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To: Mayor and Council
City of Victoria
Planning Department
1 Centennial Square
Victoria, B.C.

Re: Rationale for 1702 Fernwood Heritage Alteration Permit

Dear Mayor and Council,

We are submitting a Heritage Alteration Permit for 1702 Fernwood to allow for the single family dwelling to be converted into three rental suites. The residence was built in 1907 for the Westcott family, and is considered one of Victoria's finest examples of the Queen Anne style. A copy of the house's history has been attached to this letter. The front turret of the property caught fire in late January 2017, there was major fire damage to the roof and upper floor, and water damage throughout the home.

The home previously functioned as a duplex, however, this use was never approved by the city. At some point the garage was constructed without permit (pre 1950). Part of this application is to bring these two issues into conformity and then to allow a third suite within the home.

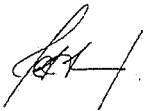
A new roof has been constructed and a building permit for the SFD has been applied for. We are proposing to convert the SFD to a triplex with the following variances.

- i. 1 Parking Stall - Because of the heritage designated stone wall along Balmoral Road we are unable to widen the driveway to satisfy the parking requirement of 4 stalls, therefore we are requesting a variance of one stall. Please note that schedule C 3.2(d) exempts the need for bike parking.
- ii. 8.6% of required rear yard green space - Although Balmoral is the widest of the two streets, Fernwood Road has been designated by Planning as the frontage. We are requesting a relaxation of the 33% required rear yard soft landscaping by 8.6% as we are providing 24.4%.
- iii. .5m of the required rear yard parking screen - We are requesting a variance for the required 1.5m rear yard parking screen, we are able to provide 1m.

- iv. 2 setback variances and height variance for the existing garage – As noted existing garage was built without a permit in the 1940's. We are asking for two setback variances as the garage's setback to both the side and rear lot lines is .4m. The required setback for an accessory building is .6m, therefore a variances of .2m for the rear yard and .2m for the side yard are required. The accessory building is also over height at 3.7m, we require a variance to allow the structure to be .2m over the maximum 3.5m height.
- v. Schedule G section 6, exterior changes - Schedule G requires that no exterior changes that result in the addition of space be preformed 5 years prior or after a new use is created as a result of a house conversion. We are proposing to construct a small deck along the north west facade at the second floor, elongate the existing west porch, and relocating the rear entrance door along the west façade. The proposed changes along the west can be seen on A05. Preliminary meetings with Heritage indicated the alterations are supportable.

The proposed use is utilizing the requirements of the fire remediation to provide current standards of thermal and fire prevention. As well, the additional units will assist in the current rebuilding and ongoing maintenance of this prominent heritage structure. At the same time, the proposed alterations are at the rear of the building and provide a useful outdoor space with minimal impact on the home. We trust this is the information you require at this time.

Sincerely,



John Keay, Architect

Jessica Allerton, Junior Technologist