

# Survey Responses

## 27 South Turner Street

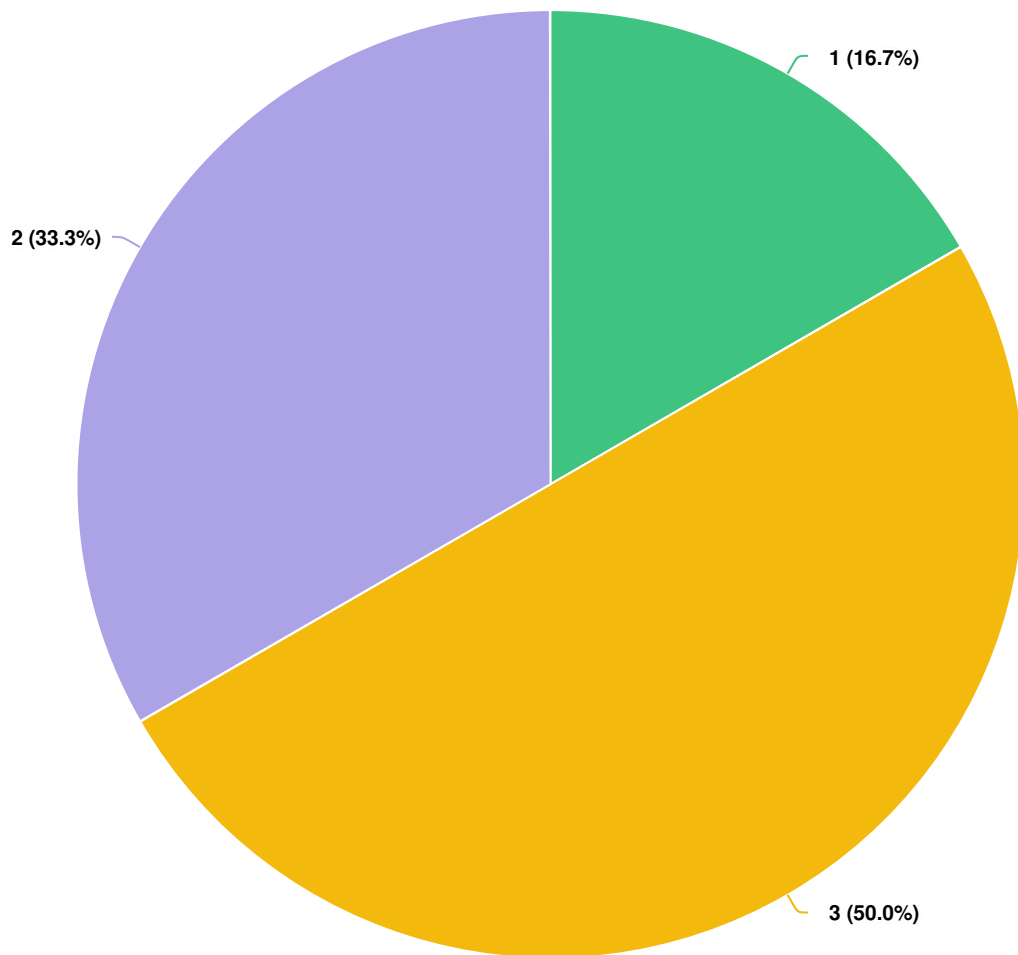
# Have Your Say

Project: 27 South Turner Street



VISITORS					
7					
CONTRIBUTORS			RESPONSES		
6			6		
0	0	6	0	0	6
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

**Q1** What is your position on this proposal?



**Question options**

- Support
- Oppose
- Other (please specify)

*Mandatory Question (6 response(s))*

**Note:** Participants may submit multiple responses. See detailed feedback in the following pages.

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**Respondent No:** 1

**Login:** Anonymous

**Responded At:** Feb 26, 2022 15:46:15 pm

**Last Seen:** Feb 26, 2022 15:46:15 pm

Q1. **What is your position on this proposal?** Oppose

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Q2. **Comments (optional)**

1. I have not been able to determine the nature of the development requiring the re-zoning. I cannot find it in the notice received by mail, nor at this website: <https://tender.victoria.ca/webapps/ourcity/Prospero/Details.aspx?folderNumber=CLC00378>. What is the development? 2. I need an appreciation of the long-term consequences of re-zoning, not just for this application but also for future applications. What precedent does this set for the neighbourhood? Until I understand fully the answers to these two questions, I am OPPOSED to any further consideration of this application. With regret, I will not be able to attend the March 09 meeting.

