
From: Kelly Low
Sent: November 12, 2024 9:38 PM
To: Legislative Services email
Subject: Proposed new zone: R-515 Zone, Rithet District

To the City of Victoria:

Re: First reading of the Bylaw, Thursday, November 21, 2024, and concerns re proposal

The stated Development Permit will vary the following requirements of the Zoning Regulation Bylaw by reducing the required minimum rear-yard setback; reducing the east side yard minimum setback; and reducing the minimum required number of vehicle parking stalls from 24 to 10.

I am particularly concerned by the proposed reduction in required parking stalls, which would likely impact the number of cars seeking street parking or other parking. In my opinion, allowing such a reduction in the required number of vehicle parking stalls would impact negatively on the neighborhood.

The neighborhood is already a popular area for tourists which stretches the capacity of street parking available so that persons often park in lots that are private. Thus the reduction in allocated vehicle parking stalls for the Rithet street development would likely place further stress on parking, vehicle (including bicycle) congestion and impact the walkability of the area.

I hope that this concern is taken into due consideration by the Council.

All the best,

Kelly Low
(A concerned citizen living in the neighborhood)

From: Marg Rose
Sent: November 12, 2024 8:46 PM
To: Legislative Services email
Subject: Rithet construction

Thanks for the notice of the development plans for a five story multi family building. A welcome addition to housing density in our city—but planned on one of the already densest streets in James Bay. That raises an issue of noise pollution.

There is active construction on several other projects in a few block radius. Eg replacement of the Townhouses on Menzies is a block away. I was told bylaw cannot enforce this and it is up to our building managers. They don't seem to coordinate from building to building so it is a daily growl we have to put up with.

We recently endured a ridiculous "rain garden" installation on that street too that has resulted in a loss of parking spots (and a pile of black earth still without any plants on the east corner of Rithet and South Turner).

Looks like the traffic calming indented blips (were they really needed within a one block dead end street?) are right in front of the planned site. Waste of \$\$?

An empty lot at the east end of Rithet is awaiting purchase for more construction. We are going to boxed in with hammering and blasting activity. There is an echo chamber here with many apartments and condos on that one block strip.

Can you ensure that noise levels are monitored? Gas leaf blowers for that echo chamber block are already disturbing daily peace and use fossil fuels. Quiet construction hours till at least 8 am and after 5 pm would help calm the stretched nerves for about 500 of us who are living along the "strip" and enduring the cacophony. A caveat on the permit along this unique street would be much appreciated.

Thanks for your consideration.

Marg Rose
548 Dallas Rd

From: Janice Graham
Sent: November 14, 2024 11:01 AM
To: Legislative Services email
Subject: Zoning Regulation Bylaw Amendment Bylaw (No.1351), No. 24-085

RE: Zoning Regulation Bylaw Amendment Bylaw (No.1351), No. 24-085

I am writing with regard to the rezoning and development proposal for 515 and 519 Rithet Street, Victoria, BC

I am a neighbour who has lived for ten years at 562 Rithet Street.

I am familiar with the two houses and the properties on which they stand. I am aware that there was a development proposal made several years ago that has not been carried out. I have concern and objections to this current proposal.

Building Size Proposed

The five storey building proposed is too large and high for the site. With the setback variances requested the building would be too close and crowded to the neighbouring buildings and does not conform to the current average spacing of buildings on the street. At five storeys the proposed building will exceed the height of other buildings in the near vicinity.

Parking Proposal

Furthermore, the request to offer only ten parking stalls is insufficient likely for the needs of the tenants and the residents and visitors will seek parking in the street. Rithet is a one-block street that already is usually near or at capacity for street parking, night and day. Furthermore, last year several of the street parking spots were removed for the installment of the rain gardens. Rithet Street has done its share to improve the neighbourhood environment and water management in its part of the James Bay Neighbourhood. Please do not permit excessive infill on a street that currently has only one small heritage house remaining.

Over-development and densification concerns

James Bay neighbourhoods generally are seeing more in-fill projects than they can comfortably and aesthetically bear. The local streets are full of parked cars day and night making driving more difficult and reducing safety for our walking and cycling residents. Rithet has done more than its share to address housing needs for Victoria

Please bear seriously in mind my observations and objection when Bylaw Amendment meeting is held.

Yours sincerely,

Janice A. Graham, Ph.D.

304-562 Rithet Street
Victoria, BC V8B 1E2

From: steve sproston
Sent: November 15, 2024 11:02 AM
To: Legislative Services email
Subject: Public Notice re: changes to 515 and 519 Rithet street.

Hi.

I object to point iii. of the proposed variance to zoning regulation bylaws: “the reduction of the minimum required number of parking stalls from twenty-four to ten.”

The variance would put further pressure on the extremely limited number of parking spaces available on Rithet St., South Turner St. and Dallas Rd., and cause problems for the current residents that use them.

Thanks,
Steve Sproston