

Lacey Maxwell

From: Michelle Bonner [REDACTED]
Sent: June 11, 2017 12:09 PM
To: Councillors
Subject: 515 Foul Bay Rd.

Dear Mayor and City Council,

I am writing to register my opposition to the panhandle lot subdivision proposed for 515 Foul Bay Road. My neighbour, Karen Ayers (613 Foul Bay Rd.), sent an email last week, which I support and details many of the concerns held by my neighbours and I. I encourage you to reread it and I would like to add a few additional points.

First, when we met with the developers in the fall they gave Chadwick Place as an example of what they plan to do at 515 Foul Bay Rd. I encourage council members to visit Chadwick Place prior to the meeting on Thursday. Almost all the trees and green space were removed to put in luxury houses and a road. The contrast with Abkhazi Gardens next doors allows any passer-by to see the difference between what was and what is. If official community plans are to be meaningful, then careful thought is needed before permitting the creation of another Chadwick Place. Careful attention is needed to the details, which Karen nicely outlined for you in her email.

Second, the new development at 515 Foul Bay Rd. would require the creation of a road where there is currently a driveway. From what I understand, this involves widening the road and putting in a sidewalk (this is put into the plans). However, in order to achieve this and respect the boundaries of my property and those of my neighbours, then the developer would need to blast through a significant rock that is a defining feature of the current property and, as my neighbour noted in regards to the blasting needed to build the houses, will destroy rock outcrops and natural features, and impact not only the 515 trees, but also those immediately over the property line on adjacent properties.

To reiterate Karen's concerns, we have bylaws, regulations and neighbourhood plans in Victoria to protect the integrity of neighbourhoods, the natural environment and quality of life of the residents. Residents need to be confident that the City's policies and rules are respected, and that site specific applications which do not substantially comply will not be permitted. As such, I urge you to reject this application, as it does not conform to the OCP, the Gonzales Neighbourhood Plan (current or proposed), or the Panhandle Lot regulations.

If Council decides to consider development of this site, I would request that the applicant be directed to put in a fence to protect neighbouring properties from the new road, be given explicit instruction to protect trees bordering neighbours properties and the root systems of neighbours' trees, and reduce the size of the houses and otherwise scale back the proposal to address neighbourhood concerns, and to more substantially comply with the City's regulations intended to protect the privacy, green space and integrity of our neighbourhoods.

Thank you for your time and consideration.

Michelle Bonner

527 Foul Bay Road

Noraye Fjeldstad

From: David Biltek [REDACTED]
Sent: Friday, June 16, 2017 10:21 AM
To: Noraye Fjeldstad
Cc: Alec Johnston; Lisa Helps (Mayor); Chris Coleman (Councillor)
Subject: 515 Foul Bay road

Mayor and Council:

You have heard from this CALUC before but we wanted to ensure as you consider this that our final thoughts on this development were clear.

We have written many times before expressing our concern for significant reduction of variances, we have seen the difficulty such major changes do create in future developments. One in particular was an approved variance which allowed a house to be built within 1 foot of the property line, which is now many years later causing some distress for neighbours and the house owner who would like to renovate or redevelopment

In addition, we have become acutely aware that subdivision along with variances, many variances in some cases, like 515 Foul Bay, permit a way around re zoning and all the costs and delays that may cause and also REMOVES THE DEVELOPMENT FROM COMMUNITY CONSULTATION AND REVIEW.

In this particular case we have the following concerns:

1. The project does NOT “maintain and enhance neighbourhood character including the heritage character of buildings, landscapes, and streetscapes”, as taken from the OCP
2. Many Garry Oak and other mature trees and understory will be removed. Removal of on site trees and blasting will affect mature trees on neighbouring properties.
3. Blasting for 2 or 3 houses will destroy rock outcrops, natural features and Garry Oak meadows
4. The Gonzales Plan excludes panhandle and small lot subdivisions in Queen Anne Heights/Foul Bay and Gonzales Hill. The current draft LAP also reflects such policies.
5. Request for 17 variances to increase the number of storeys, building height and setbacks: these residential regulations require building height of a maximum of 5 meters but the develop is requesting 7.9 meters and setbacks as small as .69 meters. We again remind Council that setbacks, height restrictions have been created for a number of reasons: health and safety, fire suppression, aesthetics, privacy etc. by continually significantly permitting much lower standards you call into question the validity of such standards. If you persist in decisions it sets precedents for future applicants. Perhaps it would be better to review all such standards with a view to change them if that is your desire.
6. The designs of the three houses is NOT compatible with the existing heritage house or the statements in the OCPV as referenced in 1,
7. Privacy, light and use on neighbouring properties will be adversely affected
8. The decision to allow will create a precedent for this area

9. Equitable solution for the shared driveway for 511 and 515. Approval of the project should not affect the affect the access to 511.

