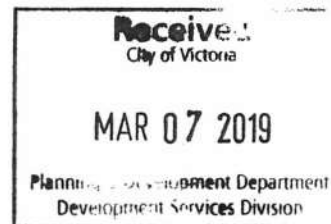


To: City of Victoria
City Council and Board of Variance
1 Centennial Square
Victoria, BC V8W 1P6

Re: Development Variance Permit Application



Dear Council,

We are submitting this application to obtain the following variance at 933 Collinson St:

- Rear yard building set back
- Site coverage

The back-deck stairs were deteriorated and unsafe. In order to prevent accidents, and to ensure users safety, we commissioned replacement stairs from a contractor that advised that no permit was necessary for the scope of the project. Following a city of Victoria site inspection, we were advised that a permit was required and attempted to obtain necessary permits from the City. Unfortunately for us, it appears that previous owners had not secured variances which are now necessary given our small lot zoning classification.

The house was built over 100 years ago, and have been maintained to preserve its historical heritage, despite not having an heritage designation. Like most houses of this era, the ability to exit the home from the rear is essential to maintaining the safety and security of the occupants. In addition, as evidenced by the attached neighbors petition, the deck doesn't not present privacy or shading issues for neighbors.

It is also important to indicate that the latest building extension, of which details are not available from the city was issued in 1930 and predates the small lot requirements that were established in 2005 to prevent the loss of residential dwelling in the Collinson Fairfield area. While the policy might have had merits, it is now clear that it also hinders and contradicts the city's affordable housing and local ownership mandates. This is highly evidenced by the fact that stairs replacements alone would cost small lot owners a minimum of \$5000 between the city application fee and material costs, not to mention outrageous retrofitting requirements.

We hope that you will agree with us that ensuring occupants' safety should be the most important consideration and that local home owners should not be unfairly burdened with such steep requirements. For tenants' safety, we implore that you will allow the stairs to continue providing a rear exit way.

Cordially,

Dominique Makay Dumbi & Jeanine Mulamba Ngalula

Attachments: Contextual Pictures

1. Grown vegetation provide ample privacy between neighbors



2. Set backs are very similar to neighboring houses (910, 911, 924,930)



To: City of Victoria
City Council and Board of Variance
1 Centennial Square
Victoria, BC V8W 1P6

Re: Neighbors petition in support of 933 Collinson Deck and Stairs repair

Dear Sir/Madam,

As owner or occupant of a property directly adjacent to 933 Collinson St, I support the repair and improvement of its back deck as I do not anticipate any adverse impact to my privacy or shading resulting from said deck repair.

Name	Address	Phone Number / Email	Signature
William YORGAN	927 Collinson St		
LEAH CHRISTMAN	930 Collinson St FAIRFIELD RD		
not available	924 Collinson St FAIRFIELD RD		

