

4.2 Development Permit with Variances Application No. 00008 for 943 Collinson Street (Fairfield Neighbourhood)

Committee received a report dated May 4, 2016, regarding an application to construct a new three unit, multiple family dwelling.

Committee discussed:

- Concerns on the demolition of homes in Victoria.

Motion: It was moved by Councillor Coleman, seconded by Councillor Thornton-Joe, that Council after giving notice and allowing an opportunity for public comment at the next available meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00008 for 943 Collinson Street in accordance with:

1. Plans date stamped May 4, 2016.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 3.10.2 (a) - Reduce the minimum site area from 920m² to 496m²;
 - ii. Part 3.10.4 - Increase the site coverage from 30% to 40%.
 - iii. Part 3.10.11 - Reduce the minimum required front yard setback from 9.00m to 7.10m;
 - iv. Part 3.10.12 - Reduce the minimum required internal rear yard setback (SW) from 5.33m to 4.27m;
 - v. Part 3.10.12 - Reduce the internal side yard setback (NW) from 5.33m to 3.68m;
 - vi. Part 3.10.12 - Reduce the minimum required internal side yard setback (SE) from 5.33m to 1.52m;
 - vii. Part 3.10.17 (1) - Reduce the minimum required number of off-street parking spaces from 1.2 stalls per unit to 1 stall per unit.
3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 16/COTW

6. Development Permit with Variances Application No. 00008 for 943 Collinson Street

Motion:

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Councillors advised support of sending forward to public consultation.

Carried Unanimously



Committee of the Whole Report For the Meeting of May 19, 2016

To: Committee of the Whole **Date:** May 4, 2016
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00008 for 943 Collinson Street

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at the next available meeting of Council, consider the following motion:

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3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 943 Collinson Street. The proposal is to construct a three-unit multi-residential building with two units facing Collinson Street and one unit to the rear. The variances are related to setbacks and parking.

The following points were considered in assessing these applications:

- the proposal is generally consistent with Design Guidelines
- the proposal is generally consistent with *Humboldt Valley Precinct Plan*
- the proposed reduction of one parking stall will likely have a minimal impact on the surrounding neighbourhood
- the potential impact of the proposed setback and siting variances have been mitigated with architectural and design interventions that respond to the siting and context of the surrounding buildings.

BACKGROUND

Description of Proposal

The proposal is to construct a three-unit multi-residential building with two units facing Collinson Street and one unit to the rear. Specific details include:

- a three-storey multiple dwelling incorporating contemporary design elements such as a flat roofline, decks and front entryway
- secure bicycle parking (Class 1) would be provided in each of the units, accessed via the garage or an exterior door
- publicly accessible bicycle parking (Class 2) would be provided in a rack in the front yard
- two vehicle parking spaces would be provided in the front drive garages, with one surface parking stall located at the rear of the property accessed via the driveway
- permeable paving materials would be integrated throughout the site
- new landscaping would be provided in the front yard and around the perimeter of the building, including planter boxes on the upper decks at the rear of the building.

The proposed variances are related to:

- reducing the required standard for site area
- increasing the site coverage
- reducing the front, rear and side yard setbacks
- reducing the amount of off-street surface parking.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- secure bicycle storage in each of the units
- a publicly accessible bicycle rack at the front of the building.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Existing Site Development and Development Potential

The site is presently a single family dwelling.

Under the current R3-AM-1 Zone, Mid-Rise Multiple Dwelling District, the property could be developed at a density of 1.2:1 Floor Space Ratio (FSR), at a maximum of four storeys and with the uses proposed, or as a duplex or single family dwelling with a secondary suite. In the current Zone, FSR is determined based on number of storeys, and since the proposal includes a three storey building, the maximum density is 0.9:1 FSR. Additional density is permitted up to 1.6:1 FSR and four storeys, but only when enclosed parking is provided and at least 50% of a lot is open site space.

Data Table

The following data table compares the proposal with the existing R3-AM-1 Zone, Mid-Rise Multiple Dwelling District. An asterisk (*) is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard R3-AM-1
Site area (m ²) - minimum	496.00*	920.00
Density (Floor Space Ratio) - maximum	0.9:1	0.9:1
Total floor area (m ²) - maximum	444.10	446.40
Unit size - minimum (m ²)	94.50	33.00
Lot width (m) - minimum	16.76	N/A
Height (m) - maximum	10.66	12.00
Storeys - maximum	3	3
Site coverage % - maximum	40*	30
Open site space % - minimum	31.50	30.00
Setbacks (m) - minimum		
Front (Collinson Street)	7.35*	9.00
Rear	4.27*	5.33
Side (northwest)	3.68*	5.33
Side (southeast)	1.52*	5.33
Parking - minimum	3*	4
Visitor parking (minimum) included in the overall units	0	0
Bicycle parking stalls (minimum)	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on April 26, 2016 the Application was referred for a 30-day comment period to the Fairfield Gonzales Community Association CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 16 (DPA 16): General Form and Character. The *Multi-Unit Residential, Commercial and Industrial Guidelines* apply to any building of three or more units within DPA 16. The Guidelines encourage new development to be integrated in a manner that is complementary to the established place character in a neighbourhood, including its heritage character, high quality architecture, landscaping and urban design.

The area is characterized by a mix of single family dwellings along the northwest side of Collinson Street and multi-residential buildings up to five storeys along the southeast side of Collinson Street. The area is characterized by flat roofs, balconies and large windows. The applicant has incorporated these elements into the design to ensure an appropriate fit with the existing streetscape. The proposed exterior finishes, including cement panels in white and grey, provide a contemporary interpretation of the surrounding residential buildings.

The Guidelines encourage a high standard of accessibility in site, building and landscape design to address the needs of all users. The proposal includes a level entrance to each unit and elevators for all three units that provide access to each floor for those with varying levels of ability and mobility.

Humboldt Valley Precinct Plan

The Application is supported by the policies in the *Humboldt Valley Precinct Plan* which, designate the subject property for residential use up to four storeys. Although the proposal exceeds the 0.6:1 FSR density envisioned in the Plan, the current zoning does allow for greater densities as described earlier in this report.

Advisory Design Guidelines for Buildings, Signs and Awnings (1981)

These Guidelines state that an acceptable application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. The proposal is in keeping with the surrounding context in terms of massing and scale and contains similar architectural elements such as a flat roof and projecting eaves. In evaluating the proposal, staff recommend for Council's consideration that overall the Application is in keeping with the Guidelines and provides an appropriate response to the immediate context.

Guidelines for Fences, Gates and Shutters (2010)

The aim of these Guidelines is to ensure that where fences, gates and shutters are required, they are designed well and complement their surroundings. The Application is consistent with these Guidelines and proposes appropriate fencing along the property lines with landscaping as shown on the landscape plan.

Regulatory Considerations

Proposed Site Area Variance

A variance is being requested to reduce the required lots size from 960 m² to 496m². Normally, a larger lot would be preferable and could accommodate a development of this type with fewer siting variances, however, in this case all the adjacent lots have been developed and there is limited opportunity for lot consolidation.

Proposed Site Coverage Variance

The site coverage for the proposal is 40%, while the Zone standard is 30%. The additional site coverage does create a larger building mass, which results in the request to reduce the minimum setback requirements on all sides. However, since the minimum open site space has been met, and the building has been positioned appropriately on the lot (maintaining similar front yard setbacks as adjacent buildings) staff recommend that Council consider supporting this variance.

Proposed Setback Variances

The proposal requests the following setback variances:

- reducing the minimum front yard setback from 9m to 7.10m
- reducing the minimum rear yard setback from 5.33m to 4.27m
- reducing the minimum side yard (north west) setback from 5.33m to 3.68m
- reducing the minimum side yard (south east) setback from 5.33m to 1.52m.

The minimum required setbacks within the current Zone are dependent on number of storeys and building height. For a three storey building, the minimum front yard setback is 9m, and the proposal requests to reduce this to 7.10m.

This projection would not interrupt the rhythm of the streetscape and the proposed building would be positioned centrally between the adjacent buildings, which are setback approximately 5m (936 Collinson Street to the west) and 9m (967 Collinson Street to the east) from the front property line.

The side and rear yard setbacks are required to be half the height of the building, which is 5.33m. In the event that the proposal was for a lower height building, this in turn would result in reduced setback requirements. However, as noted in the applicant's letter, the intent was to design a building that fit with the scale of the surrounding context. In addition, the applicant has incorporated additional design measures to help mitigate any privacy impacts on adjacent buildings. This includes retention of existing mature landscaping at the rear, as well as stepping back the building from the rear property line on the upper storeys by approximately 5m on the second floor and 7m on the third floor. The proposal also includes opaque glass on the balcony railings to enhance privacy for the three storey, eight unit multi-unit residential building to the rear. In terms of side yard setback interventions, the proposal includes smaller windows for

habitable rooms on these elevations. Larger windows are included only for circulation space. The drive aisle provides a buffer between the proposed building and the adjacent residences at 936 Collinson Street, and a cedar leylandii hedge is included along this boundary. The impact of a reduced setback on the south-east property line is minimal since this boundary includes a parking lot and carport for the adjacent building at 967 Collinson Street. For the reasons outlined above, staff recommend Council consider supporting these setback variances.

Proposed Parking Variance

Under the current Zone, 1.2 stalls are required per unit (four stalls) and the requested variance is to reduce this to one stall per unit (three stalls). The requested one stall parking variance is considered supportable as it would have minimal impacts on the neighbourhood and the proposal includes bicycle parking which meets the requirements of Schedule C in the Zoning Regulation Bylaw. A publicly accessible bicycle rack is provided in the front yard and would serve to meet the needs of visitors who arrive by bicycle, although it should be noted that no visitor parking stalls are required under the current Zone.

CONCLUSIONS

The Application to permit a ground-oriented multiple dwelling consisting of three dwelling units is consistent with the design guidelines outlined in DPA 16. The proposed building design, exterior finishes and landscaping are in keeping with the established character of the neighbourhood. The proposed variances for setbacks, site coverage and parking are supportable as they would not alter the character of the streetscape or adversely impact the adjacent residential properties. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 00008 for the property located at 943 Collinson Street.

