

Monica Dhawan

From: Susan Bowen [REDACTED]
Sent: Monday, July 23, 2018 9:56 AM
To: Victoria Mayor and Council
Cc: landuse@oaklandsca.com
Subject: Submission re: proposed re-zoning of 1491 Edgeware Road and 2750 Gosworth Road

To the Mayor and Council of Victoria

We are writing to express out strong opposition to the proposed rezoning of the above noted properties from single-family (R1-B) to small lot residential (R1-S2). As long time residents (30 years) of Edgeware Road our opposition to the rezoning is based on our understanding that the city's plan to increase density in this area was to be confined to the main corridor of Hillside Avenue and not intrude onto the single-family streets in the area. To put four residences on this corner lot will not only increase traffic on Edgeware Road, which is much narrower than most city streets (and is already being used as a short-cut to Hillside Centre from Cedar Hill Road), but we're concerned that sight-lines will be impacted making it difficult and dangerous to cross Edgeware Road at Gosworth.

We note that each lot will provide for only one parking space per lot.

Most of the houses in the area have a minimum of two cars per household and several have three cars. It is unlikely that four lots will result in four cars, meaning that additional cars will be parked on already overcrowded roads further obstructing sight-lines.

Also, putting four houses on these lots will mean very little room for gardens or water catchment areas with most of the area being used for buildings and parking.

The fact that someone has purchased these lots with the intention of applying for re-zoning to construct four homes rather than two has more to do with increasing their profit margin than any concern for Victoria's housing shortage. Why should area residents have to contend with the long-term consequences of increased density which will only serve to increase the wealth of a property speculator/developer and do nothing to enhance the neighbourhood?

The property in question was originally a single-family residence and has been a vacant lot for many years. It was split into two lots a few years ago and has remained undeveloped. We strongly urge Council to reject this proposal and leave the lot as is, sub-divided into two lots.

Regards,
Susan Bowen
Michael Smith
1476 Edgeware Road
Victoria BC V8T2J5