

Madison Heiser

From: Public Hearings
Sent: Tuesday, January 12, 2021 12:42 PM
To: Public Hearings
Subject: FW: 2700 Avebury

-----Original Message-----

From: ANITA LOUDON [REDACTED]
Sent: January 11, 2021 2:23 PM
To: Michael Angrove [REDACTED]
Subject: 2700 Avebury

We who live within 100 metres next to this address have continually had our say against this development as advised by the city of Victoria in their current development sign on this property. In fact all of the neighbours have sent in their appropriate forms voicing their objections and have continually attended the Oakland's land use meetings for the area regarding the continued requests by Large and Co.regarding this property.

In fact, we have voiced our objection to the development application for over the last decade and longer.

I think that the developer, Large and Co., plus their family members have spent many years trying to bribe and/or bully the local neighbourhood into agreeing to their request. They have also sent to you patently false statements from various unnamed "neighbours" that I can only guess the city does not verify.

Enough! We have voiced our objections continually and now would like the ugly development signs that are on Kings Road and on Avebury to be removed!

I would hope that the city of Victoria has better topics to spend their precious time on.

Thank you

Anita M. Loudon
1326 Kings Road
Victoria, B.C. V8r6n5

Sent from my iPad

Pamela Martin

From: Victoria Mayor and Council
Sent: December 8, 2020 1:17 PM
To: Public Hearings
Subject: Fw: Rezoning Application - 2700 Avebury Ave

From: CASEY RYDER [REDACTED]
Sent: December 8, 2020 1:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re: Rezoning Application - 2700 Avebury Ave

Hello ~ My name is Casey Ryder. I am the long-term tenant resident at the subject property who, of all immediate neighbours, will be most affected by this rezoning application.

I have carefully looked into this proposal and am supportive of it, noting that it aligns with bylaws & policies set out by the City and has been arrived at through considerable community input.

I request that the proposal proceed to a public hearing, especially considering that the only strike against it, insofar as I can see, is what appears to be the unreasonable opposition of contiguous neighbours.

Thank you for your time & consideration,

Casey Ryder

2700 Avebury Ave
Victoria BC
V8R 3W4

Pamela Martin

From: Victoria Mayor and Council
Sent: December 8, 2020 9:31 AM
To: Public Hearings
Subject: Fw: 2700 Avebury rezoning

From: Greg [REDACTED]
Sent: December 8, 2020 7:00 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 2700 Avebury rezoning

Greetings,

The referenced rezoning to permit a small lot subdivision has come to my attention. I live in the area, and am supportive and encourage council to move the proposal to a public hearing.

Best regards,
Greg Doyle

Pamela Martin

From: Victoria Mayor and Council
Sent: December 10, 2020 9:00 AM
To: Public Hearings
Subject: Fw: 2700 Avebury

From: Jim Griffin [REDACTED]
Sent: December 10, 2020 8:58 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 2700 Avebury

To Mayor Helps and Victoria Council ,

Ref: 2700 Avebury (Subdivision Application)

We have owned property in this area and are very familiar with the community.
Our young family had our first home in this area and believe that the proposal for this property is a very good opportunity for another young family to make a start and be part of a nice neighbourhood

We hope that this application will be forward to a public hearing and then be approved to proceed.

Thank You ,

Jim Griffin (formerly at 3003 Shakespeare)
1759 Glastonbury Road
Cell: [REDACTED]

Pamela Martin

From: Victoria Mayor and Council
Sent: December 10, 2020 9:22 AM
To: Public Hearings
Subject: Fw: 2700 Avebury rezone app

From: The Campbell's [REDACTED]
Sent: December 10, 2020 9:20 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 2700 Avebury rezone app

Hello Mayor & Council,

I am writing you today to support the rezoning application of the property at 2700 Avebury. I live in the neighbourhood (2754 Roseberry Ave) and in fact rented this house while we were building our current house. My family and I have been residents of Victoria for a very long time. We have been strong community supporters and in fact still volunteer in our neighbourhood in several ways. We have built in Victoria and know first hand the impact of the decisions made at your council table. I will say the process for us was frustrating and dealing with staff at the city (who get their direction from Council) was not easy. But in the end, we supplied a legal rental suite to your region and a massive amount of annual property tax revenue for you to play with.

