

**CALUC Meeting Report:  
DATE**

Address: 1840 Crescent

Developer: Molto Bene Enterprises  
 Presenter: Joe Calenda  
 Architect: Adam Fryatt of MD.R.N.  
 Built



CALUC Attendance: Owen Sieffert, Joanna Fox, Dave Thompson, Don Monsour, Ashley Fernandes, Michael Hirsch.

See documents on [City of Victoria Development Tracker](#) for confirmation and details on this application.

<b>Rezoning Requested</b>	<b>Current</b>	<b>Proposed</b>	
	(Subdividing a ~13,993sf lot to create small lot.)	Small Lot House Rezoning, development permit, and subdivision	
<b>Variances</b>	NA		
<b>OCP Amendment required?</b>	NA	No	
<b>Number of Units</b>	NA	1	
	<b>Current Zone</b>	<b>Proposed</b>	
Site Coverage			
Number of parking stalls	NA	1	
Set Back East	NA	No variance	
Set Back West	NA	No variance	
Set Back South	NA	No variance	
Set Back North	NA	No variance	
	<b>Actual Building</b>	<b>Proposed Building</b>	
FSR (Floor Space Ratio)	NA	0.44	
Height	NA	7.48m	

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**

*Density and Growth Areas – density complies with OCP and Gonzales Neighbourhood Plan and Small Lot Design Guidelines.*

*Design – traditional contemporary, peaked roof, narrow, 1.5 storey. Fits with mix of styles in vicinity.*

*Community Consultation – carried out on earlier version of proposal, and this informed revised (current) proposal.*

*4 of 5 trees to be removed, some unhealthy.*

### **Neighbourhood Comments/Feedback on Development Proposal:**

*Parking – not raised in meeting, see comments on Development Tracker*

*Neighbourhood Compatibility – not raised in meeting, see comments on Development Tracker*

*Light & Noise – not raised*

### **Further Comments:**

- Two neighbours spoke at the meeting, both in favour of the application (recording to be uploaded to FGCA website).
- Many comments both in support and opposition on Development Tracker comment option
- CALUC questions – request for information on floor plan, i.e. # of bedrooms, as not evident in the Community Meeting presentation; EV chargers (planned); heating (considering all options); bike parking indoors (large mudroom at back of house should accommodate).