

April 23/ 2018

Dear Mayor and members of Council,

Re: Design Proposed Residence to 330 Irving Road, Victoria

It is with pleasure that we are presenting this proposal for a Development Permit. We have had supportive comments from the planners regarding this 're-submitted' application. It must be noted this application was previously presented and approved in 2015. I am representing the new owners who purchased the property in June 15th of 2017. Unknown to the client was the fact that the original application had expired ... refer to the Planning and Land Use Committee Agenda dated July 23, 2015.

The application for Lot B is a new improved design with additional sustainable features such as:

- passive design features take advantage of sun angles
- flex-suite (mortgage helper or ageing in place suite)
- orientation of residence to take advantage of sun angles
- green roof above garage structure
- combination of permeable and hard driveway surfaces
- engineering for Hydro Grid Tie-in (voltaic panel rough-in)
- rain collection system
- on-demand hot water and 'high-mass' heating system
- sun shades and thermal window glazing
- bicycle parking area
- EV electric car, scooter and E-bike charging outlets
- low maintenance exterior finishes - acrylic stucco
- LED lighting
- kitchen garden - raised beds for food production
- 'rain gardens' designed to impede the flow of storm water

It is our intent to design a one of a kind and unique contemporary home that exemplifies a 'west coast' lifestyle. This development and unique setting in a panhandle lot will also take advantage of privacy of the surrounding neighbour's property and to protect the 1.4 birch tree.

As previously stated in the original application, this property forms part of the original bungalow that was built in 1931. The design of the original residence on Lot A (fronting Irving Road) has been known in the neighbourhood for its 'period' design appeal and articulate upgrades.

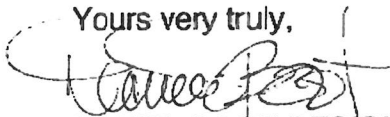
The design of the new residence to be constructed to the rear (Lot B) will be a contemporary design to contrast the design of the original home. Our application will not require variances. The design of our new application will have a low sloping roof featuring clerestory windows to draw natural light into the center of the home and also minimize the impact of over-shadowing to the adjacent properties. The property will be enhanced with extensive landscaping including an evergreen hedge lining the entry driveway. There will be no alterations to the streetscape other than a slightly increased driveway and keypad gate controlled entrance and new driveway with planting and lawn panel to enhance the panhandle access. We would follow the Tree Replacement Guidelines forming part of our submission.

Please refer to the attached drawings submitted.

We look forward to receiving a favourable response to our Development Permit application from the planning department and from council. It is my client's intension to proceed with the construction as soon as possible.

If you have any further queries or clarification, please don't hesitate to get in touch with me.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Daniel Boot', with a stylized flourish extending from the end.

DANIEL BOOT DESIGN CONSULTANT

Daniel A.L. Boot