

Survey Responses

1514 & 1520 Foul Bay Road Feedback

Have Your Say

Project: 1514 & 1520 Foul Bay Road



VISITORS					
44					
CONTRIBUTORS			RESPONSES		
26			27		
0	0	26	0	0	27
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Dec 07, 2020 16:25:29 pm

Last Seen: Dec 07, 2020 16:25:29 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I have lived in greater Victoria my whole life and grew up on Byron street in a house that is extremely close to the proposed development site. This project provides additional family homes that are so sorely needed in this city. As it is near oak bay avenue and related businesses, this will also provide much needed support to local businesses, especially with Covid showing consumers desires to keep their dollars in local communities.

Q3. **Your Full Name** Adam neal

Q4. **Your Street Address** 2285 bowker avenue



Respondent No: 2

Login: Anonymous

Email: n/a

Responded At: Dec 07, 2020 17:28:20 pm

Last Seen: Dec 07, 2020 17:28:20 pm

IP Address: n/a

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

Q2. **Comments (optional)**

This will be a great addition to the area and will be a boost to the nearby retail area at a time when they need it most.

Q3. **Your Full Name** Heather Ferguson

Q4. **Your Street Address** 1647 Hampshire Road



Respondent No: 3

Login: Anonymous

Email: n/a

Responded At: Dec 07, 2020 17:43:11 pm

Last Seen: Dec 07, 2020 17:43:11 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Building more 'missing middle' housing has my full support; another example of building to the needs of the City and its residence.

Q3. **Your Full Name** Karla Skontra

Q4. **Your Street Address** 1836 Ferndale Rd, Victoria BC, V8N 2Y1



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Dec 10, 2020 15:24:38 pm

Last Seen: Dec 10, 2020 15:24:38 pm

IP Address: n/a

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

Q2. **Comments (optional)**

It seems that this development plan attempts to minimize encroachment on neighbouring properties and shows considerable thought for maintaining a green space buffer at the rear. This is important as having a hard surface parking area at the rear would increase the potential for undesirable activity such as dumping, crime and other safety hazards. As an Amphion St owner to the rear, this proposal most suits our preferences.

Q3. **Your Full Name** Tony Fenlon

Q4. **Your Street Address** 1513 Amphion St



Respondent No: 5

Login: Anonymous

Email: n/a

Responded At: Dec 14, 2020 10:12:16 am

Last Seen: Dec 14, 2020 10:12:16 am

IP Address: n/a

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

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Megan Hawker

Q4. **Your Street Address** 409-967 Collinson St.



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Dec 15, 2020 12:33:54 pm

Last Seen: Dec 15, 2020 12:33:54 pm

IP Address: n/a

Q1. What is your position on this proposal?

I oppose this proposal as it stands as significant changes are required to make it a viable alternative for the neighbourhood.

Q2. Comments (optional)

HVAC noise and landscape maintenance: Strata councils vary in their approach to noise and landscape maintenance. As this building is located on a commercial street requirements should be in place for the strata council to meet. Traffic volume, traffic flow, pedestrian flow, bike lane impact: This portion of Oak Bay Avenue is already extremely busy and the plan does not address these issues adequately. Redfern is extremely narrow. People will use Redfern and Leighton to get in and out of the new building. Traffic is going to continue to increase. Redfern should be made a one way street from Leighton forcing some traffic onto Oak Bay and Davie. Construction phase: Parking is already extremely challenging as a resident on Redfern Street. Construction workers should not be allowed to park on Redfern Street. Parking: 8 parking stalls is inadequate! Owners often have two cars and visitors. There is virtually no parking available close by as Redfern Street is always full with parked cars, Oak Bay Avenue has little parking and Davie Street is too far from the condo. The City allowed Redfern Street to have homes without driveways and then allowed multiple family dwellings. In the evening we frequently have to park on Leighton. It is not fair to penalize the residents of Redfern Street by constructing a condo with inadequate parking. Tree removal: 5 trees will be removed. This portion of Oak Bay Avenue is already unsightly due to the lack of vegetation. The construction must enhance this portion of Oak Bay Avenue and Redfern Street with additional trees and vegetation.

Q3. Your Full Name

Janet Louise Fox

Q4. Your Street Address

1611 Redfern Street Victoria BC



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Dec 15, 2020 13:00:21 pm

Last Seen: Dec 15, 2020 13:00:21 pm

IP Address: n/a

Q1. What is your position on this proposal?

