

Survey Responses

16 September 2020 - 14 April 2021

419 Stannard Avenue Feedback

Have Your Say

Project: 419 Stannard Avenue



VISITORS

7

CONTRIBUTORS

4

RESPONSES

4

0

Registered

0

Unverified

4

Anonymous

0

Registered

0

Unverified

4

Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Mar 16, 2021 15:32:31 pm

Last Seen: Mar 16, 2021 15:32:31 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I am opposed to the plan due to the decrease in parking spots. The street is already congested and this will make the parking and driving congestion worse, not to mention the anticipated increase in traffic due to the unwanted Richardson bike lane construction.

Q3. **Your Full Name** Patricia Kozlowski

Q4. **Your Street Address** 460 Stannard Ave



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Mar 17, 2021 10:34:14 am

Last Seen: Mar 17, 2021 10:34:14 am

IP Address: n/a

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

Other (please specify)

See comments below.

Q2. **Comments (optional)**

This is bizarre: We are told "A formal application has not been submitted," therefore it is impossible for anyone to knowledgeably indicate any support or opposition to the proposed development. Or what am I missing from this process? Please let me know. My house at 423 Stannard borders this proposed development on the north side and despite receiving the development notice there are no details. I am hoping you will allow me sufficient time to comment or give you my position after you've provided me the necessary details I need to make an informed decision. Thanks.

Q3. **Your Full Name**

Alan Cassels

Q4. **Your Street Address**

423 Stannard Avenue, Victoria, BC



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Mar 18, 2021 16:29:49 pm

Last Seen: Mar 18, 2021 16:29:49 pm

IP Address: n/a

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

Q2. **Comments (optional)**

This proposal is in line with the spirit and intent of the newly formalized Fairfield Community Plan in that it retains as existing building thereby maintaining street character and form. It also includes retention of existing mature trees which is an important factor in preserving privacy and backyard amenity for neighbours . The garden suite is sited and designed in a sensitive manner minimizing impact on adjacent neighbours. It is also designed to provide rental opportunities for persons with disabilities as well as opportunities for seniors to "age in place" which are important factors when considering any new rental units. The only issue that will likely be raised is the parking and this has and will always be an issue in these traditional residential areas where no secondary vehicular access exists and where many existing on site garages have been incorporated into existing rental suites. In my opinion "relaxing" parking for this proposal is reasonable and a quid pro quo to achieve 3 reasonable rental units without obliterating this well established traditional residential area. It was clear when developing the Fairfield Community plan that adaptive re-use of existing buildings to achieve additional rental units(ie conversions) was encouraged and it was also acknowledged that in some cases it would necessitate relaxation of outdated parking standards. This particular house has existing for many years as a duplex with one " non conforming" parking space in the front yard. It is important that this parking space be maintained and "grandfathered" and that the City acknowledge that two on-street parking spaces out front will suffice for the 3 units proposed here, provided they remain for long -term residential use (be it strata or rental). I say this because for awhile the building had what appeared to be some Air BNB tenants coming and going which definitely had a negative impact on parking in the area and also meant the loss of a rental unit . I would like to emphasize however that my support for this form of development and for parking relaxation is predicated on a desire to see existing buildings and mature trees/landscaping retained wherever possible and to encourage the creation of additional residential units without negatively impacting established neighbourhoods. In this regard therefore I would want some assurances through development conditions and/or restrictive covenants on the property that a) the existing building will be retained b) the existing mature trees designated on plan to be retained will indeed be retained going forward and c) that the units will not be used at any time for short - term rental Respectfully submitted

Q3. **Your Full Name** Lynne Rippon

Q4. **Your Street Address** 1538 Brooke Street



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Apr 08, 2021 10:58:18 am

Last Seen: Apr 08, 2021 10:58:18 am

IP Address: n/a

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

Q2. **Comments (optional)**

Maureen and Michael Thompson 1550 Brooke St Victoria,BC V8S 1M7 April 8,2021 Council Members from the City of Victoria 1 Centennial Square Victoria ,BC V8W 1p6 Dear Sirs and Madam, Thank you very much for sending us the Proposed Development Notice for 419 Stannard St. We are responding to your letter as we live 100 meters of the proposed development or land use. From reading the notice, it is our understanding that the owners of 419 Stannard Street want to build a Garden Suite at the back of their property. It is also our understanding the building on 419 Stannard Street is a duplex. We did research on the City of Victoria website about duplexes and Garden Suites. We are confident you are aware of the information. Please see below- "What is a Garden Suite? A Garden Suite is a small, ground-oriented, unit located in the rear yard of a single family detached dwelling." "Where are Garden Suites permitted? Eligible locations for a garden suite in Victoria include all properties that contain only a single-family detached dwelling and are appropriately zoned (most single-family zones except for small lot zones permit garden suites). The proposal must meet all requirements of the Zoning Bylaw Schedule M – Garden Suites and should incorporate the design guidelines contained in the Garden Suite Policy and Guidelines. Properties that already have secondary suites, or an existing duplex, are not eligible." It is perfectly clear from the above information that 419 Stannard Street is not permitted to have a Garden Suite. We therefore do not support the proposal in any manner to change the zoning of 419 Stannard St to accommodate the proposal, which is to create a new garden suite on a lot with an existing duplex. Of concern, Duane Ensing's letter to the Mayor dated March 3/21 does not mention the impact the Garden Suite will have on the neighbours. We never thought there would be a garden suite so close to our property. Our privacy will be gone. Noise will increase from the construction and after the construction is completed, there will be extra noise from the tenants of the Garden Suite. As well, there is limited parking on Stannard St. and not every person will want a "car share membership". In addition, the "well-lit pathway" that is mentioned has the potential to shine brightly into our bedroom. In closing, we want to make it perfectly clear that we do not support the proposal in any manner to change the zoning of 419 Stannard St to accommodate the proposal, which is to create a new garden suite on a lot with an existing duplex. It is against the City of Victoria's "Garden Suite Policy and Guidelines 2017". Policies are not made to be broken. Your truly, Maureen and Michael Thompson

Q3. **Your Full Name** Maureen and Michael Thompson

Q4. **Your Street Address** 1550 Brooke St