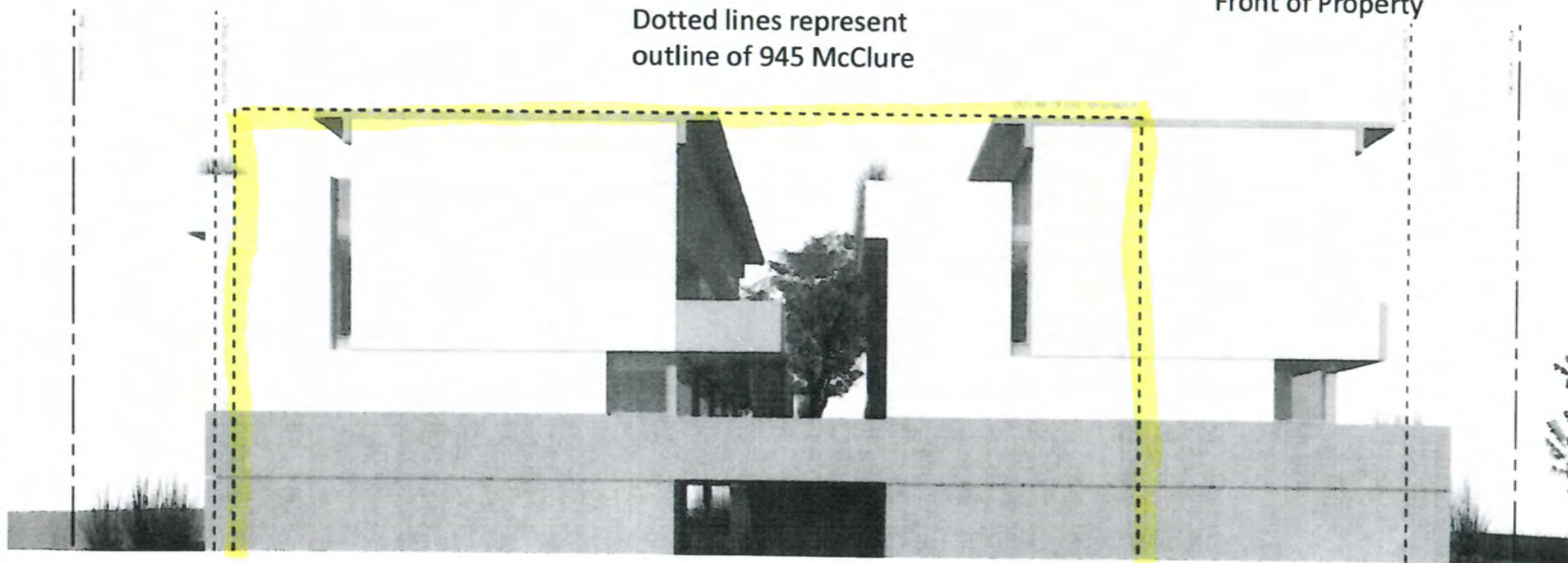
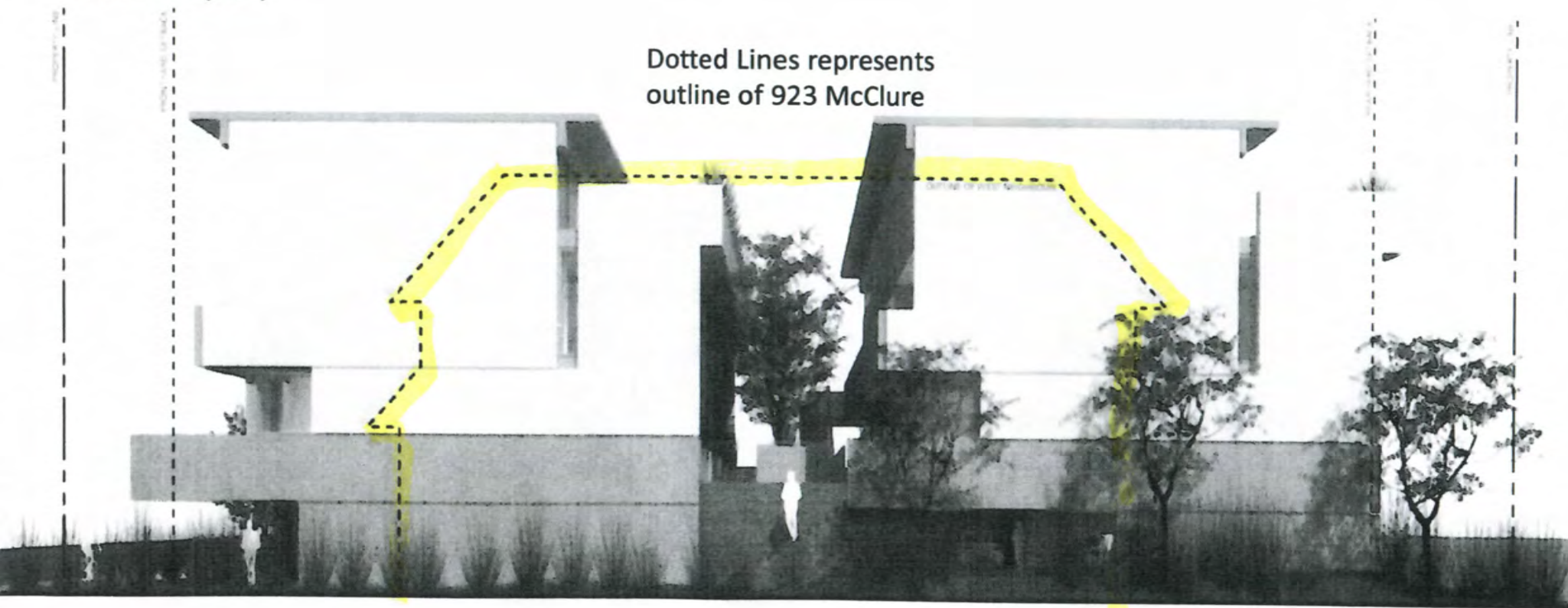