Respectfully submitted,



Charlotte Wain
Senior Planner – Urban Design
Development Services Division



Jonathan Timney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

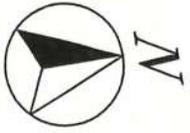


Date: May 12, 2016

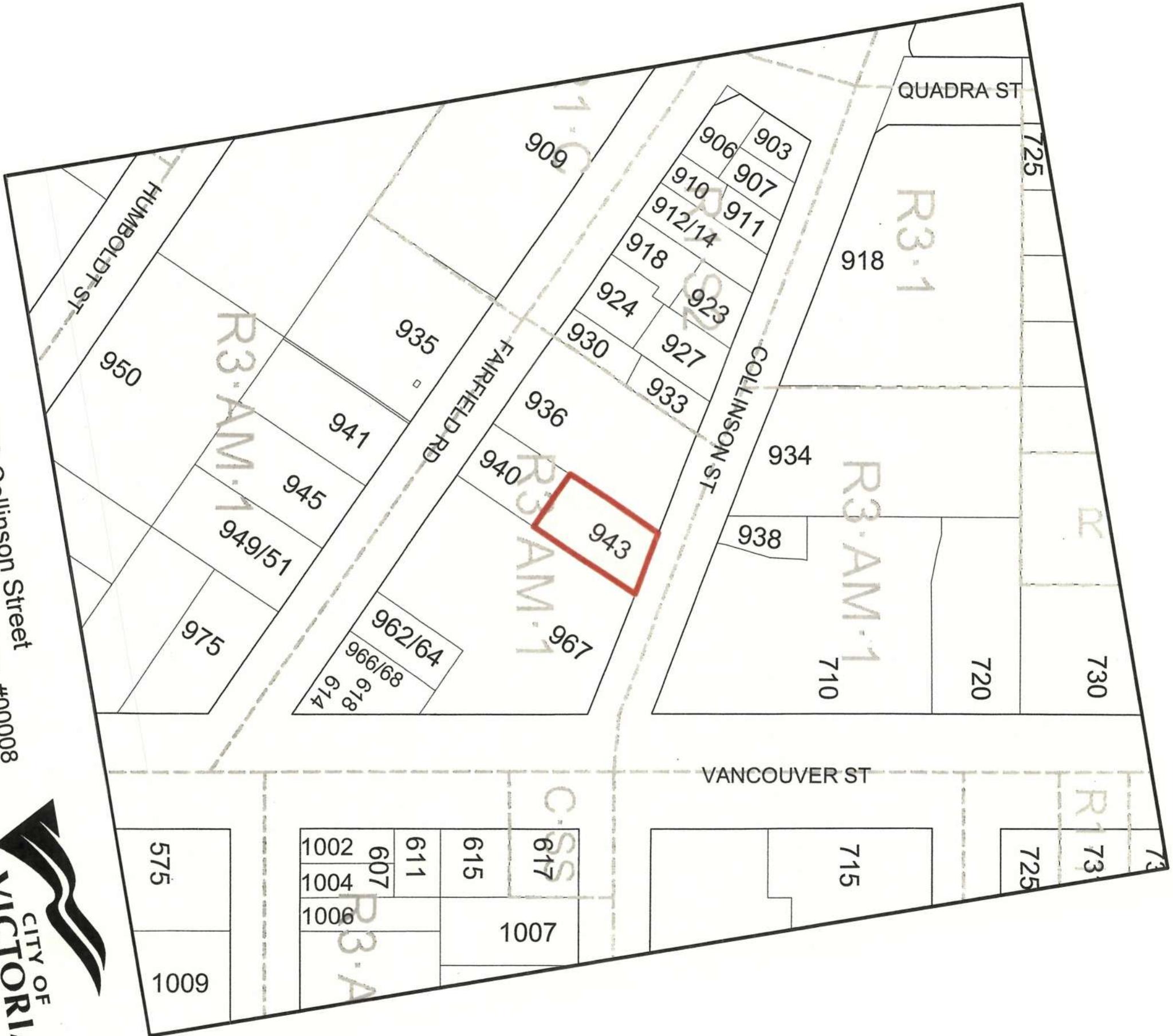
List of Attachments

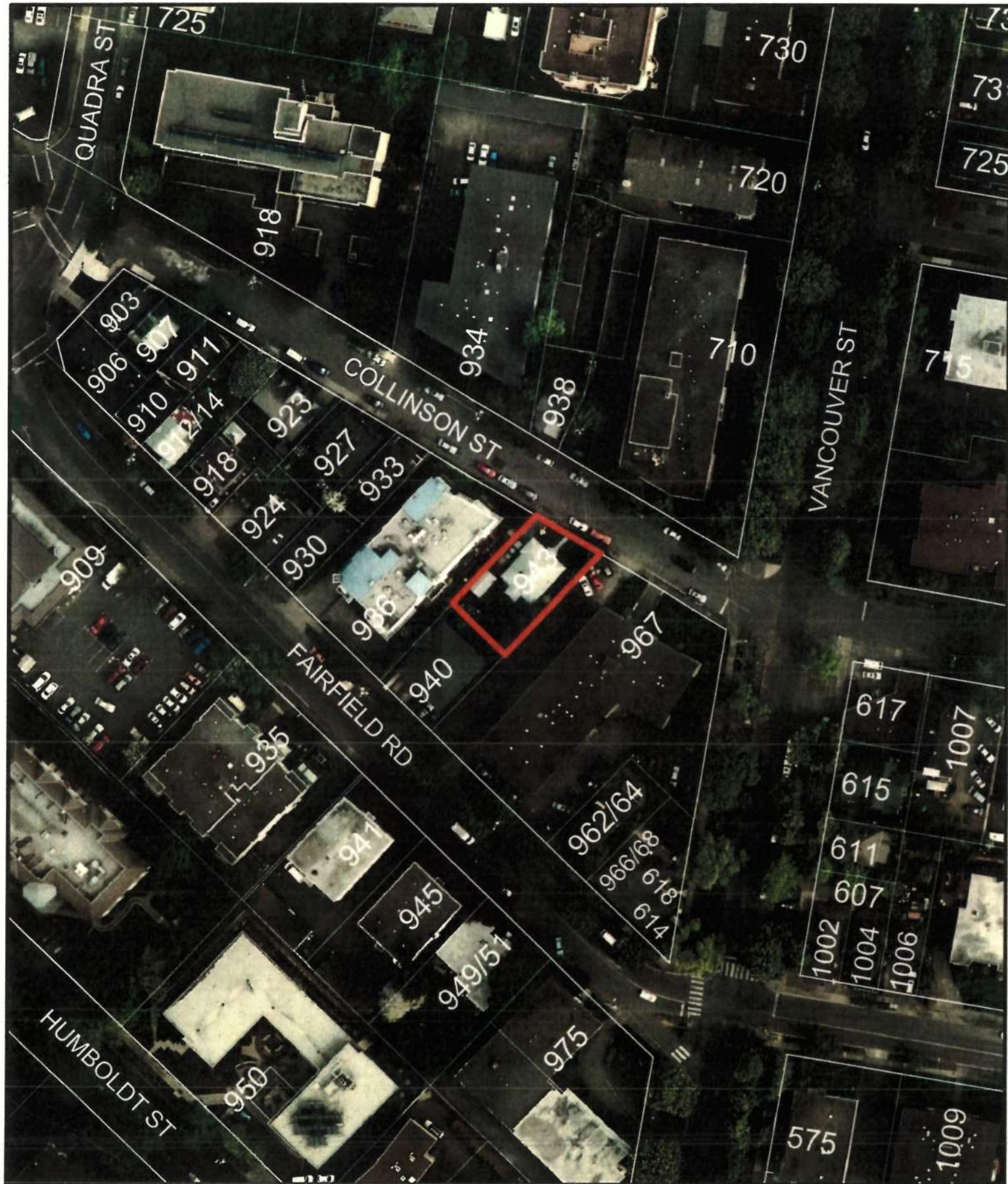
- Zoning map
- Aerial map
- Applicant letter to Mayor and Council date stamped May 4, 2016
- Letter from neighbours located at 936 Collinson Street date stamped March 16, 2016
- Plans date stamped May 4, 2016.

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Development Permit with Variance #00008
943 Collinson Street





943 Collinson Street
Development Permit with Variance #00008





936 Fairfield Road
Victoria BC V8V 3A4
March 15, 2016

Charlotte Wain, Senior Planner for Fairfield
Chris Coleman, Neighbourhood Liaison for Fairfield/Gonzales Community
Association

Re: Development Permit request 0008 for 943 Collinson Street

I write on behalf of the 20 owners of Strata Plan VIS3275 to express our concerns about the proposed triplex which would be immediately to our east.

The 900 block Collinson has a variety of residences: Campbell Lodge; 3 rental apartment buildings; our condominium and several private homes, 3 of which have heritage designations. We are, as the Humboldt Valley Precinct Plan which covers our area states, a mix of old and new with a sense of continuity and shared history. We agree and comply with Planning Principle 6 that The mature street trees and public and private green space are highly valued as community amenities and contributors to the liveability of the precinct. Most of the existing properties on our block have setbacks with grass and attractive landscaping features, including mature trees.

The developer is requesting several variances within the existing R3AM1 zoning. We do not see how the plan he is presenting adheres to Design Guideline 2 which states Where new buildings with minimal setbacks are proposed, consideration should be given to the relationship of the new building to its immediate neighbours particularly with regards to shade and shadowing; visual privacy; balcony locations; window alignments; and overlook.

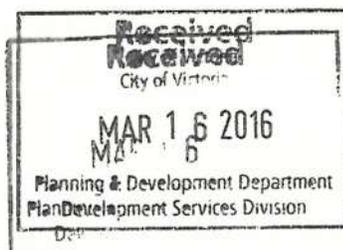
Our specific concerns are:

- * The minimum lot size for R3AM1 is 920 m². The lot in question is only 496 m².
- * The proposed structure would cover 40% of this small lot rather than the prescribed 30%.
- * Most of the area not covered by the building will be occupied by driveway, leaving little space for green or landscaping.
- * The requested setback of 1.52 m instead of the required 5.33 m on the SE boundary will mean the destruction of 3 mature evergreens which provide privacy to and from the 4 storey apartment building on that side.

- * Reducing the rear setback to 3.19 m instead of the required 5.33m and the front setback to 7.35 m instead of the required 9 m means that nearly an additional 4 m of our building will be blocked by this structure.
- * The extended length from front to back and the proximity to our property line will accentuate the blockage of light to the eastern side of our building. 4 units in our building rely totally on their eastern exposure for light and have patios or balconies facing east. Another 8 units receive most of their light from the east. In total, 12 of our homes will be darker and colder.
- * While we maintain a minimum 4.64 m of garden on the SW boundary, this plan asks for a variance to 3.68 m instead of the required 5.33 m. Most of this width will be taken up by the driveway to the rear garage and guest parking. As a result, the majority of the buffer from the sound and exhaust of the driveway and the visual interest of a garden for both properties will be provided at our expense.
- * Only 3 parking spaces for residents are provided instead of the required 4. It is hard to imagine that owners of units as large as the front 2 will have only one car. This will add to the existing parking congestion on Collinson Street.
- * The selling prices expected by the developer for the 3 units are far above the affordable housing range.

The Humboldt Valley plan states that our precinct remains attractive to tourists and many are heard to comment on the mature boulevard trees and innovative gardens in front of apartment buildings and townhouses.

In our view, a building of this magnitude, maximizes profit for the property owner and developer, but sacrifices green space and the mature trees valued by residents and praised by visitors to our neighbourhood. It also decreases the liveability, resaleability and property values of our 20 homes. For these reasons, we hope you will reject this proposal in its current form.



Martin Young
Strata Council President

May 3, 2016

TO: Mayor and Council
RE: 943 Collinson St.
Proposed 3 unit townhouse development
Development Permit with Variances
FROM: Dan Hagel
250-889-2221



DETAILS OF PROPOSAL

This property is zoned R3-AM-1.

This proposal is for a 3 unit strata townhouse development with a total floor area of 446.3 m² and is sited on a 496 sq. m. lot with a density of 0.889:1

Unit A - 168.5 m /1813.7sq ft
Unit B - 183.3 m /1973.0 sq ft
Unit C - 94.5 m / 1017,2 sq ft

Unit A & B – These are three storey units which include elevators. The main entry doors and garage doors front Collinson St. giving it the appearance of a large duplex.

Unit C - This is a ground level unit at the rear of the building. The main entry door is on the west side of the building towards the back.

The requested variances are as follows:

Lot area -
Site coverage
Parking
Front yard
Rear yard
West side
East side

RATIONALE FOR REQUESTED VARIANCES
943 Collinson Street

FRONT YARD NORTH -

Allowable - 9 m / Requested variance - 7.10 m

Currently there is a single family dwelling on the property with a front setback of 5.25 m. We are asking for a relaxation of the allowable setback in order to accommodate the required turning radius at the front west corner of the proposed building. The driveway apron is centered on the front lot line, but there is a secondary drive isle for the unit at the rear. We are asking for relaxation on the basis of being able to comfortably make the transition around the front corner of the building to allow for parking at the rear for unit "C". To be clear, our proposed building would be 1.85 m further back on the property than the home that currently occupies the property now.

SIDE YARD WEST -

Allowable 3 meters or half the height of the building The building is 10.66 m. tall, half of which is 5.33 m. We are requesting relaxation to 3.66 m in order to accommodate the functionality of the site and dwellings. If both side setbacks were met we would have a 6.61 m building. The building would be, in our opinion, too narrow, lose functionality and look out of place. We feel that with the reduction in proposed density, combined with the generous front yard setback that the requested side yard setback variance would be the best overall compromise for the neighbourhood. We have made multiple revisions to this proposal and met with the residents to the west and have another meeting set for May 11th. We believe that this proposal is the correct fit for this particular property. Note: the driveway and 10' tall garage have existed on this side of the property since 1930 +/- . Bedroom and living room windows have been reduced in size and placed high up for further privacy. We have removed the western garage door as there were concerns regarding car headlights and sound of a garage door opening and closing. We've reduced the size of the master bedroom on the 2nd floor by 0.91 m, put solid walls on the sides of both upper and lower rear decks and have kept our height lower than the surrounding buildings at the same time retaining a certain continuity with the buildings to the east and west.

SIDE YARD EAST -

Allowable 3 meters or half height of the building. Half the height of our proposed building would be 5.28 m. We are requesting relaxation of this setback to 1.52 m. The reason for our request is that we feel that the overall placement of the building on the site maximizes the potential usability of the site for the new owners and allows for greater separation from the west property line. We also felt that there would be less impact on the residents to the east, mainly because there is a parking lot and carport running most of the length of the property. There is also a retaining wall with a fence on top of it for privacy between buildings. There are also larger trees and shrubs at the front of the property to be retained for further privacy. All of the windows on the east side of the proposed building have been reduced in size and placed higher up to further increase privacy concerns. Our elevations show that most of the ground floor of our proposed building would be hidden below the neighbouring carport, cars and fence. The balance of the windows on the 2nd and 3rd floor are modest in size, example: piano windows over fireplace and frosted glass in the two bathrooms. The few remaining larger windows occupy the stairwell and elevator shaft.

REAR YARD SOUTH -

Allowable 3 meter or half the height of the building. We are asking for relaxation for the rear property line for the following reasons: Half the height of the building would be 5.29 m. We are requesting relaxation to 4,267 m. the main reason for this is that we require the building to be back from the front property line in order to bring the driveway around the front west corner of the proposed building to allow for parking at the rear for unit "C". Although we are formerly requesting a 4.27 m. setback, it should be noted that the 2nd and 3rd floors tier away from the rear property line. The 2nd floor is 5.71 m from the property line to the face of the building and the 3rd floor is 7.88 m from the property line to the face of the building.

There are significant large shrubs and trees on the south property line which will be retained for privacy and protected during construction. There will also be a 1.83 m solid cedar fence. Note: the glass on the 2nd and 3rd floor decks is charcoal and opaque for further privacy. There will also be the addition of planters, pots and shrubs on the upper decks for further privacy.

PARKING -

Allowable 1.4 stalls / unit = 4.2

We are requesting relaxation from 4.2 parking stall to 3 parking stalls. We feel that with a reduction in the sought density and number of dwellings, the proximity to town and the encouragement of bikes and walking that 3 cars for 3 units would be appropriate. We can not predict the number of cars or guests that people will have, but our feeling is that with 3 larger units, the impact would be minimum.

SITE COVERAGE -

Allowable 30% maximum, we are requesting 40% site coverage because we are surrounded by large multi family buildings on 3 sides and want to build a structure that will fit in context with the surrounding buildings.

MINIMUM SITE AREA -

Allowable 920.0 m², we are requesting relaxation on lot size based on the fact that the property is currently zoned R3-AM-1 for multi family, surrounded on 3 sides by larger and taller buildings and we want to create a well proportioned and attractive building that will fit in with the adjoining buildings as well as enhance the overall street scape.

DESIGN HISTORY

Over a year ago, this project was originally conceived as a 4 storey, 6 unit building. After meeting with the Fairfield Community Association and meeting with numerous neighbours we decided to not pursue a rezoning application. After careful consideration regarding green space and vehicles, (this being a dead-end street) and given the modest size of the lot, we decided in the end that it would be wiser in our opinion to pursue a development permit with variances.

After making numerous revisions and consulting with the neighbours, we felt that we could more appropriately address their concerns by reconfiguring the project into the three unit scheme you see today.

This current proposal addresses all the previously voiced concerns and although we don't believe we could ever make everyone happy, it certainly addresses the number of vehicles and the lack of green space at the front.

We believe the current proposal fits in well with the neighbourhood context and hope that council agrees.

We have enclosed the official community plan map #2 (Urban place designation) showing this property as urban residential and further included the guide lines.

943 Collinson St.

Neighbourhood Support

Attached are names and address of neighbours that support the project. The general consensus in my opinion from the single family residences is that the parking won't be an issue but there was concern regarding the trade's vehicles during construction and the hours of work in relation to noise.

I did find it difficult to access the larger rental buildings, although, I did receive the support from those I could find.

Regarding 910 and 930 Fairfield Rd., they were reluctant to lend support based on the fact that they were just renters. Although I did try to encourage them, that their opinion was every bit as important and mattered just as much as owner, but to no avail.

918 Fairfield Rd. seemed very positive when I spoke to her the last time but she is presently away until the end of the month. I will be in contact with her again.

I am scheduled to meet for a second time with the residents of 936 Fairfield Rd. on May 11th, 2016 to review further revisions to the plans.

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: FRANCE CORMIER

Address: 927 Collinson St

Comments:

I support the project

Name: LORRAINE YVES SHAFOLSKY

Address: 923 COLLINSON ST

Comments:

I support the project

Name: AbdulKader Hamdoun

Address: 967 collinson st

Comments:

I support the project

Name: SARA ROBB

Address: 907 Collinson St

Comments:

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: Wendy Hawke

Address: 903 Collinson St

Comments: Be mindful of our scarce 'Resident Parking'.

I support the project

Name: Glen Confills

Address: (918) Collinson St

Comments: I support this project

I support the project

Name: John Zelenak

Address: 918 Collinson St

Comments: _____

I support the project

Name: Annalee FRANSON

Address: 306-934 Collinson St

Comments: _____

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: Enrique Luis Gonzalez

Address: 967 Collinson - Unit 309

Comments:

I like it. It'll make the neighbourhood nicer

I support the project

Name: Roche

Address: 710 VANCOUVER

Comments:

I support the project

Name: Robert Nathan

Address: 710 Van couver

Comments: _____

I support the project

Name: Dolma Nathan

Address: 710 Vancouver St

Comments: _____

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: EMC HAFENRICHTEA

Address: 617 VANCOUVER ST

Comments:

I support the project

Name: Katrin Gustav

Address: 940 Fairfield

Comments:

Please keep noise to working hours

I support the project

Name: Tina Robson

Address: 906 Fairfield

Comments: _____

I support the project

Name: Scott Cottard

Address: 967 Collinson St

Comments:

Plumber 

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: EVA ROBERTS

Address: 924 FAIRFIELD RD

Comments:

I support the project

Name: Catherine Sweeney

Address: 912 FAIRFIELD RD

Comments:

Better project this time -

I support the project

Name: Laurie Edmondson

Address: 911 Collinson

Comments:

I support the project

Name: Mikal Williams

Address: 901 Collinson

Comments:

943 COLLINSON ST
Proposed 3 unit townhouse development

Upon review of the original and then the revised development:—

I support the project

I do not support the project

Name: NEIL BARKEN

Address: 302-967-5 COLLINSON ST.

