

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, February 11, 2021 9:09 AM
To: Public Hearings
Subject: Fw: 2700 Avebury Avenue - Redevelopment Proposal

From: Alix Freiburger [REDACTED]
Sent: February 10, 2021 5:30 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 2700 Avebury Avenue - Redevelopment Proposal

Honorable Mayor Helps and Members of City Council,

I live at 2657 Forbes Street, a few blocks away from 2700 Avebury. I love living in this area because it is such a vibrant mixed neighbourhood with many young families. When I saw the redevelopment application sign for 2700 Avebury, I thought that the application was for a small house that could provide somewhat affordable housing in our neighbourhood. However, I have since learned to my dismay that the proposal is for a large house that doesn't even contain a legal secondary suite. It seems very likely that this house will be sold for well over 1 million dollars. Thus it will be out of reach for most middle class families. The existing, run-down rental house will surely be demolished next and rebuilt as another very expensive house. That makes sense from a developer's perspective. However, it doesn't make sense for a neighbourhood that needs affordable rental housing and affordable smaller houses that young people can buy.

I would encourage council to reject this proposal again. If the developer can present a proposal that would realistically ensure more rental housing on a long-term basis, I would likely be in support but the current proposal does not guarantee that at all!

I also have concerns about lot coverage that does not leave enough permeable and green space to absorb rain water!

Thank you for taking my concerns into consideration!

Alix Freiburger
2657 Forbes Street
Victoria, BC
V8R 4C2

Madison Heiser

From: Luke Stern [REDACTED]
Sent: Wednesday, February 10, 2021 8:30 PM
To: Public Hearings
Subject: 2700 Avebury Ave - variance application comment

Dear council members

I would like to register my objection to the variance seeking to waive the requirement to construct a sidewalk on Kings Road at 2700 Avebury Avenue.

I acknowledge that I am raising a broader issue affecting more than just the 2700 Avebury development application but it is now time for the city to address the pedestrian safety of the many young children, families, and our elders that regularly use Kings Road to travel to and from neighbourhood schools and parks. Kings Road should provide a safe pedestrian route (eg a conventional sidewalk) just like all the other streets in the neighbourhood. This new development should be the catalyst to provide that much needed protection from traffic rather than create a future legal impediment to rectify the safety situation after an unfortunate accident brings the issue into focus.

Kindly

Luke Stern

Madison Heiser

From: Bleiddyn Bellis [REDACTED]
Sent: Thursday, February 11, 2021 9:50 AM
To: Public Hearings
Subject: 2700 Avebury Avenue: Rezoning Application No. 000700

To the Honourable Mayor Helps,

We are writing with regards to the 2700 Avebury Avenue: Rezoning Application No. 000700.

My name is Bleiddyn Bellis and my husband and I own and reside at 2658 Roseberry Ave.

We also own 2660 Roseberry Ave. Owning 2 homes in very close proximity to the proposed project.

We can see the lot from our front room window at 2658 Roseberry ave.

We feel we have been completely bamboozled and miss lead with the project. At first we gave support but have subtracted this statement.

It is in our opinion that the likely outcome of the project moving forward, would be to eventually have the current home on the lot torn down and new one built. Resulting in 2 big new homes on the sub divided lot. IF the intention of the council is to ensure affordable housing in this area, this will not happen.

The Oaklands area is in need of affordable rental housing in order to keep our unique diverse neighbourhood. Having one home with rental suites or finding another solution to the proposed project would be our preferred course of action.

While the honesty of the Kim Colpman and the company she represents is not a deciding factor as to if this project goes ahead, the following reasons we feel should be taken into consideration:

- The negative impact to set backs on the proposed property and their direct neighbours.
- The anticipated loss of rental housing – and the lack of transparency for future plans to pull down the existing house
- The impact on our Oaklands corridor on Kings street. There is such a sense of community that happen as people meander this road (which I personally have done since I was a toddler and still do to this day)

At this time, the current value of the home on the lot is so low and the upkeep and condition of the home poor, it is hard to believe this developer has plans to keep it as a rental unit (maybe for a period of time but guaranteed other plans are in the works). Since we moved in 5 years ago this home has become really run down. We do hope to see a solution to have new development in our neighbourhood and deal with the current home on the lot, which now feels out of place in our family neighbourhood. But council must ensure neighbours are on board with 75% in favor. Our goal is to maintain affordable rental housing and a diversified family neighbourhood.

Should you have any further questions, please do not hesitate to contact us at [REDACTED]

Respectfully submitted by Bleiddyn Bellis and Daniel del Villar Santin of 2658 and 2660 Roseberry ave.

