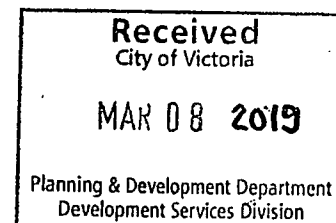


Avery Kelly
Robert Morris
553 Raynor Avenue
Victoria, B.C
V9A 3A9

Mayor Lisa Helps
City of Victoria Council Members
Planning and Land Use Committee
1 Centennial Square
Victoria, BC V8W 1P6



February 21, 2019

Dear Members of the City of Victoria Planning and Land Use Committee,

Thank you for considering our application to rezone 553 Raynor Avenue from a non-conforming duplex to a single-family home with secondary suite. This application will involve both height and density variances. We bought this non-conforming duplex with lower illegal suite three years ago to rejuvenate a neglected property. As part of the improvements, we have already completed \$20,000 in permitted electrical work, including the addition of hardwired smoke detectors.

Below is a list of proposed changes that relate to our request for height and density variances:

- We are seeking approval for the dormer constructed without permits on the west side of the house. To do this we would need a variance to allow for 8.01m roof height. Note that this does not increase the height of the primary roof ridge. This dormer would also increase the square footage by 80sq.ft.
- Our engineer recommends that we rebuild the dormer on the east side of the house. This would move the dormer's load bearing wall off the floor joist and onto the outer wall of the house. This would be a significant structural improvement, and only increase the floor area by a minor 55sq.ft.
- In total the two dormers increase the square footage of the top ½ floor by 135sq.ft., and we are seeking a variance for this increased density. Please note that we have removed a storage area and closet totalling 87sq.ft., and so the total floor area of the ½ level will only increase by 48sq.ft.
- On the lower floor, we are seeking a variance for density for the partially enclosed garage space. As this enclosure was done before we purchased the house and no original blueprints exist, the precise size of the original garage is unclear. However, if we assume a garage that was 19 feet long and the same width as the current space (six foot three inches), the total estimated area of the garage space would have been 223sq.ft. The remaining garage space is 87sq.ft., which means we are increasing the density by 136sq.ft.
- We also propose removing the enclosed space beneath the deck, as well as the enclosed space off the kitchen on the main floor, further reducing the density of the home by another 220 square feet.

- In total then we are asking for a density increase of 271sq.ft., but we have also removed 307sq.ft of enclosed space, meaning we have actually reduced the total enclosed space of the home by 36sq.ft.
- Our house, built in 1912, is two and a half floors. The current zoning, created after our house was built, allows only for two. As such, the house is legal non-conforming, and compliance would cause a hardship: removing the entire top floor of the home. Please note, the proposed upper floor is 68% of the ground floor and conforms as a half level.

Below is a list of changes unrelated to the variances and which do not require approval beyond the building permit stage:

Changes to Basement (ext. and int.)

- Bathroom door moved from lower mudroom to hallway
- Addition of a laundry room
- Removal of patio door in lower floor mudroom and the addition of a window in its place.

Changes to Main Floor (ext. and int.)

- Addition of another bathroom
- Division of the living room into two separate rooms
- Removal of the exterior door in the kitchen that allows access to the deck.
- Addition of an exterior door in the mudroom
- Removal of window on north side of main floor mudroom
- addition of window on west side of mudroom

Changes to Deck

- new stairway config. for deck
- removal of old deck stairs on west side of house
- Creation of a larger deck area on the north side of the house off the top floor.

Changes to ½ Floor

- Removal of sliding glass entrance door and replacement with traditional exterior door on north side of house

Further notes:

- The exterior appearance of the house will change minimally as the two changes we are requesting, the addition of the shed dormer, and the small expansion of the other, do not extend beyond the existing envelope of the building.
- We worked with the City Planning Department and some of the building inspectors to ensure that the main floor and ground floor are one suite.
 - Opened staircase
 - Removed stove
 - Plan to replace double sink with single basin.

- The neighbours we have canvassed so far have all expressed their support for our project.

Once completed, our renovation of this unit will provide a rental unit perfect for a couple or small family. Vic West is a perfect neighbourhood for those who work downtown and rental housing is very hard to find.

Thank you,

Robert Morris

Avery Kelly