



## James Bay Neighbourhood Association

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

[www.jbna.org](http://www.jbna.org)

March 13<sup>th</sup>, 2017

Mayor and Council,  
City of Victoria

**Re: 224 Superior – Albion Manor**

Dear Mayor and Councilors,

A proposal for a lot division, Albion Manor conversion from a B&B to a stratified complex, and the construction of a small lot single family dwelling was heard at the March 8<sup>th</sup>, 2017 JBNA Community Meeting.

There are 3 distinct types of considerations with regards to this proposal:

- 1) The lot division and construction of a small lot single family dwelling:  
Pro: additional housing on a large lot. Con: shadowing of neighbour to the west.
- 2) The creation of 4 strata housing units, either with
  - a. 4 green space garden areas and parking on the front of the property, or
  - b. side/rear parking without 4 garden lots.
- 3) The creation of 2 or 3 driveways for the single family dwelling and 4 strata properties.

Following is the excerpt from the minute for the meeting. Two residents also submitted their statements in writing.

Residents were split in opinion of the proposal, with nearby residents concerned about the proposed parking/driveways and others showing preference for the more family oriented homes with greenspace.

For your consideration,

Marg Gardiner  
President, JBNA

**No index entries found.**

Cc: JBNA Board, Jim Handy, Planning  
Mark Imhoff, Mark Imhoff Group, Don Halton, Owner

Attach: Excerpt from March 8<sup>th</sup>, 2017, JBNA General Meeting  
Appendix: Resident submissions

For the new SFD to be built – a small jog in the lot line is provided to increase yard space for the small lot. The front yard setback aligns with the house next door to the west. No variances to R1-S2 are being sought. The plan is in conformance with the concepts outlined in the City's James Bay Neighbourhood Plan. There are at least 5 small-lot developments on Superior Street already. Shadowing effects on West neighbour were considered; all shadowing effects should be cleared by about 10 am all year, with 1 hour 22 minutes of shading in winter and 3 hours 30 minutes shading in summer.

Landscaping – separate gardens for all four suites and for the new SFD. One willow tree in the rear and one tree on the boulevard would need to be removed. The option to provide parking in the side/rear yard without variances was also presented. A variance to allow parking in the front yard is being sought to maximize greenspace.

**Q/A with near-by residents who are within the 100 meter notification area.**

C: Neighbour directly west of the SFD proposed. We are most affected. Primary concern is subdivision of property with 2-storey SF 5 feet from property line. Our primary source of sunlight is through windows on the East side. We reviewed the shading graph and became very concerned about the effect on sunlight. The 10-foot main floor and 9-foot second floor are major causes of our shading concerns. City guidelines indicate neighbours need to be considered with regards to shading.

Q: Neighbour, East of subject property. Thus far, we've been shown the proposed parking with variances. I am concerned that people will support what is shown, and that the design won't be built. I support the variance request to put parking in the front yard.

Q: Representing my mother - 3 houses East. Our concern is parking for a total of 5 units, which implies 10 cars. Street parking here is very tight.

Q: Neighbour across the street. I am glad they are maintaining the building. My concern is the number of parking spaces in the front yard. I would like to see parking down the side of the house, and be behind the front of the property line. It takes away parking from the street with 2 additional driveways.

C: Neighbour across the street. We would support this application without the parking variances. The non-variance drawing looks exaggerated. Our preference is the confirming model, with different landscape options.

C: Neighbour across the street. I think the project is great. I am concerned about how narrow the new home is; that it will detract from the heritage home.

C: Neighbour townhouse next door. I am concerned about parking; would prefer parking at the side. Could the tall hedge be removed?

C: Neighbour to the West again – very unhappy with how little we were consulted during this process. We're losing our sunlight.

**Q/A with residents beyond the 100 meter notification area.**

Q: San Jose. I am sympathetic to privacy and shading issues. Would the new house be able to be moved back to reduce shading for the neighbour?