Figure 4

Front of Property

Dotted Lines represents  
outline of 923 McClure



West Elevation

To Whom it may Concern,

Jim and I reject the proposal for 931 McClure and following is a list of rationale in no particular order.

I will continue to review the Official Community Plan (OCP) and look for contradictions in the proposal and the objectives of the OCP.

The proposed structure;

- Are actually 2 separate buildings sharing a common ground floor parking space which is not in keeping with a traditional single building located on each lot
- Has 4/8 units without front access as Place Character Features requires in OCP
- Covers the site to maximum capacity and does not allow for adequate access without infringing on neighbour property
- Covers the site to maximum capacity and does not allow for protection of the environment and appearance with trees and the current canopy
- Has very small set back at front and no setbacks to 4 sides of property is not in keeping with OCP
- Does not allow for rear access or underground parking (sited as either or in OCP; and "in a way that does not dominate development or streetscape")
- Will have unsecured parking and unsightly street views of parking (inconsistent with 8.48 of OCP)
- Does not allow for the ground space to adequately support landscaping in keeping with OCP (canopies and green spaces)
- Due to 4 floor height and maximum lot coverage will block sunlight to town-home complex to east of proposal and existing neighbours to west
- Will reduce the value of neighbours' homes (existing town-home owners and condominium owner neighbours) relative to the change in access to light and views

Further observations;

- The already narrow width of McClure Street will not allow for parking capacity and the added traffic of the proposed expansion of Abigail Hotel with additional increased density of proposal at 931 and other developments; a TRAFFIC PATTERN STUDY should be undertaken considering McClure Street is a "dead end" street and such study is recommended by the OCP 19.11.3

-The street width to proposed building height and scale does not fit the unique context of McClure Street.

-Traffic access to Vancouver Street is already impacted by poor visibility and the addition of Bicycle Traffic on Vancouver.

Proposed increased density of the street and it's single option of entrance-exit on Vancouver Street will be a significant safety hazard for pedestrians, bicyclists and motorists. As noted in the OCP Priority should be given in order to pedestrians, cyclists and then motorists.

-There is already one commercial garbage pickup on McClure (Abigail Hotel) and a second large pick up for the Chelsea a large Condominium development on Burdett; and finally, the pick up for the apartment located on Vancouver.

Consideration for the added burden of congestion of traffic to existing arrangements will not be in keeping with this unique street scape and will not protect the residential nature of McClure Street.

-There are no amenities added to the streetscape with this particular proposal so that the additional density is NOT commensurate with the value for the street

-The proposal would require Variances specific to this site (to accommodate the additional density) and the proposal as it is, will not enhance the objectives of the OCP in relation to the losses for this unique street.

-The proposed addition of 2 units of "affordable housing" or "social housing" within the complex will not be affordable to the target population considering the proposed price of ~\$700K (despite below market pricing).

