

FGCA CALUC meeting for 137 Robertson Jan 18, 2018

1. Project to rezone to a new site specific zone from an existing 4 plex rental in poor condition with 4 parking places accessed from Hollywood to

demolish the existing building; build to a new 4 plex rental or Condo with 2 parking places accessed from Hollywood and 2 parking places accessed from Robertson. Because of previous (years ago) allowance of 1' setback, new building envelope would be resited to accommodate more appropriate setbacks.

One matter that exacerbates the situation is that on most of the lots in the immediate vicinity is that houses were built within one foot or less of property lines.

These are all approved variances or were allowed at time of a new survey. This does not allow for the usual space between buildings and does cause some concern among the neighbours especially those who are adjacent.

The applicant is using seemingly the right setback on one side but that setback is all there is between the new proposed 4 flex and the existing neighbour which does some great concern for the neighbour to the north.

This is only one of the major reasons why this CALUC continues to express doubt about variances that exceed a change of more than 15%.

Two previous design concepts took into consideration a few of the neighbourhood concerns including height, neighbours view, parking, building design. Shade study was available at this meeting . Permeable parking surface will be installed.

2. Twenty four people attended this meeting.

Several attendees liked the current design and said it was an improvement from past concepts and from current building. Others felt 4 units was too much and duplex or triplex or Single Family home would be preferable.

3. Design concerns mentioned at this meeting

- Building is too high (2 storey plus basement)
- Loss of light for the North neighbours basement suite
- Would work better for a duplex- less height and less parking
- No units are mobility accessible
- concerns about the location of bike storage units, inside the setbacks
- parking concerns along Hollywood Crescent and Robertson

The following are excerpts from letters received from neighbours attending the CALUC meeting Jan 18, 2018

1) maintaining the present zoning, of R1G, would reduce the density which would certainly maintain the character of the district.

2) the traffic access/egress is basically north contributing to congestion on these already busy arteries.

3) the building foot print based on Project data is now excessive, but requests are for an additional 10 percent coverage. proposed site coverage 1850.1 ft.sq
existing site coverage 1680.1 ft sq

Proposed site increase of 10 percent does not include storage units.

4) parking on adjacent roadways are presently a nightmare and the development contributes to no new solutions.

5) floor areas for R1G zoning would be ratios established on past developments which include, but not limited to 1869/1845/1801 Hollywood Crescent. It is important to maintain these ratios I do hope that these concerns will assist in your submissions to the City of Victoria council and planning departments

**CALUC Meeting Report:
October 3, 2019**

**Address: 137/139 Robertson St,
1848/1850 Hollywood Cres.**

Developer: Trevor Moat
Design Consultant: Rus Collins,
Zebra Group



Attendance: 18

Project Summary: Legal non-confirming four-plex to be demolished and redeveloped as a strata four-plex.

Rezoning Re- quested	Current	Proposed	
	R1-G	Site specific zone	Building does not conform to current zoning
Variances	No	No	
OCP Amendment required?	No	Yes	
Number of Units	4	4	
	Current Zone	Proposed	
Site Coverage	36%	36.45%/38.37% (storage incl)	
Number of parking stalls	4	4	
Set Back East	4.25m (13.9 ft)	3.84m (12.6 ft)	
Set Back West	5.5m (18.0 ft)	3.67m (12.0 ft)	
Set Back South	0.5m (1.6 ft) 0.5m (1.6 ft)	2.83m (9.3 ft) 1.51m (5.0 ft)	Building Storage

Set Back North	3.76m (12.4 ft) 3.76m (12.4 ft)	2.83m (9.3 ft) 1.51m (5.0 ft)	Building Storage
	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	58%	56%	Storage excluded
Height	7.6m (24.93 ft)	8.24m (27.04 ft)	

Themes:

