

Katie Lauriston

From: Rob Bateman
Sent: Tuesday, August 22, 2017 4:40 PM
To: Katie Lauriston
Subject: FW: Letter to Mayor and Council re 944 Heywood proposed plans

From: Lawrie Cherniack [REDACTED]
Sent: Tuesday, August 8, 2017 6:32 PM
To: Rob Bateman <rbateman@victoria.ca>
Cc: Bea Cherniack [REDACTED]; Vernon Andres [REDACTED]; Dan Kell [REDACTED]; Audra Poole [REDACTED]
Subject: Letter to Mayor and Council re 944 Heywood proposed plans

Greetings:

Re: 944 Heywood proposed plans.

We are the owners of 940 Heywood and submit the following concerning the latest revisions dated May 25, 2017.

We have the following comments.

Because most of our windows face south in line with the proposed building on Lot B, our issues are privacy and sunlight. These windows are second-storey bedroom windows, and first-storey and basement living- and dining-room windows. We are therefore not concerned with the building on proposed Lot A, but only with that on proposed Lot B.

There have been significant changes from the original plans presented to the Mayor and Council on July 28, 2016, as well as subsequent revisions proposed since that time, that have eased our concerns about this development.

As we understand it, the following are the significant changes to the proposed Lot B.

- The proposed garage has now been substituted by more living space, with a new driveway on the west side of the building.
- The proposed deck has now been substituted by a patio on the lot surface, and there is shrubbery proposed around that patio to provide privacy from 940 Heywood (our lot).
- The proposed building itself has a rear backset of 6.0 metres from 940 Heywood -- there is no real change other than the elimination of a deck and no pilastres.
- The proposed building is slightly shorter than in the previous plan.
- The proposed building seems to be slightly farther away on the east side.
- The windows on the north side of the building, facing 940 Heywood have increased in number and in size. On the other hand, the planned interior layout of the north side of the building consists of bathrooms and staircases, so that the increase in number and in size would not impact on the privacy issues we have raised.

- Although it is a tall building, we recognize that the height is permitted, and we are satisfied with the flatness of the roof which we think will allow in more sunlight than a peaked roof.

Although we have been informed that once approval is given, the interior layout could be changed without recourse by us, Mr. Andres has indicated that he does not intend to change the interior layout, and we trust him in that regard.

Naturally in an ideal world we would not like any developoment at all on Lot B. We fully recognize the City's interest, however, in increasing density within our neighbourhood in accordance with the Zoning By-Law.

Given the changes that have been made, we support Mr. Andres's application.

Yours truly,

Lawrie and Bea Cherniack

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Lawrie and Bea Cherniack
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Victoria, B.C.