



James Bay Neighbourhood Association

jbna@vcn.bc.ca
Victoria, B.C., Canada

www.jbna.org

January 16th, 2021

Mayor and Council,
City of Victoria

Dear Mayor Helps and Councilors,

Re: CALUC Community Discussion – 623 Avalon Road

A pre-meeting was held on Monday, December 21st, to consider the readiness of the 623 Avalon Road proposal. Participating in the meeting were Marg Gardiner and Tim VanAlstine, JBNA, Nicole Parker, Keay Architecture Ltd, and Doreen and Garth McBride, owners. The Community ZOOM discussion of the proposal was held on January 13th.

The proposal is for spot-zoning, permitting the existing garage to be converted to a garden studio suite with a storage mezzanine. Exterior alterations would be minor with setbacks, and window and door locations, remaining unchanged.

The proponent created and distributed a flyer to over 70 residential buildings within 100 meters of 623 Avalon (see Appendix 'A') while JBNA distributed it to those on the JBNA e-lists. 41 community members participated in the ZOOM discussion. In addition to comments at the forum, JBNA received e-mails about the proposal (see Appendix 'B').

Nicole Parker, Keay Architecture presented the proposal, which was followed by a question/answer discussion. Several residents supported the proposal, with comments including phrases such as “fabulous restoration” and “excellent”.

The only question raised was a more general concern about the City’s parking policy (see Appendix B).

We believe that given the overall positive community feedback, that the CALUC community consultation obligations have now been met.

For your consideration,

Marg Gardiner
President, JBNA

Cc: JBNA Board
Chloe Tunis, CoV Planner
Nicole Parker, Keay Architecture
Doreen and Garth McBride, Owners

Appendix 'A'

Community Forum Notice delivered to over 70 residences within 100meters



James Bay Neighbourhood Association

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January 04, 2021

623 Avalon Road Community Forum

JBNA is hosting a Community Discussion to consider, and receive comment on, the proposed development for 623 Avalon Road on Wednesday, January 13th, at 7pm, via ZOOM conferencing (proposal will be discussed about 7:40pm).

623 Avalon Road: current 18.29m by 36.66m lot in James Bay; the Official Community Plan designation is Traditional Residential

Zoning (existing): R-2 Two Family Dwelling District

Zoning (proposed): Site Specific



Garage – currently used for storage (pictured above)

There are two buildings on the property, the main house that includes two dwelling units and the garage which is currently used for storage. The main heritage building was restored and added to in 2017. At the time exterior finishes on the garage were repaired and updated to match the original house.

The owners are looking to rezone their property to allow for the existing garage to be converted to a garden suite. Exterior alterations to the garage would be minor, and would include the addition of 3 skylights to help bring in natural light. The proposed suite would be a studio with a storage mezzanine. The height of the building, setbacks, and window and door locations will remain unchanged.

For information, you may call/email:

Proponent: Garth McBride 250-893-6109 / garth.mcbride@tryste.com and Doreen McBride 250-896-6103 / doreen.mcbride@tryste.com

JBNA CALUC Co-Chairs:

Marg Gardiner, marg.jbna@telus.net 250-360-0300

Tim VanAlstine, timothyvanalstine@gmail.com 250-704-6566

Zoom Link: <https://us02web.zoom.us/j/84301996936>

One tap mobile

Meeting ID: 843 0199 6936

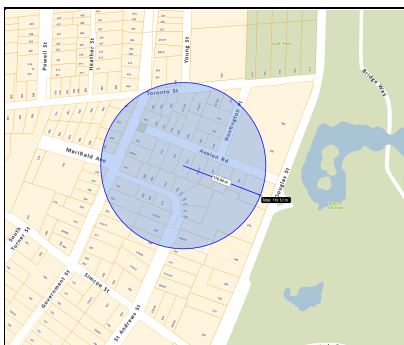
+16132093054,,84301996936# Canada

Note: the City is currently modifying a comment system and may, or may not, provide on-line comment opportunity in addition to receiving letters about the project.