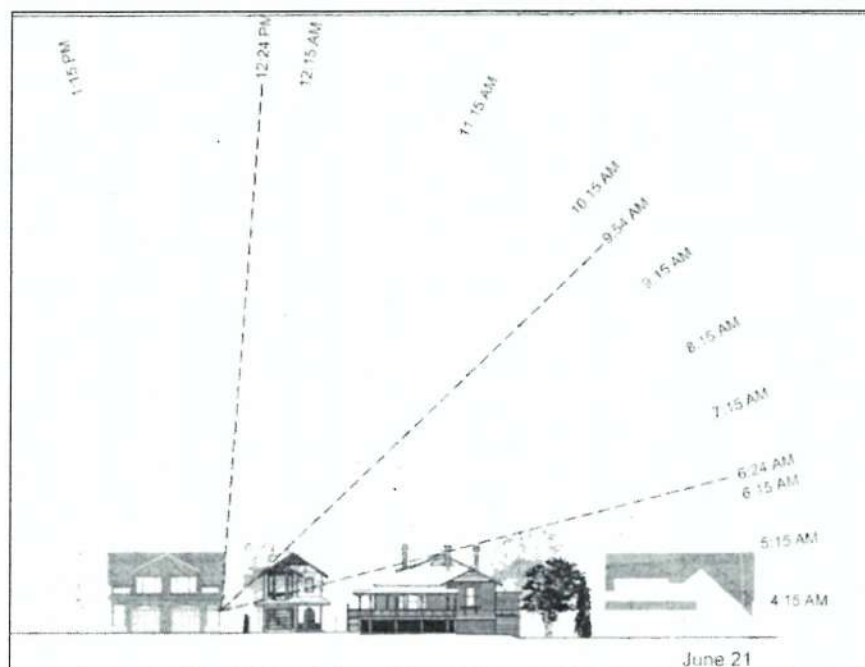
## Appendix submitted with JBNA letter to CoV:

**From:** RAY WILLIS  
**Subject:** Digital Presentation from March 8 meeting  
**Date:** March 9, 2017 2:39:20 PM PST  
**To:** Marg Gardiner, JBNA <marg.jbna@shaw.ca>

Hello Marg

Let us begin by thanking you again for giving us the opportunity to raise our concerns about the proposed small lot and house development at 224 Superior. Attached as requested are digital copies of the information that was submitted last evening. In addition we would like to clarify some statements made by Mark Immhoff to the audience. The shading graph slide he presented appears to be different from the graph he presented to us on March 2 in which significantly more hours of shading are indicated. Also he told the group that he had left us a message to call him back in regards to discussing changes to the plan. Unless he has an incorrect number for us and left a message at some other residence we received no such message. We will be addressing both of these issues with Mark and once again ask him if Don is willing to make any changes (in particular ceiling heights) to address our shading and privacy concerns. It was gratifying to hear complete strangers offer their support to us both during and after the meeting. An example of the wonderful neighbourhood in which we live and the good work of yourself and the JBNA in bringing community members together to engage in meaningful dialogue. If you can offer any other advice in regards to the process we would appreciate hearing from you.

Take Care  
Ray and Brenda Willis





## James Bay Neighbourhood Association

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November 10<sup>th</sup>, 2017

Miko Betanzo, Senior Planner  
City of Victoria

Dear Miko,

**Re: Albion, 224 Superior, REZ 00528.**

Tim VanAlstine, Linda Carlson, and I, representing the JBNA Development Review Committee, meet today with Don Halton, owner of 224 Superior.

Mr Halton had asked for a meeting as he had been advised by City Planning to enquire as to whether JBNA DRC thought that the revised proposal should come again to the community for comment.

Upon review of the schematics (see attached schematic) we do not think that the changes would change impacts of the development on the community. For this reason, the changes do not warrant a second community meeting.

For your consideration,

Yours truly,

Marg Gardiner  
JBNA CALUC Co-Chair

Cc: JBNA Board  
Don Halton  
Chelsea Medd, Co

Attachment: *Footprint schematic of proposal reviewed November 10, 2017.*

*Footprint schematic of proposal reviewed November 10, 2017*

