ATTACHMENT D

May 16, 2019

#1 Centennial Square
Victoria, BC
V8W 1P6

Re: 1708 Coronation Avenue rezoning proposal, Setback Variance request

Dear Honourable Mayor and Members of Council, City of Victoria,

On behalf of our client Erin Flanagan, we have prepared an application to rezone her property at 1708 Coronation Avenue to allow the construction of a new duplex, for her own residence and a rental unit.

The rezoning of the property, which is at the north east corner of Coronation Street and Shelbourne Street would require variances for front and rear setbacks, due to the orientation of the frontage which has been determined to be Coronation Avenue (the longer dimension of the rectangular property).

These variances do have the support of the Planning Department due to the fac that applying the front yard setback to the Coronation Ave. (south) side of the property, and applying the rear yard setback to the north side of the property, would result in the building envelope being restricted to an unusable strip in the middle of the lot.

We have worked with the Planning Department to adjust and revise the plans throughout the review periods per their comments. We would like to point out that in regard to shadowing concerns for neighbours, and with relation to design comments about roof type, that the duplex design that we have achieved in accordance with our client's wishes for a contemporary design, provides a much lower roof height than if the duplex were designed with a traditional pitched roof design and therefore shadows adjacent properties more minimally than a pitched roof design. Please refer to Erin Flanagan's

Zebra Design & Interiors Group Inc. • 1161 Newport Avenue, Victoria BC V8S 5E6
Phone: (250) 360-2144 Fax: (250) 360-2115
Email: info@zebragroup.ca Website: www.zebragroup.ca

letter dated November 15 2018 to City Victoria Planning Department staff regarding neighbourhood context (Appendix A). Erin has also provided a detailed letter for her design rationale including green building initiatives, in her letter dated September 14 2018 addressed to Mayor and Council, attached here as Appendix B.

In a meeting with City of Victoria Engineering Department staff on November 6 2018, it was agreed that the new wooden fence on the west property line should be attached closely to the existing pipe rail fence which is City property, in order to prevent a "dead space" in between the two into which garbage could fall. The chain link mesh on the west property line on the pipe rail is not attached and will be stripped away from the pipe rail which will remain. The portion of the chain link fence on the south property will be removed and replaced with a new wooden fence.

Thank you for your time in consideration of our proposal.

Sincerely,

Rus Collins, Designer
Zebra Design & Interiors Group Inc.

Appendix A: Correspondence from Property Owner Erin Flanagan to City Victoria Planning Department

APPENDIX A - 2018
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Appendix B: Correspondence from Erin Flanagan to Mayor & Council with original rezoning application.

APPENDIX B - 2018
09 14 - Letter_Mayor

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Appendix A

Erin Flanagan
1708 Coronation Avenue
Victoria BC V8R 1X3

Nov 15, 2018

Re: REZ No. 00663

Attention: Chelsea Medd, Community Planner, City of Victoria

On August 21, 2018 the North Jubilee Neighbourhood Association (NJNA) provided to the City of Victoria a letter regarding my rezoning application presentation at their meeting on July 24, 2018. This letter does not accurately reflect the meeting and as such I find it necessary to correct the record.

This letter inaccurately reported the questions I was asked, mis-represented the overall concerns and tone of the community members present and reported statements that were never made during the meeting. Immediate neighbours have indicated support, and none had any concerns about the proposed duplex or its style. I have asked the co-chairs of the NJNA for the minutes of the meeting, but they have declined to provide them to me.

Given the misrepresentation of the meeting and the characterization of Coronation Avenue in this NJNA letter, I would like to provide the following information.

The meeting in question was attended by six members of the community; myself, my father Greg Flanagan (co-owner), and Rus Collins of Zebra Design, and the members of the CALUC. Questions that I was asked from members of the community were:

- *Who is currently living in the house at 1708 Coronation and who will live in the duplex once constructed?* Currently only I live there. After completion, I will live in one half, and the other half will most likely be rented to a family.
- *Will there be a basement?* The design does not include a basement, because of concerns about flooding in this area
- *What is the height of the design?* Approx. One foot taller than existing structure

After members of the community were finished asking questions, members of the CALUC began asking me questions. These questions focused primarily on the aesthetic details of the design, and my answers were met with more questions and the conversation became somewhat adversarial at this point. I felt that I was having to defend my aesthetic taste rather than just answer questions about aspects of the design. At no time during this conversation where the phrases "industrial design" or "infill" used by either party, so to see these phrases used in the letter was somewhat shocking.