We advise some caution with proceeding and suggest you may wish to ask the CALUC to hold a community meeting for a public review of the proposal. We did offer to do so many months ago with the residents and the developer but the developer advised he would not attend such a meeting

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

Alicia Ferguson

Subject: RE: COTW Report - 515 Foul Bay Road

From: Karen Ayers

Date: June 18, 2017 at 3:17:38 PM PDT

To: <tinney@victoria.ca>

Cc: Alec Johnston <ajohnston@victoria.ca>, <pmadoff@victoria.ca>, <ccoleman@victoria.ca>

Subject: COTW Report - 515 Foul Bay Road

Dear Mr. Tinney:

It is important for City Council Members and for neighbours to be provided with complete and accurate information in order to properly assess a development proposal, and the impact of that proposal. Consequently, I am writing to bring to your attention factual errors in the report from you to the COTW dated May 25, 2017. These are:

Background page 3 - states "larger windows and upper storey balconies are oriented towards the interior of the site to limit overlook and maintain privacy for adjacent neighbours". This was also repeated by Alec Johnson to Council members at the June 15th COTW meeting. In fact House A has large picture windows on both the first and second levels, as well as a main floor patio and an upper storey balcony, none of which are oriented towards the site interior. All face west, directly overlooking the rear yard and house located at 533 Foul Bay Road, and in part because House A is on a height of land, the yard and house at 527 Foul Bay Road. The west facing orientation, and the overlook to the houses on Foul Bay can be seen on pages A1.8, A2.0 and A2.1 of the development proposal. (I also note the proposed west setback is 1.22 metres, further compounding the overlook impact and loss of privacy).

Analysis page 6 - states "the variances on setbacks are supportable because the buildings are sited to retain the majority of the trees on site ..." According to the development proposal, there are 37 trees on site; 19 of those are to be removed - i.e. slightly more than half the trees on site are to be removed. That information is contained on page AB1.2 of the development proposal. The number of 50 trees referenced in your report includes 13 trees that are on neighbours properties, and those cannot reasonably be included as trees the applicant is retaining.

Local area plans page 6 says the proposed subdivision is inconsistent with the GNP 2002 recommendation to exclude panhandle lot subdivisions in this area "however, the proposal is supportable given the new houses are not visible from Foul Bay Road ..." Once trees on site are removed to make way for the driveway, House A will be clearly visible from Foul Bay Road.

Tree preservation bylaw page 7 states "... the buildings are situated on site to retain the majority of the trees, many of which are Bylaw protected". As noted above, it is factually inaccurate to say the majority of trees will be retained. (The report does acknowledge that 14 trees on adjacent private properties would also potentially be impacted by construction of the new homes, and we appreciate that acknowledgement, as with reduced setbacks and blasting, the loss of our own trees remains a serious concern).

I would respectfully request that these errors be corrected. Thank you for your consideration.

Karen Ayers

613 Foul Bay Road



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Lacey Maxwell

From: Susan Brison [REDACTED]
Sent: July 29, 2017 2:37 PM
To: Victoria Mayor and Council
Subject: meeting re proposed development at 511 Foul Bay Aug. 3, 7 pm @ the Garry Oak Room
Attachments: Scan_Doc0044.pdf; Scan_Doc0045.pdf

Our immediate neighbourhood in Fairfield Gonzales received late notice to a meeting on at the Garry Oak Room re a public consultation meeting at the above address. That fact combined with the staging of this meeting in the summer months when many people are on vacation as well as it taking place during the summer closure of the Margaret Jenkins School makes me wonder if this is a cynical version of the community consultation process.

I have copied the school on this email as well as my immediate neighbours. Our strata (Chandler Mews, fronting on Foul Bay and Chandler Avenue, our neighbours and the school accommodate one another nicely at this point but this will definitely stress the community and potentially endanger the students.

The Land Conservancy is copied as I believe they will have an interest in the maintenance of the urban forest. I am also copying the Editor in Chief of the Times Colonist Dave Obee as well as the City Desk Editor Dave Senick.

The proposed development plan will impact the area on a number of levels. The existing building is a registered heritage building. This is a big project being proposed. The number of trades and the duration of construction will impact on our street Chandler as the trades will be no doubt spilling over and parking there. This street is already overloaded several times a day for 1.5-2 hours or more as parents drop off their children at Margaret Jenkins Elementary School. I have copied the school on this email as well as my immediate neighbours. We accommodate one another nicely at this point but this will definitely stress the community and potentially endanger the students.

The Land Conservancy is copied as I believe they will have an interest in the maintenance of the urban forest. I am also copying the Editor in Chief of the Times Colonist Dave Obee as well as the City Desk Editor Dave Senick.

This does not even encompass what happens if the construction as planned is approved. The scale of the development and the spillover of cars that cannot park adequately in the proposed site will be spilling over on Chandler. Non-residents do park here frequently as Foul Bay is a no-parking street with good reason.

The total # of units takes the site from a heritage single family home to 5 apartment rentals in the original building for 10 years, 4 strata homes and 3 custom homes. Likely each of those homes will have a car or two if two working adults are in each unit. This is not including the impact of ongoing trades and visitors who will be hunting for spots to park.

