

# CALUC Meeting Report: Nov 21, 2019

## 902 Foul Bay Rd

Applicant: Aryze - Luke Mari, Erica Sangster (Architect)  
Attendance: Community 45 (approx.); CALUC 6;  
Applicant 1; Architect 1



### Project Summary

Construct two blocks of stacked townhomes consisting of studio, two- and three-bedroom units. All units are proposed to be part of BC Housing’s affordable home ownership program. The Heritage protected elements of the property including a stone wall, iron gate and one of two protected beech trees are retained.

	Existing Zoning Reg.	Proposed
<b>Zoning</b>	R1G	Site Specific
<b>Lot area</b>	4951 sf (minimum)	21958 sf
<b>Stories</b>	1.5-2	2.5
<b>FSR</b>	0.5 – 1.0	0.62
<b>Height</b>	7.6m	11.5m (east block), 12m (west block)
<b>setbacks</b>		
<b>North</b>		1.5 m (to parking) 3m (to home)
<b>South</b>		3 m
<b>East</b>		4 m
<b>West</b>		3 m
<b>Coverage</b>	30%	42.5%
<b>Parking</b>		16 (car), 34 (bike)

### About CALUC and This Report

The Community Land Use Committee (CALUC) facilitates dialogue between land use applicants and the community to identify concerns regarding land use applications which may influence the proposal and result in changes more appropriate to the neighbourhood. The CALUC encourages a respectful meeting environment allowing everyone the opportunity to speak and be heard. The meeting is about the proposal not about the applicant or others involved in the project. There is no decision by the CALUC to support or oppose an application made at, or after, community meetings. Community members are encouraged to share their views with City Council via email ([mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)). If an application is submitted to the City, information can be obtained through the Development Tracker feature of the City's website: <https://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>

## Themes

### Parking, Traffic & Safety (Particularly on Redfern)

- No visitor parking provided. Existing challenges with parking. *Answer: four on street spots per home neighbourhood wide.*
- Parking – Redfern parking currently at capacity, clogs street, not realistic that 18 units will have 16 cars.
- Redfern is busy, would you look at more than once access to spread out traffic? *Answer: required to only have one access, don't want to disturb heritage wall.*
- Parking and traffic an issue on Redfern, no sidewalks so pedestrians also share street. Concern about increased traffic.
- Parking and safety of street on Redfern, too congested, local and through traffic. No sidewalks. Carriage houses making parking worse.
- Parking, will be an issue
- Bike parking? *Answer: three locations 36 stalls*
- Parking – condo at Redfern and oak bay will result in loss of parking. Business employees are parking on Redfern.
- Concern about parking during construction. Can applicant control this? *Answer: is an issue on every project, do best to communicate*
- Concern about cyclists and safe routes – Foul bay is not safe. Supports left only out of parking. *Answer: anticipating city will expand foul bay right of way.*

### Trees

- Can you provide project stats & trees *Answer: to be determined, potentially 3 protected removed (one beach on north end, heritage protected. About copper beach trees, staff propose that two beaches, wall and iron gate are heritage designated.*
- Concern about trees, they are cleared in name of affordable and housing. Climate/CO2 impact of removal. *Answer: net increase in trees, avoids growth in suburbs, vehicle/commuting.*
- Trees and tree removal – old heritage trees do so much that is not replaced with young trees.
- How many trees – these seem decided based on landscape plan. *Answer: will email stats.*
- Disappointed about tree loss? *Answer: perimeter trees are not being affected.*

### Affordability

- Concern about adult kids looking to own a home, this addresses affordability; bike parking covered? *Answer: 22 secured + covered.*
- Affordability – concern that units still aren't affordable, how are these derived. Very concerned about affordability, those there should share. *Answer: BC wide metro number.*
- Impact of housing prices in surrounding area? *Answer: affordability gives funds back to city.*
- Allows people in community to stay that want to purchase. Currently nothing is attainable, current low density not helping community.
- Strata title? How does sale work? *Answer: program extinguishes when mortgage ends. Subsequent buyer income tested.*
- Ave price per sf. 5-600 price per sf; What does this do to help our neighbourhood? *Answer: diverse housing types leads to better social health, benefits; incremental change happens*

## Suggestions & Feedback

- Sidewalks being added on Redfern? *Answer: Possibly along Redfern, there is space depends on community and city.*
- Can plan include car share or convenient to limit car ownership? *Answer: can look at it.*
- Can bike parking be increased, families need more? *Answer: hangers on back of parking isn't counted, another 16.*
- Work with city for left out only out of parking to reduce traffic on Brighton? *Answer: can look into it. Should applicant look into more restricted resident only parking?*
- Look into signage or other improvements for nearby greenways? *Answer: already putting everything into affordability*

## Further Comments & Questions

- Neighbours have garden space and outdoor play area, where is the outdoor space for residents? *Answer: front stoops on Redfern, project includes common green space.*
- Concern about transit route removal on Richardson.
- How many stories? *Answer: Each 2.5 stories, 8.5-12m in height, taller maintains open space.*
- Height, how tall was existing home? Maybe similar to proposed?
- Height, current zone 7.6m, proposed 12m. Sees as apartment building, would prefer four single family homes. *Answer: don't need more 2M homes.*
- How does this fit in with Gonzales neighbourhood plan, expect more of this on foul bay road?
- Timeline? *Answer: 12-4 rezone, 4 months permits; then build.*
- Elevations showing how a 'stacked' project looks? *Answer: Reviewed floor plans*
- How deep? *Answer: 4.5' below grade depending on grade, new townhouse zone*
- Are there other stacked townhouses in the neighbourhood? *Answer: not currently in Vic, dockside green is an EG.*
- 931 Mclure proposal changed after meeting. Commitment if there is a significant change will come back with another meeting? *Answer: committed to city process. Yes, will return.*
- Can the units be rented? *Answer: no, because it's affordable ownership.*
- Interested in how the program will play out since it's a new program.
- Exterior cladding? *Answer: shingle, likely hardy shingle. Rendering of carports with units over head? Answer: yes.*
- Electric car charging? *Answer: will run conduit, but haven't done electrical load for site*
- Seniors looking to downsize, opportunity for accessibility. *Answer: needs to pre-sell through bc housing, can look at any special requirements before permits.*
- Heartbroken when heritage house burned. Love design, feel and look. Not sure about density.
- Foul bay right of way expansion could take additional trees. *Answer: yes, irrespective of this or other project.*