

Amanda Ferguson

Subject: Letter to Mayor and Council respecting newly revised plans for 944 Heywood Avenue

From: Lawrie Cherniack

Sent: Saturday, September 9, 2017 11:47 AM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Letter to Mayor and Council respecting newly revised plans for 944 Heywood Avenue

Greetings:

We are the owners of 940 Heywood Avenue. We have already submitted our general response to the plans dated May 25, 2017. We were recently alerted by Mr. Batemen that the plans were further revised as of July 24, 2017.

We have examined the newly revised plans. So far as we can tell, they simply deal with arboreal issues that don't impact on us, so our letter can still stand as written.

We've also looked at the Department's report. We have no comments on the issues raised by the department, other than to note that if the need for more design elements on the western (rear) of the Lot B house would mean more windows than planned, we would oppose that on privacy grounds. (We are referring to the comment on page 5 of 8 (145 of the Agenda): "The design of the proposed houses provide visual interest (as described below); however, the rear and sides do not have the same level of detail as the front elevations and would be visible from the street.")

Yours truly,

Lawrie and Bea Cherniack

Lawrie and Bea Cherniack
940 Heywood Avenue
Victoria British Columbia

On 08-Sep-17 7:03 pm, Rob Bateman wrote:

Hi Lawrie,

I notice that your letter below refers to plans dated May 25, 2017, however, the plans that are going to Council are dated "Revised July 24, 2017". Let me know if this is an error and if you would like to rectify it.

Thanks,
Rob

From: Lawrie Cherniack

Sent: Tuesday, August 8, 2017 6:32 PM

To: Rob Bateman <rbateman@victoria.ca>
Cc: Bea Cherniack; Vernon Andres; Dan Kell; Audra Poole
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
940 Heywood Avenue
Victoria, B.C.

Amanda Ferguson

Subject: Re: 944 Heywood Avenue

From: Toulia Hatzioannou

Sent: Monday, September 11, 2017 6:27 PM

To: Rob Bateman <rbateman@victoria.ca>

Subject: Re: 944 Heywood Avenue

Greetings Rob:

I own 406 Vancouver Street which abuts 944 Heywood Avenue.

Vernon Andres has presented to me the plans for his redevelopment of [944 Heywood Avenue](#).

I have examined them carefully and feel that the design is sensitive to the surrounding buildings.

I am prepared to give my unconditional support for the redevelopment.

Regards

Toulia Hatzioannou