Comments:

Upon review of the original and then the revised development:-

I support the project

I do not support the project

Name: Myrna Buckley

Address: 933 Collins - Apt A

Comments:

I see no problem with this property developing

Upon review of the original and then the revised development:—

I support the project

I do not support the project

Name: Jennifer Hainsworth

Address: 933 B Collinson Street
V8V-3B7.

Comments:

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: Marcus Kreyer

Address: 967 Collinson

Comments:

I support the project

Name: [Signature]

Address: 203 - 967 Collinson st

Comments:

I support the project

Name: _____

Address: _____

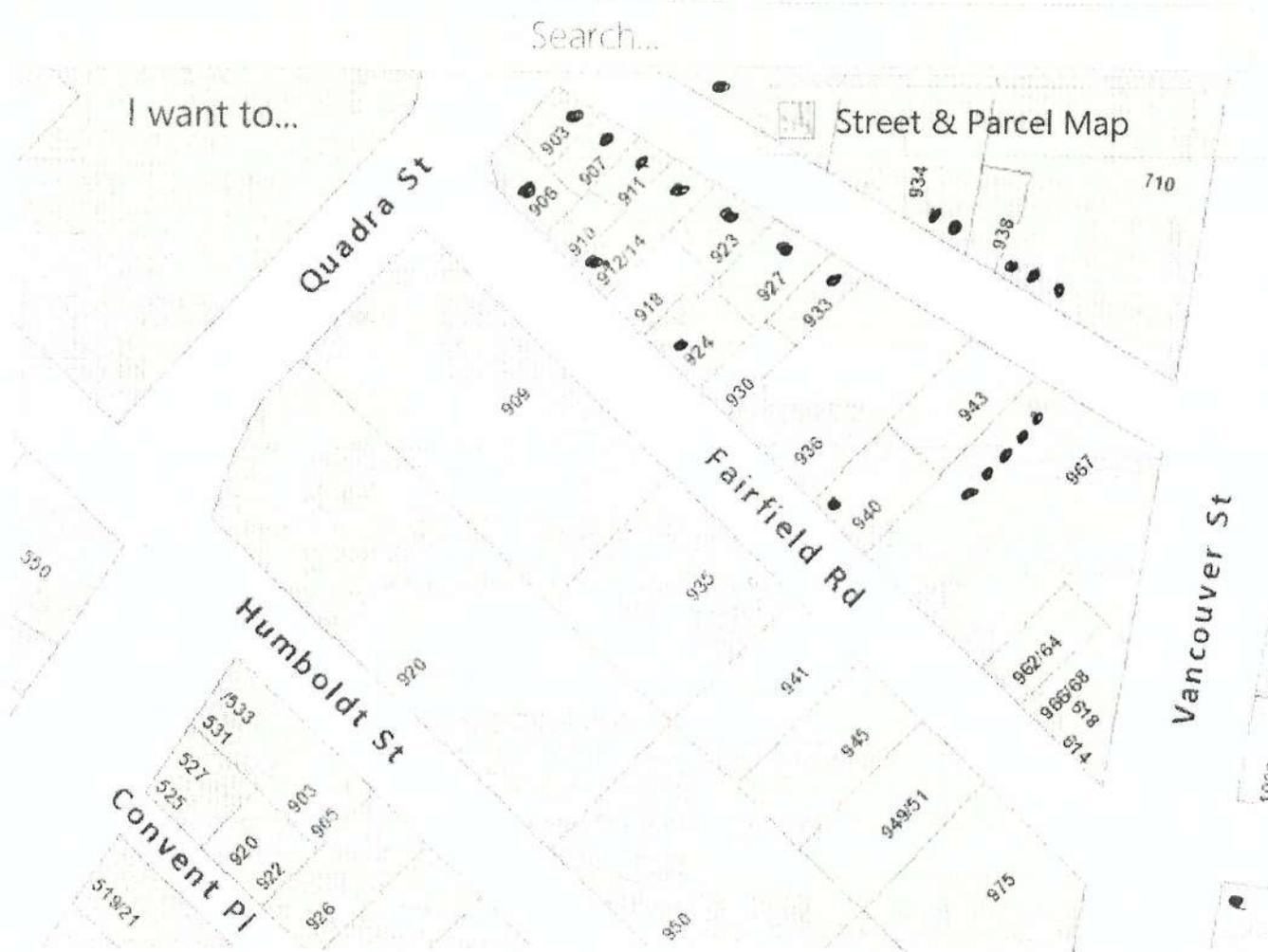
Comments: _____

I support the project

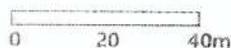
Name: _____

Address: _____

Comments:



THE DOTS INDICATE SUPPORTING NEIGHBOURS



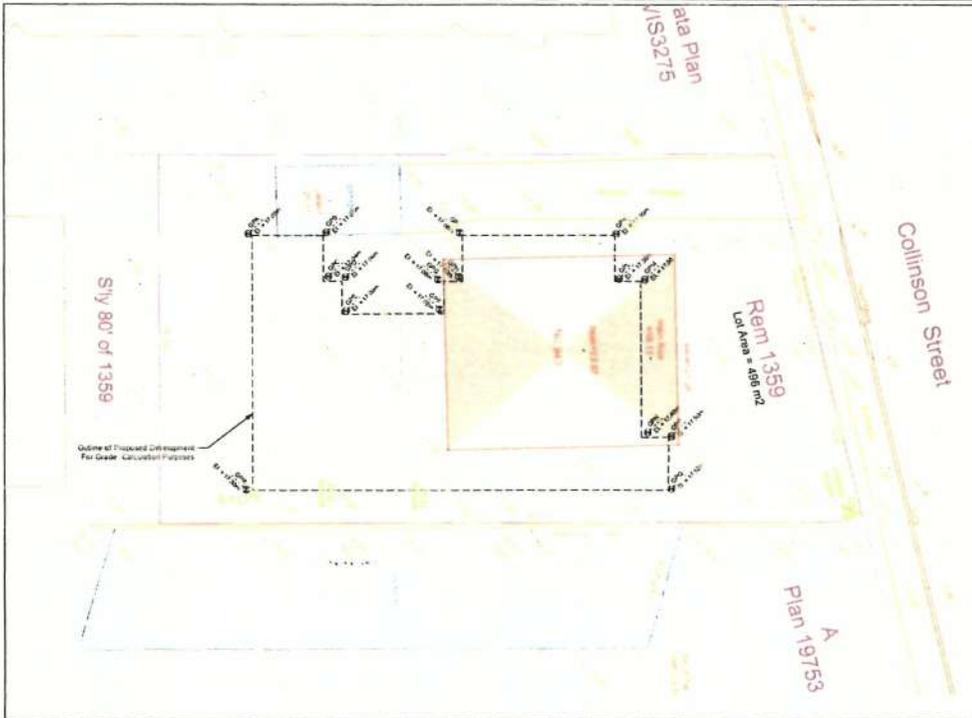
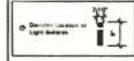
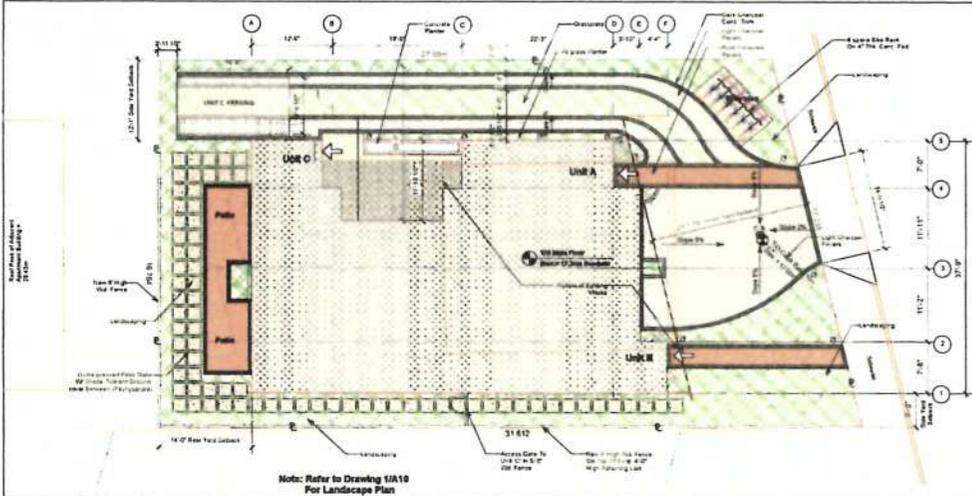
Proposed 3 Unit Townhouse Development

943 Collinson Ave., Victoria, B.C.



Project Location

Location Plan Scale - 1:600



Survey Scale - 1:100

Average Grade Calculation

Station	Grade	Area	Volume
1	1.2	100	120
2	1.5	100	150
3	1.8	100	180
4	2.1	100	210
5	2.4	100	240
6	2.7	100	270
7	3.0	100	300
8	3.3	100	330
9	3.6	100	360
10	3.9	100	390
11	4.2	100	420
12	4.5	100	450
13	4.8	100	480
14	5.1	100	510
15	5.4	100	540
16	5.7	100	570
17	6.0	100	600
18	6.3	100	630
19	6.6	100	660
20	6.9	100	690
21	7.2	100	720
22	7.5	100	750
23	7.8	100	780
24	8.1	100	810
25	8.4	100	840
26	8.7	100	870
27	9.0	100	900
28	9.3	100	930
29	9.6	100	960
30	9.9	100	990
31	10.2	100	1020
32	10.5	100	1050
33	10.8	100	1080
34	11.1	100	1110
35	11.4	100	1140
36	11.7	100	1170
37	12.0	100	1200
38	12.3	100	1230
39	12.6	100	1260
40	12.9	100	1290
41	13.2	100	1320
42	13.5	100	1350
43	13.8	100	1380
44	14.1	100	1410
45	14.4	100	1440
46	14.7	100	1470
47	15.0	100	1500
48	15.3	100	1530
49	15.6	100	1560
50	15.9	100	1590
51	16.2	100	1620
52	16.5	100	1650
53	16.8	100	1680
54	17.1	100	1710
55	17.4	100	1740
56	17.7	100	1770
57	18.0	100	1800
58	18.3	100	1830
59	18.6	100	1860
60	18.9	100	1890
61	19.2	100	1920
62	19.5	100	1950
63	19.8	100	1980
64	20.1	100	2010
65	20.4	100	2040
66	20.7	100	2070
67	21.0	100	2100
68	21.3	100	2130
69	21.6	100	2160
70	21.9	100	2190
71	22.2	100	2220
72	22.5	100	2250
73	22.8	100	2280
74	23.1	100	2310
75	23.4	100	2340
76	23.7	100	2370
77	24.0	100	2400
78	24.3	100	2430
79	24.6	100	2460
80	24.9	100	2490
81	25.2	100	2520
82	25.5	100	2550
83	25.8	100	2580
84	26.1	100	2610
85	26.4	100	2640
86	26.7	100	2670
87	27.0	100	2700
88	27.3	100	2730
89	27.6	100	2760
90	27.9	100	2790
91	28.2	100	2820
92	28.5	100	2850
93	28.8	100	2880
94	29.1	100	2910
95	29.4	100	2940
96	29.7	100	2970
97	30.0	100	3000
98	30.3	100	3030
99	30.6	100	3060
100	30.9	100	3090

Project Information/ Site Data Table

Item	Description	Value
1	Project Name	Proposed 3 Unit Townhouse Development
2	Site Address	943 Collinson Ave., Victoria, B.C.
3	Client	Development Partner with Vancouver
4	Site Plan/Date	Location Plan Scale: As Noted
5	May 9th, 2016	
6	Scale	As Noted
7	Scale	As Noted
8	Scale	As Noted
9	Scale	As Noted
10	Scale	As Noted
11	Scale	As Noted
12	Scale	As Noted
13	Scale	As Noted
14	Scale	As Noted
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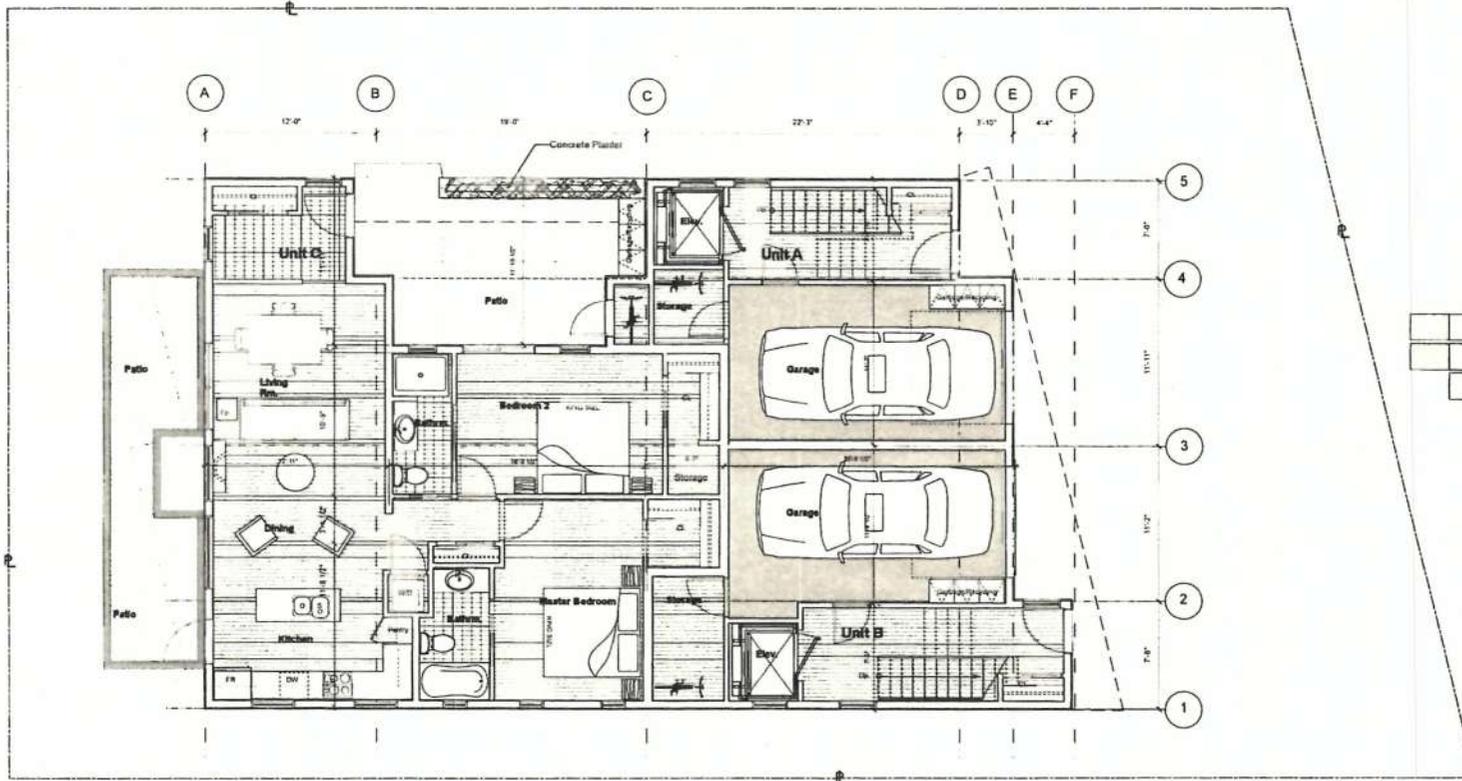
Received
City of Victoria