I am confused by why this rezoning has taken so long to happen? I understand that one immediate neighbour is not in favour as "this new house will shade his back yard" but how can one "bully" effect Council's decision to put this thru? This one single neighbour has approached every other neighbour and "convinced" them to not support this project. I cannot see any legitimate reason to stand in the way of this project? The math for me is simple. Where there is currently one house - there will be two houses. With a council that is constantly professing to want/ need "MORE HOUSING", how is this a project that get's turned away simply on the "does not have 75% of the neighbours in favour" mandate? I have seen far less straight forward rezoning in our neighbourhood go forward and yet this one is taking forever. We want more families in our neighbourhood and by allowing a new home to be built (even if it is not "affordable") will allow someone to move up the housing chain, opening up a home below, and so on...

I implore you to take a closer look at your decisions especially on this project as my household vote will be impacted by your decisions going forward. Let your actions be guided by your words in this case.

Please allow this project to be heard by the public and decide on it's actual merits!

Best regards,
Dave Campbell
2754 Roseberry Ave

Madison Heiser

From: DAVID PEARCE [REDACTED]
Sent: Wednesday, February 3, 2021 1:17 PM
To: Public Hearings
Subject: 2700 Avebury Avenue. Zoning regulation by law, Amendment by law (No.1245-No. 21-016

Gentlemen,

I would like to give my opinion on the proposed changes to 2700 Avebury Avenue, Victoria.

I have no problem with the proposed changes, in fact I wonder why approval has taken so long. I also am quite happy to have no sidewalk on the Kings Road frontage. There is no sidewalk on any cake Kings Road frontage within about three blocks in either direction of my house and that has been no problem for me. I understand that the existing house is going to remain and simply be refinished.

This proposal seems to have been pending for at least two years which is why I can understand people's reluctance to carry out development due to the red tape involved. Anyway, full steam ahead with the new changes and I look forward to seeing the new house on the western half of the lot.

Yours truly,
David Pearce,
2702 Roseberry Avenue,
Victoria, BC.
V8R 3T9

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May you all remain healthy in this time of plague!

Madison Heiser

From: Michael Angrove
Sent: Wednesday, February 3, 2021 10:21 AM
To: Jean Anne Wightman
Cc: Public Hearings
Subject: RE: 2700 Avebury Development Proposal

Hi Jean,

By way of cc I will connect you to Legislative Services, who can include your email in the correspondence for the Public Hearing as well as provide you with the information you requested.

Regards,

Mike Angrove
Senior Planner
Sustainable Planning and Community Development City of Victoria
1 Centennial Square, Victoria BC V8W 1P6 T 250.361.0285 F 250.361.0386 Please think before you print

-----Original Message-----

From: Jean Anne Wightman [REDACTED]
Sent: February 3, 2021 10:14 AM
To: Michael Angrove <mangrove@victoria.ca>
Subject: 2700 Avebury Development Proposal

Dear Mike Angrove

I live at 2713 Avebury.

I want to participate in the upcoming hearing concerning development proposal at 2700 Avebury Avenue.

I am opposed to the proposal and wish to confirm my support of my neighbours who are adjacent to the proposal in their objections.

Please send me by e-mail a copy of the notices sent to residents with 100m that gives details on the proposal and how to participate in the virtual Public Hearing.

Thank you for your assistance.

Jean Anne Wightman
2713 Avebury Avenue

Madison Heiser

From: EDWARD REBNER [REDACTED]
Sent: Friday, February 5, 2021 11:43 AM
To: Public Hearings
Subject: Fwd: Fwd: 2700 Avebury Avenue Subdivision Opposition with Photos
Attachments: DSC_5644 (Large).JPG; DSC_5634 (Large).JPG; DSC_5636 (Large).JPG; DSC_5643 (Large).JPG; DSC_5637 (Large).JPG; DSC_5638 (Large).JPG; DSC_5631 (Large).JPG; DSC_5635 (Large).JPG; DSC_5639 (Large).JPG; DSC_5645 (Large).JPG

