

Pamela Martin

From: Lorraine Stundon [REDACTED]
Sent: May 8, 2018 1:16 PM
To: Public Hearings
Subject: FW: regarding the rezoning 425 Oswego St.

I have no problem with this rezoning. I live at 285 Superior St. Victoria.

I would however like to see (as part of granting this change) as much as possible of the landscaping and trees stay in place and that there is at least 1 parking stall on site for each of the residences created.

Regards.
Lorraine Stundon

Pamela Martin

From: Richard Thomas [REDACTED]
Sent: May 9, 2018 9:22 PM
To: Public Hearings
Cc: Victoria Mayor and Council
Subject: 425 Oswego Street zoning regulation bylaw

Mayor and Council of the City of Victoria,

My family has lived at 433 Oswego Street in Victoria City since 1986. We've been witness to a number of changes in the community over the years.

I wish I could say my experience with small lot developments, such as the one proposed for 425 Oswego Street, has been positive. Sadly, however, this has not been the case.

Our experience with the small lot development immediately to the south of our property, at 429 Oswego Street, has been rather disappointing.

The side yard setbacks have given way to a number of accessory buildings and storage sheds which abut the property line.

The off-street parking installed during construction in 1996 no longer functions in that capacity. Parking for two vehicles is now filled with a variety of plants (in varying stages of health), storage bins, and other paraphernalia.

The shadows cast by the structure during the winter months, when the sun is lower in the southern sky, are long and intrusive.

In essence, there is the perception that there seems to be too much development for the allotted space. Our concern is that this pattern will repeat itself with a development of similar magnitude at 425 Oswego Street.

In contrast, our experience with the recently-completed 6-unit townhouse to the immediate north and east of our property has been entirely different. The building set-backs are generous and the 8 spaces for off-street parking (3 garages and 5 surface lots) are more than sufficient. Every aspect of this development seems to have been well thought out, and it doesn't come off appearing like it has been shoe-horned onto the lot. We are very pleased with the outcome and have been minimally impacted by this development.

I would like to thank you for the opportunity to express our point of view regarding this development proposal. I would also like to thank you for taking our concerns into account, in the course of your deliberations on the development proposal.

Sincerely,

Richard B Thomas
433 Oswego Street
Victoria, BC
V8V 2B8

I would request that the phone number at which I can be reached [REDACTED] and my email address [REDACTED] remain confidential.

I hope this correspondence reaches you in sufficient time to form part of the public record.