Townhouse Development,
943 Collinson Ave., Victoria, B.C.
Received for Development Partner with Vancouver
Site Plan/Date, Location Plan
Scale: As Noted
May 9th, 2016

MAY 04 2016

Planning & Development Department
Development Services Division

A1



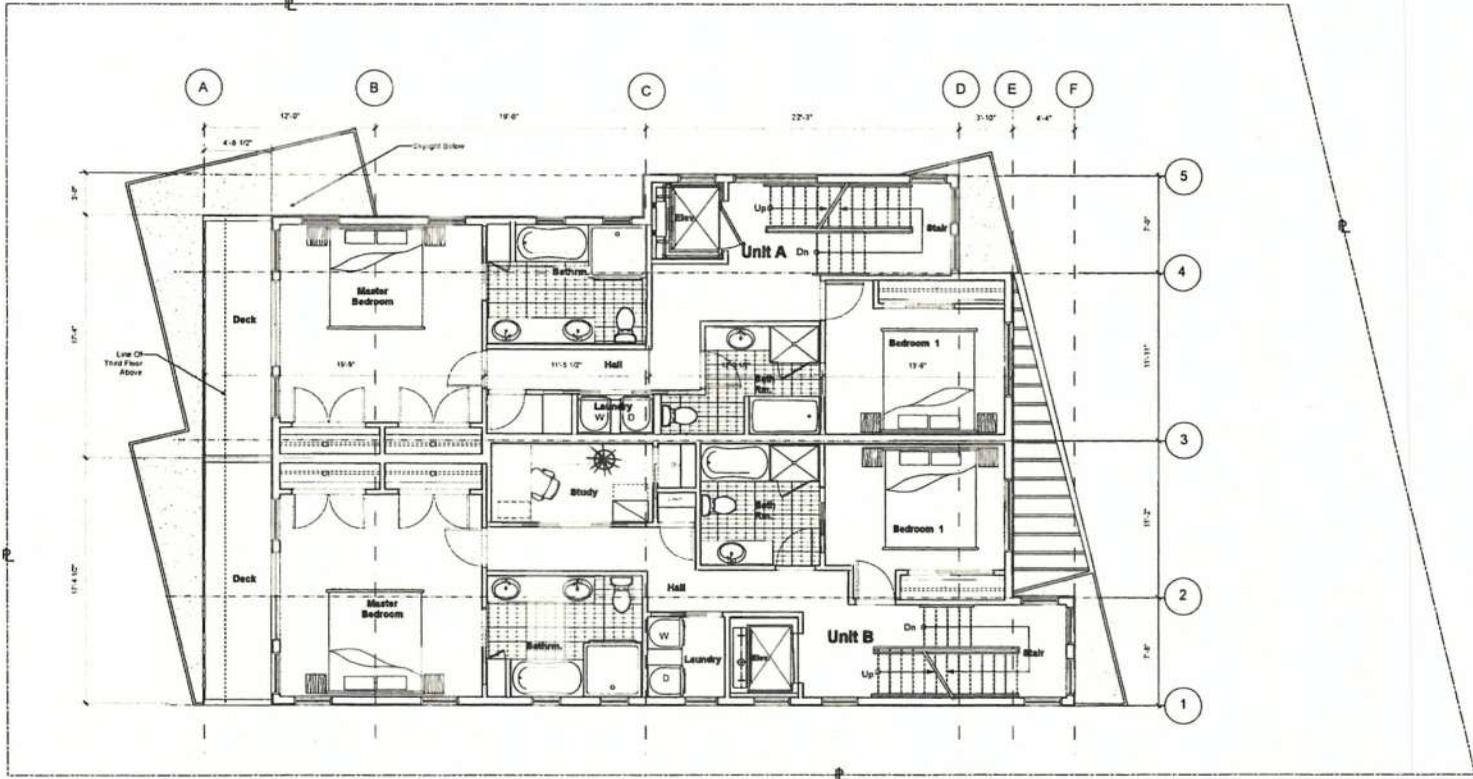

 Unit A FSR = 34.9m²
 Unit B FSR = 33.3m²
 Unit C FSR = 94.5m²
 Main Floor FSR = 160.9m²



Received
 City of Victoria

MAY 04 2016
 Planning & Development Department
 Development Services Division

Townhouse Development,
 1411 Wilfrid Ave., Victoria, B.C.
 Main Floor Plan
 Scale - As Noted
 May 3rd, 2016

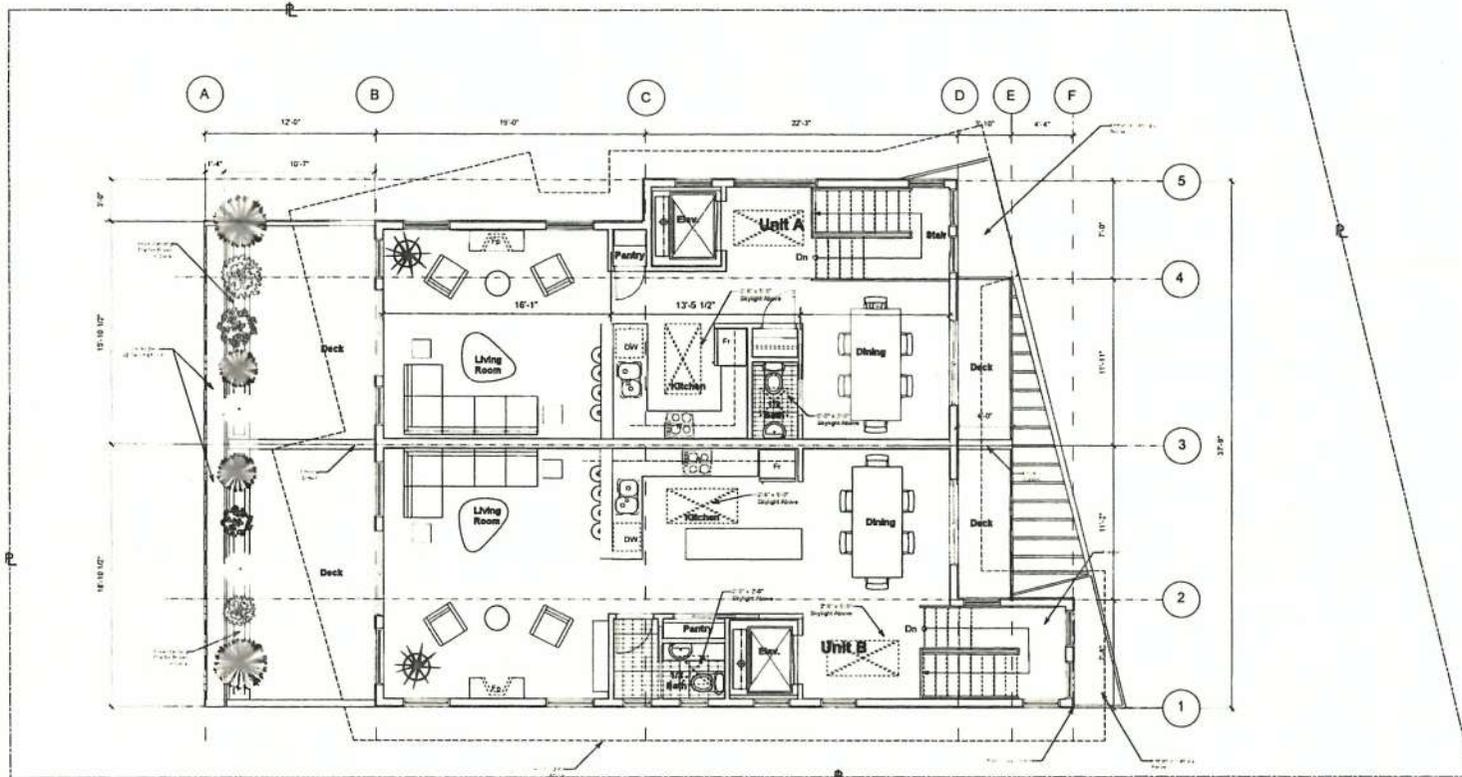



Unit A FSR = 76.6m2
 Unit B FSR = 85.4m2
 Second Floor FSR = 162.0m2

1 Second Floor Plan
 Scale: 1/4" = 1'-0"

Received
 City of Victoria
 MAY 04 2016
 Planning & Development Department
 Development Services Division

Townhouse Development,
 431 Columbia Ave., Victoria, B.C.
 Second Floor Plan
 Scale - As Noted
 May 3rd, 2016
 A3

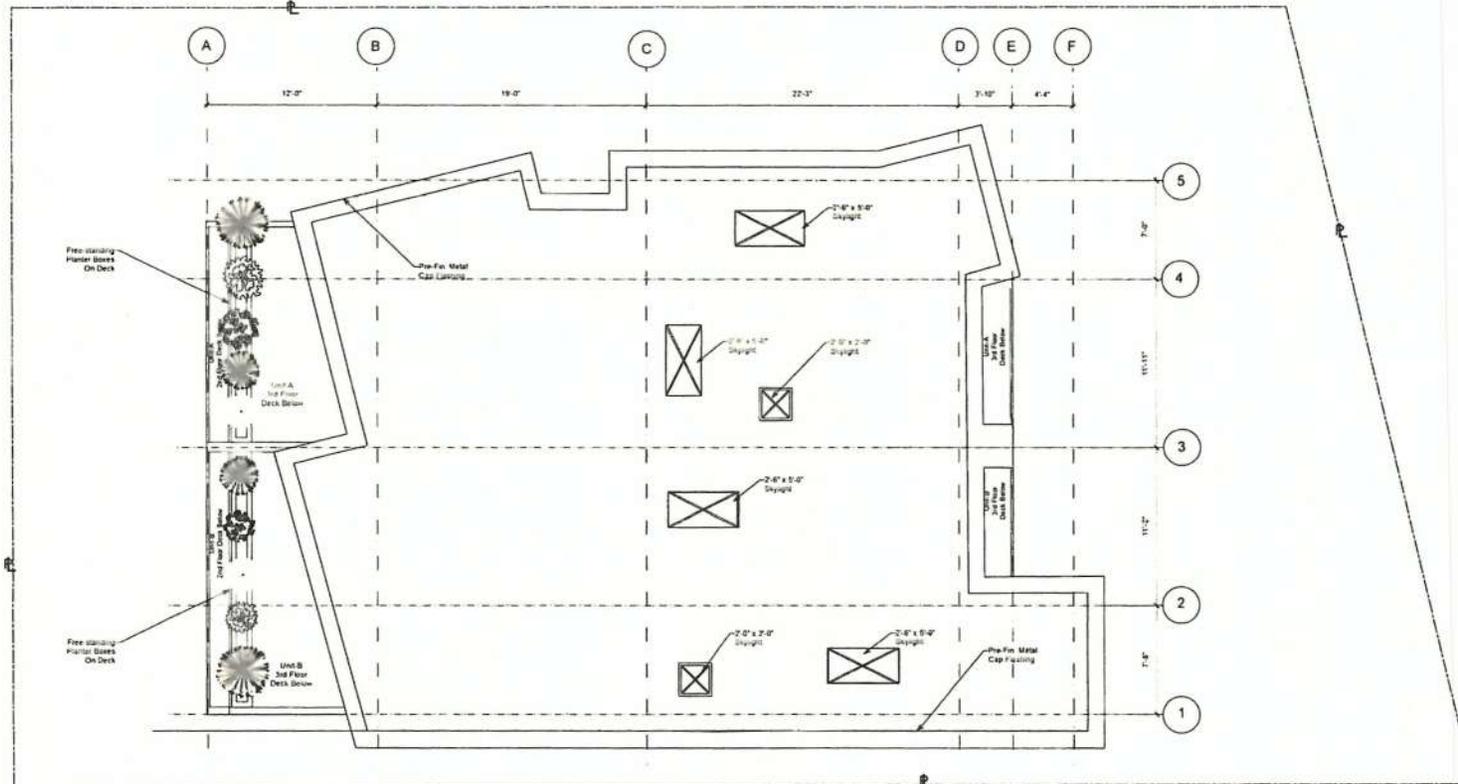


Unit A FSR = 57.0m²
 Unit B FSR = 64.6m²
 Third Floor FSR = 121.6m²

North Arrow
 1 Third Floor Plan
 A4 Scale: 1/4" = 1'-0"

Received
 City of Victoria
 MAY 04 2016
 Planning & Development Department
 Development Services Division

Townhouse Development, 451 Johnson Ave., Victoria, B.C.	M.A.C.
Third Floor Plan Scale - As Noted May 3rd, 2016	A4

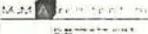



 1 Roof Plan
 Scale: 1/4" = 1'-0"

Received
 City of Victoria

MAY 04 2016
 Planning & Development Department
 Development Services Division

Townhouse Development,
 441 Columbia Ave., Victoria, B.C.
 Roof Plan
 Scale: As Noted
 May 3-9, 2016


A5

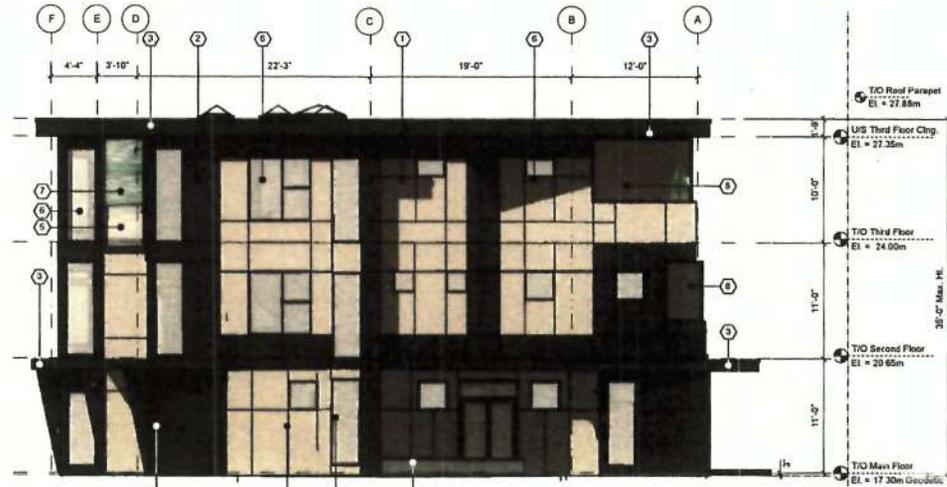


Received
City of Victoria
MAY 04 2016
Planning & Development Department
Development Services Division

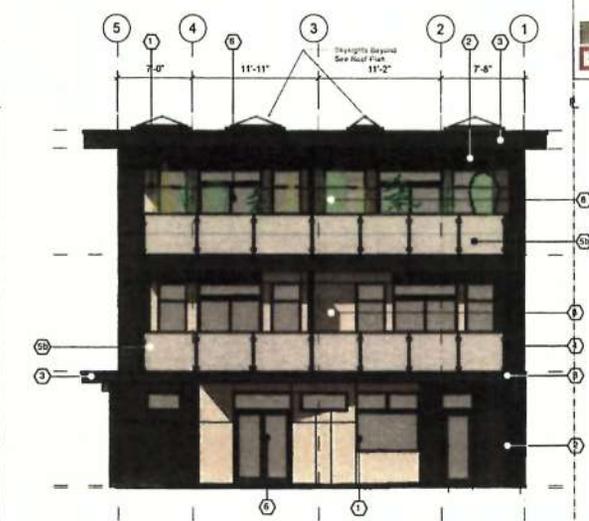
Townhouse Development,
425 Columbia Ave., Victoria, B.C.
Issued for Rezoning Purposes
Sections
Scale - As Noted
May 3rd, 2016
A6



