

April 26, 2018

City of Victoria  
1 Centennial Square  
Victoria, B.C.

Attention: Mayor and Council

Re: Rezoning – 1663 Oakland Avenue

Dear Sirs/Mesdames:

We are writing this letter to Mayor and Council with respect to our application to rezone 1663 Oakland Avenue.

This letter is to provide all relevant Development Information about the project.

1. The proposal is to take an existing property and rezone it to allow for two independent single-family dwelling units. Both units are to be geared more to an affordable market for new and/or younger families.
2. The proposed home is a two-storey, three-bedroom family home designed to work with the existing topography of the land.
3. As there is very little landscaping in what is now the rear yard of the existing home, all landscaping will be new and articulated to easy and continuing maintenance to ensure, as much as possible, that the property will add to the overall streetscape.
4. As this proposal is for only one additional unit, traffic is not expected to increase in any significant way. There is one parking space provided on the property and we have been in contact with City Engineering with respect to having residential only street parking instituted along Shakespeare in front of the new home. Shakespeare parking was eliminated to address the now, non-issue of the Hillside Mall parking.
5. The design of the new home is to allow for a smaller foot print while maintaining the ability to have a three-bedroom family home. As many, if not most of the surrounding homes are one storey in height, care was taken to minimize the streetscape impact of a two-storey home. The creation of multiple wall faces, exterior treatments and roof lines lend to breaking up the appearance of the two-storey home from the street.

Siting the home below road level will help to bring down the appearance of the two-storey and the use of natural colours will allow the home to blend more with the natural landscape.

We trust that this information provided meets with your requirements and we thank you for your consideration of this application.

Best Regards,



Rick and Diane Wilson

