

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: Email to Mayor and Council re: 943 COLLINSON STREET.

From: John Carleton
Sent: Friday, May 20, 2016 4:57 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fw: VARIANCES APPLICATION No 00008 FOR 943 COLLINSON STREET.

I am a Homeowner and Resident of Lot 1, Plan VIP57309 since the "Occupancy Permit", City of Victoria, was signed for and approved occupancy of the newly constructed 20 Unit Strata Condominium (936 Fairfield Road) dated 15 day of July 1994. Authority of Building Permit was 52983. Three properties were demolished to provide space for the building of this new condominium.

943 Collinson Street would have been part of the proposed structure (936 Fairfield Road) but the owners would not sell. As time passed the owners, an elderly couple moved on and their son took over looking after the property. The son painted the house, inside and out, sanded the floors and in general got the property ready for sale. From all appearances the house and property should be saleable at market value. A developer now enters the picture.

The developer, proposing the variances, would have to demolish the house or move the house off the property before building a replacement structure (3 story Condominium). I do not agree with his variation proposals as note below.

Zoning requires:

Minimum lot size of 920 sq meters.

943 Collinson is only 496 sq m. !!

Site coverage should be maximum 30%

Proposal is for 40% !!

On site parking for 3 units should be 4.2 (4)

Proposal is for only 3.0

Front set back should be 9.0 meters.

Proposal is for only 7.347 meters

West side set back should be 5.33 meters.

Proposal is for only 3.683 meters

East side set back should be 5.33 meters

Proposal is for only 1.525 meters

Rear set back should be 5.33 meters

Proposal is for only 3.962

I also must protest the **cutting down** of three mature trees along the east/south wall of the property for the new proposed structure. The 40-50 (?) year old trees are a major part of the greenery of the property.

Parking is a never ending major problem on the dead end Collinson Street. Adding an additional 2 living spaces on the street would add to this problem for visiting guests and commercial service vehicles.

Without limiting the discretion of the Board, it is the established policy of the Victoria Board of Variance to grant variances only where the Board is persuaded that the present zoning creates a hardship unique to the property in question.

I see no hardship unique to this property – only a developer planning to exploit an opportunity to make money at the expense of homeowners wishes in a family neighbourhood. Adjacent homeowners do have legalistic complaints – those further removed only have opinions.

For your consideration.

Thank you

WJ Carleton

404-936 Fairfield Road

Victoria BC V8V 3A4

Pamela Martin

From: Teri Picard [REDACTED]
Sent: Wednesday, June 01, 2016 4:47 PM
To: Victoria Mayor and Council
Subject: Re: 943 Collinson St.

Dear Mayor and Council,

I am writing about the re-zoning of 943 Collinson St. I am against it. Please do not allow this. The lot is so small as it is and it is ridiculous to put a three unit complex there. There is not enough street parking now. What will happen when there are three new vehicles looking for a place to park?
Sounds like a little too much greed happening here.

Do not allow this re-zoning.

Thank you,

Theresa Picard
934 Collinson St. #309

Pamela Martin

From: michael paul [REDACTED]
Sent: Wednesday, June 01, 2016 6:16 PM
To: Victoria Mayor and Council
Subject: I oppose the redevelopment of 943 Collinson Street

Dear Mayor and Council:

As a long-time renter at 934 Collinson Street, I oppose the redevelopment of 943 Collinson Street from a single family dwelling into a large triplex (development cash-grab). Collinson is already a congested street, with little or no park available on the street at present. Putting in another large structure, with insufficient parking for the 3 large suites proposed, will mean another 3 or 4 cars will likely have to park on the street regularly.

The developers are requesting many variances to allow this building to go ahead - so many because the neighbourhood/ property is not zoned for this type of oversized structure....

Also having a large number of construction vehicles parked on an already difficult/ congested street for many months will also be a hazard and produce much additional noise pollution.

Please vote to cancel this project, or scale it back considerably (duplex, with sufficient parking - 4 stalls onsite). Thank you.

Regards,

Michael Paul
#311 - 934 Collinson Street, Victoria, V8V 3B8
[REDACTED]

Pamela Martin

From: [REDACTED]
Sent: Thursday, June 02, 2016 1:26 PM
To: Victoria Mayor and Council
Subject: Proposed Construction 943 Collinson

Madam/Sir:

Re: Proposed Construction @ 943 Collinson.

