

## FERNWOOD COMMUNITY ASSOCIATION

August 9, 2019

Mayor and Council  
City of Victoria  
Victoria, B.C.

Re: 2251 Lydia Street, Heritage Alteration Permit with Variance (HAV00015)

Dear Mayor and Council,

The City is considering a Heritage Alteration Permit with Variance application to renovate 2251 Lydia Street, which includes rebuilding the previously existing garage and the deck over it, and also adding a small washroom over the garage.

The garage, deck, and washroom were shown in the plans, for the three home development, presented at the CALUC's Official Community meeting held in June 2014. The neighbourhood supported the application at that time.

As the home immediately to the south of the garage and deck has yet to be built, a future owner or renter will be aware of the proximity of the garage and deck before they purchase or rent the house. This puts all the risk on the developer that the garage and deck will make the house to the south less desirable.

The extensive restoration underway will return the look and feel of this character house that will not be compromised by restoring the existing garage and adding a deck and small washroom over it. This house and the one across Denman Street from it complement each other and represent fine examples of the style of construction for the era when they were built. Mostly we are pleased this prominent and distinct corner house is being saved from the landfill.

Based on the above the Land Use Committee has no concerns in supporting this reduced sideyard setback variance application permitting the garage, deck and washroom.

Sincerely,



David Maxwell, Chair  
Land Use Committee  
Fernwood Community Association