

October 16, 2017

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W1P6

Mayor and Council:

RE: 425 Oswego – Rezoning and Development Permit Application
Response to Planning Department Report

I ask Council to send my application forward for consideration at a Public Hearing.

I worked with my design team to reconfigure the building plans for the proposed new house in response to conditions set out by the Planning in June of this year. We reduced the overall height of the building to 8.46 m, to match the height of the house directly to the north, increased the rear yard to 26% of the lot depth (a typical standard), increased the south side yard and animated the building façade.

We addressed the majority of the comments set out in the staff review and looked forward to a more balanced staff recommendation that would have reflected the positive aspects of this project. This did not happen.

I take issue with the subjective view that design of the new proposed house is not in keeping with the neighbourhood character. There are a number of houses of similar design, size and massing on other lots in James Bay. This is a reasonable solution to development of existing smaller lots. The proposal fits in well with the street character and does not create any significant impact on adjacent properties.

Thank you,



Bob Greene