

Christine Havelka

From: webforms@victoria.ca
Sent: Monday, January 11, 2016 3:04 PM
To: Council Secretary
Subject: Thank you for your submission - City of Victoria - Address Council Form

Name: Greg Balicki **Date:** January 11, 2016

Address: 1005 Oliphant Avenue

I wish to appear at the following Council meeting: January 14, 2016

I represent: self

Topic: Concerns re: development at Cook and Oliphant

Action you wish Council to take:

For your consideration

CONTACT INFO:

Contact Name: Greg Balicki
Contact Address: 1005 Oliphant Avenue
Contact Phone Number: [REDACTED]
Contact Email: [REDACTED]

Cook and Oliphant Development

Concerns for Council's Consideration

Greg Balicki
1005 Oliphant Avenue

Planning and Land Use Committee Report October 15, 2015

- **transition** to buildings along Oliphant
- visual appearance of rear surface parking
- **massing and finishes** in relation to the neighbourhood context

Pre-existing Neighbourhood Context



A large square peg in a non-square hole

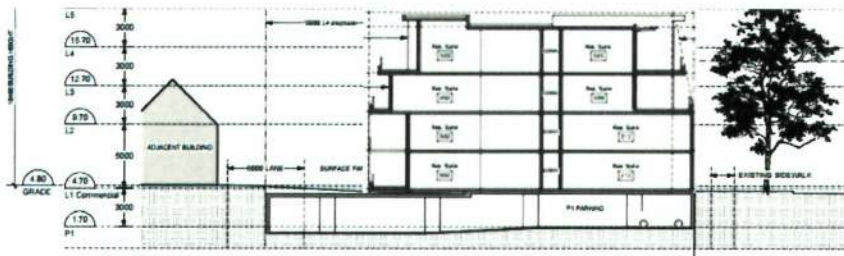


Not currently zoned for commercial



Cook Street Village Guidelines (1985: updated in 2003) this site is residential only, needs mid-block walk-ways.

Alignment with neighbourhood context



Improvements to Massing and Finishes



- Less than max dimensions
- Reduced site coverage
- Pitched rooflines
- Appropriate set-backs
- Mid-block access
- Preserve natural features
- Lower ceiling heights
- Family units

Planning Department Concerns February 11, 2015

Please consider:

- “reducing the overall building height” to improve its relationship to the neighbourhood context.

In Conclusion ...

Does it fit the community context?

Does it set an undesired precedent?

