

July 4 2018

Dear Mayor Helps and Victoria City Councillors

RE: Citizen Input Regarding Proposed Changes to 224 Superior Street

Our names are Ray and Brenda Willis owners since 2010 of a duplex unit at 218 Superior Street. We are writing to you to provide input as requested on the proposed changes to 224 Superior as outlined in the correspondence we received from the City of Victoria dated June 29 2018.

1. **Zoning Regulation Bylaw, Amendent Bylaw (No 1141) No 18-019**

We would like to make clear that we **do not support** Amendments to the Zoning Regulation Bylaw No 18-019 calling for the western portion of the property to be rezoned to R1-S2 Restricted Small Lot. **We have two major concerns with the subdivision of this property.** As outlined in our earlier correspondence of March 21 2017 to The Mayor and City Councillors we continue to advance the issue that the creation of a restricted small lot with a two story home will negatively impact the status of the current **designated Heritage Home**, and also, our adjacent property at 218 Superior.

The heritage property at 224 Superior is a one of a kind fully in tact heritage designated property in James Bay, and, as such, it is an iconic heritage property. It is a beautiful heritage home surrounded by lovely gardens. The property is a favourite photography stop for cruise ship passengers and other visitors to Victoria. It embodies the grand era of Victoria and history of the James Bay community. Creation of the small lot significantly reduces the overall size of the property leaving a heritage house (minus the grand entrance stairway) crowded by a two story skinny house. In addition, the plan eliminates the majority of the front gardens in order to create unit parking. We were particularly surprised to see that the development proposal was not reviewed by the Heritage Panel as indicated on the City of Victoria planning schedule. We assumed that a development of this magnitude on a designated heritage home would have been a priority for review by this city panel.

The creation of the proposed Restricted Small Lot will also have a **negative impact** on the privacy and access to light in our home. The design of the house calls for 10 foot main floor and 9 foot second floor ceilings and a second floor balcony across the entire rear of the house. The house as planned will have a significant impact on our access to direct sunlight, as well as, the privacy of our back yard. The shading factor on our windows and yard will be significant particularly during the winter months. The City of Victoria Small Lot Policy highlights proposals should use "good neighbour design relative to privacy and sunlight." In addition, it states that applicants "should consider the shadowing, privacy, and sunlight impact of any new building."

2. **Development Permit with Variance Application**

In regards to the above request for variance **we do not support** "issuing of a development permit with a variance for a portion of the land known as 224 Superior Street for the purposes of reducing the side yard (west) setback from **2.40m to 1.5m to allow for two habitable rooms with windows.**" According to City of Victoria planning R1-S2 Zone Restricted Small Lot guidelines setbacks of the main structure must be in compliance with the following for side yard 2.4m for any portion of a dwelling used for habitable space. As our home is directly adjacent to this side of the proposed development, the addition of windows in this habitable space that are less than the regulatory 2.40m **will impact negatively on the privacy of the windows in our bedrooms and upper hallway.** The current design and plans for the proposed small house at 1.5m indicate sufficient light from windows in other parts of the habitable space to negate the need for additional windows

Thank you for allowing us the opportunity to provide input to your discussions on the proposal.

We are providing our email address and ask that they remain confidential.

Ray and Brenda Willis

Email: [REDACTED]

Pamela Martin

From: Cookie Dubney [REDACTED]
Sent: July 11, 2018 2:07 PM
To: Public Hearings
Subject: 224 Superior Street - Council Meeting June 12, 2018

I support this proposal for 224 Superior St

C. Dubney

302-630 Montreal Street

Please do not disclose my phone or email address - Thank You.

--

Cookie Dubney Victoria B.C.. [REDACTED] Please use [REDACTED]