

# Strata Council 118 Michigan St

118 Michigan St, Victoria BC, V8V1R1

October 31, 2014

City of Victoria Mayor and Councilors  
City of Victoria Land Use Development Departments

Dear Sir or Madame,

We (the Strata Council of 118 Michigan St) are writing to you to voice our opinions and concerns on the proposed development at 301/303 St Lawrence St – our immediate neighbour.

Having met with a member of the development team (Mark Imhoff) we understand that two design proposals have been (or will be) submitted for 301/303 St Lawrence St. (see attached PDF):

1. A 'Modern' four-plex design
2. A 'Four-Sisters' four-plex design (designed to reflect the Four Sisters heritage homes across the street)

**Members of our Strata have expressed serious concerns over the aspects of the 'Four-Sisters' proposal.**

In the 'Modern' proposal the design/slope of the roofline reflects our concerns over the amount of light that will be lost for the neighbours residing the townhouses on the west side of 118 Michigan. The 'Four-sisters' proposal does not make this concession – instead it will block out more significant amounts of light as the roofline is many feet higher.

In the 'Modern' proposal the primary outdoor living space is in the front of the homes – away from any and all neighbours. While there are windows in the rear of the 'Modern' proposal it appears to be designed with the immediate neighbours in mind – trying to reduce the impact on our living spaces.

The 'Four-Sisters' proposal has balconies at the rear of the property. These balconies directly overlook the residents of 118 Michigan. In fact for some 118 Michigan residents these **balconies look directly into both their master bedrooms AND living rooms**. I think any sensible person would agree this almost completely erodes the private enjoyment of these residents' homes. The balcony encroachment and loss of privacy will not only will destroy the private oasis of our living space it has also raised serious concerns about resale values and potential loss of property value.

We ask that you take our concerns into consideration when reviewing the 301/303 St Lawrence proposals. Based on the existing proposals the residents of 118 Michigan would strong recommend the approved four-plex design takes our privacy and re-sale values into account and doesn't restrict our ability to enjoy our homes.

Sincerely,

*Kelsi Stiles*

Kelsi Stiles  
Strata President, 118 Michigan St

# “Modern Proposal”

No balconies



No outdoor living space facing 118 Michigan residents



SOUTH-EAST ELEVATION  
Scale - 1/8" = 1'-0"



NORTH-EAST ELEVATION  
Scale - 1/8" = 1'-0"