Bleiddyn del Villar Bellis
Director VAB
Fellow and Examiner CC-CICB
Enrico Cecchetti Final Diploma

February 11, 2021

To: City of Victoria Mayor and Council

Re: Rezoning Application REZ00700 - 2700 Avebury Avenue

I oppose the proposed changes and rezoning of 2700 Avebury. I live within 100 m of the subject property and received the notice of public hearing only four days ago.

I would like to say that in theory, I am generally in favour of small lot development. I recognize the benefits that innovatively designed projects on infill sites can have for a community by encouraging our neighbourhoods to be more walkable and likewise reduce the countless harmful impacts that urban sprawl and car dependence create. Done well, I do understand that infill development can contribute to social and economic sustainability.

In practice however, the truth is very different. The applications being put forward for these kinds of developments are encouraging developers to build on every possible square inch of land and build the largest possible house with the least amount of setbacks in order to make the most amount of profit. This is having the effect of threatening the very assets that draw people to our neighbourhood – the trees, the greenways, the community-oriented streets. From an economic standpoint, these developments are expensive to the extent that they increase pressure on our stormwater systems by increasing the amount of non-permeable surfaces in our city as well as result in cutting down trees that could help offset some of this pressure. This particular property resides approximately half way up Kings hill at the exact point where our storm water line there ends. As has been the case in the last couple of years, without exception that I know of, every house built with variances to its setbacks has resulted in surrounding and downstream neighbours homes experiencing damage from flooding. I believe that the proposed application and the inevitable subsequent application(s) that will follow on its heels to tear down the existing structure will, individually and combined create significant issues to homes at the bottom of Kings Road.

Jane Jacobs defines healthy liveable streets as those that are child-friendly. Streets that are good for kids, are generally good for everyone. Building yet another giant house on a small lot almost right up to the roadway will reduce the amount of space for people to walk, let alone sit out front and socialize, interact with neighbours, build community – a common Oaklandish pastime. I would further argue that a healthy livable street indeed community is one with more economic and other diversity and inclusiveness. I believe that secondary suites, garden suites and smaller houses would make our neighbourhood more affordable for more people especially young people and young families, than homes such as the one proposed under this application.

I am further extremely disappointed that this application has proceeded to public hearing. We are living in an especially difficult time in which we need to trust each other and our elected officials. Departures from sound well-established policy creates an atmosphere of mistrust. The policy of achieving consensus as a criteria in approving small lot infill is a good one. Majority rule creates winners and losers and creates divisiveness. Consensus decisions, while not perfect, most people can live with. This is especially important in land development because those most affected by these decisions will, quite literally, have to live with it. This application has zero support from contiguous neighbours and significant opposition beyond.

The project being proposed at 2700 Avebury will effectively reduce the liveability of Kings Road, does nothing to increase diversity in our neighbourhood, will negatively impact residents well beyond the confines of this project and has not met councils own policies with regard to small lot infill. The rezoning application, in its current form, should be rejected

Thank-you

Cindy Dunphy
2725 Roseberry Avenue
Victoria, BC
V8R 3V1

Madison Heiser

From: hkope [REDACTED]
Sent: Thursday, February 11, 2021 10:17 AM
To: Public Hearings
Cc: [REDACTED]
Subject: Application for rezoning and proposed development at 2700 Avebury and Kings Rd corridor

RE:2700 Avebury Avenue: Rezoning Application No. 000700, Development Permit Application No. 000583, Development Variance Permit Application No. 00230,
Development Variance Permit No. 000229

Mayor and Council.

My name is Harry Kope, and my family and I live at 2659 Roseberry Avenue, not an adjacent property, but a very immediate neighbour (within 50 meters and within line-of-sight) to 2700 Avebury Avenue.

I support this small lot development. It will bring in more people whether as singles or a family of any size, which adds greatly to the diversity of the neighbourhood with commercial and social needs. Then these needs are often followed by local shops and gathering places. It's an interesting development cycle that benefits those living here, as well as those that choose to move here.

I also encourage the design ideas of a woonerf along Kings street fronting the new development at 2700 Avebury Ave. The intentional removal of a requirement to build hard surfaces will add as small bits over time to the woonerf idea along Kings, which can then become a larger whole of this very much anticipated pedestrian centric walk way.

The Oaklands neighbourhood, like many neighbourhoods in Victoria is a wonderful place to live, and i welcome new neighbours on small lot developments.

I would like to be registered as speaking in agreement for this small lot development at 2700 Avebury Avenue.

Respectfully - Harry Kope

February 11, 2021

Jean Anne Wightman
Eric Sager
2713 Avebury Avenue
Victoria BC
V8R 3W5

Mayor and Council
City of Victoria BC

**SUBJECT: 2700 Avebury Avenue Zoning Regulation Bylaw,
Amendment Bylaw (No. 1245) - No. 21-016**

We reside within 100 metres of 2700 Avebury Avenue.

