

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 239 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'.

Jp,

Joan Peggs,

239 St Andrews Street, Victoria, BC., V8V 2N1.

What a great idea! Too bad it's been so long in coming. Should have happened years ago. The rebuild of the old house on the lot was beautifully done. I suspect the suite will be just as well done.

Steve & Wendy Sullivan

Around the corner on Douglas St.

I wish to lend my support for this proposed development noted above.

Paul Elworthy, owner of the fourplex located at 651 Avalon Road

Dear Development, and dear Community Association Land Use Committee,

This is to convey my support for my neighbour's proposed conversion of an existing garage building to a garden suite.

In my view, the proposal is sensible and respectful, and it sustains the historic ecosystem of the James Bay community (e.g., maintains current footprint which includes lots of green space and room to breathe).

I hope that the proposal goes ahead.

Regards,
Peri Smith
616 Avalon Road
Victoria, BC
V8V 1N7

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 624 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, well designed 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.

Dear Mayor and Council,

I am writing to you in further support of my neighbors, Garth and Doreen McBride, who have applied for rezoning to permit a garage conversion on their property. Apparently the City is requesting a 1.41 Statutory Right of Way, effectively removing the McBride's front yard together with the three mature trees, historical stone wall and sympathetic landscaping.

Anyone who has visited our Heritage Conservation Area would realize that this requirement is extremely inappropriate for many reasons. The historical houses on Avalon are already much closer to the street than the usual prescribed 7.5 meter distance. The proposed right of way is aesthetically, historically and practically wrong. It makes absolutely no sense to eradicate an excellent front garden design that complements a house which has received an award of merit from the Hallmark Heritage Society. The privacy of this home would be adversely affected and this right of way would seriously compromise the streetscape integrity of the remaining houses on our street.

I urge you to grant the McBrides their development and rezoning application without this statutory right of way condition.

Thank you for your consideration.

Sincerely,

Judith Blackwell
634 Avalon Road

Dear Mayor and Council,

This letter is in support of the application by Doreen and Garth McBride for rezoning to permit their existing garage to be converted to a garden suite. City staff have tied the granting of the rezoning to several conditions, one of which is that the McBrides grant the City a 1.41m Statutory Right of Way. The McBrides object to this condition, and I completely agree. I live next door and I am thrilled with what they have done to renovate the house and landscape the property. They have gone far beyond the bare minimum. For their efforts, the McBrides received a well deserved award of merit from the Hallmark Heritage Society, a testament to the wonderful work they have done.

As just one example, they kept the stone from the original foundation and used it to create a beautiful low wall across the front yard. This wall would have to be destroyed to satisfy the right of way condition. They have done a wonderful job in landscaping, including planting three trees which will grow up to provide shade in the summer for the sidewalk and any vehicles parked in front of their house. These trees would have to be cut down to satisfy the right of way condition.

Avalon Road is well known as a "connector", and has signs to let pedestrians and cyclists know about it. It is used by many walkers, both locals and tourists. When gardening in front of my house, I've talked to many of them over the years who consistently remark on how charming Avalon is. Widening the street would detract from that charm and moving the sidewalk to within 2.8m of the front of the McBrides' home would detract significantly from their privacy.

By the City's definition, a Heritage Conservation Area seeks, among other things, to preserve "the valued aspects of a neighbourhood". In this case, the Avalon Road streetscape as it exists, intimate in nature, is one of those valued aspects. The McBrides have told me that the building to be converted to a garden suite will change very little in appearance. It is located at the very back of their property and any changes will have absolutely no impact on the street, so I fail to understand the need for such a drastic condition.

I urge you to grant the McBrides the rezoning they are seeking without insisting on the Statutory Right of Way, something that I believe every resident on Avalon would object to as unwanted and unneeded. A charming streetscape would be altered, and lost would be privacy, trees, and a beautiful stone wall, all for no purpose.

Regards,

Jane Taylor
619 Avalon Road

Dear Mayor and Council,

This letter to Mayor and Council is to further support Doreen and Garth McBride in their application for rezoning of 623 Avalon Road to permit a conversion to a garden suite. As a neighbour and homeowner living nearly directly across the street, I have been amazed and delighted by the amount of time, effort, money and planning the McBrides were willing to make to enhance and restore this property. Not only has it been a wonderful addition to the heritage quality of the street but their efforts have been rewarded by the Hallmark Heritage Society designating an Award of Merit to acknowledge the quality of the restoration.

The landscaping especially at the front of the house has been carefully planned and executed with the help of a noted landscape architect and is an integral part of the restoration, especially the beautiful low stone wall which utilized stone from the original foundation and took months to complete.

I am completely surprised and dismayed that these are the very features that the city is planning to demolish, with the condition put forward as part of the zoning permit, asking the McBrides to grant the city a 1.41 meter "Statutory Right of Way". This would not only destroy the whole frontal landscape, which is now an integral part of this heritage neighbourhood, with a replacement plan that would put their 'revised' property line almost directly onto the planned 'new sidewalk'.

