

By email to: Hillside Quadra Area Planner, Michael Angrove,  
mangrove@victoria.ca, CALUC@victoria.ca  
City of Victoria

28 May 2021

Dear Michael Angrove:

Re: Hillside-Quadra CALUC Community Meeting for 3117 Blackwood Street

### Community Meeting Details

Date: 29 April 2021

Location of meeting: Online via Zoom

Attendance: 11: 9 local residents; 2 proponents

Hillside Quadra Neighbourhood Action Committee (NAC): 3 members

Meeting Chair: Jon Munn; Zoom host CALUC Co-Chair: Rowena Locklin

Note taker: John Hall

### Proposed Development Details

The proponents— Denise Kors of Kors Development Services and Jesse Matthewman, Owner.

The subject property currently has a one-storey house on a 6,588.16 sq ft (612.06 sq m) on Blackwood Street north of Finlayson Avenue. The proponents would like to build a two-storey duplex where each three-bedroom half of the duplex would have a secondary basement suite. The applicant compared the proposal to both the R1-B (existing single family) and the R2 (duplex) zones.

The applicant proposes to rezone from the existing R1-B Zone to a new or modified duplex zone which permits secondary suites. No change is anticipated with the Official Community Plan/ Hillside Quadra Neighbourhood Plan/ local area plan. A recent change to the BC Building Code makes secondary suites in duplexes feasible. The applicant reiterated that there is no existing zone which fits with the proposed configuration

The proposed 27.8% lot coverage would be less than the 40% maximum permitted by the R1-B zone. The proposed front yard setback is 5.88m, 1.66m less than the 7.5m required by the R1-B zone.

Four on-site parking spaces are proposed in tandem, two spaces with two spaces directly behind.

The applicant pointed out the nearby bus routes and bikeway. Included in the proposal are electric vehicle charging, purpose-built bicycle storage, native species landscaping, a partial green roof and solar-ready capability (conduits required by bylaw).

The consultant noted that seven letters were mailed to the immediate adjacent neighbours. No responses were received.

It was noted that a number of comments have been received from the City website to date, 8 comments with one opposed and seven in support. It was not noted if the comments were from immediate neighbours.

## Discussion

### *Issues*

A number of issues were discussed.

### *Dwelling Setbacks*

The applicant was asked to describe the setbacks. The front and one side yard would be 5.88m and 2.72m respectively, which is less than the 7.5m and 3.0m R-1B requirements and roughly equivalent to the R2 requirements. The R2 zone permits a setback calculation based on the existing setbacks of adjacent houses.

### *Design – Landscape, Parking*

A concern was raised regarding parking access during construction. The owner indicated he talked to the nearby neighbour and he states they reached an agreeable solution. The proponent will help his neighbour get a curb cut if the city allows.

One neighbour spoke in support of the proposal stating three points: 1) it is a great neighbourhood so there will be a chance for more families to come into it, 2) environmental improvements, and 3) the overall design.

## Conclusion

The discussion regarding the proposal for 3117 Blackwood Street centred on potential effects the new building being closer to the street and neighbours and some concerns about parking.

Jon Munn  
CALUC Co-Chair  
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Kors Development Services