In order to enable construction this development will attack the rock formations, the trees and with that the habitat that supports our wildlife flora and fauna which has diminishing opportunities to continue to propagate already with more and more development taking place.

The Draft Gonzales Neighbourhood Plan would seem to support maintenance of the urban forest and appropriate construction to the infrastructure and heritage nature of our community.

Please help.

Best regards,

Susan Brison

Mayor and City Council,

We are writing to register our opposition to the panhandle lot subdivision proposed for 515 Foul Bay Road.

515 Foul Bay is a 1.2 acre property located in the centre of Queen Anne Heights. The lot contains an outstanding example of a Maclure heritage home. The home is set on a hill, in a mature Garry Oak woodland with many rock outcrops and other natural features. The lot is visible from numerous vantage points and comprises a significant part of the ambience and unique heritage of this neighbourhood which is enjoyed by residents and visitors alike. It cannot be stressed enough that the Maclure architecture and accompanying interior design of such buildings is an integral part of the history of Victoria and of the overall arts and crafts movement in North America. This is a heritage worth preserving but one which is being rapidly eroded within our city. Once these features are lost, they are hard or impossible to remedy. Witness the challenge of the remediation of Ross Bay Villa to restore its heritage character.

Queen Anne Heights is characterized by large lots, a number of heritage character homes, mature tree canopy and open spaces. These are unique features which are acknowledged in the Official Community Plan and Gonzales Neighbourhood Plan through the objectives to protect and enhance these attributes for future generations. The Official Community Plan as it relates to Gonzales commits to “maintain and enhance neighbourhood character including the heritage character of buildings, landscapes, and streetscapes”.

This proposal does not honour this plan but rather demonstrates lack of respect for the current neighbourhood character and heritage character of the landscape and its residents as it seeks to destroy these characteristics. The proposed design of the three houses does not compliment the architecture of the Maclure mansion in any way. The topography of the lot presents challenges for the development of additional housing and suggests that it may be unsuitable for further development. The amount of rock constrains the lot size of the homes and influences design. One obvious constraint posed by the rock is the need to build up rather than out and hence request a variance on the height of the homes. The developer explained the logic for large homes because of the target to provide a home for a family with 2 children who wish to send their children to the local elementary school and would need a living space of 3000+ square feet. Such large homes clearly limit the market for buyers and it seems unlikely that young families would be able to afford these homes. Council may wish to consider examples of developments such as Chandler Mews which have been built taking into consideration the heritage nature of our neighbourhood before making a decision on this proposal

A large number of Garry Oaks, other mature trees, shrubs, and dense vegetation will be removed, resulting in the loss of the tree canopy and green space in general for the neighbourhood. Blasting will be required for at least 2 of the 3 houses, which will destroy rock outcrops and natural features, and impact not only the trees located on the site, but also those immediately over the property line on adjacent properties. It will also disrupt/destroy habitat for wildlife and birds that currently live in or frequent this area.

The current Gonzales Neighbourhood Plan recommends City Council exclude panhandle and small lot subdivisions in the Queen Anne Heights/Foul Bay/Gonzales Hill area to preserve the large lot character, natural features and open space. The new draft Neighbourhood Plan similarly states that panhandle lot subdivisions are not supported in the Queen Anne Heights/Foul Bay/Gonzales Hill area.

Clearly this development proposal is not consistent with either the OCP as it relates to Gonzales, or the current or proposed Gonzales Neighbourhood Plan.

As this would be a panhandle lot subdivision, the Schedule H Panhandle Lot regulations apply. Those regulations exist to protect the privacy, green space and integrity of neighbourhoods and, per the OCP, to ensure that developments are compatible with immediate neighbours and the surrounding neighbourhood character.

The applicant is asking for 14 variances, to increase the number of storeys, building height and to significantly reduce building setbacks. The application does not respect, rather it essentially ignores the panhandle lot regulations. The regulations allow a residential building height maximum of 5.0 metres, which is an appropriate height in a development which imposes upon neighbouring homes and yards. The applicant is requesting building heights of up to 7.9 metres. The regulations require a setback of 7.5 metres (to habitable rooms); the application is asking for setbacks as low as 0.69 metres. The plan for 3 contemporary homes is not compatible with the existing heritage house or neighbouring properties, and the increased size and height, and reduced setbacks will seriously encroach on our privacy, light, and the use and enjoyment of our properties.

Council's decision on this application will set precedent and direction for the future of the many large lots in this area. By accepting this proposal, Council will be sending a message to owners and developers that they are not willing to stand by the regulations, by laws and community plans for this area. Consequently, we may be facing an ongoing series of proposals for further destruction of the unique character of this neighbourhood.

A decision to support this proposal will reduce resident's confidence in City Council to uphold the by laws, regulations and neighbourhood plans that have been established to protect the integrity of neighbourhoods, the natural environment and quality of life of the residents.