Roofline slope attempts to address concerns over loss of light

St. Lawrence Street

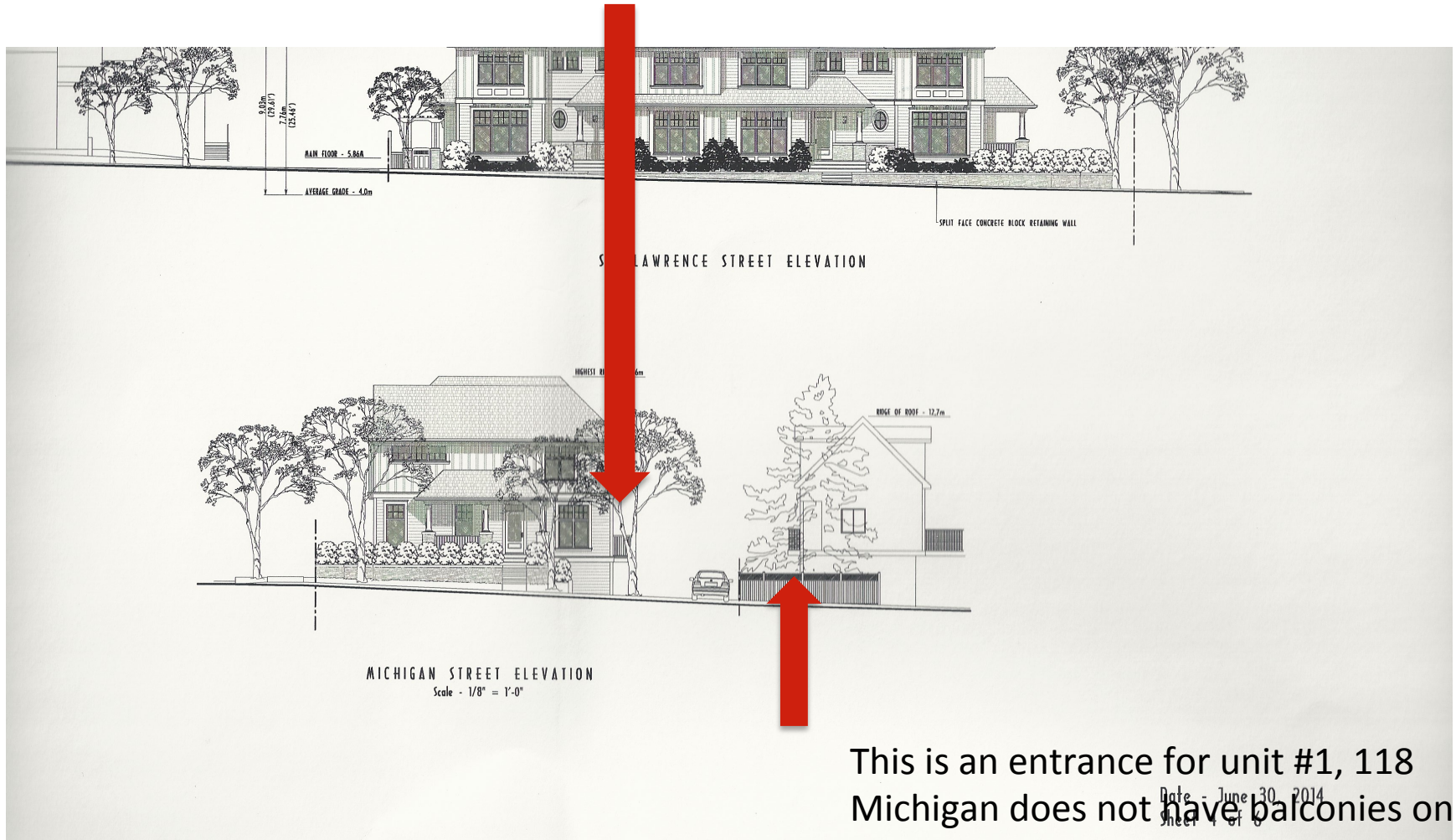
Date - December 30, 2013  
Sheet 4 of 4

**Gerry Troesch**  
Residential Design  
3718 Ridge Point Drive, Victoria BC V8C 4B8  
Phone - 250-966-8402 Email - gtroesch@telus.net Website



## “Four-sisters Proposal”

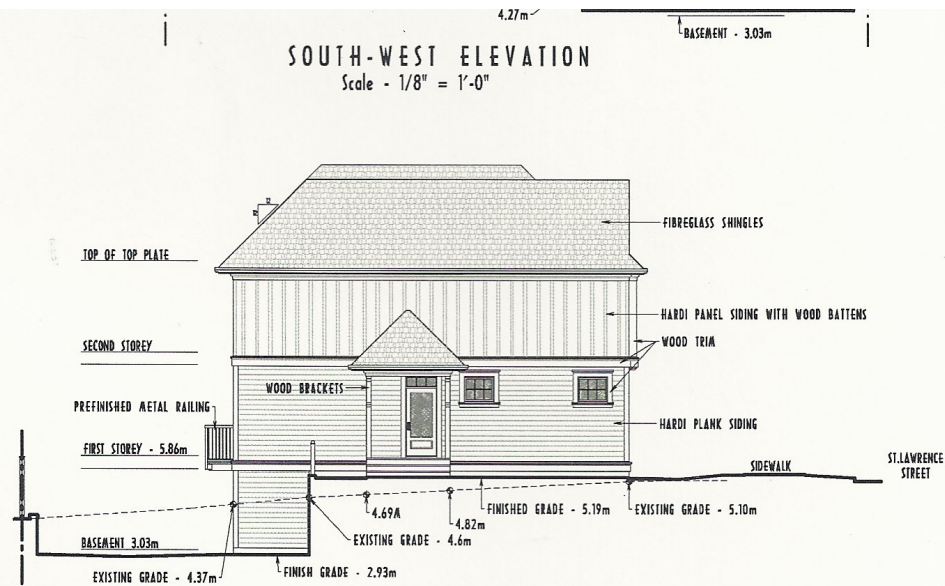
Note offending balconies. At this height they will look into both the living and master of 118 Michigan residents homes



This is an entrance for unit #1, 118 Michigan does not have balconies on the west side of the building

# SOUTH-WEST ELEVATION

Scale - 1/8" = 1'-0"



# NORTH-EAST ELEVATION

Scale - 1/8" = 1'-0"

