



## **Fernwood Community Association**

1923 Fernwood Road,  
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Email: [landuse@thefca.ca](mailto:landuse@thefca.ca)

October 19, 2016

Mayor and Council  
City of Victoria  
#1 Centennial Square  
Victoria, B.C. V8W 1P6

Re: 2035 Stanley Avenue - Rezoning Application (00489)

Dear Mayor and Council;

The Fernwood Community Association's Land Use Committee has reviewed the latest changes to the proposal to rezone 2035 Stanley Avenue, forwarded to us by the Sustainable Planning and Community Development Department on September 26, 2016.

The proposal is to divide this R1-B property (which currently has a legal non-conforming up and down duplex) into two site specific zones. One new zone will retain the non-conforming duplex and the second zone will allow for the construction of a new small lot home.

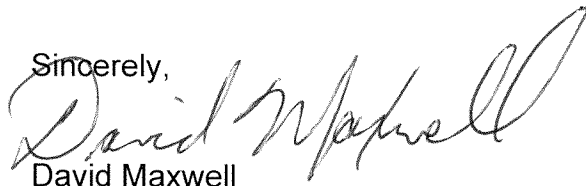
As previously communicated to the City (June 14, 2016), the Fernwood Land Use Committee currently has a policy in place whereby we do not support a small lot subdivision with a significant number of variances that, as in the present case. In light of the ongoing escalation in the value of small lot developments we believe this goes against the original intent of the small lot house policy of providing an affordable housing option.

With the latest design revisions, the proposed small lot house continues to be too large for the proposed new site specific zone. As well, the new house still will not align with the other houses to the east on Pembroke Street as clearly described in the City's Small Lot House Design Guidelines. Other ongoing issues include a basement with outside access for the proposed new house, which easily could be made into a suite, and the removal of existing parking stalls. Both of these concerns have been raised by neighbours at two land-use meetings without discernible changes being made.

We continue to believe that the neighbours and the community would be better served by permitting a Garden Suite to be built on this lot and that the City should consider an exception to existing restrictions in order to permit this to happen. The potential benefits to the neighbourhood of this option were outlined in our June 2016 letter.

If the proposed subdivision of this lot goes ahead we have been unable to determine if it would be possible for the existing non-conforming duplex to be removed from the newly created lot and a strata duplex built on the lot by applying to the Board of Variance for a variance to relieve hardship. If that is the case we recommend that the new lot containing the non conforming duplex be restricted to only allow for the building of a two storey small lot house. We believe this would adequately encourage the preservation and maintenance of the existing heritage building that currently provides two much-needed affordable rental units.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Maxwell', written over the printed name.

David Maxwell  
Chair, Land Use Committee  
Fernwood Community Association

Pc: Sustainable Planning and Community Development Department,  
City of Victoria

## Pamela Martin

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**From:** webforms@victoria.ca  
**Sent:** Thursday, December 08, 2016 10:15 AM  
**To:** Victoria Mayor and Council  
**Subject:** Mayor and Council email

From: Julie Lommerse  
Email : Lommerse@gmail.com  
Reference :  
Daytime Phone : [REDACTED]  
Re: 2035 Stanley Ave - Rezoning Application (00489)

I have written to you in the past about this application and have just become aware that it is on the agenda for this evenings Council meeting. I apologize for the late email.

I live across the street and after reviewing the changes I must say that I am still concerned about a number of issues which include:

- the total square footage of the house
- the potential that a basement suite could be developed and used for rental income (illegally)
- the fact that the project does not meet the objectives of the Small Lot House Rezoning Policy which sets a dangerous precedent for our neighbourhood
- that there is not enough off-street parking allocated for this 3-unit development.

As mentioned in other correspondence, I would rather see a smaller cottage style house (reduced total square footage) in this area.

Thank you for considering my comments  
J. Lommerse

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[REDACTED]