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**From:** Tom Goodchild  
**Sent:** November 15, 2024 2:10 PM  
**To:** Legislative Services email  
**Subject:** Concerns on Proposed Changes to 515 and 519 Rithet Street

My first concern is the fact that the proposed development is for a five-story building. Rithet Street currently has six multi-family buildings, all of which are four stories. I see this proposal as something which I would consider as “developers height creep”, something which is seen time and time again. I believe that this is something that should be avoided, particularly as development gets close to the water. There was a period of time when high became commonplace. However, my understanding is that the city came to the realization that this should be avoided and, for the past 50 years or so, it has been. Four stories should be adequate.

My other concern is the proposal that the minimum vehicle parking stalls be reduced from twenty-four to ten. Rithet Street is one which has always had a shortage of parking. Recently, the city has reduced this further by installing “rain gardens” on the street. Also, because the city has approved so many other streets to be designated as “residential parking only”, this leaves few options for many people. This new building should be required to provide the current minimum number of parking stalls for the size of building.

Thanking you in advance for strongly considering my concerns.

Tom Goodchild  
306 – 562 Rithet St.  
Victoria, BC  
V8V 1E2

**From:**  
**To:** [Legislative Services email](#)  
**Subject:** Proposed changes at 515 and 519 Rithet Street, Victoria, B.C. V8V1E3  
**Date:** November 19, 2024 9:20:56 AM

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## Heather Hestler

500 Rithet Street  
Apt. 201,  
Victoria, B.C. V8V1E3

November 16, 2024

**City of Victoria,**  
1 Centennial Square,  
Victoria, B.C.  
V8W 1P6

Attention: **City of Victoria Council:** Further to the Public Notice issued with regard to Proposed Changes to 515 and 519 Rithet Street, Victoria, B.C. V8V 1E3

As a resident of Rithet St., I wish to make the following observations:

Although Rithet Street was historically created as a wider road to accommodate Victoria bus turnaround and parking, it's width was decreased this year by the creation of water features on the street, thus reducing street parking for deliveries and visitors to the area.

The suggestion that: "The Development Permit will vary the Zoning Regulations Bylaw by reducing the minimum required number of vehicle parking stalls " when construction of the proposed five-storey building is created on the site of 515 and 519 Rithet, will not exactly serve the needs of this community! Parking is already difficult in this area and will become more so. The reduction from 24 parking stalls to ten (shared stalls) means any overflow will be accommodated on Rithet Street or lower Menzies. The latter being a one-way street from Niagara to Dallas with limited parking on only one side.

Complicating matters, the current construction of a 147 unit apartment building at the corner of Menzies at Niagara Streets - a short block away due to open in 2026 - only provides 95 parking stalls for residents, 10 for guests and 250 for bikes. Any overflow will automatically be on already congested and narrow public streets.

I wish to remind Council that mature trees were cut down on site to accommodate this building , plus the ten flowering Cherry trees that lined Menzies to the yearly delight of many residents of this area, was another great loss.

Of further consideration at this crucial time, is the proposed demolition of small houses at 131, 135 and 139 Menzies to accommodate the construction of a 43 rental unit apartment building. A reduced number of parking stalls will be offered - and those to be on a shared basis. Naturally, any and all overflow is to be accommodated on local streets!

Further, this proposed building will be located almost directly across from Thrifty's parking lot at the junction of Menzies and Simcoe - presently a hugely inadequate parking space for hundreds of daily shoppers. Naturally, those who cannot find a parking space will automatically look for one on Menzies, Simcoe or Croft Streets. Others will endeavour to find parking across the street at the junction with Menzies. Here in the small, over-crowded parking lot that serves the Simcoe Street businesses of PharmaSave, The Dollar Store, Hairdressers , Dentist, Restaurant and Podiatrist etc. are all small businesses struggling for survival.

I wish to further remind Council that James Bay has, for the past seven years, lacked a functioning Service Station. Now we have no local Bank as of 2023. The nearest Bank in Fairfield is now due to close as of March 2025.

With all due respect for the needs of adequate housing within Victoria, I protest against the pressure for densification in this part of James Bay without due consideration for its small streets and quiet neighbourhood. All new buildings must provide adequate parking for their residents needs. To do otherwise is detrimental to the common good of all who live here.

Sincerely yours,

Heather Hestler

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**From:** Sarah Weaver  
**Sent:** November 18, 2024 9:42 AM  
**To:** Legislative Services email  
**Subject:** 515 and 519 Rithet Street

To the Mayor and Members of Council:

I am a resident of Rithet Street. I have two comments on the above proposal.

1) The proposed building should **be a maximum of four storeys**. It should not exceed the height of the other four storey buildings on this street. A five storey building will stand out too much. (I know there is a six storey building at South Turner / Rithet but it is an ugly and unfortunate anomaly).

2) I note the proposed relaxation of the east side yard minimum setback to 2.21m from 3.0m. Given the proximity of the four storey building on the east, and the number of its windows facing west, I **oppose this relaxation of the setback**.

Thank you

Sarah Weaver  
#407 500 Rithet St  
Victoria V8V 1E3

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**From:** Cynthia Campbell  
**Sent:** November 19, 2024 1:47 PM  
**To:** Legislative Services email  
**Subject:** 515-519 Rithet St Development Proposal

Good afternoon,

I am writing with regard to the changes proposed for the development at 515-519 Rithet St ahead of the meeting scheduled for November 21, 2024. I live at 525 Rithet St.

I am not sure how many versions of this development have now been put forward for consideration over the years but it seems that each time, the setback requirements face more and more erosion. It is of utmost importance to keep some sort of physical buffer on the west side of our building at 525 Rithet and the new building to the east of our driveway. To reduce the east side yard minimum to 2.21 m is simply not good enough.

Is the Casman strategy just to continually keep asking for setback reductions until everyone around is simply too exhausted to fight about it anymore? I think most of us are at a point where we would like to see things get started. The house at 519 Rithet is self demolishing as is, with a lot of its roof finding its way into our driveway with every windy day. It has been an eyesore, a haven for rats, and at times there have been issues with garbage piling up at that site and an unkept lawn. We are ready to see it torn down. But we also want to see a thoughtful project go into those two lots after all this time.

The reduction of parking spaces also causes a lot of concern. We have no parking to spare on Rithet St. It has historically been a problem. Now there is added pressure as 520 Rithet has started charging for parking in their lot, so residents are choosing to street park instead. The recently installed rain gardens have also taken much needed parking spaces away

from residents. To think that because we have a walkable neighbourhood, people don't need cars, is extremely short sighted. Not everyone can walk or ride a bicycle. Or is the message that only if you are physically fit and able bodied do you belong here.

We all want to see something happen with these two properties but development for development sake is not the answer. We need a neighbourhood with housing that works for everyone, while maintaining healthy boundaries between neighbours.

Thank you for your consideration.

Cynthia Campbell