

**Re: Development Permit Variance Application #00254
1250 Dallas Road**

July 14, 2021

City of Victoria Council:

I have lived at 31 Howe Street for 35 years and have seen many changes to our street.

The newly developed building has been an improvement to its previous state. The requested approval for variance work has been in place for a year and has no more impact on the street than what was there before. Regarding this development variance, it is my opinion:

- The height of the garage appears to be the same height as before notwithstanding the addition of a dormer. I understand there will be no windows in the gable that will affect the privacy of the neighbours. Thus, I have no concerns.
- Increasing the floor area within the garage is hidden from the street and is of no consequence to myself provided it is for the residence use.
- On street parking is an issue throughout our block with most homes having two or more cars with one or more usually parked on the street plus visitors, trades, etc. At the subjects' end of the street, parking is the less congested with empty street spaces often available adjacent to the property as well as across on Dallas.

I support the changes requested as I've seen an improvement to the streetscape over what was originally there.

Derek Fuller

31 Howe Street
Victoria

[REDACTED]

From: Susan Korneychuk [REDACTED]
Sent: Wednesday, July 14, 2021 4:28 PM
To: Public Hearings
Subject: Development Variance Permit Application No. 00254

Development Variance Permit Application No. 00254

Further to the application for Development Variance for 1250 Dallas Rd, Victoria, BC V8V 1C4 I am writing to say that I am in support of the changes being proposed. As a resident I am in favour of the development of a shared space that will be offered for use by the residents of the property.

It appears that the overall height of the building may only increase an insignificant amount, only the roof line profile changes, causing little to no change in any visual obstruction in a north/south direction.

In regards to the reduced parking spaces, there are currently five separate 'families' living at 1250 Dallas Road and each one has one vehicle for a total of 5. As this property is on a corner lot there is plenty of street parking available on both Dallas Road and Howe Street and the reduction in parking stalls would not, in my opinion, put any further stress on parking availability.

Sincerely, Susan Korneychuk
102 - 1250 Dallas Rd, Victoria, BC V8V 1C4
[REDACTED]

Sent from my iPhone

Additional Comments Re: Development Variance Permit Application No. 00254

Further to our previous submission, we have met with the developers of 1250 Dallas Road and clarified their proposal. It is our understanding that there will be room for 4 legal parking spots onsite including one in the garage. As well, there will be another (smaller) parking spot in the garage for a Smart car or similarly-sized vehicle. Further, the developers have said that they plan to use the second story of the garage solely for storage and gym equipment. It is not their intention to convert the garage to an additional suite or “garden cottage”. The developers have indicated that they are prepared to draw up a covenant restricting the use of the garage to their intended use.

We do not object to this proposal if this is in fact the case and it is reaffirmed by covenant.

Paul Freeman and Brandi Roth
Owner Occupants
11 Howe Street
[REDACTED]

July 15, 2021