The primary concerns of these CALUC members seemed to be that the "West-Coast Modern" styling of the duplex in their opinion does not "fit the style of the neighbourhood". The NJNA letter writer mischaracterizes the street completely. Coronation Avenue has a few of the houses of what the letter writer describes and none of these are close to my property. As stated in my letter that accompanied my rezoning application, the style of my neighbourhood could best be described as "diverse" including many post WWII veteran homes (designed in Ottawa), home styles from the 1970s, 1980s, and 1990s—a melting-pot of many architectural styles used over the past 100 years.

In the middle of Coronation Ave, there are two 1930s Arts and Crafts homes. On either side of them there is a mixture of post WWII NHA veteran homes and two-storey homes constructed in the 80s and 90s. The height, design, roof type, and finishing details of these homes vary widely. At each end of the street there are large, 3+ storey multi-unit buildings from various decades that do not match anything else seen on the street. The details of housing styles on Coronation Avenue and surrounding area are shown in the accompanying appendix. The letter from the CALUC states that Coronation Ave is "predominantly homes from the early to mid-1900s" but I think from this tour you will see that this is not true.

In my opinion, the "style" of my neighbourhood seems to be that each house is entirely different from its neighbour. If one is to look at a diagram of roof types (Appendix B: Fig. 25) one can see that literally every roof style except butterfly has been used in my neighbourhood. There is even a commercial building with a Gambrel roof three blocks North on Richmond.

There are several reasons why I chose to design a duplex with a low slope butterfly and flat roof. These styles where first seen in residential architecture in the 1930s when introduced by Le Corbusier. They were popularized as part of the Mid-Century Modern movement in Southern California in the 1950s as well as commonly used in Georgian and Victorian terraced homes in British cities. They became popular for several reasons. The first reason is because the inverted roofline allows for high clerestory windows in the external walls of the home. This allows for passive lighting and heating, while still respecting the needs of the home owner and neighbours for privacy. A steeply pitched traditional roofline places windows at a level where home owners must choose between natural lighting or privacy. Clerestory windows allows for both, while also lowering the heating demands of the house as rooms can be passively heated using direct sunlight.

The second reason why butterfly roofs became popular is water catchment. In Southern California where there is very little rainfall, all rainwater can be caught and re-used for gardening. In Britain and Vancouver Island where rainfall is high, this type of roofline means there is no need for unsightly gutters and downspouts around the entire roof perimeter. Instead all rainwater can run off the roof using one scupper and downspout hidden behind the home. The rain can then be collected for re-use in gardening in one place.

The third reason I have chosen this design is it is the most neighbourly way for me to replace my existing home with one that is both taller and has a larger footprint without impacting the amount of natural sunlight that falls on my two adjoining neighbour's yards. The lowest part of the butterfly roof will be in the middle, which means the amount of light reaching my neighbour's back deck and patio will not be impacted. If I were to alter my design to a steeply pitched gable or hip roof, my neighbour's yards would both be in shade.

The fact is that my street and neighbourhood is a mixture of styles of homes built in every decade of the past century. My design—which is a contemporary take on a Mid-Century Modern design popularized in the 1950's, will fit right in with every other house on the street, each of which was a contemporary take on an architectural style when it was first built. I have made very effort with this design to appeal to the site on which it is situated and to consider the privacy of my direct neighbours, with whom I have communicated extensively for the past six years. Everyone who lives beside or across from me has been consulted and is happy with the design as I've presented it to them. "West-Coast Modern" is one of the most popular styles for new homes being built on the West Coast right now primarily because of the

high degree of connectivity to the outdoors; emphasis on local materials and functional liveability of the homes. Homes with many similar design features to my proposal have won numerous CARE awards in recent years. (Appendix B: Figs. 26 and 27)

The proposed duplex for 1708 Coronation Avenue is an outstanding design. It includes two very livable and energy efficient homes with proficient off-street parking; each with a yard and professional landscaping and a design that respects the neighbours' light and privacy. The duplex as designed will be an asset to the street, neighbourhood, and the city. Reusable materials such as the fir flooring and trim can certainly be carefully removed for re-use by others; deconstruction of the existing home would be as eco-conscious as possible to optimize the recycling of materials.

