

August 4th, 2018

Mayor and Council
Victoria City Hall
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council:

Re: 457/459 Kipling Street – Rezoning to Reflect Existing Use of Property as a Side by Side Duplex

We are the co-owners of the duplex located at 457 and 459 Kipling Street (“457/459 Kipling” or the “Property”). The Property is an existing, side by side duplex that was constructed in 1947. We are making an application to rezone the Property from R1-B to R-2 to reflect the historic and existing use as a side by side duplex. In the future we intend on submitting a separate application to strata title the property.

My family co-purchased the Property with my sister in law’s family in November 2016 with the intention that both of our families will live in the Property, side by side. With such an arrangement it is our hope that our children will together attend Sir James Douglas Elementary School just a few blocks away and that they will grow up within the same community. My wife, sister in law, and my sister in law’s husband all grew up in Victoria and have several other relatives who live nearby in Fairfield. My family currently resides in one side of the Property and my sister in law’s family lives in the other side (fully owner occupied). The rezoning will not change the Property’s current configuration (we are not demolishing or rebuilding). Construction is limited to interior renovations and minor alterations that the City requires in order to ensure the Property is BC Building Code compliant such as an upgrade to the electrical supply.

Very limited upgrades have been made to the Property since it was built in 1947. When we purchased the Property in late 2016 we made a number of building improvements consistent with green building practices, including:

- Insulation added to the walls and ceiling
- Removal and safe disposal of asbestos containing materials
- Energy efficient light fixtures
- Dual flush toilets
- Energy Star appliances

There is one variance that we are requesting as part of our rezoning application and it relates to the combined floor area. As a result of reallocating the parking stall from inside the basement of the building to the front of the property where vehicles currently park, the total combined floor area is 9.78 m² greater than the R-2 Zone Standard of 380 m².

Throughout this process we met with all of our neighbours, including those who are nearest the Property, and discussed our interest in rezoning. We received support from our neighbours with no