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September 26, 2017

City of Victoria
#1 Centennial Square
Victoria BC

Re: Proposed Development Variance Permit for 331/337 St. Charles Street

Dear Mayor and Council,

On behalf of Nigel Trevethan, owner of the subject property bearing Victoria District Plan #11189, we are proposing lot variances to accommodate the development of a new single-family dwelling.

The proposed development requires the approval of a previously submitted subdivision application to create a new R1-G zoned parcel for the construction of a single-family dwelling at the rear(east end) of 331 and 337 St. Charles Street, with frontage on Earle Street. We are requesting decreases in lot setbacks and lot width to accommodate this new lot. The following variances are necessary to allow for road dedications on both Earle Street and St. Charles Street for future City projects, while maintaining the original character homes fronting St. Charles Street and providing much needed additional housing in a vibrant area of Victoria.

Currently, 331 and 337 St. Charles each has a single-family dwelling in good condition that we wish to maintain. We propose to remove only the existing carport and associated driveway located on 337 St. Charles Street to accommodate the construction of an additional driveway for the new lot. A two-storey, single-family dwelling with garage is proposed for the new lot as shown on the plans submitted with this application.

This proposal includes some minor variance requests:

- 337 St. Charles Street (Lot A) requires three variances for the decrease in the front (west), rear (east), and side (north) yard setbacks. **This proposal asks for a decrease in the front yard (west side) setback from 7.50m to 5.20m, rear yard (east side) setback from 9.10m to 3.81m, and side (north side) yard flanking Earle Street from 3.50m to 2.90m.** These decreases allow for road dedications on both St. Charles and Earle Street and are justified given the

difficulty in creating available housing. We are also being mindful of the environmental and housing benefits of retaining the two currently rented, single-family homes on the sites.

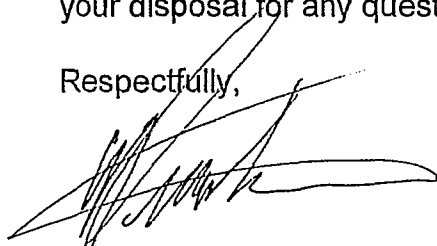
- The newly created lot fronting Earle Street (Lot B) will require a **lot width reduction from 15.0m to 12.41m**. The placement of the proposed new building is in relation to the existing dwelling located on 331 St. Charles and allows for retention of said building. The neighboring structure to the east is set back on the property in such a way as to allow ample separation between the two buildings.
- Lastly, 331 St. Charles Street (Lot C) proposes a variance in three yard setbacks. **The front yard (west) setback would decrease from 7.50m to 5.67m; the interior side (north yard setback would decrease from 2.78m to 1.54m; and the combined side yards would decrease from 5.40m to 4.58m**. Again, we are requesting these variances in order to maintain the existing structures in their current locations, accommodate a new building with adequate space between adjacent buildings and lot lines, and dedicate property to the City for future road construction.

In Summary:

SETBACK	PERMITTED (m)	VARIANCE REQUESTED (m)
Lot A – Front yard	7.50	5.20
Lot A – Rear yard	9.10	3.81
Lot A – Side yard	3.50	2.90
Lot B – Lot Width	15.00	12.41
Lot C – Front yard	7.50	5.67
Lot C – Interior Side yard	2.78	1.54
Lot C – Combined Side yard	5.40	4.58

To conclude, we feel this proposal will fit nicely with the feel of the existing neighborhood and it will provide the opportunity for a new family to live in this beautiful part of our city. We sincerely appreciate your consideration of this project and remain at your disposal for any questions you may have.

Respectfully,



William S. Peereboom
Owner, Chief Designer

Nigel L. Trevethan & Sarnoff Management Inc.
159 Robertson Street
Victoria, BC
V8S 3X3

March 18, 2019

City of Victoria
Sustainable Planning and Community Development Dept.
#1 Centennial Square
Victoria, BC
V8W 1P6
Attn: Mike Angrove – via email.