Densification is good but this particular section of Foul Bay is narrow and congested most of the day. Ingress and egress from the site during construction and after will be awkward. What provisions will be made to have the development fit with narrow Foul Bay?

Q2. Comments (optional)

not answered

Q3. Your Full Name

Janet Trainor

Q4. Your Street Address

1969 Oak Bay Ave, Victoria



Respondent No: 8

Login: Anonymous

Email: n/a

Responded At: Dec 16, 2020 20:11:27 pm

Last Seen: Dec 16, 2020 20:11:27 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Trees are protected for a reason. They are important to our environment and to the neighbourhood. It's not an acceptable process that any developer can just come in and remove protected trees to build a new structure. Build with the trees in mind instead. Use your imagination!.

Q3. **Your Full Name** Angelika Ehlers

Q4. **Your Street Address** 305-1969 Oak Bay Ave



Respondent No: 9

Login: Anonymous

Email: n/a

Responded At: Dec 18, 2020 22:51:32 pm

Last Seen: Dec 18, 2020 22:51:32 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I am generally in favour of densifying residential areas so I am not against this proposed development but the traffic in that area is already so congested, I'd like to hear how that will be dealt with. I travel on Foul Bay Road between Fairfield Road and Fort Street almost daily and it is a narrow, difficult road to travel on with many cars, cyclists and buses. How is the increased need for northbound vehicles to turn left into the new development going to be addressed so that traffic isn't constantly backing up through the intersection with Oak Bay Avenue?

Q3. **Your Full Name** Joanne Gemmill

Q4. **Your Street Address** 128 Wildwood Avenue



Respondent No: 10

Login: Anonymous

Email: n/a

Responded At: Dec 19, 2020 08:41:57 am

Last Seen: Dec 19, 2020 08:41:57 am

IP Address: n/a

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

Q2. **Comments (optional)**

I live approximately 500m from this site and think this kind of development is exactly what the neighbourhood needs. Diversity in the housing supply (not just single family homes) will allow more people to stay in this neighbourhood, from young families to working professionals to people wanting to downsize from their SFH. I think this is wonderful and will add to the vibrancy of the community.

Q3. **Your Full Name** Heather Davidson

Q4. **Your Street Address** 957 Cowichan St



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Dec 20, 2020 19:19:21 pm

Last Seen: Dec 20, 2020 19:19:21 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Support only if project has sufficient off street parking (eg more than one per unit). The area is already overwhelmed with cars parking on the street. Adding so many units on two lots would cause issues for other residents in the area if not addressed adequately

Q3. **Your Full Name** Stuart Williams

Q4. **Your Street Address** 1609 Amphion



Respondent No: 12

Login: Anonymous

Email: n/a

Responded At: Dec 21, 2020 15:07:37 pm

Last Seen: Dec 21, 2020 15:07:37 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I congratulate the developer and architect for their consideration of the impact of this development on the neighbours to the west. Lowering the height of the end units to two stories hugely mitigates the impact on the traditional private homes to the west. Overall, the location for this project is ideal since to the south side is a commercial parking lot and the north is a larger family home with outbuildings that occupy most of that lot so shadowing from this project is lessened by the lowering of the townhouse end unit to 2 stories. I also prefer this layout (central driveway at right angle to the main street with townhouse units along both sides) since this allows the developer to utilize a larger south facing roof area for solar. This layout also leaves an open space in the middle along the west boundary for a tree or just to break up the profile. A townhouse design where the buildings are parallel to the main road and two deep imposes a larger presence on the properties immediately at the rear (west) of this site. The facade of the buildings is attractive and fits nicely with the traditional craftsman character of existing homes in the neighbourhood. The street facing east end units look like two separate homes and is preferable to a solid wall of 4 townhomes. I would encourage the planting of mature trees wherever possible to mitigate the loss of existing trees.

