

Greetings Victoria Councillors,

We are owners of the James Bay property, Unit #1, 118 Michigan Street and our strata unit faces directly to 301 / 303 St. Lawrence Street. Currently it has an old duplex which the Imhoff Group is proposing for redevelopment to a new fourplex.

Mr. Imhoff kindly spent time with us months ago, shortly after acquiring the property, providing us blueprints of the proposed fourplex. Although the lot is currently zoned duplex he persuaded us that we were better off accepting his fourplex plan for the following reason: If he built another duplex he would be unopposed in building a high structure close to our property line that would be unpleasant for us to live next to.

Better we accept his fourplex proposal for a design that featured: 1. Location spaced farther away from our property line. 2. A low roof line that would still allow at least minimal light over the unit, less wall effect. 3. No balconies or large windows facing our lot so our privacy would not be radically impaired.

This design appealed to us and we viewed it as not significantly lessening our property values and could be acceptable to live next to. PLEASE NOTE: We are NOT opposed to redevelopment of the lot, we intended to be supportive of a mutually acceptable proposal. We consider our response to be very accommodating, considering we are being asked to support rezoning for a fourplex over a duplex. Even WITH accepting this proposal we knew we will be accepting less light, blocked viewpoints and much larger structure shadowing us. (Including our Unit #1 upper bedroom window losing its partial ocean view.)

The initial design considerations to minimize structure height and the relative privacy of no balconies facing us and ONLY these aspects of the presentation encouraged us to conditionally give Mr. Imhoff our endorsement for his needed zoning change / impending construction.

PLEASE NOTE: This initial design was endorsed by: 1. The Developer (obviously), 2. Our Strata (the ONLY adjacent residents to the lot), 3. The James Bay Neighbourhoods Assoc. All good, right?

Wow! Were we shocked to discover that somehow via the City of Victoria Planning administrators the above proposed / acceptable plan was rejected in favour of a fourplex structure that we are all VERY MUCH OPPOSED TO. (How can this HAPPEN?)

Our objections: Although it is understood that the location of the new design still provides some space between our structures, that is the only acceptable similarity -

1. The much higher roof line will significantly limit light coming in our west windows. There is a concern for personal safety along our exterior west property line sidewalk access to four strata units in darker months. It will also cause our current plants / gardening to be threatened by insufficient light.
2. The new design has balconies switched from the front (facing St. Lawrence Street) to the back - directly facing us. With large patio door / window views directly into the living rooms / dining rooms / bedrooms of our units. Barbecue activities / common balcony noise will adversely affect us.

We are unified at 118 Michigan Strata (that has existed here since 1979) in requesting that the INITIAL proposal or a design VERY close to it be revisited for approval. Lower the roofline and no balconies on the east side please! This part of James Bay (like all of James Bay actually) is NOT a continuous traditional 100+ yr old neighbourhood architecturally. It is a mixture of traditional AND contemporary designs. There is NO compelling reason to require THIS project to comply with 100 year old design features at the expense of enjoyment and diminished property

value of us, the most affected adjacent neighbours. The initial contemporary design proposal is complimentary to the mixed housing styles in the neighbourhood. All parties appear to agree except City Planners?? This surely must be unprecedented!

City Councillors, PLEASE, at this coming Thursday Council Planning Meeting - SUPPORT US IN JAMES BAY in rejecting the revised design for 301 / 303 St. Lawrence St. Thank you very much!

Michael & Elaine Brinton, Unit #1, 118 Michigan Street, Victoria, V8V 1R1