

## Pamela Martin

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**From:** Lucas De Amaral  
**Sent:** June 27, 2019 3:15 PM  
**To:** Public Hearings  
**Subject:** FW: Dev. 331 & 337 St Charles St.

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**From:** Tom and Margaret <[REDACTED]>  
**Sent:** June 27, 2019 12:21 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Dev. 331 & 337 St Charles St.

Dear Mayor and Council,

We live in the 500 block of St Charles Street and recently became aware of a Notice posted on the property at 337 St Charles St. that indicates that both 331 & 337 St. Charles are subject to an application for development variance permit, to divide 2 lots, in order to create a third lot and build a single family home with a suite on that new lot. No copy of the plans accompanied the Notice.

The Notice indicates that in order for the development to comply with City Zoning Bylaw Regulation it needs relief, principally from the setback and lot width requirements.

We have not seen the plans, but are opposed to any development that will alter the character of the neighbourhood to the extent that the resulting property has a higher regard for concrete than garden/green area.

All houses on St Charles street, including these, have front and back yards with shrubbery and grass, and green boulevards with trees. This provides for much needed greenery which is ever decreasing in Victoria. There is little over development and no signs yet of the Vancouver Monster homes with token shrubbery that ruined neighbourhoods. In these areas, developers were permitted higher density and consequently "moon-scaped" many beautiful properties with gardens and filled them with concrete. We don't think these new properties offered much by way of affordable housing.

We are not opposed to the addition of housing units, but it seems the developer appears to be squeezing 2 more new units into an unsuitable area, with adverse impact on neighbours.

We are of the view that this is a bad precedent and that Council should not grant the relief enabling such high density on these lots.

We trust our views will be considered along with those presented tonight at the 6.30pm Council Meeting.

Tom Roberton and Margaret Sheehy  
549, St Charles Street,  
Victoria.