

Received
City of Victoria

AUG 30 2018

Planning & Development Department
Development Services Division

Dear Mayor and Council,

Please accept this letter explaining my proposal.

The house is approximately 4200ft on 3 levels. It has a 3250ft 6bd 2 bath rental unit occupying all 3 floors with a 950ft 3bd 2 bath secondary suite on the first floor.

The problem with the current setup is that much of the main suite space is unused due to the size and layout, and currently rents like a 3bd unit.

My proposal is to do a house conversion to a more useful and efficient NON strata rental triplex with two 3bd 2 bath and one 2bd 1 bath suite.

To do this I am asking for several variances. In return, the City will have an additional 3 bd rental unit, new short and long term bike parking, and a 1.8M SRW along Russell St for future planning.

I am asking for a variance to off street parking. The normal requirement is 3 (soon to be 4) on site parking spots and currently there is only 1, accessed from Russell St. I can put in another 2 along Edward St but this would remove at least 1 and maybe 2 street spots for the driveway threshold, It would also remove boulevard and on site greenspace for the driveway and parking. In return I would give priority to long term tenants with only 1 car per suite for a total of 3 cars for the property. As a note, neither Russell or Edward St for that block has residential parking protection.

I also plan on giving preference to families with 1 vehicle, with a maximum of 3 vehicles total for the building.

Second, I am asking for a variance to add a small 1m balcony on the 3rd floor off the interior lot building face to serve as an emergency egress as required by code.

Third, I am asking for a variance for the existing rear stairs and landing to the 2nd floor which replaced a much larger unoriginal, failing deck and stairs about 3 years ago.

Fourth, I am asking for a variance to reduce the setback of the bike shed to the house from 2.4m to 2.15m to accomodate the new bike storage dimensions.

With the existing single hydro meter, proposed single water line and the parking variance, it would be impossible I think to get future approval for strata titling, guaranteeing at least 2 of the 3 suites will be available as rental units.

I have met with my immediate neighbors, explained my proposal, and I believe I have their support.

For your consideration,

John Dietrich

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