Avalon Road is a very small single block road of almost entirely heritage houses whose fronts, for the most part, are only a few meters (or less) from the current sidewalk. I am at a complete loss to understand the purpose of destroying an already existing award winning heritage house landscape (and the integrity of the heritage house as well) to put in a swerve in the sidewalk that will serve no purpose other than to reduce the amount of parking on the street. I must ask if anyone from City Hall planning has actually physically visited the site as it is beyond me to understand why this proposal has gotten this far.

The building, an already existing structure, that will be converted to a garden suite (which I wholeheartedly support) is at the back of the yard and will have absolutely no impact on the street. So what is the rational and need for this 'Right of Way' that serves no rational purpose, would disturb the continuity of the street scape and, not least, would require a good deal of taxpayers money to implement?

May I suggest that if the city has the funds to proceed with this ill conceived project, that they instead consider fixing the sidewalks whose multiple 'patchings' have caused serious falls and injury and replacing the one block of road that is full of uneven and patched portions. To my knowledge after living here 48 years there has been little to no attention given to these far more pressing issues.

Sincerely,
Karol Sinats,
620 Avalon Road,
Victoria, BC



Dear Mayor and Council,

I have written in the past a letter of support for my neighbours, The McBrides at 623 Avalon Road, in their application for a proposed garden suite.

I am writing today because city staff are requesting a Statuary Right of Way at the front of their property in exchange for the granting of this application.

The McBride's are opposed to this condition and so am I. I live directly across the street from their property and I see no need for the expropriation of this land.

I am including photos taken this morning of the property in question.

Avalon Road is located in a Traditional Residential Area. It is a short cut de sac of mostly Heritage designated homes. The houses on the street are already located very close to the city sidewalk and street.

The Mc Brides completely and carefully renovated this designated home from a derelict house to being given the award of merit from the Hallmark society. It has so improved our streetscape.

The Statuary Right of Way if granted would mean the loss of the landscaping already there.

The stone wall, sympathetically built with the original foundation stones would be demolished and the three trees would be cut down. It doesn't seem rational to cut down

perfectly healthy trees to replace them with other trees. I include the photos because I cannot believe anyone from city staff has made an on site visit. If they had how could they make this proposal?

I strongly urge you to reject city staff's proposal for a Statuary Right of Way at 623 Avalon Road and grant the McBrides the permit to build their garden suite. Thank you.

Sincerely

Laura West 624 Avalon Road.

Dear Mayor and Council,

This is to support the McBride's application for rezoning of 623 Avalon Road to permit a conversion to a garden suite.

I've just learned from other neighbours that City employees have put forward a condition as part of the zoning permit, that would require the McBrides to grant the city a 1.41 meter "Statutory Right of Way" in their tiny front yard.

I am writing to bring this to your attention, and to humbly implore you to help save us (yet again) from City employees.

City staff is asking the McBrides for over 4 and a half feet of their already tiny front yard - leaving them with almost nothing in front of their house - robbing them of green space and privacy - and instead having everyone looking right in their kitchen and living room windows from this busy pedestrian thorough-fare to the park. Maybe the McBrides could open a take-out restaurant window?

The McBrides' zoning application for a garden suite involves a long-existing structure and long-existing footprint. Put another way, the McBride's aren't taking anything from you that justifies the City asking for a right-of-way in return.

On the contrary - when one looks at the balance sheet regarding 623 Avalon - the City is already way ahead at the McBrides' personal expense. I.e., the McBrides recently made a very substantial investment there in the way of a major heritage conservation of the old house - which immediately benefited the City by way of charges for permits, licences, fees.

The request for the 4 and a half foot right-of-way is unjust, and insensitive on many levels.

- The McBrides are allies in support of Mayor and Council's work to sensitively maintain and strengthen neighbourhoods.
- The McBrides have done everything "by the book" to save and restore their heritage house (and this was a very significant undertaking due to the amount of red-tape involved at the City).
- The McBrides' investment in this "heritage house" in a "heritage conservation area" benefits the entire community, including the businesses that exist in relation to heritage.
- The McBrides have tiny little kids that play in that precious little green-space.
- The McBrides use the green spaces in their yard to garden.
- The McBrides' green space is used by deer, raccoons, otters, peacocks, and other birds
- The McBrides' tiny front yard is based on the original "heritage conservation area" footprint.
- The heritage set backs at the McBrides and the rest of Avalon are a distinctive feature of this park-like "heritage conservation area" - and an integral part of what makes this road so healthy, so welcoming, and so well-loved by walkers, tour groups, tourists, and community members.

Based on my experience living here the last 10 years, for the life of me, I can't work out if:

- some proportion of City staff lack training in how to consider the "big picture";
- some City staff are over-loaded due to too much work and internal red tape and are working in silos - so they just aren't aware of the "big picture"; and/or
- there is a dysfunctional out-of-control tinpot dictator faction in planning and development at the City with their own perverse agenda.

"What the deuce" is actually going on up there?!

