

City of Victoria

OCT 31, 2018

PHILIPPE PAQUETTE

413 EDWARD ST

VICTORIA BC

V9A 3E8

Tel

RE: Development Variance Permit
application N.O. 00207 for the land known
as 423 Edward St.

Dear City Council,

We live on the east side next
to 423 Edward St.. They are six variances
requested.

1. Reducing parking from four stalls
to one:

- This is a Big NO. Parking is
a problem on the street. That house
has a big turn over of tenants
and having 5-6 cars is about
the norm for that rental place.

2. Reducing the rear set back
to 3.25 m for staircase:

- There is already a staircase
we can hear and see tenants
or visitors going up & down,
standing on the platform of the
stairs, smoking, talking, arguing.

They are close enough. We don't want them any closer.

3. Allowing roof deck 3rd floor balcony, east side:

- This is a Big NO. That will take the little privacy we have away. We are not interested of having people looking down at us, having to hear their conversations and so on.

4. allowing bigger windows facing Russell St.:

- There are 5 patio doors facing east side. Russell St is on west side. People on Russell St to decide to express their opinions.

5. Reducing separation distance for accessory building to 2.15 m

- this is NO

6. allowing accessory building in side yard:

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- This is a big NO to allow accessory building in side yard. We are boxed in already enough. We like to have some sun in the yard.

The problem with 423 Edward St is that it is too big for the lot it is on. There should not be a developed third floor.

We want to remind the Council, that those by laws are there for a reason, and for this development, should not be granted a variance.

Thank you for your consideration,
Philippe Ragette

N.B Please keep my phone number confidential.

Pamela Martin

From: Gordon Webster [REDACTED]
Sent: November 2, 2018 8:44 AM
To: Public Hearings
Subject: Development Variance Permit Application No. 00207 - 423 Edward Street

Dear Members of Victoria City Council:

My name is Gordon Webster. I am an owner and resident of 811 Russell Street, a property immediately adjacent to 423 Edward Street. I am out of the country and unable to attend the City Council Meeting on November 8, 2018, but I wish to make some comments regarding the Development Variance Permit Application by the owner of 423 Edward Street.

The house located at 423 Edward was originally a modest character bungalow. Some time prior to our move to 811 Russell in 1994, the house was substantially expanded by lifting the structure and adding new stories above and below the former main floor. The work was of poor quality and, I assume, done without permits. The resulting, current house is more than 4,000 square feet in size, which is greater than the square footage of the small lot on which it is located.

The property at 423 Edward was sold to the current owner a few years ago. He did a substantial amount of work on the house, and now rents it out as a duplex. I support the concept of increased density in our neighbourhood, despite the increase in noise, traffic and parking issues. However, further intensifying the use of 423 Edward to a legal triplex is of concern to me.

The application to vary the required vehicle parking from four stalls to a single stall is a particular issue. There has been a substantial amount of construction in the neighbourhood in recent years. In conjunction with the proximity of an elementary school, and the increasing parking by downtown workers in the area, it is becoming more difficult to park on Edward Street and Russell Street. The number of vehicles owned by residents of 423 Edward Street is already a problem, and authorizing an additional legal suite, while not providing any additional off-street parking, would exacerbate the situation.

The massing of the existing house on 423 Edward, and its proximity to the northern property line, already compromises the privacy and reduces the light received in the south yard of 811 Russell Street. A variance that reduces the setback for a staircase and permits a roof deck will further degrade the enjoyment of my property, and I am consequently opposed to it.

In conclusion, since its enlargement in the 1970s or 1980s, the house on 423 Edward has been an excessively large structure on a postage stamp lot. Subsequent to its sale to the current owner its legal use has surprisingly expanded to a duplex and now to a proposed triplex with a variety of variances that adversely affect the enjoyment of adjacent properties. I am sure that any of the members of City Council would be as unhappy as I am to see the further development of a property like this on a lot next to their own home. Consequently, I respectfully ask that you not approve the Development Variance Permit Application for 423 Edward Street.

Thank you for your attention to these submissions.

Gordon Webster
811 Russell Street