----- Forwarded Message -----

From: EDWARD REBNER [REDACTED]
To: Edward Rebner [REDACTED]
Sent: Wed, 03 Feb 2021 17:26:43 -0700 (MST)
Subject: Fwd: 2700 Avebury Avenue Subdivision Opposition with Photos

height: 100.0%;
color: rgb(0,0,0);
font-size: 10.0pt;
font-family: arial , helvetica , sans-serif;
}
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----- Forwarded Message -----

From: EDWARD REBNER [REDACTED]
To: mayorandcouncil <mayorandcouncil@victoria.com>
Sent: Wed, 03 Feb 2021 17:25:02 -0700 (MST)
Subject: 2700 Avebury Avenue Subdivision Opposition with Photos

Dear Mayor and Council! We are the immediate northerly neighbours to 2700 Avebury Ave., also one of the 8 neighbours that have signed the opposition to the proposed re-zoning of 2700. Please look at the attached photos that I am sending to you, that show the views from our property towards the proposed development. Two major reasons why this would have such a negative impact on us are these: 1. We spend a lot of time in our yard and on the patio. As you can see, we are looking towards southern exposure and if a house would be allowed to be built in the re-zoned area, it would block a large portion of sunlight for us, not to mention garden & shrubs.

2. The rock that would have to be blasted for 2700 is continuous on our property -- the drilling, jackhammering, and blasting would resonate to the rock on our side and could easily have unforeseen consequences. Note, that in two of the pictures that same rock is only 3 feet from our foundation. Also, the lower part of our foundation is below grade and finished covered by paneling, where any potential damage could never be seen.

Thank you in advance for your attention to our concerns, EDWARD & JENNIFER
REBNER 2710 Avebury Ave.











Trevor Dickie
Highland Road, Victoria BC, V9B 6H9

January 13, 2021

Mayor Lisa Helps and Councillors
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: Rezoning Application 2700 Avebury Avenue

Dear Mayor and Council

Thank you for the opportunity to comment on the above noted rezoning application. I am not a resident in the immediate neighbourhood but have worked as a professional planner for the past 25 years and most recently worked with the noted planner, Peter Calthorpe on the design of a 3,000-home, comprehensively designed New Urbanist community in Calgary.

In my review of the design details of the proposed development, it appears to align with the guidelines and principles of the Small Lot House Rezoning Policy as well as the broader goals of the Official Community Plan (OCP). Furthermore, the contextual location of new lot/home does not appear to have an undue impact on the surrounding properties and its location can take advantage of existing schools, parks, transit, and retail services that are all proximate to the site.

From a review of the Small Lot House Rezoning Policy, it is clear that the City has expended considerable time and resources to establish a means of evaluating whether a site is suitable to accommodate this type of development. There are limited opportunities to add new detached housing product in the City of Victoria and where these opportunities meet the Policy as well as the broader goals of the OCP, Council should facilitate the development of an additional home. Otherwise, there will never be a means to supply the full range of housing product that will be required to meet the forecast population growth.

Thank you for considering of my comments.

Regards



Trevor Dickie

January 19, 2021

Mayor Lisa Helps and Councillors
1 Centennial Square
Victoria, B.C. V8W 1P6

I am writing in support of the subdivision application at 2700 Avebury in Victoria. As a person who lives in Victoria, I strongly believe we need more density in our neighborhoods to ensure there is adequate space for families to find suitable accommodations and to do our best to keep prices as affordable as possible (for both purchases and rentals).

We are very familiar with this neighborhood and it is an incredible family-oriented zone. Everything is accessible by walking or biking, including schools, groceries, and shopping. It is one of the best locations to live in Victoria, and again, we need more density to ensure improved affordability and access for families such as ours.

Best regards,

W.A. Thomas

A solid black rectangular box used to redact the signature of W.A. Thomas.

Madison Heiser

From: Kimberley Colpman [REDACTED]
Sent: Thursday, February 4, 2021 12:54 PM
To: Public Hearings; Kimberley Colpman
Subject: Fwd: 2700 Avebury

Follow Up Flag: Follow up
Flag Status: Flagged

I am forwarding this email which was received in support of 2700 avebury rezoning. This application will be heard on February 11th at the public hearing. if you could please include this correspondence for this item.

