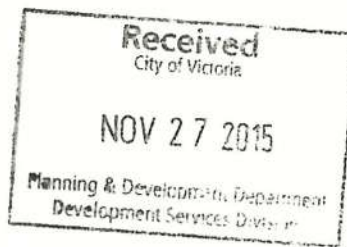


Mayor Lisa Helps and Councillors,
Corporation of the City of Victoria,
1 Centennial Square,
Victoria, B.C. V8W 1P6



24-Nov-15

RE: Proposed subdivision and rezoning to create 3 new R1S2 lots at 968 Walker Street and 722 Pine Streets, retaining existing houses- Lot 1, Sections 10 & 32, Esquimalt District, Plan 26788, & Lot 3, Section 10, Esquimalt District, Plan 26788

Dear Mayor Helps and Councillors:

We are pleased to submit our application for the above noted property, to permit the construction of a new small single family dwelling, generally in accordance with the City's policy and guidelines for infill housing, and to upgrade the two existing residences which together provide the land for the proposed new home. The two adjoining lots, with the unusual shape of the walker street property, provide an ideal opportunity for a small lot, particularly that they allow normal lot widths to be maintained on both frontages, and that the setback variances requested are actually less than those pertaining to adjacent sites. Additional minor variances relate to existing conditions, and the total land area and open space is far in excess of the zone standards. lot, From the owners' discussions of the concept with neighbours over several months, and the generally positive response from the Vic West Community Association land use committee at our mandated public meeting on September 15, we are proceeding with the plan presented at the time, notwithstanding the comments about my clients plans to sell the property, as we explained to the meeting about the process for change.

The natural advantages of the site include a topography that permits a new small house which does not overlook adjacent properties, existing trees which can remain, with one exception, on the subject site and adjacent municipal property. The one exception, in the building footprint, will be replaced as per our landscape plan. The proposed new house takes on a more contemporary form that will allow a smaller massing and roof that will be simpler with the non-rectangular footprint the site requires, and its' finish materials will reflect that approach. The Walker site has two driveways, and the second one will serve the new house pretty much where it is.

We believe that this proposal affords the opportunity to provide an additional new family home, while allowing upgrading and preserving the existing homes. The application is in keeping with a policy that supports infill where appropriate, and preserves the single family character of the neighbourhood. This project also maintains a large percentage of open space by utilizing



existing parking and drives, on lots that represent a total area well in excess of the minimum areas mandated by the zoning regulation. The proposal will also preserve neighbourhood amenity through proper attention to the issues of tree health, with minimal disruption to existing streetscapes.

Thank you for your consideration of this revised application.

Yours Very Truly,

A handwritten signature in black ink that reads "Nigel Banks". The signature is written in a cursive, slightly slanted style.

Nigel Banks, on behalf of
Linda and Ken Gibson, owners

28-Feb-17

Sustainable Planning & Community Development
Corporation of the City of Victoria,
1 Centennial Square,
Victoria, B.C. V8W 1P6

Attn: Ms. Leanne Taylor, Senior Planner

RE: Proposed subdivision and rezoning - 968 Walker and 722 Pine Streets-
Lot 1, Sections 10 & 32, Esquimalt District, Plan 26788,
& Lot 3, Section 10, Esquimalt District, Plan 26788

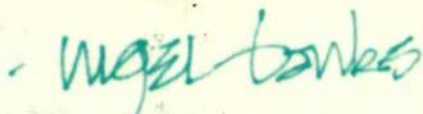
Dear Ms. Taylor:

After discussion with the planning department, we are pleased to submit minor revisions to the exterior treatment of the proposed new residence facing Walker Street. A review of the 10 buildings which surround the subject site indicates a majority of those have combinations of stucco and siding, so we have revised the finish material choices to complement those existing homes. We have also added a more visible entry roof over the front door, and removed two windows on the west elevation which overlooked the original residence at 968 Walker.

These revisions produce a more harmonious palate of materials, which mitigate the more contemporary form chosen for the new house. We think these revisions better address the requirements for infill to complement the existing neighbourhood. The application is still in keeping with a policy that supports infill where appropriate, and preserves the single family character of the neighbourhood.

Given the lengthy evolution of this proposal, we feel we are moving toward an even better fit for this unusual site. Please feel free to contact us if you require any additional information.

Yours Very Truly,



Nigel Banks, on behalf of
Linda and Ken Gibson, owners