This proposed construction, while ignoring zoning restrictions will only produce for residents lots of noise, dust, traffic problems.

The only benefit will be to the “developer” if that word can indeed be properly used here.

Do the right thing and make sure this site is not approved for this type of disruptive construction.

Steve Konarzewski
214 Vancouver St.

June 2, 2016

Alicia Ferguson

To: Victoria Mayor and Council
Subject: RE: Email to Mayor and Council re: 943 Collinson development application

From: B Hobson
Sent: Wednesday, May 18, 2016 4:08 PM
To: 'ccoleman@victoria.ca'; 'mayor@victoria.ca'; 'CWain@victoria.ca'
Cc: 'malto@victoria.ca'; 'bisitt@victoria.ca'; 'jloveday@victoria.ca'; 'mlucas@victoria.ca'; 'pmadoff@victoria.ca'; 'cthorton-joe@victoria.ca'; 'gyoung@victoria.ca'
Subject: 943 Collinson development application - request for feedback from Council

Re: 943 Collinson development application - request for feedback from Council

Good afternoon Mayor and Council,

My wife and I are very recent residents of Victoria, (after immigrating from Gordon Head in Saanich).
To date we have been enjoying our new life at 936 Fairfield Rd, with our home overlooking Collinson St.

We attended a presentation a few days ago from the developer of 943 Collinson St.
In this presentation the developer indicated that Council “wants” consistently high buildings along Collinson St, as his rationale for Council supporting the massive variances requested for this “orphan lot”, bringing the new building to the same height as the buildings on either side of it.
Are not variances meant to be rather minor in nature?

We are looking at across Collinson to a Heritage Home nestled between two much higher multi-family buildings, and we submit the variances in height, especially with several trees and much green space is quite appealing.

We would respectfully request feedback from Mayor and Council to confirm if this is really what our City Council wants (all similar height buildings), and if so, please explain the purpose of the constraints of zoning on this property, and the contradiction to the guidelines from the Humboldt Valley Plan.
We are concerned that the developer may have been misleading us, and our other neighbors to garner the support he seems to have obtained.

Thank you very much.

Regards,

Brian Hobson
401-936 Fairfield Rd.

Alicia Ferguson

From: Public Hearings
To: Victoria Mayor and Council
Subject: RE: 943 Collison development application

From: margaret feige
Sent: Tuesday, May 24, 2016 11:16 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Valerie MacDevitt; Heather Baxter; Martin Young; Lynn Thomson
Subject: 943 Collison development application

Dear Mayor and Council

My husband and I are very happy owners of suite 302 on the east side of our beautiful condo building at 936 Fairfield Road.
We enjoy living here very much and a big part of this enjoyment is the natural beauty of the landscaping on the east side of our building, the garden around the single family house to the east which is the site of the proposed development at 943 Collinson Street, and the three beautiful large trees which separate this property from the apartment building further east.

To our dismay we have learned that if this proposed development is approved, all of the windows on the east side of our suite will look directly upon this massive structure which will fill 40% of the site coverage when the current zoning requirements only allow for a maximum of 30% coverage.

The current zoning requirements require that the size of this proposed structure requires a lot size of 920 square meters but it is proposed to be built on a lot that is 496 square meters which is 46% smaller than the zoning requirement. This seems to us to be an unbelievable and unjustified percentage variance from what is currently required. We have zoning requirements for a very good reason and we ourselves would never expect to receive approval for such a massive variance. It definitely begs the question: Should the developer not be required to purchase a lot of at least 920 square meters to build what he is proposing?

Now, please understand that we are not against development and we do understand that variances serve a useful purpose when they are clearly in the best interest of all parties concerned. The main point we want to get across is that these major variances only serve the developer and are so far off the zoning requirements one has to wonder why we have zoning requirements at all.

Approval of these massive variances for this development and the loss of this amount of beautiful green space, sets a

dangerous precedent which will reduce the quality of life for all of the residents in our beautiful neighborhood.

As I sit here in my living room looking east at this lovely single family home and enjoying the landscaping and these three beautiful trees,

I leave you with this image and I thank you very much for your consideration of this letter.

Sincerely,

Margaret Feige
302-936 Fairfield Road