We urge Council to reject this application for the following reasons:

1. Neighbours within 100 meters of this property remain opposed to this rezoning. The threshold of 75 agreement from residents and owners of neighbouring lots has not been met. This is the stated requirement in the City's the Small Lot House Rezoning Policy.
2. The policy is there to protect neighbouring lots from negative impacts on quality of life. People living adjacent to this proposal are entitled to the same enjoyment and privacy of their property as all lots not adjacent to corner lots. They will lose liveability and enjoyment of their property from blocked sun exposure, and loss of privacy. This will ultimately translate into lower market property value. Asking them to bear these quality of life and financial losses for the sake of this subdivision is quite simply, unfair.
3. The rezoning is unnecessary. There is excellent provision in the existing by-laws for increased housing in this area. Secondary suites or Garden suites are allowed on all lots, as is the building of very much greater square footage overall than the average existing housing stock. The neighbourhood is already contributing significantly to increasing housing. This proposed small lot is not an addition to affordable housing in this area.
4. If this proposal were approved, it would set a precedent for approval of similar proposals throughout the area. Again, why should any properties adjacent to corner lots have added liveability and financial losses placed on them?

Thank you for your attention to these concerns.

Jean Anne Wightman
Eric Sager

Madison Heiser

From: Paula Leahy [REDACTED]
Sent: Thursday, February 11, 2021 1:36 PM
To: Public Hearings
Subject: Rezoning Application REZ00700 - 2700 Avebury Avenue

Dear Council Members

I understand that the above-noted rezoning application will be going to council this evening. In 2019, I was in support of that development as it was explained to me as a mini-house or carriage house in the back yard of the current home on that lot. My understanding that it would provide affordable housing for one or two people and have a smaller than average foot print than other homes in the neighbourhood. I understand now that those plans have changed, and what is instead planned is a much larger house. I am not sure why the changes have been made, and why I was not offered the opportunity to reconsider my support for the build when those changes were proposed. By way of this letter, I would like to remove my support for the project. Instead I would like to suggest that either the small mini-house be build, or the current home demolished and a new home with an affordable suite be built instead.

I have lived in this neighbourhood for 15 years and I love it! It is a great place to live and I would certainly welcome more people into the area as long as the structures are in-keeping with the neighbourhood and the wishes of those who live in the area.

Thank you for your reconsideration of the current plans. Please advise if this email serves to remove my family's support for the project as currently proposed, or if there is another mechanism I should employ.

Sincerely,

Paula Leahy-Maric
2731 Roseberry Avenue

Madison Heiser

From: Sarah Dennis [REDACTED]
Sent: Thursday, February 11, 2021 9:43 AM
To: Public Hearings
Cc: sam gaib
Subject: Proposed Zoning changes - 2700 Avebury Avenue

Hello,

I am writing in regards to the proposed zoning changes to 2700 Avebury Avenue.

We are the owners of 2727 and 2723 Avebury Avenue.

While we understand the need to densify and add additional housing stock in the area there are some concerns with the proposed changes.

Kings is heavily used by pedestrians and cyclists, it is an alternate route to the 'steep hill' on Ryan street. There is currently no sidewalk. Under current conditions between Avebury and Rosebury there are often vehicles parked on both sides of the street which causes pedestrians to walk down the middle of the street. It is unknown if the proposed small lot will have parking space off-street. It is assumed the new house will have a rental suite which further increases parking demand. Additional vehicles traffic, parking demands and the variance to not require a sidewalk will have a negative impact on the safety of pedestrians and cyclists. Additionally, this block of Kings accumulates significant leaves in the fall. The leaves are disposed of on the street which further narrows the road width. Moreover, after the leaves have sat for a bit they become compacted and impact stopping ability at the stop sign heading east (downhill).

We would like to see a sidewalk on Kings to ensure safety of the community. More and more families with young children are moving to the neighbourhood and safe routes need to be maintained.

Regards,
Sam and Sarah Galib

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, February 11, 2021 12:19 PM
To: Public Hearings
Subject: Fw: 2700 Avebury

From: Susan Kerschbaumer [REDACTED]
Sent: February 11, 2021 11:11 AM
To: Charlotte Wain <CWain@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAlto@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>
Subject: 2700 Avebury

Hello Ms. Wain,

I live at 2718 Avebury, and see that the rezoning of 2700 is - yet again - up for discussion at tonight's city council meeting.

I am under the impression that city policy requires 75% of neighbour support for rezoning to be considered. This application has 14% neighbour support, so I'm confused as to why it keeps getting reconsidered. I believe I speak for many of my neighbours when I say that this has become a huge time-waster and a source of ongoing aggravation for all of us.

Could you shed any light on why this continues to be considered, despite the fact that allowing it would so clearly contravene city policy?

Thanks very much,
Susan Kerschbaumer
2718 Avebury Ave.