



James Bay Neighbourhood Association

234 Menzies St
Victoria, B.C.
V8V 2G7

www.jbna.org

June 17th, 2016

Mayor & Council,
City of Victoria

Re: CALUC Community Meeting - 425 Oswego Street

The community meeting to consider the 425 Oswego Street small lot proposal (with variances) was held on June 8th (32 attendees).

Attached please find an excerpt of the minutes of the June 8th JBNA General Meeting regarding the proposal.

Meeting participants expressed mixed opinions on the project, due in part to the incompleteness or indirectness of responses by the proponent to questions. By way of summary, we offer the following comments:

Positive Statements: A couple of residents expressed the need to fill the now "garbaged" space with a house. Further, that the design is in keeping with the street.

Negative Statements: Issues which arose were focused on two matters, namely the variances being sought and the confusion relating to the indiscernible slides.

Variances:

The 93m² lot size variance was seen as excessive (260m² required vs 167m² site)

Proponent Presentation & responses:

The proponent did not provide clear hand-outs for the meeting participants nor present clear slides. This created some confusion and doubt with several meeting participants.

Following the CALUC portion of the meeting, during the community concerns segment of the meeting, a resident raises concerns about the presentation for 425 Oswego. Developer was not clear, and was confusing in his responses. The resident suggested that JBNA perform as a counter to the developer providing another side to the proposal – take a position.

The JBNA Board asks that the City ensure that the resident petition, as required by the Small Lot Policy has been completed and its accuracy verified before the proposal is presented to Council for consideration.

For your consideration,

Marg Gardiner,
President, JBNA
CALUC Co-Chair

Cc: Bob Greene,
CoV Planning

ATTACHMENT: EXCERPT from June 8th, 2016 Minutes JBNA CALUC meeting

5. Development Proposal: 425 Oswego - CALUC

Bob Greene, Owner

DRC Pre-Meetings:

Marg Gardiner reported on the Development Review Committee (DRC) pre-meeting:

- ♦ The proponent had come forward with a similar proposal in August 2009, later abandoned.
- ♦ On May 16th, Tim Sommer, Tim VanAlstine & Marg Gardiner met with the developer.
- ♦ The intent is to build a 3-bedroom home that would complement the 429 Oswego Street residence, with variances related to lot size and setbacks.
- ♦ The proponent had not completed the Community Meeting Notice, nor provided the information requested as per the JBNA DRC Fact Sheet. Given the understanding of the project, it was agreed that a CALUC community meeting would proceed in June provided that the form was completed later that night and/or on May 17, signed, and submitted to the City.
- ♦ It was emphasized that for the proposal to go forward to the City, neighbour consultation as required by the CoV Small Lot policy must be completed. The proponent was advised to proceed with that requirement as soon as possible.
- ♦ Issues arising include
 - ~ the lot size is significantly smaller than the minimum identified within the policy.
 - ~ the neighbour consultation must be done.

Community Meeting presentation

Bob Greene is proposing a small lot rezoning. Property at 429 Oswego has an adjacent property (425 Oswego) which is vacant and currently looks like a parking lot for the Superior property on the corner. Mr. Greene presented a proposal for a small 2 storey (plus basement) residence. Variances for set-back for front, back, both sides, and height are required from the City. 17'x34' foot print, 26.5' tall

- | | |
|---|----------------------------------|
| • Lot size variance = 93 m ² | • front set back variance 4.5 m |
| • rear set back variance 3.5 m | • side A set back variance .30 m |
| • side B set back variance .40 m | • Building height variance .40 m |

Questions/comments: (priority to those who live within 100m of 425 Oswego):

Q: Resident questions exactly what is being requested re variance and rezoning?

A: Bob Greene - small lot width is less than one meter less than required, and shows the set back variances required.

C: Resident does not approve any rezoning.

C: Resident likes proposal for small lot, it is in tune with neighbourhood and hopes council will approve because we need more housing. Another resident, says he seconds that comment.

Q: Resident questions whether there is a suite in basement

A: BG replies no.

C: Resident asks why schematic shows basement includes bathroom?

A: BG - it is expected that when you enter basement there would be bathroom.

C: Neighbour says currently space is unattractive, full of garbage.

C: Resident says she believes design is in keeping with neighbourhood and likes it.

Q: What about parking?

A: BG - there is a driveway for property for one vehicle, potentially 2 small cars.

Q: Resident asks if Mr. Greene plans to live in house.

A: BG replies "yes"

Q: Resident questions, is this strata or sf?

A: BG confirms single family.

Q Will there be bicycle storage?

A: BG - bicycle storage in basement through basement door.

Q: Resident asks if City denies variance, what can you build? Can you build a garden suite?

A: BG - does not know what he will do if City declines.

Q: Resident asks if this is going to be subdivided property?

A: BG says no, owns both properties. (425 and 429)

Q: Resident expresses confusion about the lot size variance being sought.

A: BG does not clarify. Marg Gardiner explains the difference of 93m² variance request.