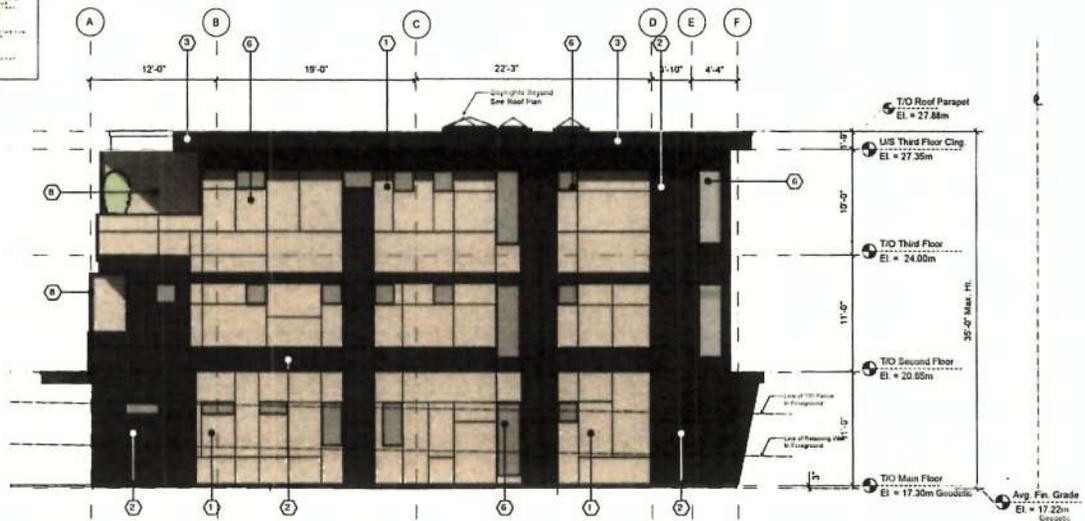
4 North Elevation
Scale: 3/16" = 1'-0"



2 West Elevation
Scale: 3/16" = 1'-0"



3 South Elevation
Scale: 3/16" = 1'-0"



1 East Elevation
Scale: 3/16" = 1'-0"

Materials Legend

○	Formwork
○	Concrete
○	Brick
○	Block
○	Insulation
○	Roofing
○	Cladding
○	Glazing
○	Paint
○	Other

Received
City of Victoria

MAY 04 2016

Planning & Development Department
Development Services Division

Townhouse Development,
4311 Johnson Ave., Victoria, B.C.
Elevations
Scale: As Noted
May 3rd, 2016

A7



Received
City of Victoria

MAY 04 2016

Planning & Development Department
Development Services Division

Townhouse Development,
184 Lakeside Ave., Victoria, B.C.
Issued for Reasoning Purposes
Streetscape
Scale - As Noted
May 3rd, 2016

A8



5 View From N.W.
A9 Not To Scale



2 Not To Scale
A9 View From N.E.



3 Sign Detail, Unit C
A1 Scale None



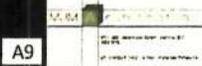
4 View Down Lane Towards Unit C
A9 Not To Scale



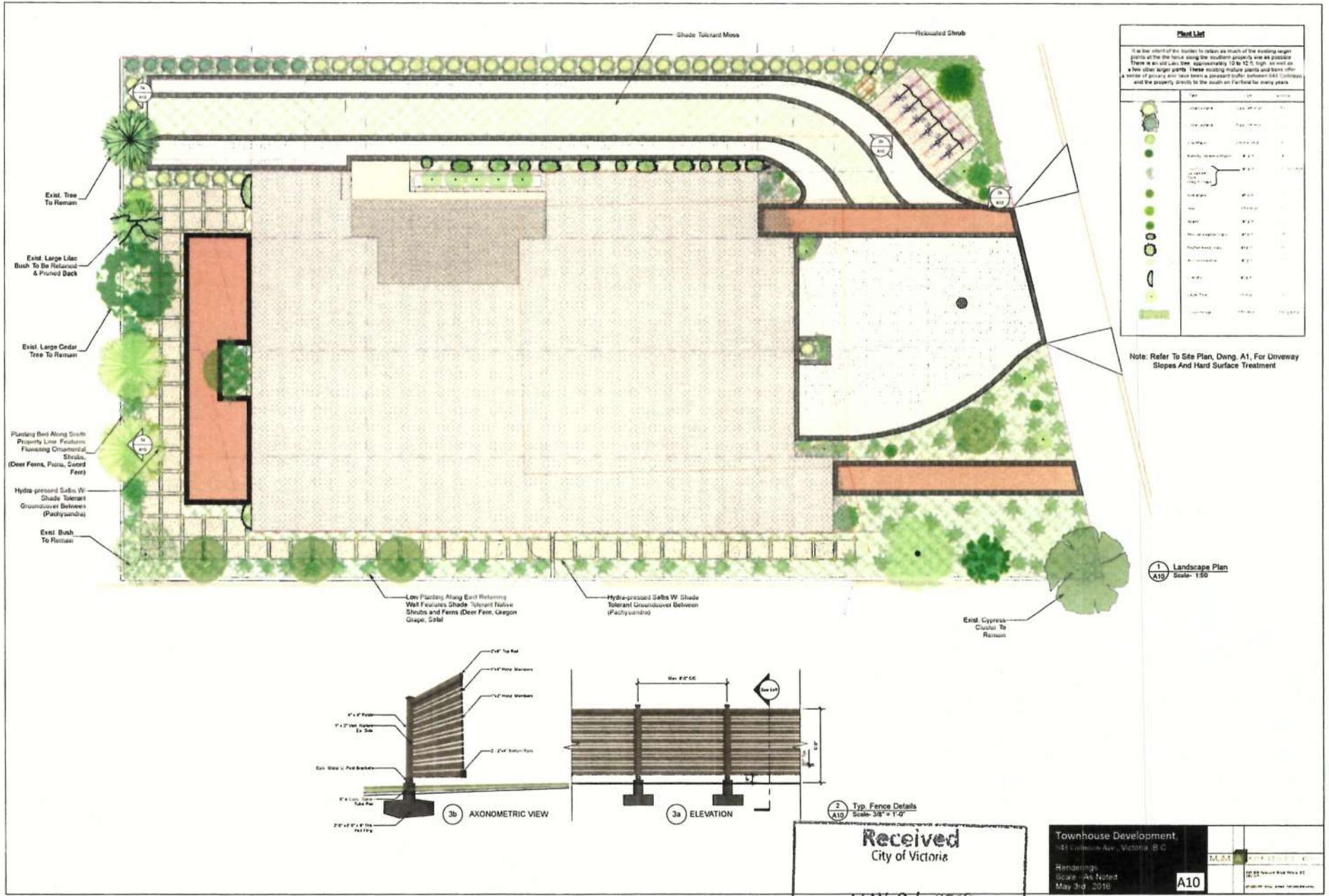
1 View From S.W.
A9 Not To Scale

Received
City of Victoria
MAY 04 2016
Planning & Development Department
Development Services Division

Townhouse Development,
943 Columbia Ave., Victoria, B.C.
Renderings
Scale - As Noted
May 3rd, 2016



A9



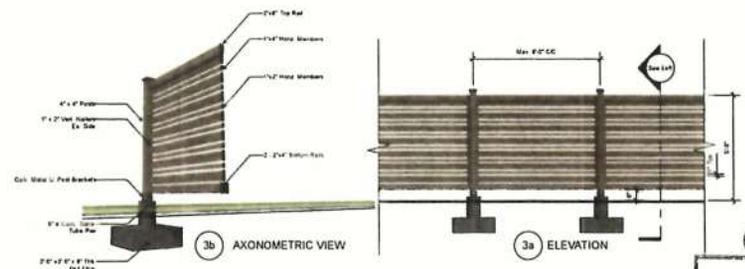
Plant List

It is the intent of the number to retain as much of the existing vegetation on the lot as possible. The southern property line is as possible. There is an old tree approximately 12 to 15 ft high, as well as a few other large plants. These existing mature plants and trees offer a sense of privacy and shade to the property. The plan shows the location of the property line to the south on Fairford for many years.

Symbol	Plant Name	Quantity	Notes
(Symbol)	Shade Tolerant Moss	100	
(Symbol)	Relocated Shrub	10	
(Symbol)	Hydra-pressed Sabs W. Shade Tolerant Groundcover Between (Pachysandra)	100	
(Symbol)	Low Planting Along East Retaining Wall Features Shade Tolerant Native Shrubs and Ferns (Deer Fern, Oregon Grape, Salal)	100	
(Symbol)	Exist. Tree To Remain	1	
(Symbol)	Exist. Large Lilac Bush To Be Retained & Pruned Back	1	
(Symbol)	Exist. Large Cedar Tree To Remain	1	
(Symbol)	Exist. Cypress Cluster To Remain	1	
(Symbol)	Exist. Bush To Remain	1	
(Symbol)	Planting Bed Along South Property Line Features Flowering Ornamental Shrubs, Ferns, Ground Ferns	1	

Note: Refer to Site Plan, Dwg. A1, For Driveway Slopes And Hard Surface Treatment

1 Landscape Plan
A10 Scale: 1/50



2 Typ. Fence Details
A10 Scale: 3/8" = 1'-0"

Received
City of Victoria
MAY 04 2016
Planning & Development Department
Development Services Division

Townhouse Development,
31 Columbia Ave., Victoria, B.C.

Renderings:
Scale: As Noted
May 3rd, 2016

A10

Charlotte Wain

From: Ted Relph [REDACTED]
Sent: Tuesday, May 17, 2016 2:09 PM
To: Charlotte Wain
Cc: Wayne Hollohan; pzc Ken Roueche
Subject: Comments re 943 Collinson



Hello Charlotte,

The Fairfield Gonzales CALUC examined the proposed development for 943 Collinson May 5 2016 revisions at our meeting last night.

It is our opinion that this proposal should be considered a rezoning application rather than a variance.

This proposal is not a case of requesting a variance for hardship but for a completely new development that requires substantial exceptions from R3 AM-1 in terms of the minimum lot size (required 920m², actual 496m²) and rear and side yard setbacks (required is half the height of the building or 5.33m; actual rear yard is 4.26, side yard west is 3.6m; side yard east is 1.5m).

In other words actual lot size is 54% of required, and side yard east is 30% of required.

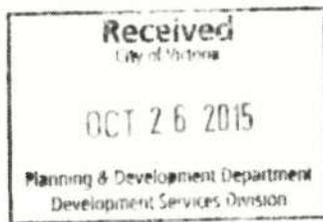
We also note that the Site Data Table on the top page of the submission seems to indicate some doubt about whether this application is a variance or a rezoning because it identifies considerations in terms of both of them.

The R3 AM-1 zoning is presumably intended to apply to larger scale apartment buildings, hence the 920m² minimum lot size. In this case a rezoning application rather than a variance would allow for a more thorough discussion of the implications of redeveloping single lots with detached houses in the R3 AM-1 zone into multi-residence units

Sincerely

Ted Relph

(I am writing this because I was the person taking notes of the meeting and because 943 Collinson is coming to COTW on Thursday 19 May, so there is some urgency to conveying our comments)



SHARON KEEN
HERITAGE RESOURCE
CONSULTANT

#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3

PH 250-383-4933

Monday, October 26, 2015

Anita Walper
Administrative Assistant
Sustainable Planning &
Community Development
Development Services Section
City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

- Re' 943 Collinson Development Proposal by Dan Hagel,
October 19, to Fairfield Gonzales Community Association:
further comments.

~ If Vancouver Heritage Foundation can promote &
protect existing older homes via laneway houses,
isn't it time the City of Victoria does too, via
Victoria Heritage Foundation? See attached.

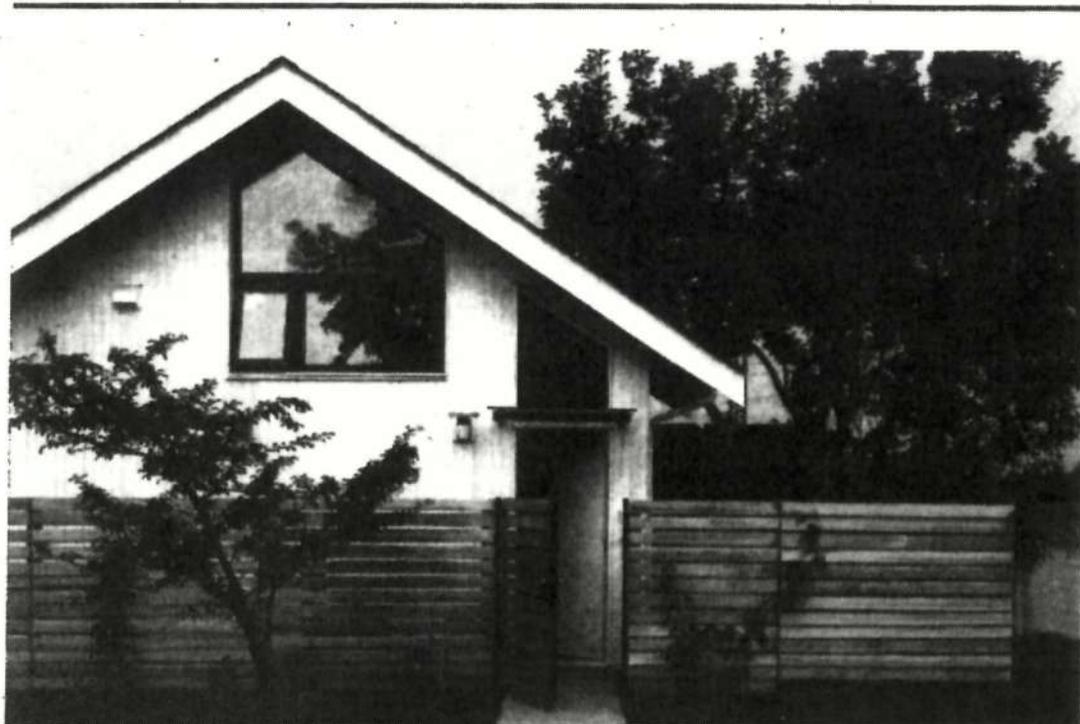
~ And, see "Lida Homes" fantastic 4 plex conversion
on the corner of Collinson & Cook Street: 620 Cook.

- Re' 1010 Southgate Development Proposal by Stacey
Dewhurst, September 21, to Fairfield Gonzales
Community Association: add the above comments/
suggestions to it also.

- It seems to be that in Fairfield, zoning policies
re' "Large Urban Villages" vs "Small Urban Villages"
& SSR (Site Specific Rezoning) are destroying both
heritage houses & streetscapes!! STOP: MORATORIUM!!
eg. Shaughnessy.

Sincerely
Sharon Keen

Weekend Planner



Houses on the Laneway House Tour range from tiny modernist creations to heritage-themed charmers. (HOR PONA)

Hot Ticket: Laneway House Tour

For such tiny houses, they're causing an enormous stir.