## Comments re development.

Capital letters are key words that were used in previous proposals (and other non flexible housing proposals)

MASS is much too big  
both footprint - right to property lines  
appearance - slab sided, blocky

HEIGHT - SHADING of neighbourhood property

AMBIANCE of street - another angular-blocky  
appearance is against the  
warm (+ Victorian style) STREETSCAPE.

TREE Removal - mature trees on back of property  
will be replaced only by saplings

Impression that this is/was a prepackaged  
design - "boilerplate" - not appropriate for  
site - just fitted in to make a statement

Precedent - Owner has also houses along street  
beyond the quadruplex (Mark-James) - and will  
inevitably put more blockish buildings if this  
one succeeds. Will probably make good offer

to fourplex to buy them out for this purpose

Margaret S Cox (404)

Maggië

**Subject:** : 931 McClure St Development  
**From:**  
**Sent:** 2018-08-24 3:50:57 PM  
**To:**

t

Regarding the proposed development at 931 McClure St., our main concern is that we will lose the sunlight that we receive now if a larger structure is built on the west side of our building. My wife is blind in one eye and has only partial vision in the other. The current sunlight makes it much easier to see day to day things in our condo. I am in support of our council who do not want the proposed development to proceed as outlined in there presentation.

It does not fit with the current neighbourhood plan or style, it also would detrimentally change the view/light that the current owners enjoy on the west side of the building.

301 - 945 MCLURE ST



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**Sent:** Thursday, September 27, 2018 3:14 PM  
**To:** mayorandcouncil@victoria.ca  
**Cc:** CALUC chair  
**Subject:** 931 McClure

To: Fairfield/Gonzales Community Association Land Use Committee  
Re: Proposed Development at 931 McClure Street

I regret that I am unable to attend the meeting this evening because of a prior commitment. However I want to register my opposition to this proposal on the following grounds:

1. The existing house is still viable and attractive with lawn and gardens providing green space

space.

2. The site coverage is more than double what current zoning allows and makes minimal or no allowance for green space visible from the street.

3. The 3 storeys will loom over the sidewalk with just 3.8 metres of clearance.

4. Neighbours on either side will face 3 storeys on their property line with no privacy or green space.

5. With the development at Cook and Oliphant and a proposal for Cook and Convent, there is adequate new housing in the area, although I doubt any of it is affordable.

Ours is described as a mixed neighbourhood, interspered with heritage houses. We don't want to see those heritage houses become isolated among apartment and townhouse developments. We value the green of lawns and gardens not just for their beauty, but for their capacity to absorb carbon.

This proposal sets a precedent for all of Fairfield and Gonzales which could see more individual houses destroyed and lots almost fully covered by the next multi-unit development. Say good bye to privacy, peace and green.

Please send me a copy of the report you submit to the city.



## CALUC Meeting Report: November 7th, 2019

Address: 931 McClure

CALUC Members: Joanna Fox,  
Don Monsour, Dave Thompson,  
Owen Sieffert

Developer: Aryze  
Presenter: Luke Mari, Partner  
Architect: D'Arcy Jones  
Architects

Attendance: 20



Rezoning Re- quested	Current	Proposed	
	RK	Site specific zone	
Variances	No	Yes	
OCP Amendment required?	No	No	
Number of Units	5	16	
	Current Zone	Proposed	
Site Coverage	33%	72%	
Number of parking stalls	1.5 per unit	10	
Set Back East	2.5m - Blank walls and windows of non-habitable rooms  4m - Habitable rooms other than a living room  7.5m - Living room	2m (6 – 6 ¾")	

Set Back West	2.5m - Blank walls and windows of non-habitable rooms  4m - Habitable rooms other than a living room  7.5m - Living room	2m (6 – 6 ¾’)	
Set Back South	Same as West & East	3m (9’ – 10 1/8’)	
Set Back North	6m (19.69’)	5.7m (18’ – 9 1/2’)	
	<b>Actual Building</b>	<b>Proposed Building</b>	
FSR (Floor Space Ratio)	0.6 – 1.0	1.5	
Height	8.5 M (27.91’)	18.1m (59’ – 3’)	

The Community Land Use Committee (CALUC) facilitates dialogue between land use applicants and the community to identify concerns regarding land use applications which may influence the proposal and result in changes more appropriate to the neighbourhood. The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal not about the applicant or others involved in the project. There is no decision by the CALUC to support or oppose an application made at, or after, community meetings. Community members are encouraged to share their views with City Council via email ( [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca) ). If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website. (<https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>)