Sincerely,

Erin Flanagan

In agreement:

Greg Flanagan

Rus Collins (Zebra Design)

Appendix A: Visual Tour of Coronation Avenue and Surrounding Area

Starting at 1708 (my house) and going East down Coronation Avenue:

Fig 1. 1918 Open Gable One-Storey '60s Hip Roof Bungalow '80s Hip Roof 2 Storey

Fig 2. '80s Hip Roof 2 Storey '70s Open Gable One Storey

Fig 3. '80s Hip Roofed One Storey '30s A&C Box Gable One Storey

Fig 4. '30s A&C Open Gable One Storey '50s Hip and Valley Veteran Bungalow

Fig 5. '80s Intersecting Gable Two Storey + Basement Three-Storey Hip Roof Commercial Building

Crossing the street to the South East corner and coming back towards my house:

Fig 6. '70s Flat Roof Three-Storey Apartment Building

Fig 7. '50s Dormer Gable Veteran Bungalows

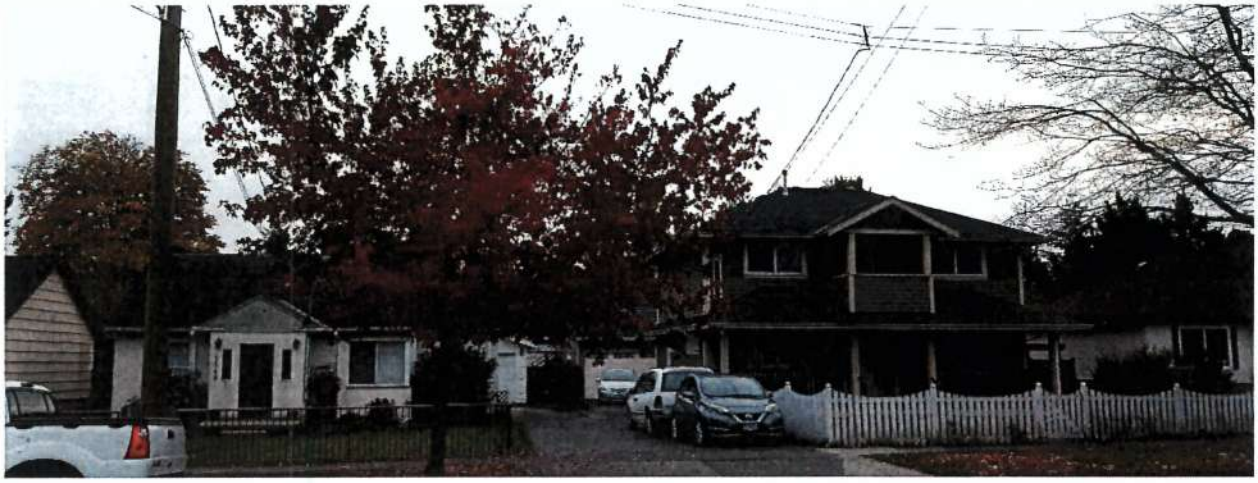

Fig 8. '50s Dormer Gable Veteran Bungalows '90s Hip Roof Two-Storey '50s Hip Veteran Bungalow

Fig 9. '80s Intersecting Open Gable Two Storey '50s Dormer Gable Veteran Bungalows

Fig 10. '50s Dormer Gable Veteran Bungalows Four-Storey Flat Roof + Gable Dormer Condo Building