JBNA ~ honouring our history, building our future

ZONING INFORMATION

LOT INFORMATION	REQUIRED	EXISTING	PROPOSED
Zone	R-2	R-2	TBD
Site Area		669 SQ. M.	669 SQ. M.
Total Floor Area	N/A	270.2 SQ. M.	270.2 SQ. M.
House Floor Area	N/A	220.2 SQ. M.	220.2 SQ. M.
Accessory Building Floor Area	56 SQ. M. (Plus Site)	50 SQ. M.	50 SQ. M.
Average Grade	N/A	15.82m	EXISTING
Floor Space Ratio	0.5 to 1	.42	EXISTING
Total Site Coverage	40%	37.5%	EXISTING
Rear Yard Site Coverage	25%	28.1%	EXISTING
Height of Building (Accessory)	4.2M (Plus Site)	3.49M	EXISTING
Number of Storeys	1.5	1	1 (WITH STORAGE MEZZANINE)
Parking Stalls	2	1	1
Bicycle Parking	N/A	0	2
House Setbacks			
Front Yard	N/A	5.24M	EXISTING
Rear Yard	N/A	9.63M	EXISTING
Side Yard (EAST)	N/A	5.21M	EXISTING
Side Yard (WEST)	N/A	1.35M	EXISTING
Combined Side Yards	N/A	6.56M	EXISTING
Accessory Building Setbacks			
Front Yard	N/A	28.50M	EXISTING
Rear Yard	0.6M	1.05M	EXISTING
Side Yard (EAST)	0.6M	.62M	EXISTING
Side Yard (WEST)	0.6M	10.19M	EXISTING
Combined Side Yards	N/A	10.81M	EXISTING



Appendix 'B'
Correspondence received from resident

From: Judy Blackwell
Subject: 623 Avalon garage conversion
Date: January 9, 2021 at 11:14:21 AM PST
To: Marg Gardiner <marg.jbna@telus.net>
Cc: Doreen&Garth McBride

Dear Marg and the JBNA,

This is just a quick note to say I fully support the McBrides' application to rezone their property to permit a garden suite in the existing garage.

Sincerely,
Judith Blackwell
XXX Avalon Road

From: Laura West
Subject: Development proposal at 623 Avalon Road
Date: January 11, 2021 at 12:42:37 PM PST
To: marg.jbna@telus.net

I am writing in support of the proposal for a garden suite at 623 Avalon Road. I have lived directly across from this property at XXX Avalon Road for 45 years. The existing garage has been in place for probably 20 years, an older garage was on the property previously. The present building has always been used for storage. The residents of the house park their two cars in the driveway. I do not think having a garden suite on the property will impact the neighbourhood now or in the future. I think low impact infill is a good thing for James Bay. I support the change in zoning to allow a garden suite at 623 Avalon Road.

Sincerely, Laura West.

From: Joan Peggs
Subject: 623 Avalon Road
Date: January 9, 2021 at 10:18:50 PM PST
To: "Council, Victoria" <mayorandcouncil@victoria.ca>
Cc: Marg Gardiner

Your Worship and Council

In principle, I am in favour of this request: densification of the downtown residential areas.

There is one proviso that needs to be considered - parking. All accommodation, old and new, should provide one off street parking space/accommodation unit.

With this in mind, I ask Council to please re-address the residential parking issue in Victoria. The streets have been/and continue to be turned into 'private parking' lots for the immediate area residents. The streets are public spaces, not 'private parking lots'.

If you purchase a home without a parking space either:

1. install one

or

2. be prepared to park somewhere in your residential area.

If residents wish to park on the street in front of their home/close to their home, purchase a monthly parking pass.

Condominium buildings have, in the past, been approved by the city without one parking space/unit. Those who purchase the units with no assigned parking space, are required to rent parking spaces in designated parking lots.

Why does the city differentiate between the residents of 'houses' and 'condominium buildings' ? All Victoria residents should be treated equally. This parking differentiation does not treat all residents equally.

Important point re this application - 623 Avalon Road:

the outcome of the discussion will not affect XXX St Andrews Street.

St Andrews St and Avalon Road:

1. do not intersect
2. are about one block away from each other, 'as the crow flies'.

Joan Peggs,
XXX St Andrews Street, Victoria, BC
