

[REDACTED]

From: Colin/Margaret [REDACTED]
Sent: Tuesday, October 12, 2021 10:18 PM
To: Public Hearings
Subject: Heritage Alteration Permit Application with Variance(s) No. 00025 (1012 Richardson Street)

We wish to take the opportunity to comment on the above project as we live in the building next door.

Firstly, this opportunity seems somewhat moot, since the exterior of the project is already substantially complete. Our input at this stage seems somewhat fruitless.

During this project, we have had repeated issues with work being done outside allowed hours, with debris such as nails and wood landing on our building's garage exit ramp way, and a significant event when part of the chimney came down on our property.

Despite these negatives we have no issue with the overall project design, having had variances #1 and #2 explained to us by John O'Reilly (we wish to thank him for his phone call).

We do have an expectation, however, that control of this project by the City will be significantly tighter going forward so that we will not be subject to further unacceptable noise, bylaw violations and safety issues arising from it.

Colin Kopp/Margaret Patton
1020 Richardson Street

[REDACTED]

From: Gopal Gowda [REDACTED]
Sent: Wednesday, October 13, 2021 10:44 AM
To: Public Hearings
Subject: Heritage alteration permit with variances # 00025

Thank you for this opportunity to comment on the renovation work next door to my residence.

I am not opposed to this work. However, please note the following points of concern:

- There has been significant work already done on the renovation (going on for at least the last 4-months), which is well before this hearing. Is that allowed? How meaningful is this “hearing” then? How relevant is my input?
- What is the point of permits and public hearings if the owner does what he/she feels like and the City does not enforce the rules?
- On numerous occasions, there was noisy work being conducted beyond 6 PM-weekdays, on weekends and on Stat-holidays
- Can we expect the City to have tighter controls on the project going forward in terms of the owner adhering to the City’s Noise and Safety Bylaws?

Thank you
Dr. Gopala Gowda

[REDACTED]

From: Lorena Lennox [REDACTED]
Sent: Thursday, October 14, 2021 12:56 PM
To: Public Hearings
Subject: Heritage Alternation Permit Application with Variances No 00025

Dear Sir/Madam:

Please register that I am opposed to the proposed changes. I believe that both my property and the neighbourhood will be negatively affected by the proposed changes.

Kind regards,

Lorena Lennox
1020 Richardson Street

Oct 14, 2021 From: Tobin Stokes,
731 Vancouver Street, Victoria, BC

Subject: 1012 Richardson, "Heritage Permit Application with Variances No. 00025"

Dear Mayor and Council,

There are complications to the application for 1012 Richardson Street that need immediate attention.

1.) The proposed northwest addition comes too close to the property line at 731 Vancouver Street:

- Because of the jog in the property lines, the bedroom window actually faces partially into the back yard of 731 Vancouver Street (our property), affecting privacy for both parties.
- Digging forms and foundations so close to a large Cypress tree (incorrectly labeled an 8" pine) jeopardizes the tree.

The branches of the Cypress tree have now turned over 50% brown, as the new forms and foundations have actually already been dug and completed several weeks ago with no permit. Walls and window have also already been built. As well, a new roof has been constructed and finished on the un-permitted addition, in a shed style, not as a gable as proposed.

2.) The plans, both existing and proposed, for 1012 Richardson are incorrect:

- There are six windows currently on the west elevation, not five, differently arranged than what has been presented as existing or proposed.
- There is an external chimney on the west elevation that is not in the plans.
- There is a skylight that does not appear in existing or proposed plans. The home has been re-roofed in recent weeks and the skylight remains.

3.) The ramp to access the basement on the west side will lead to future issues:

- Roots from a large mature Ponderosa Pine in the yard at 731 Vancouver Street will be damaged.
- Adjacent to or underneath the proposed ramp runs a main sanitary sewage line, with easement, from both 731 Vancouver St., and 737 Vancouver St., a 4plex.

This ramp has already been dug and roots have already been cut. The pine partially towers over 1012 Richardson, and is approximately just one metre from the ramp.

In some correspondence and plans, the sanitary sewer is incorrectly labeled a storm sewer, with no indication of easement, nor indication that the pipe flows from two more homes.

4.) The proposed alterations destroy side bay window similarities with the four remaining identical homes:

- Expanding the side bay, hiding it behind a porch, and adding a roof-top deck over it ruins a significant section of 1012 Richardson's identical features to the other four homes.
- Proposed invented aluminum and wooden details insult the original architecture and stray a great distance from the Italianate/Queen Anne style.

This cluster of homes originally comprised of eight, all built in 1892 by John Teague, who also built City Hall. In the 1920s two of the homes were moved away. In approximately the 1960s, the home facing McClure had anything interesting removed or stucco'd, leaving only five.

In conclusion, we can't support these variances, nor proposed alterations and additions. We want the northwest corner of the project – recently and hastily built with no permits – removed. We're concerned that one tree has already been compromised and we fear for another.

The homeowner is a noted architect who renovated the Rattenbury/James Steam Ship Terminal in the Inner Harbour, Vancouver's Christ Church Cathedral, and more: he's designed schools, banks, and many more public and private buildings around the province. One would think by now he would know how to get a permit, and to communicate intentions with neighbours. Instead, he's been building for months with no permits, nor public input.

If this project is green-lighted this evening, it sends a clear indication to others intending on renovating that this is an effective way to get things done in Victoria.

Sincerely,



Tobin Stokes, 731 Vancouver St, Victoria BC