

Fernwood Community Association Land Use Committee Report Annual General Meeting June 8, 2006

The Fernwood Community Association Land Use Committee facilitated a number of rezoning proposals during the year they are as follows:

Shell Station at 1321 Yates. Plans presented to the committee involved upgrading the gas bar, replacing some of the service bays with an expanded retail operation, and relocating the car wash. Since a rezoning is required to permit the retail store, the proposal needs to go to Council for approval. This proposal has been to Advisory Planning Commission and the Advisory Design Panel and is continuing through the process.

1115 & 1117 Caledonia. This is one lot, zoned duplex (R-2 bylaw), with two small houses on it. The proposal is to tear down the two existing cottages and create one side-by-side duplex. This proposal has been approved.

2020 Shakespeare. This property is zoned single-family dwelling (R1-B bylaw), with enough land for 3 50'x100' lots. The proposal is to retain the existing house and build two small lot in-fill houses, one on either side of the existing house. This proposal has been approved.

1408 & 1410 Walnut. These two lots are zoned duplex (R-2 bylaw). Both are undersized and do not meet the minimum size requirement for the duplex bylaw. One lot is vacant and the other has a house on it. The proponent's first proposal, to tear down the existing house and build two new duplexes, was rejected by City council. Since then, the proponent returned with a proposal to reconfigure the lots, build one duplex, and tear down the existing house to replace it with a small lot in-fill house. This second proposal has been approved by Council.

1574 Bay Street. This property is zoned single family dwelling (R1-B bylaw) and the proponent would like to rezone to Two Storey Small Lot In-fill (R1-S2 bylaw). This proposal has been before the committee in the past and currently it has not been taken to the next step.

2251 Lydia. This property is currently zoned single family dwelling (R1-B bylaw) and the proponent would like to rezone to Two Storey Small Lot In-fill (R1-S2 bylaw). The proposal is to retain the existing house and build a small lot in-fill house behind which would be oriented to Denman and a small lot in-fill house beside which would be oriented to Lydia. This proposal has not been taken to the next step.

1537 Bay Street. The proposal is to turn a single family dwelling (R1-B bylaw) to an 11 unit rooming house. This one is more complicated as the proponent was using the property as an 11 unit rooming house without permission. The City has a "Clean-Hands Policy" that means the use has to be confirmed to be only that which is allowed before it can proceed through the process. There has been no community meeting held yet with regard to this proposal

1223 Balmoral Road. This property is currently zoned R3-2 Multiple Dwelling District and the proposal is to rezone to R-2 Duplex Two Family Dwelling District. Since the meeting with the neighbours the planning department has told the proponent that a rezoning is not required rather it is needs a development variance permit. The neighbours have been informed of this.

Other activities the Land Use Committee has done during the year:

On February 28, 2006 the Land Use Committee held a special meeting with Pamela Madoff, a City of Victoria Councillor, as a guest speaker talking about saving a house versus demolishing a house. This can be an issue around the City as good existing housing stock is being torn down in favour of new houses. It was a very well attended meeting and Pamela's presentation was excellent.

We continued to work on the municipal Community Association Land Use Committee (CALUC) Working Group. This working group was mandated by Council to establish the Community Associations' Role in City

Planning. With the support of City staff, the working group aimed at coming up with clear, fair, consistent procedures for dealing with development applications that still retain enough flexibility to accommodate the unique circumstances of each neighbourhood. The CALUC procedures the committee came up with were approved by City Council on April 27, 2006. A meeting held on June 5, 2006 went through the working documents and the work on this continues.

At our Land Use meeting on June 7, 2006 we had a guest speaker, Shannon Renault from the Downtown Advisory Committee to tell us about their discussions regarding derelict buildings around the City of Victoria. The Committee continues to be interested in this issue and wrote an article concerning derelict buildings in the latest issue of the Fernwood News.

Members of the Land use committee regularly attend meetings with regard to some broader municipal issues that could affect Fernwood some of the issues the committee has been involved with:

- During the year committee members attended focus groups with regard to the proposed changes to the Secondary Suite Policy. The report with the results of the focus groups done by a consultant Diane Butler, Urban Aspects Consulting Group Ltd., is going to the Committee of the Whole meeting on June 15, 2006. Minutes of that meeting should be posted on the City of Victoria web-site after the meeting.
- Land use committee members attended a Downtown Workshop regarding the Downtown boundaries along with a follow-up meeting on April 6, 2006. The boundary discussion is a complex one and continues.
- During the past year the City of Victoria hired a new Director of Planning and the Community Associations were given the opportunity by City Council to put forward comments with regard to what we would like to see in a Director of Planning. The person the City hired is Ms. Deborah Day who has expressed a lot of interest in working with the community.

Meetings of Fernwood Community Association Land Use Committee, which are open to the public, are held on the first Wednesday of each month at 7:30 p.m. Check the notice boards in the window for upcoming proposals. There is also an email list that meeting notices are sent to if you would like to be on it let the chairperson or the coordinator know.

We hope to see you at the meetings.

*Report submitted by Stephanie Hill
Fernwood Community Association Land Use Committee Chair*