Q3. **Your Full Name** Gail Anthony

Q4. **Your Street Address** 1535 Davie Street



Respondent No: 13

Login: Anonymous

Email: n/a

Responded At: Dec 22, 2020 09:56:06 am

Last Seen: Dec 22, 2020 09:56:06 am

IP Address: n/a

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

Q2. **Comments (optional)**

There is already a traffic problem at the intersection of Oak Bay Ave. and Foul Bay Rd. Northbound traffic turning left into the parking lot of the Oak Bay Bikes building cause dangerous conditions and back ups. with an additional number of northbound cars turning left into an adjacent development, the existing problem will only be compounded. While this problem may be solved by eliminating the left turn across Foul Bay Rd., only allowing access by turning right from the southbound lane, my biggest concern is loss of green space, tree canopy and the benefits they bring to the community. 4 units with more green space seems more appropriate. If the city continually allows developers to jam as many units as possible into the existing area, Victoria will end of 'ruined' and a smaller clone of Vancouver.

Q3. **Your Full Name** Curtis Hobson

Q4. **Your Street Address** 2061 Granite St.



Respondent No: 14

Login: Anonymous

Email: n/a

Responded At: Dec 26, 2020 16:20:57 pm

Last Seen: Dec 26, 2020 16:20:57 pm

IP Address: n/a

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

Q2. **Comments (optional)**

To whom it may concern, I am writing with regard to a proposed development at 1514 & 1520 Foul Bay Rd. First let me say that i attempted to use the city's devtracker and experienced only frustration, not user friendly. Secondly i am not against the demolition of 2 said properties, i believe they have no heritage significance. I am however against the proposed density, the street is narrow and very congested with the current density. The area currently has insufficient on street parking(Foul Bay Rd.) The proposed development only has 8 parking stalls for 8 units, given the propensity for couples to have 2 cars, the overflow will lead to the need for more on street parking. This will only be further exacerbated by visitors to the 8 units, this flawed development does not include any vital visitor parking spots. I don't believe the area can support the proposed densification and will frustrate area residents, including those living in the development should it be given the green light. I conclude by voicing my opposition to any rezoning of said properties. With thanks, Alexander Forrester

Q3. **Your Full Name** Alexander Forrester

Q4. **Your Street Address** 1063 Foul Bay Road



Respondent No: 15

Login: Anonymous

Email: n/a

Responded At: Dec 28, 2020 16:00:41 pm

Last Seen: Dec 28, 2020 16:00:41 pm

IP Address: n/a

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

Q2. **Comments (optional)**

We need new housing in the area as the area is starting to look run down

Q3. **Your Full Name** Lauren Bali

Q4. **Your Street Address** 1629 Davie street



Respondent No: 16

Login: Anonymous

Email: n/a

Responded At: Dec 30, 2020 12:15:07 pm

Last Seen: Dec 30, 2020 12:15:07 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I've lived in South Jubilee for over 30 years and in that time I think there has been only one townhouse development built in the neighbourhood. This proposal seems to fill a need in the neighbourhood for something other than living in a condominium or apartment or a single family dwelling. I like the developer's proposed design with the central driveway coming off Foul Bay. This design seems to offer the least intrusion into the properties backing the project, especially given that the two unit back units step down to 2 storeys. It would be an attractive addition to that part of Foul Bay Rd. I did have a look at the City's guidelines for attached residences which suggests a line of townhouses facing the street as the preferred option. Ultimately the site itself determines how relevant the guidelines are. Foul Bay Road is a narrow street. It has no boulevards and an abundance of traffic. Street-facing townhouses would have neither a buffer from the noise of the traffic nor much enjoyable green space. In addition the street-facing option adds a good deal more paved property and four 3-storey townhouses looming over the properties backing the project. The proposed design gives each unit a patio area, more green space and delivers an extra townhouse (this seems a big plus - why have more pavement when you can have an extra living unit).

Q3. **Your Full Name** Liz Hoar

Q4. **Your Street Address** 1752 Davie Street



Respondent No: 17

Login: Anonymous

Email: n/a

Responded At: Jan 02, 2021 06:48:18 am

Last Seen: Jan 02, 2021 06:48:18 am

IP Address: n/a

Q1. What is your position on this proposal?