End of life building, retain 4 plex

- 1930s house does not adhere to building code; repair/salvage difficult and costly due to condition and design; Heritage conversion option not felt to be the best option
- Challenges with flow of traffic and parking; new building would suit the shape of the property and adhere to required one parking apron per street (currently 2 aprons on Hollywood)
- Increased densification: 4x1 bdr ~ 750 sq ft suites would increase to 2x1 bdr and 2x2 bdr suites; one lower-level unit has the option for accessible living
 - Unit 1 765 sq ft
 - Unit 2 786 sq ft
 - Unit 3 703 + 662 sq ft
 - Unit 4 661 + 661 sq ft

Zoning & Parking

- Site specific zone request which does not set a precedent and the existing 4 plex use is legal;
- not proposing to change the use of the property other than increasing the size of the units;
- Other properties on Robertson that are triplexes/strata duplexes; almost all of the adjoining lots are smaller and do not have 2 street access and wouldn't support a 4 plex with off-street parking
- Presently there is an apron with a parking spot on the north side and 3 parking spots on the south side; traffic control says you can't have 2 aprons within 60' of each other; new configuration is one two-car apron on Robertson and one two-car apron on Hollywood

Community Consultation

- Third iteration of the design includes feedback from neighbour consultation
- Building orientation is east-west and design resembles a single-family dwelling on each street
- Attempt to maintain a relationship between the new house and existing neighbours; the highest level of the new building is lower than both neighbours on the Hollywood side; on the Robertson side, attempt made to lower the roofline to better conform to neighbor to the south
- Site Data: there will be more open site space and more site coverage; bottom level is not a basement and is also not included in the total floor space as per the City of Victoria definition in that it is less than the max allowable grade to be included in the floor space (1.64 vs 1.8m); setbacks increase on both sides with the centering of the building

Neighbourhood Comments/Feedback on development proposal:

Parking

- Concern with parking on Hollywood (can only park on one side); is limiting one parking space per unit going to placate the current parking concerns? Developer agrees that Hollywood parking is a problem and is putting the parking on 2 streets vs only on one as it is currently; also a popular tourist strip for cars and bike traffic; has there been a request to the City of Victoria to limit the parking to residents only, especially in the summer when there is increased traffic to the beach?

Rental or owner occupied?

- Proposing a strata development with rentals allowed; not considered below-market value, there not “affordable”

Quality of Finishing materials (Fit and Finish)

- high quality (Zebra Design)

Impact on neighbours' privacy

- South side Robertson owner does not like the impact that it will have on their house with balconies and decks; the two terraces at ground level will impact privacy; parking already impacts them
 - o Developer says terrace will be 4.5' lower than ground level to increase privacy and to get light into the unit; could include a fence, however it would have to be 42" tall; possible to plant a tall hedge instead
- North side owner says developer has done a great job reaching out to the community, but this proposal will affect them greatly as their living space is on the 2 and 3rd floors (lower floor is a rental suite); will negatively affect air and light privacy; may

have to close windows which will affect air flow; the height of the house will affect shadows in the winter; has tried to work out concerns to no avail

- Developer says the height on the north side has been reduced after consultation with neighbour

Other:

- In agreement with gentle density, house is at end of life and is not adding anything to the street scape; would appreciate getting going on the approvals and not have the division in the community
- Supports the development; developer has listened to neighbors and made changes to impact the neighbouring houses as minimally as possible;
- A number of properties in the area have reached end of life and someone will be building something there; this development touches on many positive points
- Great design
- Nothing positive to say about this development
- If this was to be a single-family dwelling, it wouldn't have as much disruption, i.e. bike lockers etc; could almost be seen as dorm-like living
- Increasing development on Hollywood Crescent has everyone fatigued
- Completely against this development due to not enough off-street parking as there is an assumption that each unit will have more than 1 vehicle; traffic flow in the neighbourhood is north-bound; lot is too small for this development; oppose site-specific rezoning application
- 4 units that will be more affordable than a single family dwelling on this property
- Provides an opportunity for people to downsize and stay in neighbourhood