

Pamela Martin

From: Jessica Lea [REDACTED]
Sent: April 28, 2017 7:57 PM
To: Victoria Mayor and Council
Subject: Concerns with 1410 Myrtle Development

Dear Mayor and Council,

Please find this letter of opposition, expressing concerns about the proposed development at 1410 Myrtle Avenue (in the Oaklands neighbourhood).

The proposal is for the subdivision of a property (equally sized to majority of Myrtle addresses), resulting in two very small lots, along with a new home. This property shares our property line. We are long-term owners of 1414 Myrtle Avenue. At the community meeting on March 20, 2017, concerns were raised by multiple neighbours - these concerns included privacy, parking, density, building height, shadowing, lot size. Many of these apply directly to us, as the immediate neighbor.

Our concerns are as follows:

Lot size. This subdivision introduces a much smaller lot, as compared to all adjacent properties, especially properties located at our end of the 1400 block of Myrtle Avenue street.

Lack of consultation. The owner, Cara Keck, has at no time over the last 4 years mentioned the plans to subdivide and build. There has been no consultation up unto this point. The first we heard of this plan was through the mail notice of a community meeting, which was held March 20, 2017. The owner had already prepared house plans, and lot plans, and did not seem responsive to feedback whatsoever.

Privacy – our personal privacy will be negatively impacted by the introduction of a new 2-story house in (what is now) their backyard (proposed to be the new lot). The new home will look directly into our backyard. This will essentially eliminate privacy in our backyard and patio. Two full stories of living space will create multiple windows and doors, at varying heights, will create the feeling of a “fishbowl” backyard.

- There was no mention at the community meeting, of ANY consideration to privacy. In fact, when the concern was raised, the homeowner Cara began a personal attack towards us, which is of no relevance.
- The applicant made no effort to contribute towards resolution of the privacy concerns, or even to acknowledge our concerns.

Shadowing – The proposed height of the house will introduce shadowing of natural sunlight. The sun that shines into the rear-facing windows of our house will be blocked by the proposed structure, especially in winter months when the sun is low. In particular, we have concern about the height. A lower height would not be as imposing.

- At the community meeting, we asked if they had considered building 1.5 stories (half-subterranean basement) and they said No. They only have a crawlspace underneath, then two full stories above ground.
- At the community meeting, Cara challenged our concern of height because (as she says) the proposed house height was “similar to that of [our] garage”. I’m not sure why she made the comparison, since our garage is uninhabited, only has a loft space (used for storage) with a single small window on the end,

and the structure has a very steep roof pitch; much different than if the sides went straight up to accommodate full-height 2nd story and living space. It also does NOT block sunlight to anyone's home.

View – the two story house height will block our only view of the sunset from our back-facing windows, and blocking the sunlight on our back patio. Daily, I can be found looking out our dining room windows, checking the weather, watching the birds, and feeling connected to the outdoors.

It should be noted, that as an effort to work with the applicant, we advised our support for a 1.5 story house (with half basement below grade) which aligns nicely with the neighbourhood – nearly all homes are built this way. There was no comment from the applicant.

There was also no information provided at the community meeting as to how the applicant will address the aesthetic of the current property. We have made considerable aesthetic improvements to our home, as have many nearby neighbours. This homeowner has not. Building a brand new home next door is a good opportunity for the applicant to also address deficiencies in the current home, either by updated exterior materials or at least modern paint colours.

Other considerations regarding this proposal - and specifically the applicant - would be the general lack of respect for their neighbours. Multiple residents in the area have been significantly disrupted by Cara and her roommates – whether it be from a late-night rave, many loud backyard parties, incessantly barking dogs, or frequent outdoor smoking of marijuana - the list goes on. Fortunate for Cara (perhaps unfortunately now for us, as her neighbours), we never called in bylaw complaints. But there have been multiple occasions where we did discuss the issues directly with the owner (Cara) or whoever was home at that time. (Multiple tenants have resided over the years.)

In closing, it may be worth sharing, that if this proposed 2-story house existed at the time we purchased, we would not have bought 1414 Myrtle. We feel it reduces the value of our home. It is also probable that future potential buyers of our property will be considering things like sunlight, privacy, proximity to neighbouring homes, etc. and this development negatively impacts those factors.

We appreciate your consideration of these concerns regarding a 2-story house being built in the adjacent property to ours.

Sincerely,
Jessica Lea
Owner, 1414 Myrtle Ave

Pamela Martin

From: Sandra Govender [REDACTED]
Sent: January 31, 2018 2:50 PM
To: Public Hearings
Subject: Rezoning Application -1410 Myrtle Ave

Dear Mayor Helps and Victoria City Council,

I am writing to you to submit my approval of the above mentioned rezoning application. I live at 2730 Hamilton Rd - the home that will be directly across from the newly formed small lot. I have lived in Oaklands for over 12 years and enjoy the friendly vibe in the area. I've watched many neighbours' children file by my home on their way to school at Oaklands Elementary every morning with a smile as my dog sits in the window to watch too. As a Realtor, I feel that I can add a few compelling reasons for approval of this rezoning approval.

Victoria Real Estate market is straining to provide choices for the extraordinary amount of buyers looking for homes in the GVA. This application will provide another home that is affordable for families who want to live in Oaklands. It is a highly popular neighbourhood and is still one of the more affordable neighbourhoods for families. We have witnessed this type of development all through the neighbourhood. In fact, there are three examples within a two block radius. One at the opposite end of the 1400 block of Myrtle. I'm sure there was plenty of opposition to create that small lot as well however, by selling off a portion of their property, the two home owners were able to improve the quality of their own homes thereby increasing their own property values as well. I know one owner, who struggled with improvements for lack of funds. There was also the creation of a much needed single family home.

Another example is just a few door down Myrtle. A believe one single family home was removed to create two small lots. 1489 Myrtle just sold for \$1,020,000 - a perfect example of a lack of housing pushing prices up to record highs.

I also attended a council meeting where another of my neighbours on Pearl St, received approval for their rezoning application to divide their property into two small lots to create two new single family homes.

There is also an example of a re-zoning approval for the addition of a carriage house to a property. The increase of density in the area is not only inevitable, it is much needed.

I would also like to bring the councils attention to the fact that this proposal is completely in line with what is happening in this particular block on Hamilton. There is a multi unit townhouse complex, right next door to the subject property, there is a triplex on the corner of Hamilton and Hillside and a duplex across the street - that is my home.

I've known Cara since she moved in. Cara has always been a friendly and respectful neighbour. She bought the home from the elderly woman that I only know as Jean and she and her husband have been making improvements to create a home. Cara approached me long before the community meeting letting me know of her plans. I was not able to attend and I've heard there was some opposition. I have not encountered anyone in the neighbourhood that feels they will be adversely effected by this project.

I fully support this application. I look forward to looking across the street at a beautiful new home and welcoming a new family to the neighbourhood.

Best,



Sandra Govender

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