Would support only if the City and Developer take residents feedback seriously

Q2. Comments (optional)

We have looked at the proposed plans by the developer and overall feel that the galley layout of the buildings is a good design and better than the full frontage design of man townhomes. It would better favor this specific location. We think the building style/look would fit in perfectly with the surrounding neighborhood as it is has many character homes. The design of increasing privacy for surrounding homes as much as one can with tall buildings was well thought out by developer. Our potential concerns are mainly the parking. My wife and I have lived here for over 7 years and street parking has always been a major issue on this section of Foul Bay Rd. It is the single largest issue we have had living here. We are very concerned that with 8 units and only one parking stall per unit combined with no visitor parking that it will only exacerbate the problem. Having even a couple visitor stalls would be greatly beneficial. Height of the building was also a concern but with the rear units only being two stories it is of less concern than if all units were three stories tall. We would be in support of this project fully if the building layout is of the proposed galley layout and if more serious consideration is placed on the impact that six additional units will have on street parking for this block of Foul Bay Rd.

Q3. Your Full Name

Michael D Cameron

Q4. Your Street Address

1612 Foul Bay Rd



Respondent No: 18

Login: Anonymous

Email: n/a

Responded At: Jan 05, 2021 12:50:35 pm

Last Seen: Jan 05, 2021 12:50:35 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I'm very supportive of higher density development close to urban villages, transit, cycling networks, schools and other services. The current structures there are nearing the end of their useful life and this is a suitable and welcome replacement.

Q3. **Your Full Name** James Davison

Q4. **Your Street Address** 1637 Amphion St



Respondent No: 19

Login: Anonymous

Email: n/a

Responded At: Jan 05, 2021 13:01:46 pm

Last Seen: Jan 05, 2021 13:01:46 pm

IP Address: n/a

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

Q2. **Comments (optional)**

I oppose to an 8 unit townhouse on 2 house lots. I would possibly agree to 6 units that way there is space for green landscape and gardens. 8 units is all building and parking. The city of Victoria claims it is about being environmental friendly and keeping green space in the city, yet allowing this 8 unit building is once again overdeveloping.

Q3. **Your Full Name** Patti Christianson

Q4. **Your Street Address** 1534 Amphion St



Respondent No: 20

Login: Anonymous

Email: n/a

Responded At: Jan 05, 2021 13:42:16 pm

Last Seen: Jan 05, 2021 13:42:16 pm

IP Address: n/a

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

Q2. **Comments (optional)**

The proposed buildings are too high and the density too large for our neighbourhood. Access to the property from Foul Bay Road will cause major problems for traffic flow in both directions, and increase the already existing traffic short-cutting problems in adjacent streets. This development proposal is not in keeping with our neighbourhood plan, and shows that the developers are not sensitive to our community - they just want to cram in as much as they can into two residential lots and leave the local residents to deal with the fallout. This is not a precedent that we want for future developments. The proposed development should be rejected by the City of Victoria.

Q3. **Your Full Name** Bob Gaba

Q4. **Your Street Address** 1617 AMPHION ST



Respondent No: 21

Login: Anonymous

Email: n/a

Responded At: Jan 05, 2021 15:59:11 pm

Last Seen: Jan 05, 2021 15:59:11 pm

IP Address: n/a

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

Q2. **Comments (optional)**

Hello Mayor and Council, I am writing in support of the proposed development at 1515 - 1520 Foul Bay Road. I live in South Jubilee, at 1525 Fell Street, about four blocks from the proposed development. I believe this proposal will bring much-needed density to our region, and is in a good location to accommodate that density, on Foul Bay Road. The major roads surrounding South Jubilee (Fort, Oak Bay, Richmond and Foul Bay) are the perfect place for more density. There is a huge demand for larger units for young families or seniors downsizing. I know there will be many proposals for new condos on this route, so it's great to have a townhouse development in the mix. I continue my push for better bike access to this region, especially on Oak Bay Avenue. To accommodate density, we require more sustainable transportation options and slower streets. Thank you, -Matt Dell, 1525 Fell Street

Q3. **Your Full Name** Matt Dell

Q4. **Your Street Address** 1525 Fell Street



Respondent No: 22

Login: Anonymous

Email: n/a

Responded At: Jan 05, 2021 17:50:48 pm

Last Seen: Jan 05, 2021 17:50:48 pm

IP Address: n/a

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

Q2. **Comments (optional)**

The proposed number of residential units (eight) is too high for this parcel size and location. In the last 20 years, vehicle traffic in the area of the intersection at Oak Bay and Foul Bay has become increasingly congested, especially over the past several years with the development of the southwest corner there, and the opening of the Red Barn Market on Oak Bay Avenue. Traffic now regularly backs up northward on Foul Bay, spilling onto side streets like ours (Amphion) to avoid the gridlock. We have had to lobby for years for traffic-calming measures from the City for our street just to try to discourage the overspill traffic. Congestion and overspill will only get worse as the Garden Works property and others further west along Oak Bay are redeveloped. Wedging another eight residential units into the footprint of two residences at that narrow section of Foul Bay will further exacerbate the crowding and congestion. And three storeys of townhouse/multifamily building is not a good precedent there. Our area is mixed use residential/commercial, but the over-densification is beginning to erode many of the most valuable attributes of our neighbourhood. This is just (another) very bad idea for space that should remain R1-B.