In 2009, the City of Vancouver opened the door for homeowners to build laneway houses on residential lots, and ever since, the compact building style has taken off.

Hundreds have been built across the city, most of them to create extra space for adult kids, aging parents or extended family, or to offset mammoth mortgages by generating much-needed rental revenue.

But according to Vancouver Heritage Foundation executive director Judith Mosley, the new generation of laneway houses is doing far more than filling an economic or spatial need; they are also saving older houses from the wrecking ball.

Now five prime new examples, as well as one that's been around for a quarter-century, are going on show for this year's annual

Laneway House Tour.

"The city wants to add density and different accommodation options, and we are interested in exploring ways that can be done without demolishing existing older homes," Ms. Mosley says, adding that coach houses date back to Vancouver's earliest days. "So fitting them into the neighbourhood in a sympathetic way and retaining older homes is definitely a priority."

The houses on the tour range from a compact, one-level 620-square-foot house to a relatively spacious three-bedroom, and from tiny modernist creations to more heritage-themed charmers. One was designed with a separate garage so a mature magnolia could stay; another was created for a divorced couple who wanted to co-parent their children, but live in separate houses.

The older house on the tour is part of architect Robert Lemon's heritage revitalization of West Point Grey's Barber Residence, a 1936 Art Moderne masterpiece that was under threat because it straddled two lots and had no heritage protection. Instead of

building an addition, which would have harmed the home's architectural integrity, Mr. Lemon designed a laneway house that would complement the original design without trying to mimic it.

The one thing all of the homes on the tour have in common is that they were built behind older houses.

"They're a way to meet different needs in the neighbourhood, and to add something without losing the character of the older homes or the streetscape. And it can bring more life onto the lanes, which for many people is a real positive," says Ms. Mosley, who also recognizes that laneway houses aren't without their downsides and detractors. "But it's a really great opportunity for growth in the neighbourhood without demolishing what we have."

Vancouver Heritage Foundation's self-guided Laneway House Tour is 1-5 p.m., Saturday (vancouverheritagefoundation.org).

Jennifer Van Evra,
Special to The Globe and Mail

Proposed Development for Cook and OliphantCOOK STREET
VILLAGE VOICE

For eight years I sat on the (CALUC) Community Association Land Use Committee for this area, back then we facilitate, inform and advocate for our community. Today we have to advocate for ourselves. The responsibility for the issues relating to this proposed development do not rest with the proponent, members of the community or city staff. They rest solely on the shoulders of Mayor and Council. Despite lobbying for over twenty years, we have been deliberately denied a community plan, so council can continue to force on us their vision and decisions, of what is best for our village and community.

→ Mayor and Council spent years creating an Official Community Plan whose brood strokes and cookie cutter approach leave the communities of Victoria far more vulnerable than they were prior to its creation. Without any direct consultation with the individual communities, our villages were designated as Large Urban Villages that permit the construction of six-story buildings to line both road-sides right up to the property line, where zero setbacks are acceptable.

Why is it acceptable?

Mayor and Council created a zoning policy, which is used by almost all large rezoning involving residual and commercial, called a (SSR) Sight Specific Rezoning. This allows developers to build whatever height, size, use and appearance they desire. Policies be dammed and Mayor and Council alone decides if it's acceptable. Recently other property owners, accounting for 25% of the village have been approach to buy and teardown and build a (SSR) under the **Large Urban Village** designation.

Should we just be a community by name only? What can you do? The answer is: **do something.**

Email mayorandcouncil@victoria.ca requesting another community mail out and meeting, so everybody has an opportunity to voice their thoughts on this and future developments for the Village.

→ Request designation change to; "**Small Urban Village,**" allowing up to four stories and three meter setbacks. Don't let the City steal our village sunshine and friendly atmosphere.

→ Please, tell them why preserving the character of the village (is) so important? For further information or supporting documents, email me at VictoriaBC@shaw.ca

Your voice will make all the difference.

Wayne Hollohan Community Member ←

[Site Specific Rezoning]

Google+ Search Images Maps Play YouTube News Gmail More

Go. gle Donald Luxton and Heritage Conservation Area

* Fairfield needs to be a HCA too:

(1)



[PDF] Report - Heritage Action Plan & First Shaughnessy
www.shpoa.ca/pdf/150529FSHCAproposal.pdf
May 29, 2015 - THAT the Heritage Conservation Area Development Plan attached as ... consultant Donald Luxton & Associates (see the appendices of ...

(19 pp) (Printed all)

(2)



[PDF] Heritage Action Plan Feb 2015 open house information ...
vancouver.ca/.../heritage-action-plan-feb-2015-open-house-information-...
Donald Luxton & Associates (principal) | CitySpaces Consulting | Corolis ... Heritage Conservation Areas are not currently utilized in Vancouver, but are being ...

(26 pp) - City of Vancouver
- Victoria has 13 HCAs.
- eg Old Town
(p5) Victoria & Toronto
(p6) SF & Melbourne.

[PDF] Heritage Strategic Review, 2010 - City of Surrey
www.surrey.ca/files/City_of_Surrey_HSR_Report_FINAL.pdf
CITY OF SURREY HERITAGE STRATEGIC REVIEW: DONALD LUXTON
Potential Heritage Conservation Areas, sought to examine the feasibility of ...



SHARON KEEN
HERITAGE RESOURCE
CONSULTANT

#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3

PH 250-383-4933

Monday, October 19, 2015

George Zador, Chair
Land Use Committee
Fairfield Gonzales Community Assoc
1330 Fairfield Road
Victoria, B.C.

George Zador,

- * - The Dan Hagel development proposal for 943 Collinson St. to change zoning, & destroy the existing house, & yard is totally unacceptable.
- * - Also, Victor Smith, of Sutton has this house listed for sale - push zoning through, & then ask a higher price? Change a single-family dwelling to a 6 unit townhouse! See listing report attached.
- * - Heritage streetscape aspects of Collinson between Quadra to Tutch have been totally ignored - greatly affected! About 18 heritage houses still exist in this block, listed or not, & several are designated.
- The "Edelweiss" apartment at 940 Fairfield shares the backyard of 943 Collinson, & this green space is to be torn out in development proposal. See attached 1981 map for streetscapes, & note Vancouver buildings / Fairfield buildings to Cot St.
- * Do not let another heritage house be torn down for a SSR in Fairfield, & instead implement a "Heritage Conservation Area" where all pre-1940 houses are protected, No to new zone proposed. And, instead,

(1/2)

Keep the extant house & its footprint, & gardens.
Instead "convert" into a duplex: 1/2 of basement
& main floor of house. And, enlarge/convert
garage to affordable rental suite.

- Parking: absolutely ridiculous suggestion of
variance for 6 parking spaces, most being
underground!! These Tollinson houses were
mostly built 1901-1921, pre-car days, &
we in Fairfield want to keep it that way.
No additional cars in Fairfield, & especially
not onto Vancouver Street, which is being
proposed as a biking, walking street.
Keep one parking spot in existing driveway.

* - No to all variances requested for setbacks and
parking.

- "Affordability" & increase of rental spaces,
is not even being addressed by either the
developers or city, when 60% of us in
Fairfield rent & have gross incomes in
the \$15,000 to \$30,000 range. Wake-up &
start serving the people who live here!!!

Sharon Keer

P.S. See Graham Ross letter re' Oak Bay, & rights
of existing residents versus rights of developers,
vis à vis single family & multi-family dwellings.
(2/2)

Monday, October 19, 2015

Detailed Listing Report

Prepared By Ole Schmidt
 Duttons & Co. Real Estate Ltd
 Email: ole@duttons.com
 Phone: (250) 383-7100 Fax: (250) 383-2006



**943 Collinson St
 VI Fairfield West ~ V8V 3B7**

Rooms / Lvl Finished SqFt	Finished Rooms			
	Lvl 1 961	Lvl 2 1,012	Lvl 3	Lvl 4
Entrance		5x4		
Living		18x12		
Dining		12x10		
Kitchen		14x10		
Master Bdrm		13x11		
Bathroom		4		
Bedroom		11x10		
Surroom		7x6		

Listing Summary	
MLSP: 343161	List Price: \$649,900
Status: Current	Orig Price: \$689,900
SubClass: SF Det	Sold Price:
DOM: 361	Pend Date:
Taxes: \$4,177	MB Assmt:

Remarks
 Unique 1930's home bright, cozy and walking distance to downtown and a few blocks from the Cook St village. Quiet street no through traffic, recent new roof and paint inside and out, separate single car garage, newly refinished hardwood floors, heat pump with electric baseboard backup. Attention: Builders and developers the present zoning is R3-AM 1 and R3-AM 2, mid rise multiple dwelling district.

Interior Details
 Layout: Main Level Entry with Lower Level
 Bedrms: 2 Kitchens: 1
 Baths Tot: 1 Fireplaces: 1
 Bth 2Pce: Main Lev: Other
 Bth 3Pce: Fin SqFt: 1,012
 Bth 4Pce: 1 Unfin SqFt: 0
 Bth 5Pce: Bed & Brk:
 Ens 2Pce: Adnt Acc:
 Ens 3Pce: Basement: 6' / Finished - Not
 Ens 4+Pce: FP Feat: Living Rm
 App Inet:
 Int Feat: Firs/Wood

Unfinished Rooms			

Schools		
Elementary	Middle	Senior
61 Sir James I61 Central	61 Vic High	

Legal Information
 City of Victoria Roll: 3199010
 PID/MHR: 000-053-031 Title: Freehold
 Legal Desc: Lot 1359; Dist Lot 1359; Land Dist 57; Freeform EXCEPT THE SOUTHERLY 80 FEET
 Zn Cls/Tp: R3-AM 1&2/Residential
 2014 Asmt: \$574,300 2014 Taxes: \$4,177

Building Information		Frnt Faces: N	Bldg Sch:	Bldg Style: West Coast
Built (est): 1930	Lgt NC Use:	Rear Faces:	Bldg Warr:	Fuel: Electric
Led Eq:	Const Mt: Concrete Reinforced		EnerGuide Rtg/Dt:	Heat: Heat Pump
Ext Fin: Stucco	Ext Feat: Fenced Yard/Part			Roof: Asphalt Shingle
				Fdn: Concrete Poured
				Access: Master Bedroom on Main

Lot/Strata Information		Lot Size 5,400sqft / 0.12ac (est)	Dims (w/d): 60 ft x 90 ft	Shape: Rect.	ALR?:
Prk Type: Garage Single	Prk #:	Driveway:	Services: Cablevision, Electricity, Garbage, Sewer, Telephone, V		
Water: City/Munic.	Waste: Sewer				
Lot Feat: Private	Mgd By:	Rent Allid?:			
Complex:	SqFt Balc: Suites/Cpbc:	Prk Cn Prp:	Yng Ag Allid:		
	SqFt Prk: Bldgs/Cpbc:	Prk LCP:	Pets Allid?:		
	SqFt Pat: Suites/Bldg:	Prk Str Lot:	BBQs Allid?:		
	SqFt Strg: Floors/Bldg:	Str Lot Incl:			
	Gnd/Top?: Lvlr/Suite:	Com Str Ilm:			
	Shrd Am:		Assmt Incl:		



Brokerage Fee: 3%100K&1.5%B

24.1 Total SqFt: 2015-10-19

Monday, October 19, 2015

Residential Client Detail NH

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. Data © VIREB. Software © Tarasoft Corporation.



GRID INDEX

PROJECTION
 MONTELUIS TRANSVERSE MERCATOR (U.T.M.)
 U.T.M. ZONE 20N U.S. MAPS
 VICTORIA CITY VERTICAL DATUM (REVISION 1971)
 8.00 METRES - CLASS GEODETIC SURVEY DATUM
 TRANSVERSE MERIDIAN (1983)
 MAP SCALE FACTOR (U.S.) = 0.9999
 HONEY CONTROL FACTOR (U.S.) = 1.0000

LEGEND

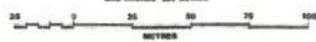
- | | |
|--------------------------|-------------------------|
| WATER WITH HIGH CONTROL | SEWERAGE |
| WATER CONTROL, BOUNDARY | CONCRETE |
| WATER CONTROL, PLACE | ASPHALT |
| W.T.M. GAGE INTERSECTION | BIWHEELS |
| BUILDING - DETACHED | PAVED |
| CONTIGUOUS - DETACHED | UNPAVED |
| CONTIGUOUS - ADJACENT | RAILROADS |
| SPOT ELEVATION | SAFETY SIGN |
| SANDY BEACH | STONE MARK |
| TRUCK | CITY LIGHT |
| TRUCK | WATER M. RES. |
| TRUCK | SEWER |
| TRUCK | STREET |
| TRUCK | GRASS |
| TRUCK | RAILROAD SERVICE |
| TRUCK | RAIL |
| TRUCK | CATCH BASIN |
| TRUCK | WATER METER |
| TRUCK | FIRE SIGNAL |
| TRUCK | STOP SIGN |
| TRUCK | POLES |
| TRUCK | UTILITY (WOOD) |
| TRUCK | CITY STANDARD (STEEL) |
| TRUCK | LAMPS |
| TRUCK | MERCURY SIGN |
| TRUCK | ON GRASS |
| TRUCK | ON UTILITY POLE |
| TRUCK | CLUSTER |
| TRUCK | TYPE A |
| TRUCK | TYPE B |
| TRUCK | UTILITY POLE WITH ARMOR |
| TRUCK | TRAFFIC SIGNAL |
| TRUCK | REGISTRATION SIGN |

COMPILED BY
WESTERN PHOTOGRAMMETRY LTD.
 VICTORIA, BRITISH COLUMBIA

PHOTOGRAPH DATE: MARCH 1957
 FLIGHT NUMBER: 50 2701/2702
 PHOTO SCALE: 1:5000 (APPROX.)

SCALE 1:2000

COURTESY OF: 1 METRE
 AND APPROX. 200 METRES



MAP OVERLAY REFERENCE

- | | | |
|---|--|-------------|
| 1 | WATER | REVISION TO |
| 2 | BUILDINGS, ADDRESSES, STREET & NEIGHBORHOOD NAMES | MARCH 1971 |
| 3 | TOPOGRAPHIC & PLANNING METAL ENCLAVING BUILDINGS | |
| 4 | CITY COUNCIL TERRACES, SEALS, SIGNS, MONUMENTS, METERS | |



[SEARCH](#) [HEADINGS](#) [TITLES](#) [START OVER](#) [LAW CAT.](#) [LIBRARY USER](#) [REQUEST](#) [GATEWAY](#) [HELP](#) [HISTORY](#)

Database Name: University of Victoria Libraries
Search Request: Keyword = VICTORIA AND ATLAS
Search Results: Displaying 39 of 59 entries

←PREVIOUS NEXT→
BRIEF LONG MARC

City of Victoria general atlas / [compiled by Western Photogrammetry Ltd.].

Other Author(s): Western Photogrammetry Ltd.
Victoria (B.C.) Engineering Dept.
Title: *City of Victoria* general atlas / [compiled by Western Photogrammetry Ltd.].
Subject(s): Real property--British Columbia--*Victoria*--Maps.
Victoria (B.C.)--Maps.
Publisher: [Victoria, B.C.] : Corporation of the City of *Victoria*, Engineering Dept., [1981?]
Description: Scale: 1:2,000.
1 atlas ([57] leaves) : maps ; 39 x 54 cm.
Notes: Maps based on aerial photographs taken March 1977, revised up to Dec. 31, 1980.

