

CALUC Meeting Report:
DATE : August 22, 2022

Address: 1171 and 1173 May Street
 Presenter: Keith Davidoff on behalf
 of ProKAD Project Management
 Ltd. and owners of current duplex
 Landscape Architect: Malcolm
 Holm



Attendance: 11 residents and four members of the FGCA CALUC Committee attended in-person. Presenter attended virtually. Total – 15 attendees.

The purpose of this meeting was to discuss the proposed row house development application for 1171 and 1173 May Street. The applicant is requesting site-specific zoning to accommodate a duplex and 4-plex, and the potential to have 4 market rental suites in four of the units.

Documents submitted to the City through the [Development Tracker](#) includes: a Project Summary letter; a letter to Mayor and Council; and Revised Plans of the project design

| Rezoning Requested | Current | Proposed | |
|--------------------|---|---|--|
| | R1-24 | Site Specific | |
| Variiances | A. Allowable Front yard (West): 7.5 m B. Allowable Rear yard (East): 10.06m C. Allowable Interior side yard (South): 1.98m D. Allowable Exterior yard (North): 3.5m E. Allowable Height: 7.6m and 2 storeys | A. Requested Front yard: 5.36 m B. Requested Rear yard: 1.07m C. Requested Interior side yard: 1.52m D. Requested Exterior yard: 2.90m E. Requested Height: 9.45m and 3 storeys F. Requested Floor Area: 815.2 m2 (1.02 FSR) | |

| | | | |
|--------------------------|---|---|--|
| | F. Allowable Floor Area: 420 m ² | | |
| OCP Amendment required? | N/A | N/A | |
| Number of Units | Two houses | Proposed development is two (2) separate buildings consisting of a 3-storey duplex and a 3-storey four plex Total of six (6) units and a potential for four (4) rental units are being proposed (proposed unit size being considered is 1450 square feet per unit) | |
| | Current Zone | Proposed | |
| Site Coverage | | | |
| Number of parking stalls | | 6 | |
| Set Back East | 1.5m | 1.5m | |
| Set Back West | 3.5m | 5.87m | |
| Set Back South | 7.5m | 4.57m | |
| Set Back North | 7.5m | 5.5m | |
| | Actual Building | Proposed Building | |
| FSR (Floor Space Ratio) | .053 | 1.02 | |
| Height | 2 storeys/7.6m | 2.5 storeys/9.58m | |

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>)

Neighbourhood Comments/Feedback on Development Proposal:

Parking

- *The applicant was asked if they had investigated the potential of designing/building an underground parking facility for the proposed row house development. The applicant responded it was not cost effective and affects the neighbours to the south of the property.*
- *The proposed development would require a fire hydrant and a utility pole present on site to be relocated. Neighbourhood residents are interested to know where the fire hydrant would be relocated and if it will impact other existing parking spaces.*
- *A concern raised is that rental units may increase the amount of cars, in this scenario where would the renters park? Will this impact the parking spaces for owners in the neighbourhood?*

Neighbourhood Compatibility

- *Residents who attended the meeting have expressed support for a row house development that supports more density in the neighbourhood but have also expressed concerns how this project will impact parking, increase more cars due to rental units, cutting down of a large healthy plum/cherry tree and proposed Unit F will be close to the backyard of Linden residents.*
- *Residents are also concerned about the height of the row houses and one resident suggested changing the design to provide for four units that are less high rather than having all six units built high.*

Light & Noise

- *The residents requested the applicant to produce a shadow-analysis study report of the proposed development; response is that the applicant is working on such study.*

Trees and Landscaping:

- *The impact on surrounding trees was not included in the applicant's presentation. It will be helpful to have this assessment presented to the neighbourhood residents, the CALUC and the City.*

- *Residents raised concerns about a healthy large plum/cherry tree which will need to be cut down if the proposed development proceeds without any changes.*

Accessibility

- *All units are accessible and are designed to accommodate stairlifts as well as residential elevators, should they be requested prior to construction.*

Further Comments:

A suggestion was made to consider clustering the development differently (moving the townhomes west to meet the duplex) to provide more setback to the east. Important to note how this would ultimately result in slightly less density as it would lose the corridor between the two buildings that would enable potential secondary suites; it would also limit some natural light/windows in the now combined units.

Emails to CALUC pertaining to this application:

1 - Colin and Kristiina Aykroyd

We recognize that the City is anxious to ease the current severe housing shortage, especially for lower wage workers and their families, through the so-called Missing Middle Housing initiative.

According to the architect's site plan for the corner of May and Cambridge Streets, the Hawthorn Row proposal for the existing combined duplexes is some 8,582 sq. ft., which would allow to be rebuilt with a much larger new 6-plex footprint..

We would respectfully ask that the following issues be seriously considered before any final decision by City Council on blanket "upzoning" of this and other similar single family or duplex residential properties.

Overall impact: Our first problem with the planned 6-plex is the visual impact of an overwhelming "wall of housing" along the south side of the May Street properties. This impact would be from the combined effect of both the high overall building height, along with the very large site coverage of the proposal. As we understand it from our neighbour the top of the roof line of the two units closest to the corner of May and Cambridge would be made somewhat lower than for the other four units. While this would marginally "slope down" the massive impression of the building proposal, it would still be a marked change in a neighbourhood largely comprised of modest single family homes and duplexes. As well, allowing replacement buildings to be made a full three stories is questionable. Interestingly, some of

the comments made during might virtual meetings of City Hall information sessions suggested that two stories should be the maximum height allowed.

Family Housing: It has been indicated that several of the new units might be owned by family members. However, with the current huge increases of land values, it is unclear whether some or all of the remaining units could actually be affordable for families earning relatively modest incomes. This might not be compatible with the City's objective of increasing the available of moderately priced housing for the "Missing Middle" goal.

Traffic/Parking: Our strongest objection to the current Hawthorn Row proposal is the plan's concept of a lane way for entrance and egress of cars and other vehicles from the east side of Cambridge Street. To begin with, this would almost certainly increase traffic dangers because of the relatively short distance from the east side of Cambridge down to the intersection with May. At the present time, there is often a surprisingly large amount of traffic and parking congestion at the corner, and not just from local traffic. It is often a real struggle to exit current offstreet parking pads, let alone with permitting another five or six vehicles going in and out of a new lane way on such a small section of Cambridge.

Putting parking along the May Street of the project would be safer, and also allow usable play space for small children in the units at the back. Otherwise, this might not be attractive of parents. (Not having a backside lane way would also keep some of the feeling of peace and enjoyment that we now enjoy from our frequent use of the back yard on Cambridge.)

Green space: At the City's planning sessions, several presenters strongly urged that there be enough usable outdoor green space for the project to be attractive to Missing Middle families with children. Here again, this would best be addressed if the parking arrangements were to moved onto the May Street side of the complex, with green space at the rear..

We appreciate the opportunity to comment on several aspects of the Hawthorn Row proposal, most notably the planned traffic/parking arrangements, as well as the massive overall impact of the new residential units.

Sincerely,

Colin and Kristiina Aykroyd
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