

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

29 May 2021

Dear Michael Angrove:

Re: Hillside-Quadra CALUC Community Meeting for 1022 Summit Avenue

### Community Meeting Details

Date: 29 April 2021

Location of meeting: Online via Zoom

Attendance: 10: 9 local residents; 1 proponent

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

Proponent and owner Frank Maier presented the proposal and answered questions. Prior to 1984 the house was converted to a duplex. He bought the c.1910 house in 2019 in order to renovate the existing building to accommodate three family units, one of which he may occupy in the future. He intends to keep the units rental and not strata.

The subject property currently has one 2 ½ storey house with a partial above-ground basement on a 5,783 sq ft (551.6 sq m) lot on the north side of Summit Avenue near Fifth Street.

The applicant proposes to rezone from the existing R1-B Zone to a new zone which will permit three units or a 'triplex.' Extensive renovations are needed to correct previous unpermitted (rear) renovations, meet the building code (electrical, fire separation) and provide an 8-ft ceiling height for the proposed lower/ basement unit. The building will remain in the same location with a new extension on back done to required setbacks of 1.5m. The current 0.98m east setback is legal non-conforming and will not change. The building will be raised and a new foundation poured. The floor area will increase from 3200 sq ft to 3500 sq ft. The top floor suite will increase in floor area, but the other suites will remain the same.

## Discussion

### *Issues*

A number of issues were discussed.

### *Tenure*

There was a brief discussion regarding rental and strata options and the proponent indicated he was not going to create three legally separate/ strata units. One attendee commented on the benefit of more rental housing.

### *Dwelling Setback*

The nonconforming nature of the old house, particularly the 0.98m east setback, was briefly discussed. The proponent said he had support of the neighbours, but the adjacent eastern neighbour at 3002 Fifth Street who would be most affected did not attend the meeting.

### *Design – Privacy, Landscape, Parking*

The adjacent resident to the rear stated that the proposed back decks are not far from their bedroom. They also raised some concern regarding their view to downtown. They expect to collaborate in future to ensure privacy for them and the 1022 tenants and support the development. One proposal is to put up screens on the decks to give their house and the tenants' privacy.

There was a brief discussion regarding retention and height of the Douglas fir at the rear of the lot. The applicant stated that it can be retained and likely no root pruning would be necessary.

Some meeting attendees were surprised that only one parking spot is required. A garage with two moderate spots will remain in the back where two small vehicles could park. Two electric vehicle chargers are proposed, while the presented drawing shows one by the garage at the rear.

## Conclusion

The discussion regarding the proposal for 1022 Summit Avenue centred on how the renovated building would accommodate privacy of neighbours. Some concern regarding parking was raised, but this was not a cause for objection.

Jon Munn  
CALUC Co-Chair  
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Frank Maier