

Subject: Proposed redevelopment of 301/ 303 St. Lawrence Street

7 – 118 Michigan Street

Victoria, BC V8V 1R1

November 1, 2014

Ladies and Gentlemen:

I write to comment on the proposed redevelopment of 301/303 St. Lawrence Street in James Bay, which I understand is scheduled to be discussed at a Planning Committee meeting on Nov. 6. As a resident of the adjacent townhouse complex at 118 Michigan Street, I and my fellow-residents are by far the nearest residential neighbours of the planned redevelopment.

Proponent Mark Imhoff has done a good job of keeping us informed of his plans, and when he first approached us with his ideas for the new development, I (and I think the majority of residents of the complex) was prepared to be supportive of this rezoning. Although there was some negative impact, particularly from blockage of some natural light, it was recognized that this site is currently under-utilized, especially in light of the City's innovative redevelopment of Fisherman's Wharf Park directly across the street. The plans appeared to be sensitive to our concerns as neighbours and to have been designed to mitigate the negative impact as much as possible. They were worth supporting.

In the last few weeks, however, we have been presented with plans so altered that they amount to a virtually total redesign of the project. We understand this redesign was undertaken at the request of the city who are hoping that the frontage on St. Lawrence Street would look more like the "Seven Sisters" further south on St. Lawrence.

Unfortunately the changes completely erase all the efforts previously made to mitigate negative impacts on us, the nearest neighbours. The rooflines have been further raised with the result of blocking out significantly more of the light for those who reside on the west side of our complex. Even more troubling, the balconies have been moved from the St. Lawrence frontage to the rear aspects of the townhouses, meaning they will directly overlook the main living areas (living room and master bedroom) of units in our complex. The result, if this is allowed to proceed, would be the virtual elimination of normal privacy for the residents of those units. (As an aside, I also cannot imagine that the residents of the new units would prefer to view their neighbours' living spaces from their balconies, rather than the greenspace of the park across the street.)

In closing, I strongly urge you to allow the proponent to return to the original design proposed for this development, with perhaps some MINOR modifications if necessary. If the re-design is the one that is allowed to go ahead, I will have no choice but to withdraw my support for this rezoning. If you have further questions, please feel free to contact me by email at:

Yours very truly,

Barbara McLintock