

## Pamela Martin

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**From:** [REDACTED]  
**Sent:** March 28, 2019 10:00 AM  
**To:** Public Hearings  
**Subject:** Development permits with Variance Applications No 00082 and 00218 proposed development at 931 Redfern Street (revised written submission )

Members of City Council

We are Serene and Michael Ford and we reside at 933 Redfern Street, where have lived and raised two children since December 1989. Prior to that we lived in the 300 block of Richmond Street for eight years.

We have a couple of concerns and comments we like to make regarding the proposed development at 931 Redfern.

Our first concern is parking and traffic. We have one vehicle that gets parked in a garage that is part of our house. There are four vehicles at 933 Redfern at present. The lane house across the street from proposed development has a vehicle parked in street as lane houses don't have off street parking. At 937 Redfern is a group home with five residents. They have a van they park on pad off the street. Everyday however there are there 2 or 3 vehicles parked on street belonging to the care givers for these residents and everyday 2 or 3 Handi-dart vehicles come in morning and afternoon picking up and dropping off the residents from their various activities. They are great neighbours by the way. Having 2 houses and 2 suites at 931 Redfern is going to potentially result in a traffic nightmare. We already have problems with traffic as Redfern Street is used as a short cut to McNeil Street and Oak Bay whenever traffic gets backed up at Oak Bay and Foul Bay traffic light.

Our second concern is the design and size of the proposed new house on the proposed lot. We feel the boxy style of architecture does not fit in with the more traditional architectural style of the neighborhood. Also the requested variance reduction of setbacks are going to result in a structure that is too overwhelming for the size of the lot. This new structure will also diminish the sightline for the residents, or any future residents at the existing house at 931 Redfern. Not opposed to structure if it is of a size, design and capacity to fit the proposed lot.

We also feel that developers, wherever possible, should be encouraged not discouraged to take the time to personally knock on doors of the immediate neighbours, introduce themselves, explain proposed project and listen to any comments or concerns the neighbours may have. Much more neighbourly than going through consultants and websites.

We realize that the neighbourhood association and city, by promoting and approving small lot homes, suites, and lane houses are trying to provide more affordable housing for the people that want to live here. This densification of neighborhoods, we feel, will come at a big cost. The increase in traffic, air pollution, loss of green space, pressure on infrastructure will result in a loss of livability and beauty of our neighborhoods that can't be reversed. The progression of development over the years in Vancouver is a good example of what happens. Please don't let this happen in Victoria.

Thank you very much for letting us have input and expressing our opinions on the proposed development at 931 Redfern Street.

Serene and Michael Ford  
933 Redfern Street

Phone numbers and emails (NOT FOR PUBLICATION)

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Sent from my Galaxy Tab® E