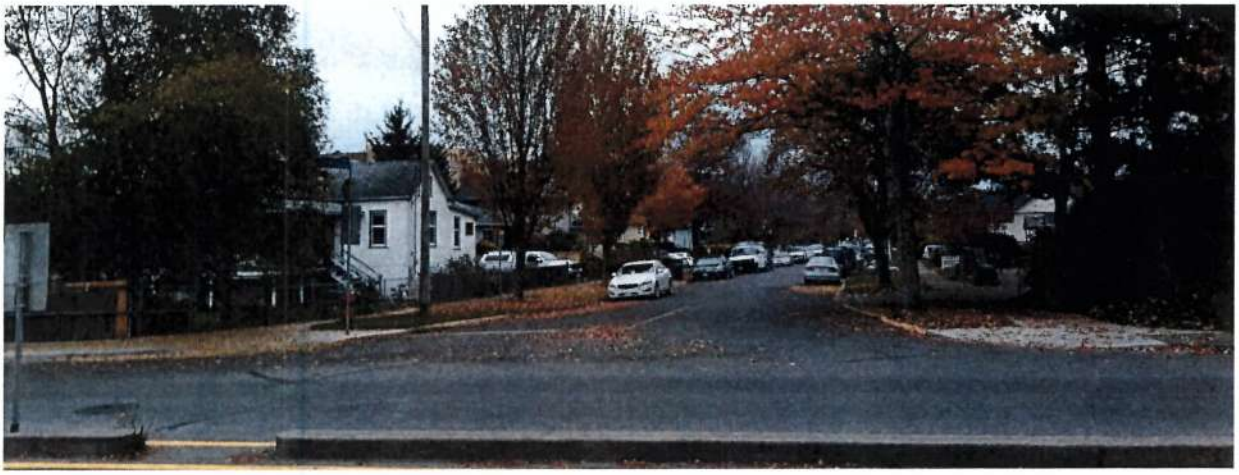

Fig 11. My house (1918 Gable One Storey) directly across the street from the Four storey Condo Building

Heading North from 1708 Coronation (my house) Shelbourne Street

Fig 12. '80s Hip Roofed One-Storey 1708 Coronation—My House

Directly across Shelbourne Street from 1708 Coronation (my house):

Fig 13. '80s Pyramid Hip Two Storey Duplex '60s Hip Roof One Storey

Fig 14. Heritage Conversion to Multi- Unit Two Storey with Flat Roof and Dormers

Fig 15. 2016 Open Gable Two Storey

One block south on Pembroke Street there is again a mixture of one and two storey residential homes from various decades, however the East end of the street is dominated by tall commercial buildings.

Fig 16. Apartment complex (foreground) Jubilee Hospital Heritage Building (Background)

Fig 17. Commercial Building

Two blocks North on Albert Street there is again a mixture of residential homes. In this case several modern styles have been melded into the mix of homes.

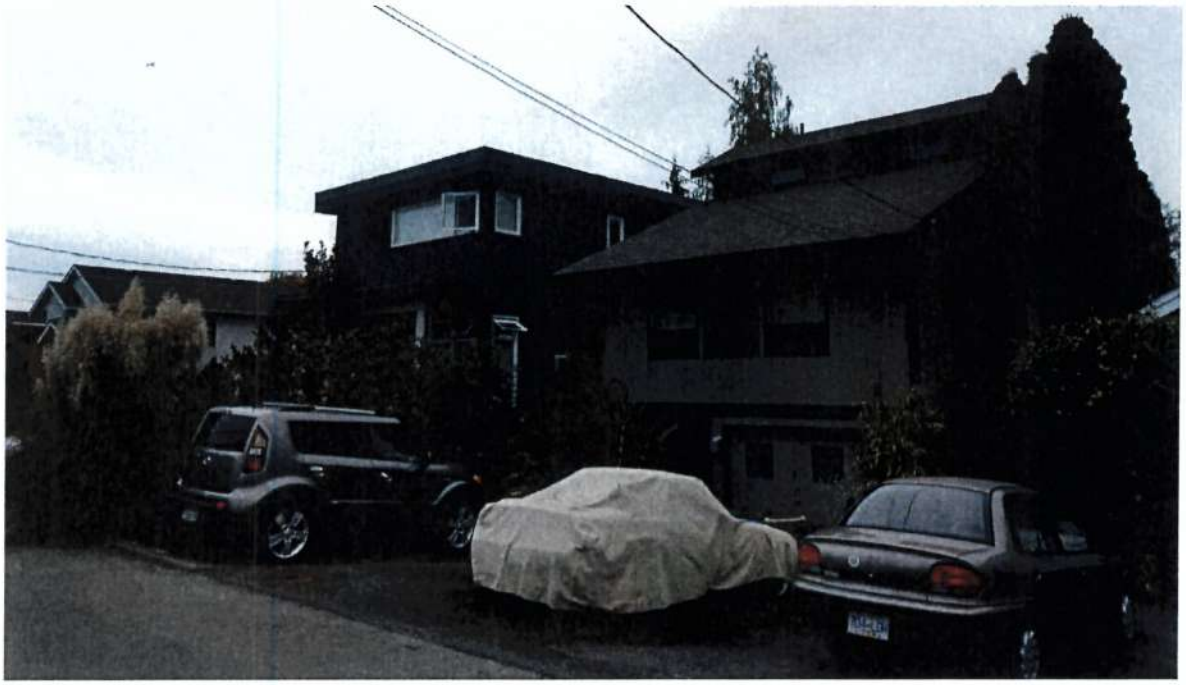

Fig 18 Two modern two-storey homes

Fig 19

Fig 20. Contemporary Homes on Albert Street

Fig 21. 80's Bungalow with re-done exterior

Three blocks North on the corner of Richmond and Bay is a new 3 Storey multi-unit building under construction with a combination of flat and low slope roofs. It is beside a hip roofed bungalow which is beside a two-storey open gable.

