

4024 Metchosin Road, Victoria , BC V9C 4A4

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December 08, 2017

Mayor and Council

City of Victoria,

Centennial Square, Victoria, BC

c/o by hand with revised drawing sets,  
via --

**Re: Revisions & Requested Variances, for Rezone/DP 3031 Jackson St, Victoria, BC**

Dear Mayor and Council,

I write on behalf of my clients, Mr. & Mrs. B Canfield, the property owners of 3031 Jackson Street, who are making this second application to rezone a large parcel of property for eight townhouses. We have now consolidated units and situated them so we no longer require setback variances to the property lines. There are a couple internal building separation variances but nothing affecting neighbours.

This site is central to two commercial centers, Mayfair and Hillside, plus smaller corner stores, making walking to these within 15 minutes possible. Jackson Street is also just a short walk from Quadra Street where transit service is provided. Jackson Street is also a designated bicycle route so we are served by all sustainable travel methods, and those methods support a density higher than single family dwelling.

The large area, varied topography, and large number of Garry Oaks on the property make a clustered, townhouse approach to its development preferable to subdivision for single-family dwellings. The location next to existing townhouses and apartments also suggests townhouses are an appropriate form of land use. The two storey building height and density of the proposed townhouses is in keeping with the adjacent townhouses and single-family dwellings.

We have also carefully considered the topography and trees, following arborist's advice on which trees are the healthiest and easiest to protect, and then situated the units to best practice. You will see a large portion of property near the road is left untouched to retain a lot of what neighbours have come to know in way of greenspace and leaving a wide berth for the largest tree.

The owners have recently also enlisted a civil engineer to explore site servicing, and to date it appears much of it can be directed below the existing driveway to avoid root zones.

We retained the building and landscape design similar to what APC and ADP supported and recommended.

The units will be built to at least Energuide 80 specific actions providing energy efficient homes.

**No variances for building height, nor for external setbacks to property lines.**

Building Separation, smallest separation is 4.90 m, variance of 2.6 m, unit 4 to 2

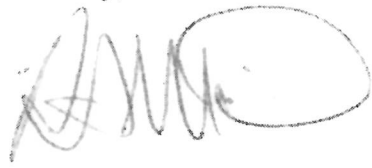
Building Separation, smallest separation is 6.12 m, variance of 1.38 m, unit 3 to 2

Since our first application was rejected at the public hearing the owners of the property have consulted with neighbours, council, and the planning department and have made the following changes to our proposal: we have lowered our density, increased setbacks, negated external setback variances, and provided additional site parking.

After visiting with neighbours (including the Co-Op adjacent to the property), and through their feedback they recognize there will be some form of development on the property, and they favoured the eight unit proposal over the alternative that may be considered.

We hope that our new application with the changes and concessions made will gain the required support of Staff, Mayor, and Council to bring this development to fruition.

Sincerely,



Ron McNeil, ASTTBC.BD, AScT.  
mbtr850b



DIGITAL  
BUILDING  
AHEAD



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February 26, 2018

**Mayor and Council**  
City of Victoria,  
#1 Centennial Square, Victoria, BC  
**c/o by hand**  
**via --**

**Re: Rezone & DP for 8 townhouses at 3031 Jackson St, Victoria, BC**

Dear Mayor and Council,

I write to summarize our changes resulting from planning review.  
We have made changes to address those concerns.

We have eliminated the parking spaces and turnaround at the north side of development, opening up much more greenspace and reducing trees removed, this is at insistence of planning understanding this is council desire, and leaves us not providing parking surplus as neighbourhood insists..

Landscape design creates a more pedestrian friendly driveway by adding more paver texture in driveway.

Many small corrections such as additional notes and dimensions of parking, parking buffers, and buildings.

We hope that council can now support our project and look forward to presenting at public hearing,

Sincerely,

Ron McNeil, ASTTBC-BD, AScT.  
mbltr852