## Themes

### Density and Growth Areas

- Site is located in the neighbourhood’s northwest corner, which has been identified for increases in density and housing stock. Fairfield generally has had slower growth rates than other neighbourhoods in the city.
- Located in a transitional area between lower density in South and West Fairfield, to the Urban Core and Downtown.
  - The OCP places the lot in the Urban Residential designation, which allows for 6 stories and an FSR of 2
- Surrounding housing is mostly multi-family dwellings, with many larger buildings built in the 1980’s

- Current zoning is RK
  - Permits 4-plex

## **Design**

- Despite being allowed for under the Urban Residential Designation, didn't believe that 6 stories would be appropriate for the site
- Two blocks, four and five stories, with 6 one-bed and 10 two-bed condos
  - One-bedroom: 4x 522 sq ft, 2x 535 sq ft
  - Two-bedroom: 10x 789 sq ft
- Interior atrium between the two blocks with landscaping and exterior stairwells
- 10 interior parking stalls and 22 bicycle spaces at street level
- Taller block features a rooftop courtyard with a private sundeck
- Trees will be planted along the perimeter landscaping, interior atrium, and roof courtyard
- Shadow study concluded that there would be large winter shadows, consistent with the shadows throughout the neighbourhood. Fall shadows would fall on neighbouring properties

## **Community Consultation**

- Third design iteration, having changed housing typology from townhouses to condominiums
- The design's vertical massing has changed in order to provide a setback from the lot line
  - Previous design featured no setback
- New design features windows on east and west walls to provide more detail to walls

## **Neighbourhood Comments/Feedback on Development Proposal:**

### **Parking**

- Concern that the ratio of parking spots and to units, and no visitor parking, will result in spillover on to streets that already have limited space taken by visitors of other buildings or uses, i.e. law courts. Neighbouring properties more closely adhere to the parking by-law providing space for every residence and some for visitors.
- Developer says that parking supply was determined by perceived falls in car ownership resulting in lower demand for spaces.
  - As part of agreements with the CRD to increase affordable housing supply, there will be a restrictive covenant eliminating parking spots for the development's affordable units (15% below market rate in perpetuity).
  - Buyers will know in advance that their unit will not come with parking.
  - EV charging will be available for some stalls with Flow Chargers, not billed to the strata electricity bill
- Some recent developments have proposed or proceeded with even lower parking to unit ratio
- Additional concerns over traffic on McClure, which is a cul de sac, creating a bottleneck on Vancouver. This effect could be more pronounced once traffic calming measures are introduced on Vancouver as part of the bike route project.

## **Light & Privacy**

- Participants feel that the height and mass of the design will shade their residences in some units that already have limited light; some participants say they moved to this neighbourhood for the housing with light and walkable locations.
- After dark, there is concern that there will be light spillage from the open atrium and stairwells in to neighbouring apartments.
  - The atrium and stairwell also introduce additional privacy concerns for residents.

### **Neighbourhood Compatibility**

- Concern that the balance between grey and green cover on the lot is not suitable. Considering that most adjacent properties have ample greenery, this property will not provide suitable amount or conditions for trees to flourish.
  - Sentiment that the area provided for landscaping and the chosen species will not be sufficient.
  - Concerns over losing older trees for saplings.
- Participants feel as though they are being pushed out of the area. There is general uncertainty over purchasing character homes in the area since buyers have no idea what type of development could be built next door.
  - Developer also owns property on same side of McClure, two properties west; says there is no immediate plan for development
- Concern that the development's size and architecture does not complement other surrounding properties.

### **Further Comments**

- The city's Advisory Design Committee meeting on this property should not have taken place before bringing this design to the public
  - Community meeting had been requested for May but was not arranged; city staff made the decision to move forward as next available opportunity was six months later
  - Developer says a second community meeting was not required by City, however he wanted to hold one to maintain communication with residents
- Why not build a character 4-plex like adjacent property?
  - Developer says that building costs wouldn't allow a similar design to be financially viable
- Will these be rental units?
  - These units will be strata with 6 affordable units (the ones without parking spaces)
- EV chargers are adjustable to requirements for cars, bicycles, or accessibility scooters
- What is the purpose of the fin at the top of the building?
  - 4-foot fin at the top of the building is purely for aesthetic purposes and to soften the roofline transitions
  - Not entirely closed off to catch all debris, there is also access for cleaning
- A suggestion was proposed to consider reducing the number of parking stalls and thereby reducing the back height of the building