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From: Larry Westbrook [REDACTED]
Sent: Saturday, September 3, 2022 8:18 AM
To: Public Hearings
Subject: Development Permit with Variances Application No. 00187 -- 515/519 Rithet Street

Dear Mayor and Council,

Please include the following comments in your deliberations regarding the Development Permit with Variances Application No. 00187 for 515/519 Rithet Street on September 8, 2022.

I am a resident of 540 Dallas Road, one of the adjacent lots to this development proposal. I am registering my opposition to these variances of setbacks, open site space and site coverage. I am asking that you refuse this application.

I realize that development in the area is inevitable, but it must meet the reasonable lot coverage requirements, one of which is appropriate setbacks from the street and side and rear properties.

These reductions of east/west/rear/front setbacks are considerable, and I am not in favor of any of them. It appears that the entire building footprint will increase the site coverage by an additional 14%, and the open site space will be reduced by almost 17%. This is unacceptable to the surrounding residents and will set a dangerous precedent for other developments in the area. For example, the applicant is requesting a reduction to the rear yard setback of 4.5m, just a few meters from our existing 4-storey building, with no room left to plant trees or other vegetation to allow for some privacy between buildings. And it appears that the building design already allows for extra stories (6?) which dwarfs other buildings in the area (540 Dallas is 4 storeys; this development appears to be an additional 2 storeys). And, if the front set-back is reduced to 4.27m for the building (and a mere 2.41m for the patio), where is there any room left to plant trees and gardens? We don't need a building sitting right at the edge of the sidewalk, and it's doubtful that the future residents of this building will appreciate the fact that they have negligible green space at their residence.

Please send the development applicant back to the drawing board to design a building that will fit into the lot parameters with appropriate set-backs from neighbors.

Thank you for your consideration,
Larry Westbrook -- #422, 540 Dallas Road, Victoria, B.C. V8V 4X9