We urge you to reject the application, as it does not conform to the OCP, the Gonzales Neighbourhood Plan (current or proposed), or the Panhandle Lot regulations.

If Council decides to proceed with the application, the applicant should be directed to reduce the size of the houses, redesign them to be complimentary with the design of the Maclure mansion and otherwise scale back the proposal to address neighbourhood concerns, and to more substantially comply with the regulations intended to protect the privacy, green space and integrity of our neighbourhood.

Thank you for your time and consideration.

Julie and Ian Jones

10-1880 Chandler Avenue

Mayor and City Council,

We are writing once again to register our continued opposition to the panhandle lot subdivision proposed for 515 Foul Bay Road. Having read the architect's letter in response to the August 3rd CALUC meeting, we are unable to find anything in this letter that would lead us to change our minds about the appropriateness of this development for our area.

The developer is clearly unwilling to consider resident's views particularly with regard to the design of the buildings. The developer continues to maintain that the design of the three proposed houses is sympathetic to that of the heritage house and will enhance the mix of housing in the area. This is not the case. There are plenty of examples in the area of new houses that have been designed to fit in with the existing look and feel of the area and have achieved this objective. The proposed houses do not meet this objective.

The architect suggests the houses are modest in size and will attract families. It is difficult to agree that a 3000 square foot house could be considered as modest. Houses of this size will be out of the price range of most families who currently live in this area or seek to move here.

We refer to the following goals of the proposed Gonzales Development Plan which are to:

1. Encourage more housing diversity while maintaining the low-rise character of the neighbourhood and streets
2. Create more opportunities for more affordable ownership
3. Create rental housing attractive for long-term residents
4. Encourage new housing attractive to families with children
5. Protect historic homes
6. Retain the urban forest and historic character in Queen Anne Heights/Lower Foul Bay/Gonzales Hill

This development could be said to meet the first and fifth goals but not the others. It is debateable whether the developer would even consider the fifth goal if the historic house on the site were not protected.

Moreover, the Gonzales Plan does not support the subdivision of panhandle lots:

The existing panhandle lot policies notwithstanding, panhandle lot subdivisions and further strata titling or subdivision of existing panhandle lots are not supported in the Queen Anne Heights/ Foul Bay/ Gonzales Hill area

The developer would have been aware of these restrictions when the lot was purchased, hence the number of variances being requested.

We continue to believe that this proposal demonstrates lack of respect for the current character of the neighbourhood, the heritage character of the landscape and for its residents as it seeks to destroy these characteristics and is not in the interests of our community. The proposed design of the three houses does not compliment the architecture of the MacLure mansion in any way.

The topography of the lot presents challenges for the development of additional housing and suggests that it may be unsuitable for further development. The amount of rock constrains the lot size of the homes and influences design. One obvious constraint posed by the rock is the need to build up rather than out and hence request a variance on the height of the homes.

The topography also restricts the amount of parking to each house to a one-car garage. It is likely that potential owners for houses of this size will have more than one car. The lack of available parking in the lot will require that owners park on surrounding streets. Parking is not permitted on Foul Bay Road. Consequently, it is likely that owners will park on Chandler Avenue which already has a significant parking problem.

Council's decision on this application will set precedent and direction for the future of the many large lots in this area. By accepting this proposal, Council will be sending a message to owners and developers that they are not willing to stand by the regulations, by laws and community plans for this area. Consequently, we may be facing an ongoing series of proposals for further destruction of the unique character of this neighbourhood. Such development has already happened further up Foul Bay Road and in surrounding streets and has done nothing to enhance the attractiveness of the area.

A decision to support this proposal will reduce resident's confidence in City Council to uphold the by laws, regulations and neighbourhood plans that have been established to protect the integrity of neighbourhoods, the natural environment and quality of life of the residents.

We urge you to reject the application, as it does not conform to the OCP, the Gonzales Neighbourhood Plan (current or proposed), or the Panhandle Lot regulations.

Thank you for your time and consideration.

Julie and Ian Jones

#10 Chandler Avenue

Victoria

Pamela Martin

From: Public Hearings
Subject: FW: 515 Foul Bay Rd.

From: Michelle Bonner [REDACTED]
Sent: October 9, 2017 10:27 AM
To: Councillors
Subject: 515 Foul Bay Rd.

Dear City Counselors,

I understand that this fall you will be considering a development proposal for 515 Foul Bay Rd. This is a precedent setting case that, if successful, will allow for similar developments of the other similarly already subdivided mansions on the Queen Anne Heights hill, ultimately making the now park-like hill into one big Chadwick Place (or Langford). While there are many specific issues with this project, and I would prefer for it not to go forward, if it must I would like to suggest that it be reduced to 2 houses of 1.5 stories each.

House A would ideally not be built. The proposed House A is too close to many properties and due to its height and position on the hill will mean that its windows and balconies will look directly down into all these properties significantly compromising the privacy of all these houses.

Thank-you for time you are taking to review this project carefully.

Best regards,

Michelle Bonner
527 Foul Bay Rd.

