

Pamela Martin

From: Yvette Craig [REDACTED]
Sent: Wednesday, November 30, 2016 2:21 PM
To: Public Hearings
Subject: Fwd: Undeliverable: Proposed changes to 711 Suffolk Street

Subject: Proposed changes to 711 Suffolk Street
Lot 24, Section 32, Victoria District. Plan 399

My concerns are the following:

Why was the floor space allowed to be increased without permit, since this addition is already built?

The history of 711 Suffolk Street was a single family dwelling with two illegal suites and an illegal addition.

Now it seems the new owners have replaced the illegal addition with a new and larger addition illegally increasing the maximum floor area of a single family dwelling from 20 m to 32 m

This extra large new addition is topped by a huge roof deck which overlooks my yard and patio erasing any type of privacy in my back yard.

There are still 3 units in this residential dwelling

What is the square footage of each unit? Does this conform with City of Victoria rules for secondary suites?

This residential dwelling should have to conform to either

a) a single family dwelling with the secondary suite being no larger than the allowable square footage of a secondary suite by removing the 12m illegally added space to the addition.

or

b) rezone this property to create two legal strata units to accept the extra floor area added without permission and have the city inspectors make sure there are only two units in this residential dwelling making the ground floor unit much larger than the second floor unit since the extra large addition is only extending the ground floor unit.

The City of Victoria by allowing this increase in space for a single family dwelling, increase in space for a secondary suite and an 'extra' type of suite is setting a dangerous precedent for other homeowners who wish to increase the size of their dwellings.

Yvette Craig
Neighbor at 715 Suffolk

The addition is behind the tree and bushes ... with wood deck railing taken from 715 Suffolk patio.

