

Submitted by email to:
Mayor and Council, City of Victoria at
mayorandcouncil@victoria.ca

12 June 2017

Dear Mayor and Council

Re: 1025, 1029, 1035 & 1075 Tolmie Ave – DPV 00037

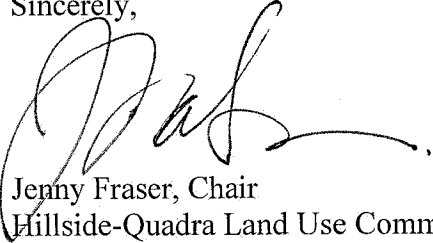
Thank you for the opportunity to comment on the variances associated with the proposed new development for these properties. Members of the Hillside Quadra Neighbourhood Action Committee (NAC) Executive have made the following observations regarding the proposal.

Our comments focus on the proposed creation of a panhandle lot (Lot 8), which would be subject to several variances. In general panhandle lots lack street presence and put houses in the middle of rear yards, decreasing access for emergency and everyday vehicles and reducing adjacent rear yard privacy. The usable outdoor space for Lot 8 is very limited. The small windows proposed on three elevations limit indoor light, and it is therefore possible that future residents would enlarge them, further reducing privacy for adjacent homes. Since the small lot zone already reduces yard and driveway requirements to functional limits, further reductions make a poor situation worse. We would suggest that the L-shaped development area is better suited to a more flexible arrangement of attached dwellings than to single homes.

Our other comments relate to the proposed design of driveways, in particular the driveway associated with the panhandle lot. The many driveway access points to the small and panhandle lots decrease street parking and increase pedestrian crossings of driveways. Lot 7 and 8 share a driveway, which is a good idea from the public street perspective, but limits use of the driveway for second or guest vehicles and puts more demand on street parking. Lot 7 is left with only a very small garage and no usable driveway space to leave room for emergency and Lot 8 access (likely via an unobstructed easement). Lot 7 and Lot 8 have very limited parking space and turning radii for vehicles. In an emergency, if the Lot 8 driveway is blocked emergency vehicles will need to get access via the rear yard of the church, assuming that church uses don't block access. Future subdivision of the church lot would further limit access. In addition, these driveway uses and vehicle movements are also adjacent to the church day care space, potentially exposing children to exhaust from idling vehicles.

We submit these comments in the hope that future plans for these properties might address these matters.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenny Fraser', with a long horizontal flourish extending to the right.

Jenny Fraser, Chair
Hillside-Quadra Land Use Committee
nag@quadravillagecc.com

cc: Sustainable Planning and Community Development Department, City of Victoria
at [REDACTED]

cc: Hillside Quadra Neighbourhood Action Committee
at nag@quadravillagecc.com