Lacey Maxwell

From: Karen Ayers [REDACTED]
Sent: October 10, 2017 5:21 PM
To: Councillors
Subject: Precedents for 515 Foul Bay Development Proposal

Dear Mayor and Council:

We sincerely appreciate Council's support and direction to hold a CALUC meeting on the development application for 515 Foul Bay. Most of the neighbours that attended the CALUC meeting had no prior knowledge of the development proposal. After listening to the presentation, and as stated in the CALUC meeting notes, there was no support for the proposed development.

We continue to have significant concerns about many aspects of the application, but wanted to specifically address the subject of precedents for the development. In the applicant's submission, three panhandle lot developments are cited as precedents for the 515 proposal. However, none of the those properties are similar to 515. All three properties cited had full street frontage prior to their development into a panhandle lot subdivision. 515 is a panhandle lot, as the property was subdivided into a four lot subdivision some years ago.

We are not aware of any precedents for the subdivision of an existing panhandle lot such as that proposed for 515 Foul Bay.

Karen Ayers



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Lacey Maxwell

From: Virginia Errick [REDACTED]
Sent: November 6, 2017 9:15 PM
To: Councillors
Subject: Buffers for 515 Foul Bay Development Proposal

Dear Mayor and Council:

We continue to have many concerns about the application for development of 515 Foul Bay Rd, but want to address the proposed buffers along our mutual 73 meter property line.

It looks like the developer wants the neighbours to provide all of the visual buffer for his 1.2 acre development.

In the proposal there are no trees or bushes planted as a buffer between our properties and only partial fencing to be added sometime in the future.

If the Mayor and Council agree that 4 meters is sufficient setback from our property line for 2 of the new houses, we think the developer should be required to provide a planted tree buffer in that space. If he needs to build a berm to retain enough soil and water to sustain tree growth, we believe it should be his responsibility.

Thank you for your consideration in this regard,

Virginia & Jeff Errick
615 Foul Bay Rd.

Mayor and Council Members
City of Victoria
1 Centennial Square, Victoria, BC
V8W 1P6

November 13, 2017

Dear Mayor and council members,

Regarding: Edwin Lane, 515 Foul Bay Road Development Permit Application

I have reviewed the above mentioned application for development permit and the applicant is meeting most of the goals of the official community plan. Most importantly the restoration and protection of the historic mansion while providing guaranteed rental units in an extremely tight rental market, addition of three single family lots which are non-existent in our neighborhood, improved safety by providing access for fire trucks and permanent protection of numerous trees are all important factors in this proposal.

I am therefore providing support and I would hope the council would approve the development permit application.

Sincerely,



Daniel T. Warren
D.T. Warren Holdings Ltd
Owner: 1856 Crescent Road
Victoria, BC

Lacey Maxwell

From: Sandra Mindus [REDACTED]
Sent: November 13, 2017 3:38 PM
To: Councillors
Subject: 515 Foul Bay Road Development Proposal

Dear Mayor and Councillors,

I have just read the development proposal made by Alpha Developments for 515 Foul Bay Road. Being that the proposal is seeking 14 variances to the City's regulations, I am assuming that the proposal will be rejected.

However, I am making not taking that assumption for granted, but am adding my voice to those strenuously objecting to the proposal. What is the point of having Neighbourhood plans and City regulations if both can be ignored?

I would also like to know what the positive outcomes would be should the proposal and the 14 variances to city regulations be accepted by City Council? From my perspective, I see only negative outcomes, but if city council is seriously considering this proposal, there must be at least one positive for each of the 14 variances requested.

Sincerely,

Sandra Mindus
1889 Gonzales Avenue

Lacey Maxwell

From: William Mineault [REDACTED]
Sent: November 14, 2017 8:58 AM
To: Councillors
Subject: Re: 515 Foul Bay Road - Development Proposal

To whom it may concern:

My wife and I live at 1893 Gonzales Ave. in the city of Victoria, and as such wish to express our concern over the proposed development by Alpha Developments. Cutting down 19 healthy trees, including 11 mature, and supposedly protected, Garry Oaks, including the blasting and undertorey removal, is alarming to say the least. We had to apply to the city of Victoria, to have an inspection of Garry Oak tree branches looked at as they were hanging over our back deck, and a hot tub. After which, we were given permission to remove only a select few for safety reasons. That is a far cry from allowing this proposed development to totally remove 11 Garry Oaks, strictly for the purpose of building 3 large modern homes, and all for one reason, to make huge dollars \$\$\$.

Further more, this proposed development requires 14 variances to current City regulations, and is also contrary to current Gonzales Neighbourhood Plans. We bought in this neighbourhood for many reasons, and as such do not feel allowing future development of this type, should be allowed. We totally oppose the Alpha Development Proposal at 515 Foul Bay Road, and let our name stand for this neighbourhood cause,

Respectfully, Debbie & Willy Mineault
1893 Gonzales Ave.,
Victoria, B.C. V8S-1V2.