Database: University of Victoria Libraries
Location: Map Library
Call Number: G1174 V5C5 1981 <oversize>
Number of Items: 1
Status: Not Charged

Database: University of Victoria Libraries
Location: Reference/Atlas Cases
Call Number: G1174 V5C5 1981
Number of Items: 1
Status: Not Charged
Notes: Case D3

←PREVIOUS NEXT→

"Fairfield: H.C.A." wanted.

Real Estate

REAL ESTATE EDITOR: D'ARCY MCGOVERN

HERITAGE HOMES

Where conservation and speculation clash

Vancouver moves one step closer toward demolition ban for First Shaughnessy



KERRY GOLD
kgold@globeandmail.com

Vancouver is one hearing closer to making First Shaughnessy the city's first Heritage Conservation Area, which will make it extremely difficult for a homeowner to demolish their house.

After listening to dozens of speakers, including an exhausting total of 63 people Tuesday night, city council will finally make a decision on whether to designate the oldest area of Shaughnessy on Sept. 29. If the proposal passes, it will help protect one of Canada's most historically important neighbourhoods from the wrecking ball. It's a bold move for the city, and a much-lauded one by heritage experts, because Vancouver's old house stock — in this case a collection of 377 pre-1940 houses — is quickly becoming an endangered species. In response to the decline, the city put a one-year moratorium on demolitions in First Shaughnessy in June, 2014. At the time, there were inquiries to demolish 19 of the remaining 377 houses there.

Real estate agent Joanne Giesbrecht spoke at the hearing and told city council she was in favour of the Heritage Conservation Area (HCA). She said since 2006, a new market was driving prices in Shaughnessy because of its big, central lots. As a result, Shaughnessy properties were in big demand, but for their lot size, not the houses.

Aurie Gao said she'd been advised by her real estate agent that she'd be allowed to tear her First Shaughnessy house down, which is why she bought it. And then the city banned demolitions, interfering with her plan.

"This proposal will lower the value on the whole area," said Ms. Gao, echoing a common theme among the "no" side.

"My house smells because it's over 100 years old," she said, explaining why the house had to go.

If the homeowners had done their due diligence prior to buying into First Shaughnessy, they would have discovered there already were land-use guidelines, established years ago, to preserve the pre-1940 homes. First Shaughnessy has been protected by an official development plan since 1980, when specific guidelines were drawn up for the area. Only in recent years have architects and builders found loopholes to bypass those requirements in order to construct houses that are much larger and out of context compared to the rest of the streetscape. The provincially legislated HCA will have teeth.

"My sense is that the city is on pretty firm footing," city historian and author Michael Kluckner, who worked on the Shaughnessy design panel, said. "The official development plan has outlived its usefulness because it was being gamed by people."

The flow of incredible wealth



Vancouver's heritage properties are in big demand for their lot size, not the houses. But some buyers have been surprised to find they cannot tear down the structures because of existing land-use guidelines. BOB JONES FOR THE GLOBE AND MAIL

into Vancouver in recent years is to blame for the failure of the old Shaughnessy plan to preserve the neighbourhood. It couldn't stand up to the changing demographic and the demand for newer and bigger houses.

"I think the scale of wealth is unprecedented in Vancouver, and I think the values associated with that wealth are also unprecedented in the city," Mr. Kluckner said. "Clearly to me, the people who have bought in there did not receive really good advice from lawyers, from realtors and in some cases from architects, because they were completely ignoring what the goals were of First Shaughnessy's [original design plan]."

Now that the city might soon acquire the authority to ban demolitions outright — and effectively hold up the original intention of those guidelines — some homeowners are suddenly claiming that their homes aren't worth saving.

At the hearings, the anti-heritage-conservation camp is generally divided into two groups — those who feel the older houses are in disrepair and should be torn down to make way for a new house, and seniors who fear losing equity in their homes if the former group is not allowed to tear the houses down. They sat as a group to one side of the room. Among them sat Loy Leyland, the architect who's done well by the Shaughnessy property boom, as builder of many of the big new houses.

At the beginning of Tuesday night's hearing, city staff responded to a query they'd received from a resident who wanted to know whether HCAs had caused house value declines in other cities. It was an excellent question, especially since the potential of lost property values appears to be top of mind for the

"no" side. A group that organized the "no" side sent a letter around to the 377 affected homeowners in First Shaughnessy, and it cited a real estate agent's claim that property values would drop by 30 per cent if the HCA designation passed. That kind of drop in an area as desirable as Shaughnessy is inconceivable.

As well, no one can find evidence of any drop at all where an HCA has been applied.

In fact, where heritage conservation is concerned, Vancouver is an oddball. Other cities see HCA designations as a blessing — not grounds for legal action.

In Victoria, senior heritage planner Murray Miller said HCA designations are considered a source of pride, and a driver of property values.

"We do have current interest from certain communities asking for their neighbourhoods to be designated heritage conservation areas," Mr. Miller said.

Mr. Miller has 29 years experience as a heritage planner, having worked in Victoria, Edmonton, Regina, Winnipeg, Manchester, London, Nova Scotia, Phoenix, Southern California and Christchurch, New Zealand. He has yet to see a heritage designation negatively affect property value.

"I haven't in my experience seen a devaluation of heritage property values as a direct result of designation," Mr. Miller said.

Instead, he's seen the opposite. He compares Vancouver with Phoenix, which is similar in size and age. Like Vancouver, Phoenix is experiencing unprecedented growth and development. But for a city not known for its heritage, it's remarkably invested. Since 2000, Phoenix has created 11 heritage districts and they already had 24. Some of the districts have 600 homes, Mr. Murray said. "The reality on the ground is

that neighbourhoods wanted to have their areas designated so much that it caused a resourcing problem for the city. In trying to cope," he said. "They desire the stability it offers. They know their neighbourhoods are unique, they like the character. And there is value in that reflected in the real estate prices. And they get access to incentives."

First Shaughnessy residents are also being offered incentives, by way of infill, such as coach houses and suites. But residents who oppose the HCA designation say they want privacy instead of rental units. They say it's not an incentive.

Toronto's comprehensive heritage program has 30 HCAs that are considered a boost to property values. "They acknowledge that HCAs are valued and desired," said a Vancouver city staff report.

The city of Los Angeles has 32 historic districts, according to Mr. Miller. The city is currently undergoing a major battle against rampant development of monster homes that threatens its historic stock of houses. Last year, L.A. council member Paul Koretz told me city council had voted unanimously to put an emergency moratorium on demolitions in crisis areas, similar to the one that Vancouver put on First Shaughnessy last year. An ordinance is in the works to tighten up rules to prevent further mansions.

"It really has become an emergency situation," Mr. Koretz, who found the rampant demolitions of perfectly good houses appalling, said.

"They continue to limit the proliferation of McMansions," Mr. Miller said.

Mr. Miller also worked in Manchester, which, he said, has similarities to Vancouver. That English city has 34 conservation areas, and it is also undergoing

extensive development pressure. In Victoria, Mr. Miller looked up 10 sites that were designated as heritage properties in 2008. He compared their property assessments from 2007, when they had no status, to their values in 2009, a year after they were designated. He found the average increase in values of those 10 properties to be 12.1 per cent.

"It's a very small sample, but does lend some data to this discussion," he said.

He has more. In Victoria's Battery Street Heritage Conservation Area, he looked at seven properties and discovered an increase in property values of 129 per cent between 2002 and 2010.

There's no evidence that the moratorium on demolitions in the last year significantly affected the market. People still purchased the big old mansions in First Shaughnessy and paid handsomely for them. Perhaps the problem isn't that the houses are old, or beyond their best before date. Maybe the problem is that when a real estate market is driven by speculation, things such as history, culture and architectural merit get crushed in the mad scramble to make a profit. A man named John Lee said he owned two houses in First Shaughnessy and he purchased the pre-1940 house as an investment 30 years ago, with the intention of tearing it down. He complained that rent alone is not going to give him the proper return on his investment. He needs to be able to redevelop the heritage house for his bottom line.

"It will be financially horrific for me," he said.

If the HCA designation does knock down the speculative bubble, it's a moot point, Mr. Kluckner said.

"Because you can't make public policy on the basis of speculation."

Turn focus on Oak Bay

In my community there is an association, Oak Bay Watch (www.oakbaywatch.com), dedicated to "transparency, public consultation and accountability". In their September newsletter they noted, for example, that in the wording of the new Official Community Plan, "single family" designated neighborhoods arbitrarily became "established neighborhoods". This significant change in land-use wording effectively opens up most of Oak Bay to multi-family dwellings.

Oak Bay Watch is concerned that there will be insufficient community consultation prior to the approval of developments that may change fundamentally the very nature of a neighborhood. They suggest that the rights of developers be reduced and balanced with the rights of existing residents. Residents should not be burdened with the cost of accommodating unneeded over-development, both in their taxes and in the negative social impacts. The main benefit is the profit to real estate investors and speculators.

Focus on News - Graham R. Ross
Vol 2012 #19 - October 2015

← [60% centers in Fairfield & few at meetings even though letters sent out...]

→ [Collinson house for sale at some time w/ receiving application]

* - The same issues concern the Dan Hugel development proposal for 943 Collinson Street: over development, & rights of existing residents harmed, especially renters.

Charlotte Wain

From: Steve Barrie [REDACTED]
Sent: Thursday, Nov 12, 2015 12:29 PM
To: Charlotte Wain
Cc: Chris Coleman (Councillor)
Subject: development at 943 Collinson st

I am just sending this email in regards to the proposed townhouse development at 943 Collinson st. I live in a registered heritage home at 907 Collinson and am opposed to this development mostly on the grounds this poor street has reached it's full capacity to house any more people. There already is Campbell lodge with near 100 suites as well as numerous apartments and condos. Parking is ALWAYS a serious problem on this street, most homes being non conforming older homes have no driveways. The size , scale , setback and look of this development does not fit with the current neighbourhood and i feel it will only draw away from the charm the street is trying to hold on to desperately. This home was placed on the market ridiculous overpriced obviously with no intention to sell, no real attempts to sell it as the beautiful one owner 40's home that it is. It would be nice if a street like this and being a dead end so close to town could remain intact, we already are bursting with cars etc.

Thank you
Steve Barrie
Construction Coordinator for Film and Television
907 Collinson street

Charlotte Wain

From: Mary Lloyd [REDACTED]
Sent: Wednesday, Nov 18, 2015 7:52 AM
To: Charlotte Wain, Chris Coleman (Councillor); [REDACTED]
Cc: Garth Lenz
Subject: 943 Collinson St

Hello,

I am opposed to the proposed development on my 900 block of Collinson. Mainly because we have a big parking problem here and more pressure on it will undoubtedly cause tension, friction, and many hassles here. We are JUST managing to fit everybody in at night. The proposed condos have only enough parking for one spot per condo and one total guest parking. That is ridiculous! Many families have two vehicles and lots of visitors. There are few viable options if we can't find a spot.

We also have downtown workers and partiers parking on our street to walk from here. If we end up having no space we have to park on Vancouver St and move our vehicles by 7am. With no where to move them to. And kids to get to school etc.

I also see it not matching the character of the street. There is NO green easement. Virtually a sliver of plants in front. It juts right against the sidewalk. Insane to approve that. Surrounding buildings are architecturally pleasant, with lovely landscaping.

Please stop this building. A character duplex or triplex would be more in keeping with the culture of our street.

Mary Lloyd
Garth Lenz

Charlotte Wain

From: Mary Lloyd [REDACTED]
Sent: Wednesday, Nov 18, 2015 10:46 PM
To: Lisa Helps (Mayor)
Cc: Charlotte Wain; Chris Coleman (Councillor); [REDACTED]; Garth Lenz; Mary Lloyd
Subject: 943 Collinson St.

Hello,

I am opposed to the proposed development on the 900 block of Collinson, because we have a big parking problem here already and more pressure on it will undoubtedly cause tension, friction, and many hassles. We are JUST managing to fit everybody in at night. The proposed condos have only enough parking for one spot per condo and a total of one guest parking spot for the entire complex. That is ridiculous! Many families have two vehicles and lots of visitors. There are few viable options if we can't find a spot.

We also have downtown workers and partiers parking on our street to walk from here. If we end up having no space, we have to park on Vancouver St and move our vehicles by 7am...with no where to move them to ...and kids to get to school etc.

I also see this monstrosity not matching the character our the street. We are a mix of well-conserved heritage and character homes, architecturally tasteful condominiums with lovely landscaping, and a federally funded subsidized housing complex with lots of green space. The proposed building has NO green easement-- virtually a sliver of plants proposed in front. It juts right against the sidewalk. It would be insane to approve that when surrounding buildings are architecturally pleasant, with lovely landscaping.

Please stop this building. A character duplex or triplex with much more parking would be more in keeping with the culture of our street. We are aware that non-developer offers were made to buy the home and it is unfortunate for the rest of us on the block that the owners went with the developer's offer.

Please consider all the values and culture of our special 900 block of Collinson when you look at this proposal..

Sincerely,

Mary Lloyd
Garth Lenz

Charlotte Wain

From: Charlotte Wain
Sent: Tuesday, Nov 24, 2015 8:30 AM
To: Charlotte Wain
Subject: FW: development at 943 Collinson st

From: Steve Barrie [mailto:]
Sent: Thursday Nov 12, 2015 12:29 PM
To: Charlotte Wain
Cc: Chris Coleman (Councillor)
Subject: development at 943 Collinson st

I am just sending this email in regards to the proposed townhouse development at 943 Collinson st. I live in a registered heritage home at 907 Collinson and am opposed to this development mostly on the grounds this poor street has reached it's full capacity to house any more people. There already is Campbell lodge with near 100 suites as well as numerous apartments and condos. Parking is ALWAYS a serious problem on this street, most homes being non conforming older homes have no driveways. The size, scale, setback and look of this development does not fit with the current neighbourhood and i feel it will only draw away from the charm the street is trying to hold on to desperately. This home was placed on the market ridiculous overpriced obviously with no intention to sell, no real attempts to sell it as the beautiful one owner 40's home that it is. It would be nice if a street like this and being a dead end so close to town could remain intact, we already are bursting with cars etc.

Thank you
Steve Barrie
Construction Coordinator for Film and Television
907 Collinson street

Charlotte Wain

From: Charlotte Wain
Sent: Tuesday, Nov 24, 2015 8:31 AM
To: Charlotte Wain
Subject: FW: Proposed redevelopment of 943 Collinson street

From: France Cormier [mailto: [REDACTED]]
Sent: Thursday, Nov 12, 2015 4:14 PM
To: Charlotte Wain; Chris Coleman (Councillor); [REDACTED]
Subject: Proposed redevelopment of 943 Collinson street

Hello,

We are writing to you to formally object to the proposed redevelopment at 943 Collinson street in its current form.

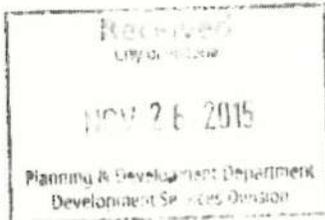
While we do not object to densification, we believe that any such plan should respect and preserve the street's livability. Green space is essential for a liveable environment and this project, in its current form, plans to remove a substantial amount of existing trees, shrubs and green space and replace it with concrete. This is not compatible with the rest of Collinson street and would seriously degrade the overall street's appeal and livability.

We would appreciate your support on this issue.

