

Pamela Martin

From: Public Hearings
Subject: FW: Email to Mayor and Council re: Proposed Development 943 Collinson Street

From: HEATHER BAXTER [REDACTED]
Sent: Wednesday, June 08, 2016 3:33 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Proposed Development 943 Collinson Street

Dear Mayor and Council,

I am a happy owner on the east side of our beautiful condo building at 936 Fairfield Road. I 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 my dismay, I have learned of this proposed development. If approved, the windows on the east side of all suites 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 me to be an unbelievable and unjustified percentage variance from what is currently required. We have zoning requirements for a very good reason. 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?

I am not against development in general and do understand that variances serve a useful purpose when they are clearly in the best interest of all parties concerned. 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.

I ask that you take the time to consider this proposal and the effect it will have.

Sincerely,

Heather Baxter
204-936 Fairfield Road
Victoria, B.C.
V8V 3A4

Pamela Martin

From: Public Hearings
Subject: FW: Development Permit with Variance Application -- 943 Collinson St.

From: patricia morris [REDACTED]
Sent: Wednesday, June 08, 2016 1:50 PM
To: Public Hearings <PublicHearings@victoria.ca>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Development Permit with Variance Application -- 943 Collinson St.

To Mayor and Council and Staff,

Re: 943 Collinson St.

I am writing this letter to oppose this development application.

1) I submit that the application is in conflict with the following sections of the Humboldt Valley Precinct Plan:

HUMBOLDT VALLEY PRECINCT PLAN

Pg 3. PLANNING PRINCIPLES:

4 The elements which define neighbourhood character and human scale development such as street trees and building massing are also valued.

6 The mature street trees and public and private green space are highly valued as community amenities and contributors to the liveability of the precinct.

PLAN SUMMARY MAP #2:

***This map seems to indicate the property at 943 Collinson St. as General Residential with FSR up to 0.6:1*

Pg. 8 TRANSPORTATION – POLICIES:

2 Parking variances may be considered subject to the provision of a parking study to the satisfaction of Staff and subject to Council approval.

Pg. 10 URBAN DESIGN – POLICIES:

4 Surface parking should be located to the rear of buildings or enclosed and should be adequately screened by landscaping.

Pg. 11 HUMBOLDT VALLEY DESIGN GUIDELINES:

2 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.

8 Mature street trees are identified by the community as an important neighbourhood characteristic. Retention of these mature trees is strongly supported. The impact of new buildings and in particular, reduced setbacks, on street trees will be assessed as part of a development application.

A) The proposed building height and massing, in addition to the removal of trees and shrubbery will detract from the current appealing variety of the streetscape along Collinson St.

B) Review of the PLAN SUMMARY MAP #2 within the Humboldt Valley Plan appears to indicate the site as 'General Residential' with FSR up to .06:1. This proposal is for .09:1.

C) The Proposal has negligible screening of the surface and enclosed parking.

D) The parking variance requested should require a parking study, as the very limited street parking along Collinson will be negatively impacted.

E) The east side of our building at 936 Fairfield Rd. will be severely impacted by shade/shadowing and visual privacy. I believe a shadow study would be appropriate.

2) I also submit that the requested major variances to required site size and coverage (impacting required setbacks) are in conflict with the zoning. I submit that the intent of Variances is that they should be minor in nature.

Correspondence from City Staff indicates:

"In terms of the variances, these are largely as a result of the lot size. 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"

I submit that it is preferable that the proposal does not proceed, as the lot does not accommodate a development of this type. Should the Developer wish to develop the site, he has the option to purchase the land and building to the rear of 943 Collinson. This would be a more normal and appropriate process for a development.

The development may be more appealing as a much smaller duplex, and would likely still be economically beneficial to the developer.

Another option would be for Council to reduce the zoning of the site.

I request that Councillors consider these objections, and reject this proposal.

I would like an opportunity to speak briefly at the meeting.

Sincerely,

Patricia Morris

936 Fairfield Rd.

Victoria