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Q3. **Your Full Name** Randy James Smith

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Q4. **Your Street Address** 36 South Turner Street, Suite 702

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Q5. **Your email address (optional)**

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**Respondent No:** 2

**Login:** Anonymous

**Responded At:** Mar 03, 2022 14:01:49 pm

**Last Seen:** Mar 03, 2022 14:01:49 pm

**Q1. What is your position on this proposal?**

**Other (please specify)**

House does not enhance character of neighborhood; lack of architectural detail sympathetic to the heritage nature of the neighborhood is disappointing

**Q2. Comments (optional)**

House offers very little yard for families; house offers very few windows with natural light for basement suite dwellers. Between lack of yard and few basement windows this house is forcing people to live in substandard conditions

**Q3. Your Full Name**

Paul Plater

**Q4. Your Street Address**

116 South Turner Street, Victoria BC

**Q5. Your email address (optional)**



**Respondent No:** 3

**Login:** Anonymous

**Responded At:** Mar 09, 2022 10:16:53 am

**Last Seen:** Mar 09, 2022 10:16:53 am

Q1. **What is your position on this proposal?** Support

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Q2. **Comments (optional)**

This proposal will provide much needed further housing. Overall we need increased density and this meets that need nicely

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Q3. **Your Full Name** Patrick Slobodian

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Q4. **Your Street Address** 564/566/568 Dallas Road

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Q5. **Your email address (optional)**

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**Respondent No:** 4

**Login:** Anonymous

**Responded At:** Mar 10, 2022 11:02:56 am

**Last Seen:** Mar 10, 2022 11:02:56 am

**Q1. What is your position on this proposal?**

**Other (please specify)**

James Bay is a community with much history, which is what makes it so appealing as a residential community and as a place to visit. The buildings that are built prior to 1900 or in the early 1900's are an important part of the fabric of this community. Demolishing them should be dissuaded by the city. The city needs to assist in minimizing the demolition of these structures by prescribing ways to make it attractive to a developer to repurpose, and save these buildings by giving more flexibility in the development permit. Be it by greater height allowances or less front yard set-backs or larger garden suites or less strict on-site parking demands. It is in the city's ability to see to it that these buildings are not demolished one after the other in the name of densification. Density can be attained and the buildings could be saved if the city were to offer creative flexibility in the solutions.

**Q2. Comments (optional)**

James Bay is a community with much history, which is what makes it so appealing as a residential community and as a place to visit. The buildings that are built prior to 1900 or in the early 1900's are an important part of the fabric of this community. Demolishing them should be dissuaded by the city. The city needs to assist in minimizing the demolition of these structures by prescribing ways to make it attractive to a developer to repurpose, and save these buildings by giving more flexibility in the development permit. Be it by greater height allowances or less front yard set-backs or larger garden suites or less strict on-site parking demands. It is in the city's ability to see to it that these buildings are not demolished one after the other in the name of densification. Density can be attained and the buildings could be saved if the city were to offer creative flexibility in the solutions. Please endeavor to undertake such measures.