Regards,

France Cormier and Jim Yorgan
927 Collinson street
[REDACTED]

Sent from Samsung Mobile



936 Fairfield Road
Victoria BC V8V 3A4
November 20, 2015

Charlotte Wain, Senior Planner for Fairfield
Chris Coleman, Neighbourhood Liaison for Fairfield/Gonzales Community
Association
Planning and Zoning Committee, Fairfield/Gonzales Community Association

Re Proposal for 943 Collinson Street presented October 19 to the Planning and Zoning Committee for the Fairfield/Gonzales Community Association.

I write on behalf of the 20 owners of Strata Plan VIS3275 to express our concerns about the proposed 6 town home development which is immediately to our east.

The 900 block Collinson has a variety of residences: Campbell Lodge; 3 rental apartment buildings; our condominium and several private homes, 3 of which have heritage designations. We are, as the Humboldt Valley Precinct Plan which covers our area states, a mix of old and new with a sense of continuity and shared history. We agree and comply with Planning Principle 6 that The mature street trees and public and private green space are highly valued as community amenities and contributors to the liveability of the precinct. All the existing properties on our block are set back from the sidewalk and have grass and other landscaping features.

While the subsequent Official Community Plan of 2012 guides the expected population growth over the next 30 years, it acknowledges that local area plans are a key tool in the implementation of this plan, exploring local context and providing detailed direction for how to achieve the objectives outlined in this plan at a local level.

The developer is requesting a change from the current R3AM1 zoning and variances on all boundaries as well as height. We do not see how the plan he is presenting adheres to the Urban Design objective to Encourage high quality design that relates to the character, scale and height of existing buildings in the area or Design Guideline 2 which states Where new buildings with minimal setbacks are proposed, consideration should be given to the relationship of the new building to its immediate neighbours particularly with regards to shade and shadowing; visual privacy; balcony locations; window alignments; and overlook.

Our specific concerns are:

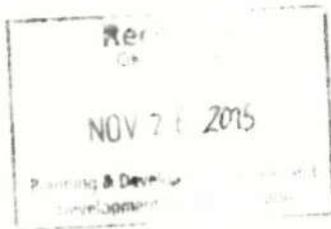
- * The floor space ratio for Urban Residential in the Official community Plan allows a density of 1.2:1 or 594 sq.m on a lot of 495 sq. m. This plan far exceeds that. It does not merit increased density on the basis of being within 200 m. of the urban core or an urban village. Nor does it provide an amenity or affordable or special needs housing. In fact, the front 2 units will be hard to access for anyone with mobility issues.
- * The proposal seeks a 10 foot setback from the street when the current allowable is 25 feet. Its proximity to the sidewalk will block views west to Quadra and east to Vancouver, interfering with the "streethead" vistas valued in the plan for other areas of Fairfield.
- * Urban design policy in the precinct states, New residential development should maintain a strong relationship to the street with individual entrances at ground level. The stone street level facade and its second storey front entrances will loom 11 feet over pedestrians and drivers with little green to soften its appearance or maintain visual interest.
- * The architectural style, especially the ground level stone facade, is reminiscent of a ski resort and not in keeping with the heritage and residential style of other buildings on the block.
- * The roof line, even without projections, is over the height limit for 4 storey buildings by 1 to 2 feet.
- * On the already fenced eastern property line, the requested 5 foot instead of 20 foot setback will create a dark, narrow passage to the entry of 4 units. There is minimal landscaping to soften this.
- * An 11 foot setback instead of 20 feet is requested on the western property line. This will accentuate the blockage of light to the eastern side of our building. 4 units in our building rely totally on their eastern exposure for light. Another 8 units receive most of their light from the east. In total, 12 of our homes will be darker and colder.
- * The driveway, within the 11 foot setback on our eastern property line, means that the same 12 units will be subject to the noise of the garage entry system and the lights, sound and exhaust of 7 cars at any time of the day or night. The ground level units will have the headlights of cars exiting the garage shining directly into their homes. Waste Management vehicles will also use this driveway. The suggested ornamental grasses will do nothing to mitigate the noise, light and fumes. A substantial fence should be a minimum requirement.
- * The required ratio for parking is 1.4 or 8+ spaces for 6 units. Only 6 resident and one guest space is supplied. This will mean additional cars parking on an

already congested, dead end street.

- * The balconies on the western side of this building will overlook the patio or balcony of 4 units and face the windows of all 12 eastern units. Their use will create noise and invade privacy. The reduced setback and lack of fencing or landscaping of any height increases this effect.
- * The Humboldt Valley plan states that our precinct remains attractive to tourists and many are heard to comment on the mature boulevard trees and innovative gardens in front of apartment buildings and townhouses. Most of the minimal landscaping is at the rear of this building where it does nothing to enhance the street for other residents or passersby. Even this shared recreational space is reduced and brings the building closer than allowed to its neighbour at the rear.
- * None of the existing mature trees and shrubs on the property will be retained.
- * Bicycle parking is open to the sidewalk and does not provide the "property security" valued in the precinct plan.

This proposed development is not of a scale and does not provide sufficient landscaping to fit with the character of the 900 block Collinson Street. Nor does it adhere to the principles of the Humboldt Valley Precinct Plan. On behalf of the 20 homeowners immediately adjacent to it, we request that it not be accepted.

Martin Young
Strata Council President



102 & 103 936 Fairfield Road
Victoria BC V8V 3A4
November 12, 2015

Charlotte Wain, Senior Planner for Fairfield
Chris Coleman, Neighbourhood Liaison for Fairfield/Gonzales Community
Association
Planning and Zoning Committee, Fairfield/Gonzales Community Association

We are writing to express our opposition to the proposed development at 943 Collinson Street as it was presented on October 19 to the Planning and Zoning Committee of the Fairfield/Gonzales Community Association. We live in the 20 unit strata building immediately to the west of the property for which rezoning and several variances were requested.

Like many of our neighbours, we are concerned by the massiveness of the proposed structure in relation to the lot size, the lack of green space when all other buildings on the block are set back from the sidewalk with significant grass and plantings around them and insufficient parking which will leave more vehicles parked on an already crowded dead end street.

However our main concerns are:

1. The height of the building and its proximity to our property line.
We have garden or ground floor units bounded on the east and north by pleasant landscaping on generous setbacks. Unit 102 has a dining room window and patio door which face Collinson. But the main source of light is from the east: a single window in the main bedroom, a single living room window and a second dining room window. All of the windows and the patio of Unit 103 face east. It has no other natural source of light or warmth. Most of our light will be blocked by the proposed building, over height and looming with reduced variance to our east. It will leave our homes shaded and colder.
2. The ground level parking side rather than street entry and a driveway with fencing and minimal setback from our property line.
We can only assume that residents will be accessing the garage

adjacent to our bedroom and living area windows at any hour of the day or night. The security gate will be opening and closing. Lights from exiting cars will shine directly into our windows and those going up or down the drive way will cast light along the side of our homes. A privacy screen at the end of the driveway will be provided to shield the townhomes' rear garden from headlights, but the proposed ornamental grasses along the driveway will do little to shield us from the light, engine noise and exhaust of 7 cars. City of Victoria bylaws prohibit smoking within 7 metres of doors, windows and air intakes. We will have all the odour and chemicals from car exhaust closer than 7 metres.

The Humboldt Valley Precinct Plan which covers this block stipulates **that:** Rezoning applications for Artist Studio Space may be considered in an accessory building subject to addressing issues of dust, noise, odour and impact on adjacent properties. **Surely a town home development should have to address the same issues. At the least, a fence should be required or the drive way could be moved to the eastern side of the development where there is an existing fence and cars are already being driven and parked.**

If this proposal is approved as presented, it will cause similar disruptions to the 10 other units on the east side of our building. All our properties will be devalued and our enjoyment of our homes compromised. Please help us maintain the quality of our neighbourhood and our life in it by rejecting this proposal.

Sincerely,
Lynn Thomson, Unit 102
Helen Reid, Unit 103



943 Collinson St.

Neighbourhood Support

Attached are names and address of neighbours that support the project. The general consensus in my opinion from the single family residences is that the parking won't be an issue but there was concern regarding the trade's vehicles during construction and the hours of work in relation to noise.

I did find it difficult to access the larger rental buildings, although, I did receive the support from those I could find.

Regarding 910 and 930 Fairfield Rd., they were reluctant to lend support based on the fact that they were just renters. Although I did try to encourage them, that their opinion was every bit as important and mattered just as much as owner, but to no avail.

918 Fairfield Rd. seemed very positive when I spoke to her the last time but she is presently away until the end of the month. I will be in contact with her again.

I am scheduled to meet for a second time with the residents of 936 Fairfield Rd. on May 11th, 2016 to review further revisions to the plans.

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: FRANCE CORMIER

Address: 927 Collinson St.

Comments:

I support the project

Name: LORRAINE YVES SHAFERSKI

Address: 923 COLLINSON ST

Comments:

I support the project

Name: AbdulKader Hamdoun

Address: 967 collinson st

Comments:

I support the project

Name: SARA ROBB

Address: 907 Collinson St

Comments:

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: Wendy Hauke

Address: 903 Collinson St

Comments: be mindful of our source 'Kendall Parking'

I support the project

Name: Glen Campbell

Address: (918) Collinson St

Comments: I support this project

I support the project

Name: John Zelenak

Address: 918 Collinson St

Comments: _____

I support the project

Name: Annalee FRANKSON

Address: 306-934 Collinson St

Comments: _____

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: Enrique Luis Gonzalez Address: 967 Collinson - Unit 309

Comments: I like it. It'll make the neighborhood nicer

I support the project

Name: Robert Nathan Address: 710 VANCOUVER

Comments: _____

I support the project

Name: Robert Nathan Address: 710 Vancouver

Comments: _____

I support the project

Name: Dolma Nalhan Address: 710 Vancouver St

Comments: _____

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: ERIC HAFENRICHTEA

Address: 617 VANCOUVER ST

Comments:

I support the project

Name: KATHY GUSTAFSON

Address: 940 FAIRFIELD

Comments:

PLEASE KEEP NOISE TO WORKING HOURS

I support the project

Name: TINA HILSON

Address: 900 FAIRFIELD

Comments:

I support the project

Name: SCOTT COFFARDE

Address: 967 COLLINSON ST

Comments:

Plumber 



943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: EVA ROBERTS

Address: 924 FAIRFIELD RD

Comments:

I support the project

Name: Catherine Sweeney

Address: 912 Fairfield Rd

Comments:

Better project this time -

I support the project

Name: Laure Edmondson

Address: 911 Collinson

Comments: _____

I support the project

Name: Mikal Williams

Address: 901 Collinson

Comments:

943 COLLINSON ST
Proposed 3 unit townhouse development

Upon review of the original and then the revised development:

I support the project I do not support the project

Name: NEIL BARKER Address: 302-967-8 COLLINSON ST

Comments:

Upon review of the original and then the revised development:

I support the project I do not support the project

Name: Myra Buckley Address: 933 Collins - Apt H

Comments: I see no problem with this property develop

Upon review of the original and then the revised development:

I support the project I do not support the project

Name: Jennifer Hainsworth Address: 933 B Collinson Street
V8V-387

Comments:

943 COLLINSON ST
Proposed 3 unit townhouse development

I support the project

Name: Marcus Kneys

Address: 967 Collinson

Comments:

I support the project

Name: [Signature]

Address: 203 - 967 Collinson st

Comments:

I support the project

Name: _____

Address: _____

Comments: _____

I support the project

Name: _____

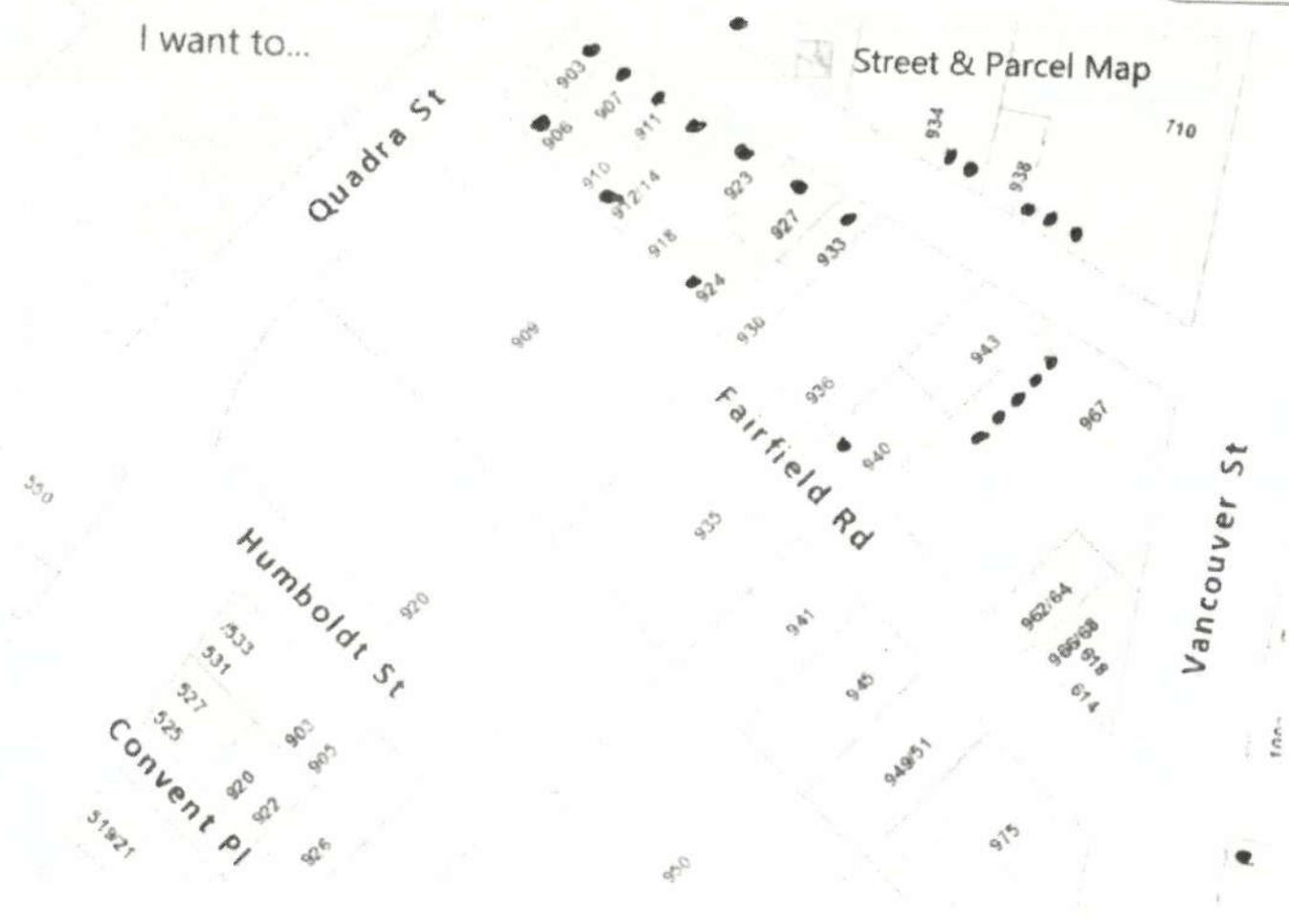
Address: _____

Comments:

Street...

I want to...

Street & Parcel Map



THE DOTS INDICATE SUPPORTING NEIGHBOURS

