

**CALUC Meeting Report:
DATE Oct 25, 2021**

Address: 515 Foul Bay
 Developer: GMC PROJECTS
 Presenter: Jordan Milne, GMC
 Projects, President & CEO
 Architect: Wil Peereboom,
 Victoria Design Group on behalf
 of Nick Bray Architects



Others:

Richard Gill, GMC Projects (Development Manager)
 Tonny Kiptoo, GMC Projects (Vice President-Development)
 Jeremy Gye, Gye & Assoc. (Arborist)
 Chris Windjack, LADR (Landscape Architect)

Attendance: In person: 4 GMC staff, 2 visitors. Online: 25 neighbours from surrounding area.
 (The list of all participants is with the FGCA office.)

Rezoning Requested	Current	Proposed	
Variances			
OCP Amendment required?		Yes	
Number of Units	5	23	
	Current Zone	Proposed	
Site Coverage	30%	20.64%	
Number of parking stalls	8	26	
Set Back East	31.46m	5.13m	
Set Back West	7.5m/1.5m	53.05m/2.25m	
Set Back South	11.39m	25.89m	

Set Back North	11.39m	5.21m	
	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	.19	.49	
Height	11.60 (Tallest)	11.60 (tallest)	

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). 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>).

Meeting notes

Members of the community joined this Community Meeting in person as well as presenters and the CALUC committee.

The meeting was advertised on the FGCA website and social media.

Unfortunately, the meeting had two interruptions due to a conflict with Zoom scheduling.

Rezoning Requested

GMC Projects is submitting a rezoning application to the City of Victoria for the property at 515 Foul Bay Road.

The property is a panhandle lot consisting of 1.2 acres on sloping lot located along Foul Bay Road across from Chandler Street and Margaret Jenkins Elementary School. The property currently features the 1912 McClure Manor. The manor will be preserved and its current rental situation unchanged. It is registered but not designated heritage and was converted into five apartment dwellings in 1958 but with no housing agreement. The developers are proposing no displacement of existing residents while securing their rental tenure for 60 years.

The proposed development seeks to respond to housing needs and specifically address the “missing middle” with infill townhouses. The development protects roughly 25% of the site (bordering Abkhazi Garden) with a covenanted no-build area in perpetuity. As well, the proposed development comes on the heels of a failed application in 2017 by a prior owner. GMC has attempted to address the following based on comments from the previous proposed development:

- Not to bring forward another application for single family housing
- Opportunity for groupings or clusters of townhouses

- Respecting the 7.5m setback to operable windows
- Considering the trees with smaller and flexible footprints
- Provide permeable paving where possible.

The proposal seeks to create 18 new dwelling units contained within a group of three distinct townhome style structures whereby a one-bedroom home would occupy the main floor and a three-bedroom two-bathroom home would occupy the upper two floors (a total of nine new one-bedroom homes and nine new three-bedroom homes).

The three buildings would be three stories ranging from 9.9 to 10.44 (existing manor which sits at 11.6 meters).

Concerns from the neighbours about the proposal (grouped):

- Too much density (number of units, height and setbacks) resulting in environmental impacts of removing too many mature protected trees.
- The size, height and scale are not appropriate for the neighborhood.
- Many speakers in favour of denser or greener living; however, but feel this level of density (18 new dwelling units) is excessive.
- The city required the previous (new) owner of the property to hear concerns from the immediate neighbours. A number of speakers felt strongly this was did not happen.

Support:

- One neighbour appreciated what the developer is trying to do by balancing providing housing to suit a wide range of people in the community, at the same time, preserving as much of the original environment as possible.

Letters received by the FGCA CALUC:

1 - From: Robin Jones <gardenartgate@telus.net>
 Sent: Monday, October 25, 2021 4:37 PM
 To: CALUC chair <planandzone@fairfieldcommunity.ca>
 Subject: 515 Foul Bay Rd

The development proposed for 515 Foul Bay is unacceptable for several reasons.

1. The city required the previous owner of the property to engage and consider what the immediate neighbours concerns were. That project evolved due to the input of neighbours to something that was acceptable.
2. The current developer did meet with neighbours but has obviously not listened to them.
3. The city has this grand plan of planting 5000 trees but continues to allow developers to cut down numerous trees. I would like to see data describing the number of trees developers have been allowed to cut down and then ADD that number to the 5000. Secondly the city should be stronger in not allowing so many trees to be cut down.

4. The height and number of the structures is too many. Wouldn't it be great if the developer eventually be known for his sensitivity and not as a typical developer who trashes our unique environment.

Robin Jones
234 Beechwood

2 - Warren <warrpb@gmail.com>
Mon 10/25/2021 5:05 PM
To: mayorandcouncil@victoria.ca;
CALUC chair

I am a landowner near the proposed development at 515 Foul Bay.
I am very much opposed to the changes on that property which is one of the few remaining havens of trees in the area. Despite the inclusion of protection for the 25% of the land that abuts Abkasi Gardens, it is not acceptable to my wife and me that that natural area and its heritage trees be sacrificed.

We oppose that increase in density that will involve killing that special area of nature in Fairfield. The increased density alone will be destructive to what remains there.

Sincerely, Warren Becker and Elisabeth Jirik

3 - Bev and Don Wilden <wildens@shaw.ca>
Sun 10/17/2021 9:53 A
To: CALUC chair
To: Joanna Fox, Chair

This is in response to the proposed development notice for 515 Foul Bay Rd.

We have absolutely no issues with the proposed plan. Aside from the need for missing housing of this type, we live in the townhouse development on Chandler Rd—across the street. While we don't speak for other owners, it seems ludicrous that any would object. I am certain the when these were built in 1996/7, there were some objections as there were no previous townhouses in the area. Now we get compliments on this development. It appears the proposed townhouses would not even be visible from the street.

We are in favour of this plan.

Beverley and Donald Wilden 1880 Chandler Ave #6

4 - Paul Serowka <serowka@me.com>
Sat 10/9/2021 8:11 PM

To: mayorandcouncil@victoria.ca
Cc: CALUC chair
Hello

I am writing in support of the proposed development at 515 Foul Bay Rd. I live and own a house very close to that property. I think that the increased density is badly needed in our neighbourhood and this project meets the current needs of our community.

Sincerely

Paul Serowka

5 - Robert Berry <robertjoberry@gmail.com>
Tue 11/2/2021 3:29 PM
To: CALUC chair

Hi,

Just emailing my support for 515 Foul Bay. I am increasingly concerned that the widespread low density zoning is creating a housing shortage and effectively pushing future generations out of our neighbourhood. I want my children to be able to continue to live here. I am also concerned that the lack of new housing in our neighbourhood is creating huge development pressure on the forests and farmland in the Westshore.

The 515 Foul Bay project is exactly what we need. If anything it is too conservative in the height, setbacks and coverage ratios. A couple more families could easily fit in such a great location.

Thanks,
Rob