

Kambria and Neil Ernst
16 Philippa Pl.
Victoria, BC V8S 1S6

April 8, 2021

Dear CALUC, Mayor and council, and Developer:

RE: Re-zoning proposal, 419 Stannard Ave. CLC00328

Thank you for the opportunity to comment on the rezoning proposal from our neighbours. We own the strata lot immediately east of the lot in question. Note that since Philippa is a cul-de-sac, our lot is oriented north-south rather than west-east as with the lot in question.

We are a little dismayed that our neighbours did not reach out to discuss the proposal and instead informed us via the city notification only. However, we eventually managed to initiate a discussion with the developer of the property. After talking with him, we make the following comments.

We **support** the proposal's use of privacy preserving windows along the east and south side of the house, the orientation of the roof line away from the shared property line, its commitment to preserving trees, and the 2m-3m setback from our shared property line.

However, we note that the primary entrance to the suite and its covered patio are **angled into** our main kitchen and eating area, due to lot geometries. The design guidelines call for the main entrance to the suite, and patio area, to be oriented on the west side of the building, **facing the existing duplex**.

In addition, the developer proposes to exceed **both** footprint and height guidelines for garden suites, when the design guidelines allow for only one of these to be exceeded on a plus-sized lot. The suite would feature a 16 foot main roof line that runs 30 feet and a 14.5 foot secondary building roof that runs another 13 feet along the shared property line. This is a very tall, lot-width roof line along the entire western edge of our yard (15.3m vs 13.2m proposed), 1/3 of which encloses 260 sq. ft of patio space directly facing into our yard and the neighbouring lot. This would impose a severe shadow impact for afternoon sun.

Given the depth of the lot in question, it seems like there is ample space to satisfy the proponent's desire for shade as well as minimizing shading and privacy concerns, between the main residence and the proposed suite.

Sincerely,



Kambria Ernst



Neil Ernst

Maureen and Michael Thompson

1550 Brooke St

Victoria,BC

V8S1M7

April 8,2021

Council Members from the City of Victoria

1 Centennial Square

Victoria ,BC

V8W

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 St. 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 St 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

Development Services email inquiries

From: Amy Paster [REDACTED]
Sent: April 9, 2021 2:48 PM
To: Victoria Mayor and Council; planandzone@fairfieldcommunity.ca; Development Services email inquiries
Subject: proposed Garden Suite 419/421 Stannard Street
Categories: Ayla

Dear Mayor, Council & Fairfield Gonzalez CALUC

Thank you for the proposed development notice for 419 Stannard to construct a Garden suite at the rear of the existing duplex on 419/421 Stannard without changing the zoning from R1-B for this address.

Whilst we have no objections to Gardens Suites in principle, we have several questions about this proposal:

- The zoning only allows 2 residential units on this plot. How does the addition of a Garden Suite to the existing duplex satisfy the zoning requirement?
- The zoning requires 2 parking stalls (one for each residential unit, presumably) but there is currently only 1 parking stall for both unit and this will not change after the development. Note the current duplex's tenants have 4 cars between them parked on the street and a Motor Bike also on the property. How will the recommendation for residents to use rideshare be enforced? Why is it not possible to widen the existing parking stall to allow more parking on the actual property?
- The proposal suggests that the Garden Suite will be for wheelchair usage but also proposes bike storage. Who is the Garden Suite for? Potentially, it could be rented to anyone: University students, retired couple, young working couple/family. There is no way to enforce who rents it. This means that there could be at least 2 more cars on the street as a result.
- Will there be anything to prevent the already existing free-standing structure in the back yard being converted into a 2nd garden suite at a later date? Why isn't it being renovated instead of building a new structure?
- What is the access requirement to the Garden Suite for First Responders in an emergency? Where is the fire lane/ambulance access and hydrant for the Garden Suite? There is no direct access from the street for any emergency vehicle.
- The proposed new entrance front porch for the duplex will have a direct view into our patio & living room. What will be done to keep our privacy protected? The property already has two decks attached to the duplex (one in the middle and another at the back of the building).

We are also very concerned about the compounded effect of the Bike lane on Richardson that the City of Victoria is currently proposing to install. This will divert more traffic onto Stannard Street and increase parking demands in the same block as this proposed garden suite. This is not addressed in the proposal but if the council approves only one parking stall for 3 residential units, how will the impact on Stannard Street and neighbouring blocks be managed? There could potentially be 6 vehicles from this property alone.

As we are the owner/occupiers of a neighbouring property, we feel that many things are being ignored in this proposal. However, we would be in favour of the garden suite if the following necessary measures are met:

- There are a minimum of 2 parking stalls as per zoning on the property. Ideally, at least 1 parking stall per unit in the Duplex and the garden suite (essentially a triplex).

- The City of Victoria introduces traffic calming on Stannard between Richardson and Brooke Street, Speed Bumps are necessary. This has been suggested before, but nothing was done. This needs to be resolved due to the expected increase in traffic.
- The city needs to install a Roundabout/divertor at the Brooke/Stannard intersection to protect the cyclists riding their bikes on the already existing Brooke Street bike route.
- The city can enforce that the triplex is only for owner occupier or long-term rental use (NO short term, NO Airbnb, NO holiday rentals).
- The existing structure in the rear is not approved for conversion to another garden suite for living quarters in the future.
- The proposed front entrance is modified, or something is added to the front yard to maintain privacy to the back yard & living space of 1530 Brooke.

Thank you for your time and consideration in addressing our concerns about this proposal.

Regards,

Amy & Simeon Paster

1530 Brooke Street