Best,
Kim

Kim Colpman

Large and Co.
[REDACTED]

----- Forwarded message -----

From: Kimberley Colpman [REDACTED]
Date: Tue, Jan 26, 2021 at 4:09 PM
Subject: 2700 Avebury
To: Kimberley Colpman [REDACTED]

From: Cameron Brown [REDACTED]
Subject: Re: Willing to Support 2700 Avebury Proposed Development
Date: January 14, 2021 at 9:46:17 AM PST
To: Robert Tornack [REDACTED]

Hi Rob,

This is Cam Brown. I am in support of the proposed single family dwelling located at 2700 Avebury.
These developments are needed and to me, are an effective a means of bringing increased density to our neighborhood whilst respecting the community feel we all enjoy in the Oaklands catchment.

Regards,
:)
Cam

Cam Brown
[REDACTED]

Madison Heiser

From: Nita Loudon [REDACTED]
Sent: Thursday, February 4, 2021 11:54 AM
To: Public Hearings
Cc: Joanne Moffatt; Ed and Jen Rebner
Subject: 2700 Avebury Avenue
Attachments: I have lived at 1326 Kings Road for most of my life.docx

Follow Up Flag: Follow up
Flag Status: Completed

Please add this submission to your agenda at the meeting of Council on Thursday February 11, 2021 at 6:30 p.m. which I have already sent to you last month and indeed, in August 2019.

Bill Moffatt will speaking for me also when he speaks live against this zoning application.

I ask also – how many times over how many years must those affected by this request say no by “having our say” as you continually put it.

If a developer and his family members can continually come back to the table to ask for new bylaws/rules, perhaps we need to look at strengthening the Victoria Subdivision and Development Servicing Bylaws so that the rights of the current neighbours are protected and not continually called into question!

You also need to look into the veracity of the comments made by the developer, Kim Colpman to see if, indeed, they are truthful. I believe that they are not.

Thank You

Anita Loudon
1326 Kings Road
Victoria, B.C.

[REDACTED]

Proposed Development of 2700 Avebury Avenue

August 20, 2019

I have lived at 1326 Kings Road for most of my life.

The block of Kings Road that I live on has been changed quite a few times over the years. We now have two more houses and two existing houses have had suites added to them. The result is that our short portion of Kings Road between Avebury and Roseberry (less than 100 metres) has had its density increased two-fold.

Since the mid 2000's Large and Company have been trying to change the status of 2700 Avebury Avenue. They have tried bribery and recently intimidation but we, the neighbours surrounding this address have continually voiced our opposition. We have attended meetings for the Oaklands Community Association Land Use Committee and voiced our concerns and opposition. We have completed the city's petition requirements for the rezoning of the said address and forwarded them to the city.

We have met with the development representative of the Large and Company and have been told that we should get on board with densification and have compassion for those young families who need housing.

Well, I have had enough of Large and Company and their tactics to make money for themselves. At our last land use meeting, Large and Company brought many members of the Large family to express their support regarding the rezoning. I would guess that these relatives do not live anywhere near 2700 Avebury Avenue or anywhere near the area and therefore should not have a say about my neighbourhood. They even brought a realtor to express his opinion, I would guess that he has a relationship with the Larges.

Now there is a large sign on the property announcing that a new development is being proposed and asking us to **"Get involved, have your say"**. Well we, tax paying residents, have been involved for quite a few years now and unfortunately it does appear that Victoria is listening to our say! To my mind, Victoria only listens to property developers who wish to increase their own personal wealth and the mayor and council only wishes to increase the city's tax base.

Years ago, when a large amount of money was offered to my neighbours to change the minds of those around them regarding the rezoning and they turned it down, Lee Large stated that "everybody has a price". I would hope that the mayor and council will represent the tax paying residents of Victoria, by being made aware of the minutes of the Land Use Committee meetings and by reading the petitions sent to the city as per the City of Victoria's Small Lot Rezoning Policy and put an end to these continual rezoning requests for 2700 Avebury Avenue.

Anita M. Loudon

1326 Kings Road.