Sent from [Outlook](#)

Lacey Maxwell

From: IZ [REDACTED]
Sent: November 14, 2017 2:44 PM
To: Councillors
Subject: 515 Foul Bay Road Development Proposal

I was notified about the development proposed for 515 Foul Bay Road. I live very close to that address and I think it would be a huge mistake to agree to the proposal put forward. The loss of the house is bad enough, but to lose 19 trees is terrible! The houses being built these days, are square boxes, not attractive at all. I would not support it, if given the chance to vote!

Yours truly,

Isabelle McKay
1863 Gonzales Avenue
Victoria, B.C.
V8S 1V2

Lacey Maxwell

From: BRENDA WILSON [REDACTED]
Sent: November 15, 2017 9:25 AM
To: Councillors
Subject: 515 Foul Bay Rd.

On Nov. 23 there is a public hearing about the development proposal for 515 Foul Bay Rd. I cannot attend but wish to express my concern for yet another loss of woodland to development. And development for the wealthy not the everyday citizens of Victoria. Please do not approve this proposal or anything close to this proposal.

Brenda Wilson
927 Redfern St.
Victoria

Lacey Maxwell

From: Growler Cove [REDACTED]
Sent: November 15, 2017 11:48 AM
To: Councillors
Subject: 515 Foul Bay Road - Development Proposal.

Dear Mayor and Council,

I am dismayed that yet another neighbourhood is under the executioners blade, for no good reason other than to provide

Million dollar home for people other than the residents of Victoria (who can't afford them) and make development companies even more money.

The variances are there for a reason, not just to protect the trees and outcroppings but to make the impact on the neighbouring homes more bearable,

not to satisfy our greedy developers pockets. I have lived through new construction on three sides of my own property which went on for four years.

At the end of the four years I was ready to pull my hair out. The only people it impacts are the neighbours and we pay a lot of taxes for the enjoyment

of our property, lets not forget the people who votes in the city of Victoria. Please consider the loss of this Gary Oak woodland and the blatant disrespect for the

adjoining neighbours, who can only be appalled by the number of variances the City has been asked to approve. This should not be considered as a good proposal

because it is not in the Gonzales Neighborhood Plan.

Thank you for your time and I hope you will consider a tax payers point of view.

Janice Kearley

Sent from [Mail](#) for Windows 10

Lacey Maxwell

From: kate Hawkins [REDACTED]
Sent: November 15, 2017 11:43 AM
To: Councillors
Subject: Oppose 515 Development

To whom it may concern,

I am writing to voice my concern in regards to the proposed 515 development site. I am greatly concerned about the environmental impact this development will have on our Garry Oak ecosystems. It's very difficult to quantify/ anticipate the extent of damage that can occur when natural landscapes are altered. The implications of these actions can have multiple and permanent consequences to the surrounding area, such as destruction of natural habitats and loss of biodiversity.

I understand these developers are running a business and their ultimate goal is to maximize profit; however, these goals should also coincide with those that reflect the greater interests of our community and our environment. Our city does not need more multimillion dollar homes that only the wealthy can afford. Furthermore, the high number of variances being sought make the development site too dense, and the houses too high (encroaching on neighbouring homes and ecosystems), which will inevitably rid the surrounding area of it's innate charm and appeal.

I have lived in the Fairfield/Gonzales area for most of my life (I'm 27 years old), and I am so grateful that my family and I have been able to enjoy the benefits of nature, while living in the city - I would love to see our community strive to maintain and preserve our natural ecosystems.

Thank you for your time and consideration,

Kate Hawkins

Lacey Maxwell

From: William Glassman [REDACTED]
Sent: November 15, 2017 4:04 PM
To: Councillors
Subject: Concerns re proposed development at 515 Foul Bay Rd.

Dear councillors,

As taxpayers residing on Foul Bay Rd., I would like to express my serious objections to the proposed development at 515 Foul Bay Rd. From my understanding of what is proposed, this proposal is inconsistent with the existing zoning, and would require numerous variances to the City's regulations. Furthermore, it will require removing an existing woodland, including a number of mature Garry Oaks. The proposed dwellings are out of context with the existing McClure home on the property, as well as with the neighborhood (including the adjacent Abkhazi Gardens). It is also inconsistent with the Gonzales Heritage Conservation Area which is currently under review; having taken part in meetings related to the Heritage Area, I am alarmed that this proposal would attempt to ride roughshod over the planned guidelines, which include prohibiting sub-dividing properties into panhandle lots. In addition, my understanding is that the blasting proposed would pose potential concerns to adjacent properties and fauna (even if one ignores the noise involved).

Please note my objections when considering this proposal; approving this type of radical development in this area would set a terrible precedent, vitiating the intent and value of the Gonzales Heritage Conservation Area. Thank you for your attention.

