



James Bay Neighbourhood Association

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Victoria, B.C., Canada

www.jbna.org

September 25th, 2017

Mayor and Council,
City of Victoria

Re: 63 Boyd Street – Side by side small lot development proposal

Dear Mayor and Councilors,

The proposal for a reconfiguration of 63 Boyd Street to create two side by side small lot houses was heard at the September 13th, 2017 JBNA Community Meeting. There were 70 people in attendance.

Those present were supportive of the proposal with accolades for the changes to the streetscape and the design complementing other homes. The shared driveway would minimize loss of street parking.

Via e-mail submission, one resident raised objection to the introduction of more density and vehicles.

Attached for your consideration is the excerpt from the Minutes of the meeting, and the e-mail submitted prior to the meeting.

Regards,

Marg Gardiner
President, JBNA

Cc: JBNA Board, Miko Betanzo, Planning
Rianna and Guillaume Lachance, owners
Russ Collins, Zebra Design

Attach: Excerpt from September 13th, 2017, JBNA General Meeting

ATTACHMENT: Excerpt: September 13th, 2017, JBNA General Meeting Minutes

6. CALUC: 63 Boyd Street

Development Review Committee (DRC) Meeting: presented by Wayne Shillington

On May 11, 2017, JBNA DRC Committee members Marg Gardiner, Janice Mayfield, Linda Carlson and Tim VanAlstine met with owners. The discussion focussed on concept, without schematics or specifications. The property is currently subdivided into 2 lots, front and back and zoned R-2. The owners wish to alter the current division of the property and rezone to be able to construct two homes side by side, each fronting Boyd. The lots would meet all requirements for the City's 'Small Lot' Zoning R1-S2.

On August 21, JBNA DRC Committee members Marg Gardiner, Janice Mayfield, Tim VanAlstine, Linda Carlson and Wayne Shillington met with the architect and owners. The schematics have been completed. The 2 houses are 2-storey with a basement and share entry for driveways. Each house is 1900 sq ft. The fsr @ 0.55 is just under the permitted of 0.6. There is a height variance being sought of 2.33 ft for each of the houses. As required under the small lot guidelines, the neighbors have been polled.

The CALUC meeting was set for September 13 with the proviso that three items would be completed and submitted prior to the meeting: (1) streetscape, (2) shadow study, & (3) 2-page handout. Confirmed that proponents provided documents as required.

Presentation: Rianna and Guillaume Lachance, owners

The total property size is 70X100ft (7,000sqft) and each lot is currently 70X50ft (3,500sqft). The rezoned lots would result in the same area of 3,500sqft/lot, but both would have street frontage measuring 35x100ft. The total size of the lots would not change and they are big enough to accommodate two houses.

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

Q: Neighbour lives on Niagara. Pleased that you are building something reasonable in size. The design is pleasing, improving the look of the street. Concern is with regard to parking. Do you have space for 4 cars on the property?

A: There is space for 2 cars each in the garage and there is room on the driveway. We have minimized the impact on the street by having one driveway thus preserving curb space.

Q: Live next door and very happy with the design. It will be a huge improvement for the street. The houses will add to the neighbourhood and is the best use of this property.

Approve the side by side development which is much better than front back. The houses do not affect the sun on my property which I appreciate. I give my complete approval.

A: Thank you

Q: I live around the corner on Rendall. I came expecting that I would fight this proposal, however, I see that it is an excellent use of this property and find myself supporting it. I have problems with the scaling on the front. They appear visually shorter than the corner property on your drawing although they are .5 metre higher. When I look at the interior design, it looks like it would easily be divided into a duplex.

A: There is a slight gradation of the property which might affect the different appearance with regard to height. With regard to interior, we have designed the house to work for our family and the second house is being designed for extended family who hope to live there.

Chair suggests those who are concerned about secondary suites take a look at the Vic West Local Area Plan. It may be valuable reading for those who are interested in the direction the City is currently taking.

Q: Live on Boyd Street. When do you plan to start, and to finish?

A: Hope to start late spring in 2018 and hope it will be finished within 9 months.

Q/A with near-by residents who are beyond the 100 meter notification area:

C: I don't live nearby, but I applaud the design as it does not offer yet another square box building with a flat roof.

C: I came prepared to fight this proposal, but having seen it, think it is good.

e-mail received from a near-by neighbour:

From: Fred Lerch [REDACTED]
Subject: 63 Boyd Street Development Proposal
Date: September 13, 2017 3:35:10 PM PDT
To: Marg, Timothy VanAlstine

Thank you for the correspondence regarding the development proposal of 63 Boyd Street, Victoria BC to change the current land use description and zoning from R-2 to R1 - S2.

As I have lived in this quiet neighbourhood for well over 25 years, I feel that any additional increase of homes to be constructed would greatly disturb this peaceful area, it would also increase the number of cars and traffic travelling on our streets. It is for those reasons that I strongly oppose this proposal. After speaking to all of my neighbours I found that they feel the same way as myself.

I hope we can keep this beautiful neighbourhood the way it is, peaceful and quiet.

Ulrich Gerger

[REDACTED]
[REDACTED] Boyd St
Victoria BC [REDACTED]