**Q3. Your Full Name**

Edyth Bradley

**Q4. Your Street Address**

3-508 Pendray Street

**Q5. Your email address (optional)**



**Respondent No:** 5

**Login:** Anonymous

**Responded At:** Mar 13, 2022 08:40:33 am

**Last Seen:** Mar 13, 2022 08:40:33 am

Q1. **What is your position on this proposal?** Oppose

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Q2. **Comments (optional)**

We do not support the removal of the bylaw-protected trees, which are beautiful, healthy and provide shade as well as habitat for birds. We enjoy watching the birds and bugs travel the forested area provided by trees in backyards on our block. The idea of taking them down for backyard parking is very upsetting. We note that the City's draft Missing Middle policy aims to maintain green, usable backyards, and contains the following statement, which we support: "Victoria's urban forest consists of approximately 150,000 trees, three-quarters of which are located on private land. This vast network of mature trees supports the mental and physical health of our community as well as having extensive environmental benefits. The importance of maintaining a healthy urban forest is critical as the city adapts to the accelerating effects of climate change and accommodates increasing numbers of people and housing." Parking should be in the front yard as proposed in the draft Missing Middle policy. We would also like to note that our block on Government Street has quite a few secondary suites and they all have vehicles so the idea that people in suites won't have cars is not realistic. It's also likely that people purchasing the duplex units will have more than one vehicle themselves. Thank you.

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Q3. **Your Full Name** Deb and Mike Hull

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Q4. **Your Street Address** 36 Government Street

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Q5. **Your email address (optional)** not answered

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**Respondent No:** 6

**Login:** Anonymous

**Responded At:** Mar 17, 2022 15:06:51 pm

**Last Seen:** Mar 17, 2022 15:06:51 pm

**Q1. What is your position on this proposal?**

Oppose

**Q2. Comments (optional)**

Hello, As the owner of 30 Government St which is directly behind the proposed development, I will be the most affected by it. The proposal has a number of changes to the existing zoning requirements, as well as changes to the existing conditions, which I oppose: 1. I believe this lot is too small ( 49.96 x 112 ft) to accommodate 4 housing units and 2 garages leaving very little greenspace in front & especially behind the proposed development. In fact it is 32 m2 ( 344+ sq ft) too small and needs rezoning. 2. I have done a great deal of landscaping and improvements in my yard to create a tranquil & private environment for myself and my neighbours. My backyard especially has been a haven to me. Even though my house is only one storey with a basement, it sits quite high as does my new deck. I use this year-round so privacy is important to me as is a natural urban oasis. The removal of 2 bylaw protected trees in the backyard of 27 South Turner is therefore a huge issue. When in leaf, I have enjoyed total privacy & haven't even seen the current house behind me. 3. The proposed large windows in the back of the upper 2 units also seriously compromise my privacy. At The JBNA meeting of March 9th, Evan Peterson of Barefoot Planning said those windows are currently overlooking the lower level inside & are not bedroom windows looking directly into my yard. I'm concerned that could change if rezoning is approved. 4. I believe 3 parking spaces are required to accommodate 4 suites and this proposal provides room for only 2 cars. The Missing Middle Policy calls for parking in front rather than in the back. As I mentioned, the proposed 2 garages behind the structure require the removal of two beautiful and stately bylaw protected trees in the back. ( also a third protected tree on the north side). These provide complete privacy in my backyard, shade and privacy for my neighbours to the north of me & the north on South turner as well as a haven for birds & wildlife. The garages also limit greenspace in the backyard of the proposed development which would lessen the enjoyment of owners & tenants at 27 South Turner. 5. The building of 2 garages so close to my back property line will definitely affect my enjoyment of my property and doesn't solve the parking issues in this neighbourhood. There is a serious lack of parking on my street and the situation appears similar on South Turner. It seems likely there could be 4 separate households occupying this property if the rezoning & current plans are approved. That could mean at least 4 cars & possibly up to 8. Too many for this street! In addition, I agree with my neighbour's submission to you. Deb Hull at 34 Government St has stated that losing old and valuable protected trees to accommodate 2 garages would be a real tragedy in a city which values it's arboreal heritage as stated in The Missing Middle Policy. In part the policy states; " This vast network of mature trees supports the mental and physical health of our community as well as having extensive environmental benefits. The importance of maintaining a healthy urban forest is critical as the city adapts to the accelerating effects of climate change and accommodates increasing numbers of people and housing".

**Q3. Your Full Name**

Nancy Martin

**Q4. Your Street Address**

30 Government St

**Q5. Your email address (optional)**