Sincerely,
William Glassman and Elizabeth Weijs
609 Foul Bay Rd.
[REDACTED]

Lacey Maxwell

From: Carole Davidson [REDACTED]
Sent: November 16, 2017 7:03 PM
To: Victoria Mayor and Council
Subject: 515 Foul Bay Road

1946 Hawes Road
Victoria BC V8S 2Z6

November 16, 2017

Mayor Helps and members of City Council,

We're writing to express our opposition to the proposed re-development of 515 Foul Bay Road, which is in contravention of the "Proposed Heritage Conservation Area" plan. The needs and aesthetics of the neighbourhood should always outweigh the financial aspirations of the developer.

Approval of this plan will open the floodgates to future requests and set a precedent, making it difficult, if not impossible to turn them down. The neighbourhood plan was implemented for a reason...please follow it.

Proposed Heritage Conservation Area:

Upper Foul Bay Road

Description

This area is home to a number of large, early twentieth century mansions designed by noted Victoria architect Samuel Maclure. These include:

- 515 Foul Bay Road: 1910 Trackell house
- 550 Foul Bay Road: "Ellora" the Audain house
- 610 Foul Bay Road: 1924 Georgian Revival house for Alexander Proctor
- 611 Foul Bay Road: William Pemberton House

The area is also characterized by the irregular winding route of the road, dense mature landscaping, large trees, large sloping lots, and rough stone walls.

The eastern edge of the precinct is defined by the magnificent cultural landscape of Abkhazi Garden developed in 1946 – 1948 by Prince Nicolas and Princess Peggy Abkhazi, a unique mid-century modern house and garden blending California and Chinese influences. A number of additional prominent mansions by other architects such as the 1916 Luney house at 630 Foul Bay Road by Architect Charles Elwood Watkins contribute to the historic character of the area.

Thank you

Carole & Earl Davidson

Lacey Maxwell

From: Carole Davidson [REDACTED]
Sent: November 16, 2017 7:03 PM
To: Victoria Mayor and Council
Subject: 515 Foul Bay Road

1946 Hawes Road
Victoria BC V8S 2Z6

November 16, 2017

Mayor Helps and members of City Council,

We're writing to express our opposition to the proposed re-development of 515 Foul Bay Road, which is in contravention of the "Proposed Heritage Conservation Area" plan. The needs and aesthetics of the neighbourhood should always outweigh the financial aspirations of the developer.

Approval of this plan will open the floodgates to future requests and set a precedent, making it difficult, if not impossible to turn them down. The neighbourhood plan was implemented for a reason...please follow it.

Proposed Heritage Conservation Area:

Upper Foul Bay Road

Description

This area is home to a number of large, early twentieth century mansions designed by noted Victoria architect Samuel Maclure. These include:

- 515 Foul Bay Road: 1910 Trackell house
- 550 Foul Bay Road: "Ellora" the Audain house
- 610 Foul Bay Road: 1924 Georgian Revival house for Alexander Proctor
- 611 Foul Bay Road: William Pemberton House

The area is also characterized by the irregular winding route of the road, dense mature landscaping, large trees, large sloping lots, and rough stone walls.

The eastern edge of the precinct is defined by the magnificent cultural landscape of Abkhazi Garden developed in 1946 – 1948 by Prince Nicolas and Princess Peggy Abkhazi, a unique mid-century modern house and garden blending California and Chinese influences. A number of additional prominent mansions by other architects such as the 1916 Luney house at 630 Foul Bay Road by Architect Charles Elwood Watkins contribute to the historic character of the area.

Thank you

Carole & Earl Davidson

Lacey Maxwell

From: Fiona Hunter [REDACTED]
Sent: November 16, 2017 10:14 AM
To: Councillors
Subject: 515 Foul Bay Rd development proposal

Dear Mayor and Council,

I am a home owner at 918 Foul Bay Rd, a portion of which is in the City of Victoria. I have read about the development proposal at 515 Foul Bay Rd and share the concerns of other neighbours about the breadth and scope of the proposal.

We have had a number of developments in our neighbourhood since moving to it ten years ago. We are awaiting another at the corner of Foul Bay Road and Richardson. I understand the need for housing in the greater Victoria area, but I also understand that this proposal will not result in any 'affordable housing'. It also will destroy many trees, including 11 mature Garry Oaks.

I am opposed to this proposal and urge you not to approve the many variations which would be necessary for the proposal to proceed.

Fiona Hunter
Partner
B.A., LL.B., LL.M., T.E.P.

HORNE COUPAR
LAWYERS AND NOTARIES

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Lacey Maxwell

From: Karen Ayers [REDACTED]
Sent: November 16, 2017 3:31 PM
To: Councillors
Cc: Alec Johnston
Subject: 515 Foul Bay DVP

Dear Mayor and Council:

We understood that the applicant was going to make changes to the 515 application to respond to concerns raised by neighbours and the CALUC, however as this is now scheduled for a public hearing, it appears that is not the case. Some changes have been made, however most are minor. The development is largely the same as originally proposed, despite considerable concern and input from the community and neighbours.

The only changes to House A since the original application are to reduce the height of the house by 300 millimetres (1 foot), and to remove windows on the north side.

