

August 24<sup>th</sup>, 2020

Mayor & Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor & Council Members,

On behalf of the owners of 125 Government Street, Latitude 48 Design Ltd. submits the following application to the City of Victoria. The details and justification of our request are outlined below.

The Two-family dwelling at 125 Government Street is an existing 3 storey home that was built in 1906. It has recently undergone a substantial renovation improvement that established upper and lower dwelling units, with the current owner residing in one and close family members in the other. During the planning for the renovation, we established that the single available parking stall was grandfathered in place for a two family dwelling and was all that was needed between the two families given the location of the home to the downtown core.

The requirement for a parking variance comes as we move forward to strata title the two-family dwelling. As the City of Victoria defines a strata title as a change of use on the property, we lose our existing grandfathered status for the single parking stall. We require a parking variance due to the existing site restrictions to meet the current "Schedule C" parking requirements. Under the current bylaw, we would need to provide one parking stall per dwelling unit (two in total), which we cannot accommodate on this property.

Given the limitation on parking stalls, there is ample room within the existing shed to accommodate bicycle parking for each unit. Additionally, the walkability of the property to nearby shops, restaurants, and bus routes allows future owners to reconsider the need for a vehicle.

Thank you for your consideration and attention to this application.

Sincerely,  
Latitude 48 Design Ltd.



Ryan Wyllie, TQ  
Principal