

To the Mayor and City Council of the City of Victoria.

In regards to the proposed 1002 Vancouver St Development Permit with Variance Application No. 00154.

For over 30 years I have been a resident, business owner and the property owner of 957 Meares St. I share the entire west side of the 1000 block of Vancouver St. with Mount Edwards Court and my backyard fence of 56 feet borders the Mount Edward Court north side yard,

According to the Variance Application No. 00154 proposal, I quote:

"In 2017, Council approved Development Variance Permit Application No. 00195, which granted a variance for a reduction in parking (at Mount Edwards Court) from 21 space to 12 parking spaces. Since the approval, Schedule C: Off Street Parking Regulations of the Zoning Bylaw has been updated and the parking requirements (for Mount Edwards Court) are technically higher than in 2017."

The loss of two more parking spaces is not appropriate in this neighbourhood due to how many parking spaces have been lost as a result of all the recent condo construction and street re-purposing in this neighbourhood. There are already too many vehicles associated with Mount Edwards Court that are utilizing neighbourhood street parking.

Changing the zoning setback from 6.65 meters to 0.3 meters is not acceptable. There is a need for a buffer zone for privacy. We are already dealing with a privacy issues due to the removal of the trees during the recent re-landscaping of Mount Edwards Court's side-yard. Contrary to the overhead site pictures submitted by the proposal development company (Jensen Group Architects) and contrary to the CoolAid development plan shown to the neighbourhood, almost all of the original trees on the Mount Edwards Court property have been removed. This has taken away the privacy that neighbours of Mount Edwards Court have enjoyed for many years and the proposed Lift would be, to the Meares St. neighbours, a visual eyesore and sound nuisance.

Changing the zoning setback also sets a precedent for future boundary infringements by Mount Edwards Court and future boundary infringements in the rest of the neighbourhood.

The designers say the lift will be used intermittently during the week. This is an excessive design for intermittent use. A more economical and less intrusive solution would be to buy the staff a dolly for moving waste.

I am against this proposed development since I see no benefit to my neighbourhood.

Richard Ottaway, owner and resident of 957 Meares St. for over 30 years.