House A has a west setback of 1.22 metres (regulation requires 7.5), and will overlook 3 properties along Foul Bay. The plans call for floor to ceiling windows on both storeys, a main floor patio and upper storey deck, all facing west to these properties. The site is on a height of land and that, combined with the minimal setback and large windows/decks will result in significant overlook to the neighbours and a complete loss of privacy. Five Garry Oaks are proposed, which will not provide an effective privacy screen. The ability of neighbours to provide screening is limited, given the height of land on which House A will sit, combined with the height of the proposed house (7.5 metres).

House B has some changes to reduce the east setback and house width by 1 metre, as well as to remove windows and reduce the building height by 300 millimetres.

The building height of House C is similarly reduced by 300 millimetres, and windows have been removed. It appears that additional blasting is proposed from that contemplated in the original application. House C is the largest of the 3 homes, is on the highest point of land, and the rooftop will be at least level with if not higher than the rooftop of the 3 ½ storey Maclure home. Combined with the minimal setbacks, the Maclure home will be overshadowed by House C. The applicant continues to expect that the neighbours will provide the buffer/screen on their property at 615 Foul Bay.

Reducing the building height by 1 foot and eliminating a few of the windows does not address the concerns of the community and neighbours. The applicant is seeking 15 variances, many of them substantial. We remain concerned about the loss of trees (including 11 Garry Oaks), the likely loss of additional trees on the 515 site and on neighbouring properties from blasting and construction (as acknowledged in the COTW Staff Report), the proximity of the new houses and overlook to neighbours properties and to the mansion, as well as the size, height and design of the proposed houses.

The proposed houses all are at or exceed the maximum house size permitted under R1G zoning, and that would otherwise be permitted on a regular lot in Gonzales. The lot coverage is also at or close to the maximum permitted, despite the applicant's contention that the building footprints have been reduced in order to maximize greenspace and tree retention.

The proposed development is designed to maximize profit, and does not represent a reasonable balance of the applicant's interests with those of the neighbours or the neighbourhood. If this development is to proceed:

- The square footage and height/# storeys of all the houses should be reduced;
- House A major windows/patios and decks should face inwards to the site rather than overlooking neighbours properties; and
- Consideration should be given to a small, single storey house for House C, given the height of land and proximity to the mansion, and a more traditional design for the homes that better compliments the Maclure house and neighbouring houses.

Reducing the size of the houses would allow for more of the rock outcrop and trees to be retained (at least 4 significant trees by our calculation), setbacks to the neighbours to be increased and “breathing room” provided for the mansion, as well as buffers to be provided on the 515 site rather than on neighbouring properties.

I would respectfully request that this application not be supported as is.

Thank you for your consideration.

Karen Ayers



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Mayor and Council Members City of Victoria
1 Centennial Square Victoria, BC
V8W 1P6

November 8, 2017

Regarding: Edwin Lane, 515 Foul Bay Road Development Permit Application

This letter is in support of the above-mentioned application. The applicant's proposal provides permanent protection for a historical Mansion designed by Samuel Maclure, protection of numerous grand old trees and natural outcrops while having a minimum impact on our neighbourhood. The 3 homes proposed for this site cannot be seen from the street and its proximity to a school and their design makes them ideal for families.

Sincerely,



Len Atkinson



Lacey Maxwell

From: Virginia Errick [REDACTED]
Sent: November 16, 2017 2:00 PM
To: Councillors
Subject: 515 Foul Bay Development Proposal

Dear Mayor and Council,

There are currently 5 family sized rental suites in the Maclure mansion on the 515 Foul Bay property that are all empty.

All 3 of the proposed new houses are too large for the site. This is evident by the number of trees which will be removed to build them and the variances being requested on this 1.2 acre lot. All of the houses are over height, are at maximum site coverage and maximum square footage.

Recently, approval has been given for smaller houses on Heritage properties similar to this.

House A, needs to be rotated so the large windows and second story balcony face the mansion into the property. It needs a larger setback so it doesn't overlook the lower westside neighbours. If the house shape was changed and made smaller, Garry Oak #16 could be saved.

House B, needs to be smaller so that 2 large Garry Oaks #23 & #24 can be saved.

House C, needs to be a lower. It's height is currently higher than the rooftop of the heritage mansion and the style is an incongruent juxtaposition. The variance height requested for this house is based on and includes blasting. Blasting is not listed in the current proposal but was specified in the CALUC presentation. If this house was smaller Garry Oak #31 could be saved.

The east side windows have been removed from House B & C as the means to reduce the number of setback variances.

The modern house styles are not compatible with the heritage design of the Maclure mansion. If the new houses had sloped roofs they would make room for the tree canopy.

We also dislike the use of materials; the dark stone clad towers on the South-East corners of houses B & C will look like fortifications on our property line.

Approval of this proposal as it is, will set a pro-development precedent in the heart of The Gonzales Plan Heritage Conservation Area.

Thank you for your consideration,
Virginia and Jeff Errick
615 Foul Bay Rd.