Dear City of Victoria:

Re: Development Variance Permit Application No. 00204 for 331 St. Charles Street

I write further to Ms. Fjeldstad's letter of December 19, 2018. That letter asks if I wish to proceed with the Development Variance Permit Application No. 00204 for 331 St. Charles. I do wish to move ahead with this variance application and have instructed my designer to do so. Please accept this letter as confirmation that we will be proceeding.

In this letter I also wanted to provide some additional information on community outreach that I have done with regards to this subdivision since my last communications with the City.

For your background I have owned 337 St. Charles for over 20 years and 331 St. Charles since 2016. These properties have been held by me as well maintained family style rental homes. It is my desire to maintain the current housing stock at 331 and 337 St. Charles but also to utilize some infilling to create a lot suitable for a further family home. I think there is value in allowing the variances requested as it:

1. It maintains the current houses that are there. I think there is value in that. They are small but perfectly serviceable homes.
2. It allows the elderly tenants who have been in 337 St. Charles to stay there. They have lived in that home for more than 25 years.
3. It prevents three larger homes from being built on those lots. My designer tells me if the two current home were taken down then the lot could be divided into three without and variances required.

4. It does provide additional housing in a time when it is needed in Victoria.

When I first proceeded to have this matter considered by the City of Victoria we received a disclosure of the City file. For the first time I saw some letters and concerns from neighbors. These communications were a surprise to me as I had heard no concerns prior to them. Rather than press ahead with the application, which had the approval of City staff, I thought it best to slow the process and meet with the community. I also reached out as best as I was able to all who had written letters to the City.

I was able to arrange a meeting with the individuals concerned and the broader neighborhood via the Fairfield Gonzales Community Association Land Use Committee. That meeting took place on June 7, 2018. I attach a copy of the report that was prepared by the Community Association chair, David Biltek. There was a very good discussion and from my perspective, many of the participants either became more supportive or expressed their support to me. For those that had remaining concerns I recommended they review some other local projects I had done as I thought they were very good examples of infilling that is sensitive to the local community. With regard to these local projects I should emphasize they have been done over a 20 year period. I am not a professional developer nor engaged in this sort of thing on a regular basis.

In terms of the remaining concerns they seemed to fit into a few categories and to be fair this is my interpretation of remaining concerns.

1. Parking.
2. Shadowing of a neighboring property and privacy from windows.
3. Pressure on the local sewer system that is already stressed.
4. Issues of City variance requirements and notice of applications such as mine.

In terms of parking we have made sure we have ample off road parking. The plans show this. We have also used parking strips to maintain as much green space as possible.

For the shadow concerns I have commissioned a shadow study and attach a copy. I will have my designer send in a formal copy with any comments they have. From my review it appears to show little excess shadowing. In terms of privacy the minutes from the meeting are inaccurate. There are not 13 windows facing the neighboring home. The plans submitted show a few windows that are sensitive to neighbor privacy.

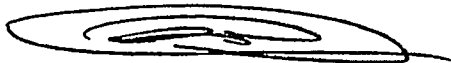
With regards to the pressure on the local sewer system I understand that the City of Victoria has done extensive upgrades in 2018 on St. Charles to deal with this issue.

Finally, with regards to the City's desire for set backs and the variances I will have to leave that to City staff to respond to although I believe it is for future sidewalks. I will also have to leave it to the City to address the notice issue. From my perspective, given the letters in the file for this variance application it appears at least some people had notice.

I should also mention that at the conclusion of the meeting with the Community Association I provided everyone with contact information for me in case they wished to discuss the matter further.

I am hopeful this letter assists consideration of this variance application and look forward to proceeding with the application. I would be happy to attend any in person meetings if you wish. For your ease of reference my email address is [REDACTED] and my phone number is [REDACTED]

Yours truly,

A handwritten signature in black ink, consisting of a large, loopy 'N' followed by 'Trevethan'.

Nigel Trevethan