Q3. **Your Full Name** Lisa Leighton

Q4. **Your Street Address** 1627 Amphion Street, Victoria V8R 4Z5



Respondent No: 23

Login: Anonymous

Email: n/a

Responded At: Jan 06, 2021 07:25:15 am

Last Seen: Jan 06, 2021 07:25:15 am

IP Address: n/a

Q1. **What is your position on this proposal?** Neutral-Concerns with parking and traffic congestion

Q2. **Comments (optional)**

What consideration has the applicant and the city of Victoria taken to minimize traffic congestion on Foul Bay Road and the neighbouring side streets for the short and long term (Construction phase and at full occupancy of the new dwellings)? Also, what plans have been taken to prevent people (trades people/ new home owners) from parking on the neighbouring side streets during construction phase and final occupancy?

Q3. **Your Full Name** James Mathers

Q4. **Your Street Address** 2041 Chaucer Street



Respondent No: 24

Login: Anonymous

Email: n/a

Responded At: Jan 07, 2021 07:13:41 am

Last Seen: Jan 07, 2021 07:13:41 am

IP Address: n/a

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

Q2. **Comments (optional)**

My property at 1517 Amphion is directly adjacent to the proposed townhouse complex. Rus has met with me to go over the plans for the site. My support is contingent on the project continuing with the design proposed here. This design addresses my main concern that the parking should remain in the middle of the complex. I support the development of multifamily dwellings such as this as it will allow more people into the community while staying close in height to existing nearby houses and businesses. While I support, this will put additional pressure on properties located on Amphion Street. With the additional traffic this will place on the Foul Bay/Oak Bay intersection, even more vehicles, especially commercial trucks, will use Amphion as a cut through to avoid the intersection. Given this, I ask the City to respond to the multiple, multi-year requests by Amphion Street residents to address the ongoing drainage, traffic and road issues (such as the crumbling asphalt). The City has promised to address these numerous times in the 16 years I have lived on the street and has yet to fulfill any of their commitments. Thank you for this opportunity to provide comments.

Q3. **Your Full Name** Brenda Lennox

Q4. **Your Street Address** 1517 Amphion Street



Respondent No: 25

Login: Anonymous

Email: n/a

Responded At: Jan 07, 2021 16:14:50 pm

Last Seen: Jan 07, 2021 16:14:50 pm

IP Address: n/a

Q1. What is your position on this proposal?

I'm concerned about the parking situation, as parking on the street in our little area has already been a problem.

Q2. Comments (optional)

Our main concern is that the parking would be really well managed.

Q3. Your Full Name

Ashleigh and Loni Bowers

Q4. Your Street Address

1666 foul bay rd



Respondent No: 26

Login: Anonymous

Email: n/a

Responded At: Jan 07, 2021 16:17:49 pm

Last Seen: Jan 07, 2021 16:17:49 pm

IP Address: n/a

Q1. What is your position on this proposal?

Open to supporting it if the parking situation was well handled.
Parking has already been a problem on our little area.

Q2. Comments (optional)

not answered

Q3. Your Full Name

Ashleigh and Loni Bowers

Q4. Your Street Address

1666 foul bay rd



Respondent No: 27

Login: Anonymous

Email: n/a

Responded At: Jan 07, 2021 18:23:10 pm

Last Seen: Jan 07, 2021 18:23:10 pm

IP Address: n/a

Q1. What is your position on this proposal?

I support town houses rather than high rises, but would prefer fewer units(6) that could support larger families.

Q2. Comments (optional)

Major concerns about traffic flow onto Foul Bay Avenue, and the impact on side streets of traffic "shortcutting" to avoid the Oak Bay, Foul Bay traffic light.

Q3. Your Full Name

Charlotte Hughes

Q4. Your Street Address

1613 Amphion St.

