

FGCA CALUC meeting for 137 Robertson Jan 18, 2018

1. Project to rezone to a new site specific zone from an existing 4 plex rental in poor condition with 4 parking places accessed from Hollywood to

demolish the existing building; build to a new 4 plex rental or Condo with 2 parking places accessed from Hollywood and 2 parking places accessed from Robertson. Because of previous (years ago) allowance of 1' setback, new building envelope would be resited to accommodate more appropriate setbacks.

One matter that exacerbates the situation is that on most of the lots in the immediate vicinity is that houses were built within one foot or less of property lines.

These are all approved variances or were allowed at time of a new survey. This does not allow for the usual space between buildings and does cause some concern among the neighbours especially those who are adjacent.

The applicant is using seemingly the right setback on one side but that setback is all there is between the new proposed 4 flex and the existing neighbour which does some great concern for the neighbour to the north.

This is only one of the major reasons why this CALUC continues to express doubt about variances that exceed a change of more than 15%.

Two previous design concepts took into consideration a few of the neighbourhood concerns including height, neighbours view, parking, building design. Shade study was available at this meeting . Permeable parking surface will be installed.

2. Twenty four people attended this meeting.

Several attendees liked the current design and said it was an improvement from past concepts and from current building. Others felt 4 units was too much and duplex or triplex or Single Family home would be preferable.

3. Design concerns mentioned at this meeting

- Building is too high (2 storey plus basement)
- Loss of light for the North neighbours basement suite
- Would work better for a duplex- less height and less parking
- No units are mobility accessible
- concerns about the location of bike storage units, inside the setbacks
- parking concerns along Hollywood Crescent and Robertson

The following are excerpts from letters received from neighbours attending the CALUC meeting Jan 18, 2018

1) maintaining the present zoning, of R1G, would reduce the density which would certainly maintain the character of the district.

2) the traffic access/egress is basically north contributing to congestion on these already busy arteries.

3) the building foot print based on Project data is now excessive, but requests are for an additional 10 percent coverage. proposed site coverage 1850.1 ft.sq
existing site coverage 1680.1 ft sq

Proposed site increase of 10 percent does not include storage units.

4) parking on adjacent roadways are presently a nightmare and the development contributes to no new solutions.

5) floor areas for R1G zoning would be ratios established on past developments which include, but not limited to 1869/1845/1801 Hollywood Crescent. It is important to maintain these ratios I do hope that these concerns will assist in your submissions to the City of Victoria council and planning departments