

Lacey Maxwell

From: Randy Storey [REDACTED]
Sent: September 16, 2017 5:33 AM
To: Victoria Mayor and Council
Subject: Rezoning Application No. 00589 for 229 Government Street (James Bay)

Mayor and Council,

I, with my wife Corrine and son Adam purchased the duplex located at 605/607 Marifield avenue, next door to the applicants property. Rather than knock down the duplex and build a new house we wanted to preserve the character of the neighbourhood. Going through the entire process was time consuming, but in the end we ended up bring back to life a little character of James Bay. Many neighbours and people out for walks commended us on the quality of the restoration and the improvement to the neighbourhood. We worked hard with all the neighbours to ensure their concerns would be met or exceeded.

This is not the same experience we are having with the application 00589. Many neighbours are very upset about this application as indicated by the turnout at the James Bay Community association meeting. I will only speak on my concerns.

The applicant has never shown me the sun study, I expect that is because my property is the most affected by the application. Should a 2 storey building be constructed on the north side of the property, it will ensure that I never see any sun in my backyard. This will certainly impact the value of having a back yard and any ability to grow anything there. In addition, having a elevated garden suite will affect any privacy left in the back yard. The plans the applicant sent me originally indicated there would be "fogged" glass facing my yard. While that may help, most windows open, certainly for egress purposes. Additionally this will transmit light and noise into my back yard and prevent the ability to sleep with the windows open when needed. The only option for us would be to install air conditioners to cool on the days we need, but I feel this creates an unnecessary environmental impact.

I believe this application does not go with the spirit of garden suites;

Garden suites are to be one level with no roof top deck - I believe the intention is protect neighbours privacy, the two story suite invades my privacy.

Garden suites should be located on the south side of the property - the intention is to not block neighbours light = this application severely impacts my light.

Garden suites should have parking not in the front yard - the applicant put in a parking space in the front yard just prior to this application. He insists it is a turn around area but there is a car parked there most days.

Garden suites are not allowed if there is already a suite in the main residence - 229 is zoned R2 and as such the applicant has a suite on the top floor and and a unfinished basement.

Beyond the violations of the garden suite bylaw, I feel this suite will further increase the density of the area, which is already at capacity. There are too many people with cars, quite often people living in suites park in front on my duplex because they cannot find places to park.

In general, I support the concept of garden suites and additional accommodation in the city but believe it should not happens at all costs, it should be done on a respectful basis.

Thank you for your time.

Regards,

Randy Storey
607 Marifield Avenue
[REDACTED]