Fig 22. Three storey apartments being constructed on Bay St and Richmond Ave

Fig 23. Three storey apartments being constructed on Bay St and Richmond Ave

Another two blocks North on Haultain Street there is a beautiful little house just finished being built with a butterfly roof. Its street is a mixture of styles and ages of homes, just like mine.

Fig 24. Newly constructed low slope roof home on Haultain Street

Appendix B: Additional Figures

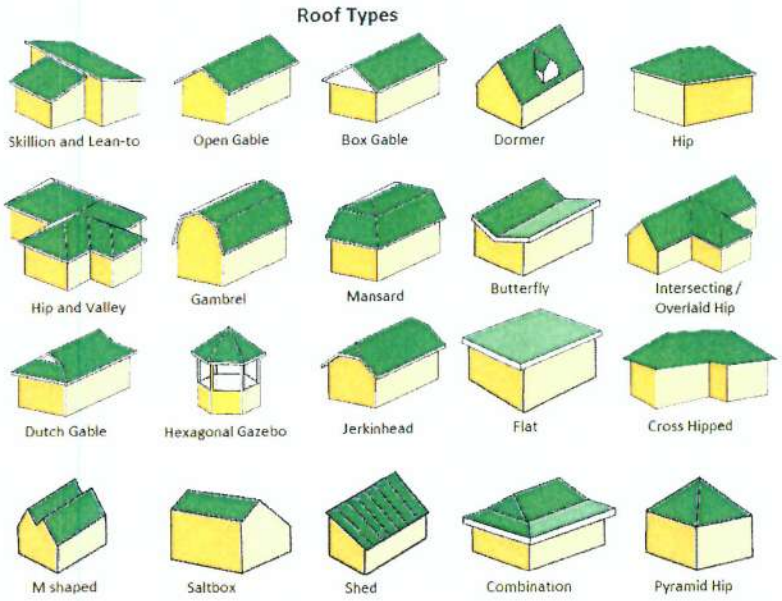

Fig 25. Various roof styles

Fig 26. CARE Awards 2018 Gold Winner

Fig 27. Gold Winner 2018 CARE Awards Best New Home

Appendix B

Erin Flanagan
1708 Coronation Avenue
Victoria BC V8R 1X2
[redacted]

September 14, 2018

Dear Mayor and City Council,

I bought my house in 2012 despite its poor condition with the long-term plan to build something new. I would like to replace it with a new duplex centered in the lot to create a reasonable yard space for each unit. My existing home is not salvageable; it is essentially a series of bad renovations patched together and much of the timbers are rotting. I have not yet done an environmental assessment on the house, but if there is any re-usable lumber when we dismantle it I will do my best to reuse them.

I want to build a duplex for several reasons. Primarily as a financial investment and home for myself, but also because I think our city needs more housing for the people who work in the city. There are a few things that could be done with my lot. I could build a large single-family home with a suite, or sub-divide the lot into two small lots and build two small houses, however, I think a duplex is the best option. A large single-family house with a suite potentially leads to a big strain on street parking. Building two small houses is also not the best option in my opinion. These types of houses often do not provide enough storage and the required distance between the houses leads to reduced yard sizes and a dead space between the units. I think a duplex creates comfortable sized houses with plenty of storage and parking, decent yards, and is the best fit for my lot.

I am proposing centering the duplex on my lot with a shared driveway. The placement of the driveway would be opposite the four-story condo building, which I think would ultimately help with turning around and parking on our narrow street. My current driveway would be removed, so there would be no reduction in available street parking. I would continue to live in Unit A, where I would park my one vehicle in the garage or driveway. The second unit (B) would have parking available in the garage as well as the driveway.

In 2017 I built a concrete retaining wall and fence along the property lines of my lot that adjoin with neighbours. I built this fence ahead of removal of my house so that my neighbors will be disturbed as little as possible during the building process. Once the new build is complete, I will build a fence along the Coronation Property line and professionally landscape both yards.

