

Survey Responses

522 St Charles Street

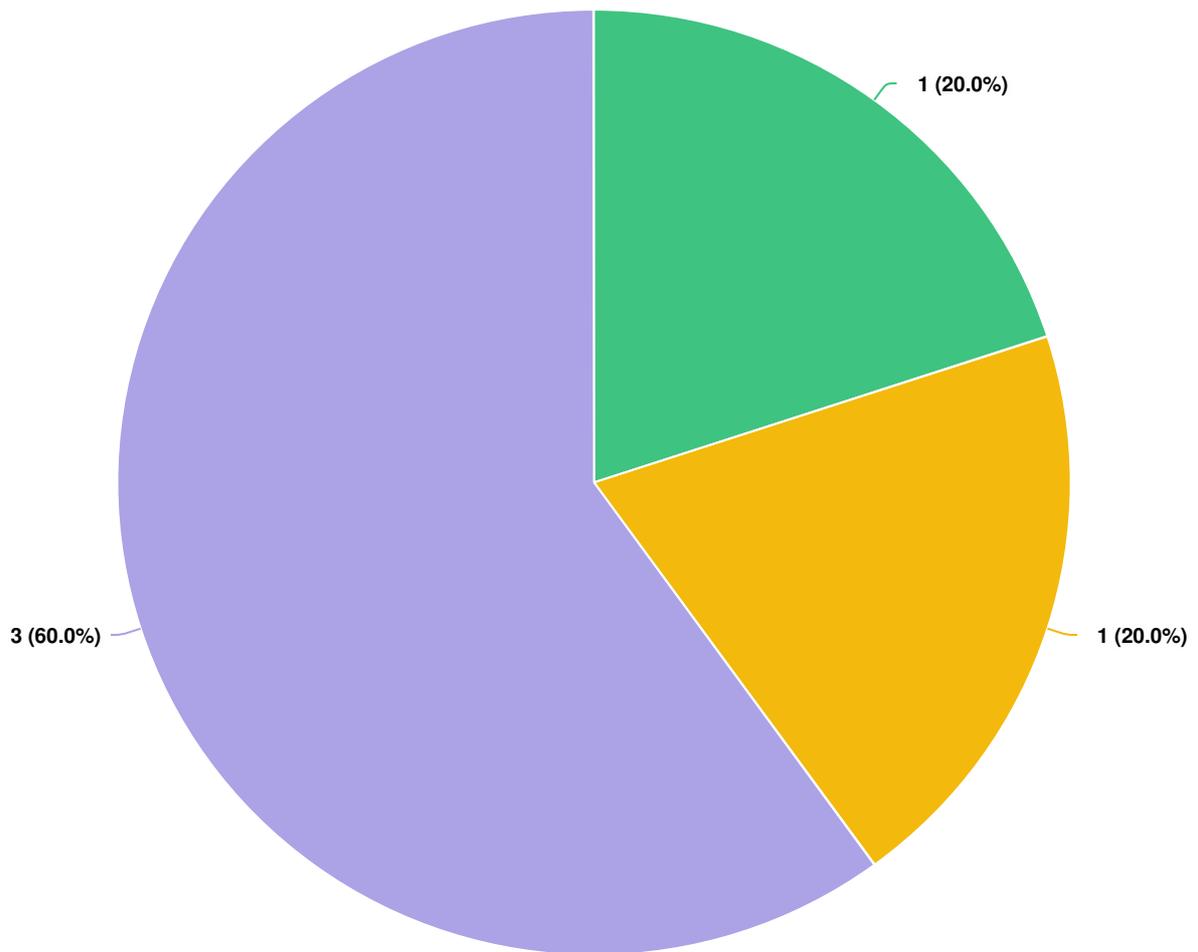
Have Your Say

Project: 522 St Charles Street



VISITORS					
5					
CONTRIBUTORS			RESPONSES		
4			5		
0	0	4	0	0	5
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous

Q1 What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (5 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Responded At: Dec 22, 2021 13:34:22 pm

Last Seen: Dec 22, 2021 13:34:22 pm

Q1. What is your position on this proposal?

Other (please specify)

In discussions with owners, Hans and Vanessa, our support for the development was contingent upon the fence between our properties being replaced. We've wanted to replace that fence for awhile, but they wanted to delay until the outcome of this development proposal was clear. It would be great if that could be done at the same time as the new house they propose building.

Q2. Comments (optional)

We also discussed the trees on their property that are exceptionally tall and overshadow our house. We hoped that in addition to a new fence, the trees could be heavily trimmed, thinned, or removed, so as to not drop rotten fruit on our north side as well as copious amounts of leaves. A final concern is parking. Will the new infill house include a driveway and on-property parking? That would go a long way to providing more room on the street for other residents. Thanks!