Can Mayor and Council actually do anything to step in to help save the McBrides and Avalon Road from City staff? Or who is running things at City hall?

I entreat you to please step in and help us out here.

Most sincerely,
Peri Smith
616 Avalon Road
Victoria, BC

Mayor and Council,

Our neighbours, Garth and Doreen McBride, have applied for a rezoning application to convert an existing garage into a garden suite. No change to the footprint of the property is involved. In response, city staff have recommended an SRW that requires the following:

- destruction of the artistic stone wall that contains historical material
- destroying the beautiful garden
- cutting down the attractive trees
- creating a grassy boulevard that would encroach unreasonably close to the house
- planting new trees, at city expense

It is hard to fathom how anyone who has actually seen the property could make such an absurd, destructive and wildly inappropriate proposal. The McBrides have done an extremely tasteful and beautiful renovation of the property. It has greatly enhanced the streetscape. Leave it alone.

Please direct your staff to withdraw this recommendation immediately. And please take more care in whom you choose to regulate sensitive heritage areas.

Jim O'Hare
303 Government St.

Dear Mayor Helps and the Victoria Council:

I strongly object to the City's planners requirement for a right-of-way alteration to the front yard of 623 Avalon Road if our neighbours are to receive approval for their development and rezoning application. The restoration by the McBride family of their property at 623 Avalon, including a front yard which needs no further improvement, has been a boon for our street. This application concerns an existing structure at the other end of the property away from the street. It has no connection to our streetscape.

The right-of-way alteration entails a dismantle of an attractive low stone wall and replacement of three healthy maturing trees. As there is already an existing sidewalk in excellent condition, I am mystified why the City planners would recommend incurring these costs to then plant new trees and put a completely unnecessary and lonely plot of grass (referred to as a grassed boulevard) in front of one residence on our street.

Why is there an attempt to link approval of this application with the Official Community Plan objectives? One could almost see this as a ploy to insert an unwarranted change to our streetscape simply because of the existence of a Community Plan. Avalon Road is unique and already adds to the attractiveness of James Bay as evidenced by the number of tourists we would see on our street pre-pandemic. This alteration would not be an improvement.

I fully support any efforts and expenditures to improve our streets and keep them in good repair. I personally know someone with mobility issues who had a bad fall on Government Street because of a patch of sidewalk that was in disrepair. I was pleased to see her phone call to the Engineering department did result in repairs being made. This is an excellent use of maintenance funds.

In contrast, I suggest that the implementation of this right-of-way is not a prudent use of the City's resources when the funds could be employed more beneficially elsewhere, pot holes on the roads and cracks in sidewalk pavement come to mind.

Thank you for taking the time to read this letter.

Your truly,
Tanya Anderson
619 Avalon Road

Dear Mayor and Council:

Our neighbours, Garth and Doreen McBride, have applied for a rezoning application to convert an existing garage into a garden suite. No change in the footprint of the property is involved. In response, city staff have requested an SRW.

Implementing an SRW would destroy an artistic stone wall, beautiful front garden and three attractive trees. In return, it would install a grassy boulevard that would encroach unreasonably close to the house (allowing strangers to look right in the front windows), and require the City to plant some more trees.

This "orphan" boulevard would be the only patch of boulevard on Avalon Road. It would offer a sharp contrast to the streetscape of this Heritage Conservation Area, which the city has worked for 50+ years, and at considerable expense, to create.

If you were to stroll along Avalon Road, you would see how it reflects the streetscape of an earlier time when houses were low to the ground, and close to the street. Big front yards were not valued in Victorian and Edwardian times. Imposing an SRW on this existing heritage environment would be inappropriate and wasteful.

The McBride family have done a tasteful and beautiful renovation of their property, and have greatly enhanced the entire street. Rather than giving them a medal for their work, the City wants to take away their front yard, destroy their garden, and infringe on their personal privacy.

Please direct your staff to withdraw this recommendation immediately.

Yours truly,

Josie Bannerman
303 Government Street

Dear Mayor and Council

My neighbours, Garth and Doreen McBride, have applied for a rezoning application to convert their existing garage into a garden suite (with no change to the footprint of the property involved). I understand city employees have recommended an SRW that asks the McBride family to make changes that destroy their small but beautiful garden created by professional landscapers to compliment their heritage home.

Please consider the following:

The McBride family purchased their heritage home on Avalon in a dire state, so derelict (due to mental health issues with the previous owners) that it encouraged vandalism. They have meticulously rebuilt it to a fine heritage standard, including creating a unique Victorian stone wall that defines the front of their property.

It seems in this case

city employees seem to to be unaware of the situation in the neighborhood and what they are asking.

Are these not homeowners the city would want to support rather than discourage?

I am sure that on closer consideration all concerned will realize this SRW is not an appropriate request. Furthermore it would be a detriment to a favourite heritage pedestrian walkway.

Please, would you assure me that city staff are giving this further consideration, and are prepared to immediately give permission to the McBride family for the renovation of their garage.

Most sincerely
Roberta Pyx Sutherland
314 Huntington Pl.