The duplex, designed by Zebra Group, incorporates current building science and materials to create an energy efficient, comfortable, economical home appropriate for our west coast climate. It has a modern roofline, with a low-slope pitch and a butterfly roof. This design is

done for several reasons. I'm very concerned about water collection and appropriate drainage, as my current basement floods every time we have a heavy rainfall. With this design the butterfly roof will conduct rainwater onto the central roof, which is pitched to the rear of the property, where the water will be collected in one place and stored in rain barrels for gardening. There are almost no roof gutters to keep clear which makes the roof basically maintenance free. The other reason for a low-slope roof is a nicer living space on the second floor, with vaulted ceilings and clerestory windows bringing in extra light and passive heat. This allows for a livable two-story house without becoming overly tall, which reduces the impact of a larger building on my neighbours. The lower central portion of the building further reduces the amount of shading on my neighbours.

I recognize the modern look of the proposed duplex does not strictly adhere to the mandate of the neighborhood guidelines in terms of matching the character of the neighborhood. I struggle with the design, because if you look at my street from the corner of Shelbourne and Coronation to Richmond there is a lot going on. There is a four-story condo building, a mixture of post-WWII veteran's homes, varied 1980's and 90's two-stories, and a few 1930's character homes. What characteristics does one match to? I've chosen to do a simple modern design because it appeals to me and to people in my age demographic, and is efficient and low maintenance.

To construct the building, I plan to use Structured Insulated Panels (SIPs). SIPs are custom, pre-fabricated wall panels that get delivered to the building site and bolted together. It is more efficient in terms of materials and resources and reduces the building time and waste substantially. Using SIPS, I will ideally go from breaking ground to lockup in less than 6 weeks. This means a minimum of disruption to the neighborhood in both street access, noise pollution, and site waste (see attached addendum for more details).

I live in this neighborhood and intend to stay here long term. It is convenient to downtown and the area I work in, as well as being a nice place to live. The proposed duplex would allow me to remain in the neighborhood as well as being a massive improvement on my current home.

Sincerely,

Erin Flanagan

Addendum

Green Initiatives: 1708 Coronation Avenue, Development Application for new duplex

The proposed residential duplex project for Erin Flanagan at 1708 Coronation Avenue will incorporate many Green Initiatives. The existing building will be deconstructed and recycled as much as possible. Energy efficiency will be incorporated both in the building process and in the final homes. Construction waste, noise, and the impact on the environment will be minimized using the construction process planned. The proposed building will maximize each home's comfort, reduce maintenance costs, and minimize the environmental footprint of the occupants.

The landscape plan will reduce storm water, and provide noise attenuation, and conserve and use water efficiently through maintaining the current mature elements and adding drought resistance plants. Trees and natural features will be protected during construction. Hardscape elements will use porous materials. Rain barrels for water collection and re-use will be integrated in the (single per unit) roof downspout on the backside (northern wall).

Anticipating new construction, a solid fence, grounded in a concrete perimeter foundation was built to reduce the impact of the construction on the immediate neighbours. The framing of the structure will use structurally insulated panels (SIPs). These panels are produced in a factory in Delta, BC requiring very short transportation to the site. SIPs provide very high insulation value and low air infiltration. Their use keeps onsite waste to the absolute minimum and there is very little wasted in the factory. Construction time is also minimized using SIPs. Other attributes of the building will include:

- High quality interior and exterior materials for durability and low maintenance.
- Pela *Energy Star* windows with low maintenance factory finished aluminum cladding.
- Natural cementitious exterior siding—Hardy panel and plank products
- Metal 50-year roofing, light coloured for heat reflection. Easy future solar panel installation possible.
- Heat pump HVAC system including recirculation air/heat exchanger for each unit.
- Installation of high efficiency, direct vent, gas fireplaces with electronic ignition and thermostat control.
- Passive solar energy efficiency—southern orientation has considerable fenestration with very little use of windows on the northern side.
- A full concrete wall separating each unit will provide both sound deadening and a heat sync for passive solar heating.
- Complete set of *Energy Star* appliances installed in each unit.
- Entry doors manufactured from natural materials (wood, metal, and glass), recycled-pine woodwork trim.
- Engineered factory finished hardwood flooring; ceramic tile in bathrooms.
- Energy efficient LED light fixtures/bulbs throughout.
- No ceiling lights to prevent air leakage through electrical openings.
- Built-in recycling centre with two or more bins and provide a composter to each unit.
- Install hot water manifold system with direct shutoff to each water appliance, including insulated hot water lines (minimizes waste heat in water lines).