Q3. Your Full Name

Nathan Andrew Jacobson

Q4. Your Street Address

520 St. Charles Street

Q5. Your email address (optional)



Respondent No: 2

Login: Anonymous

Responded At: Jan 07, 2022 14:08:42 pm

Last Seen: Jan 07, 2022 14:08:42 pm

Q1. What is your position on this proposal?

Other (please specify)

In principle we support someone developing their property to suit their needs; however, the current set up and future plan is a concern.

Q2. Comments (optional)

Unfortunately we missed the online meeting. Hopefully these comments will reach receptive ears: Parking: We would like to ensure that there is adequate on site and street parking so that their tenants do not park in front of our house. If their tenants insist on parking in front of our house instead of theirs, are there any actions that we can take? They could have it in their tenancy agreements to park only in front of their house as much as possible. Trees: We waste a lot of time and money pruning their trees back, which overhang our property (roof and sidewalk) and drop rotten fruit on the walkway, and the fruit also explodes onto our siding and dries there. Properly pruned trees allow more light in and is for the health of the trees themselves. This is logical, and does not mean we hate trees. As this is an urban landscape, it should be properly maintained. Some of the trees are overgrown and too close to the property line. They have no space to grow but onto our property, not ours. We would like them to be cut down or heavily pruned back, especially one tree in particular in the front is growing on our property. Fence: We hope for a tall fence between our properties and input on the design, hopefully matching the fence we have on the west side of the property, and their west side matches that as well. Noise: We hope any weekend construction noise is controlled. We strive to be good and supportive neighbors, and understand that compromise is always necessary in the real world. As we lend our support for this in fill house project, we hope that Hans and Vanessa will also concern themselves with our interests as well, laid out above.

Q3. Your Full Name

Nathan Jacobson and La Han

Q4. Your Street Address

520 St. Charles Street

Q5. Your email address (optional)



Respondent No: 3

Login: Anonymous

Responded At: Jan 10, 2022 19:12:40 pm

Last Seen: Jan 10, 2022 19:12:40 pm

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

I live at 1572 Richardon St , and have lived in this house for the last 26 years. My wife and I have raised 4 boys in this house and two are still living with us. I have enjoy the comeradery with our existing neighbours. I moved into this house and neighbourhood because it gave us ample openness between neighbours. Our porperties are not crowding each other. I have also spend a great deal of money and sweat fixing and upgrading my property which is a 1923 home. I comend Zebra desigs for such beatifull plans. I am oposed to subdividing the property an put such a large house and increase crowdiness with existing neighbours including us. I am amenable though if they need more room to live to add an adition to increase their need for space that is compliant with current regulations and setbacks and that mantaing the architectural character of the existing home. Juan Rohon, N.D.

Q3. **Your Full Name** Juan Rohon

Q4. **Your Street Address** 1572 Richardson St

Q5. **Your email address (optional)**



Respondent No: 4

Login: Anonymous

Responded At: Jan 14, 2022 17:02:11 pm

Last Seen: Jan 14, 2022 17:02:11 pm

Q1. What is your position on this proposal?

Other (please specify)

As close neighbours and owners we do not object to the development in principal - the construction of a new house on what is the garden, but we feel the foot print of well over 4000sf including the crawl space, is too large and will result in the new house being approximately 7ft from the Heritage house detracting from the distinguished Arts & Crafts house. Why does the new home need to be "squashed in" on the lot? In addition, we question why the new house only provides for 2 parking, given that the driveway for this house will reduce public street parking by 2 spaces. Parking and street traffic are huge issues in this area that abuts Warren Gardens. The Street parking has not only been heavily relied on by the occupants or visitors of 522 St Charles but many homes behind this property located in private lanes as well as others from Richardson Street, due to changes there. The new development should not make the street parking issue for the neighbours worse and should add an additional parking spot.

Q2. Comments (optional)

From the application, it is unclear as to the timing of the new development, and the designation of 522 as a heritage house along with its upgrade. It should not be possible to do one without the other. We feel some form of a registered undertaking to this effect should be provided by the owners including that the 2 rental units remain part of the areas rental stock.

Q3. Your Full Name

Margaret Sheehy and Thomas B. Robertson

Q4. Your Street Address

549, St Charles Street Victoria

Q5. Your email address (optional)



Respondent No: 5

Login: Anonymous

Responded At: Jan 15, 2022 16:32:50 pm

Last Seen: Jan 15, 2022 16:32:50 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

My property is adjacent to the 34 meter west boundary of 522 St. Charles Street. I have reviewed the proposed development plans for a separate lot with a new home which tastefully blends with the neighbourhood and would allow the owners of 522 St. Charles to transition to a home supportive of their future needs.

Q3. **Your Full Name** Garry R Barsalou

Q4. **Your Street Address** 526 St. Charles Street Victoria

Q5. **Your email address (optional)**
