

**RYZUK GEOTECHNICAL**  
Engineering & Materials Testing

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March 2, 2020  
File No: 8393-1Alan Andrew  
1966 Fairfield Rd  
Victoria, BC  
V8S 1H4

Attn: Alan Andrew (email: j.alan.andrew@gmail.com)

Dear Sir,

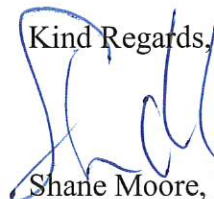
Re: Board of Variance  
161 Robertson St – Victoria, BC

We understand that the marginal increase in floor area due to basement space rather than crawlspace has resulted in a requirement for you to make application to the Board of Variance. This letter summarizes the geotechnical conditions that contributed to the circumstances that have resulted in such.

During design, we had undertaken a subsurface investigation to confirm the existing geotechnical conditions, however, the depth to bedrock was extrapolated based on that information as well as the visible conditions along the shoreline slope and on the neighbouring properties. Unfortunately, during the process of excavation, we discovered that the bedrock plummeted more rapidly than anticipated, and we encountered soils that were not suitable for support of the residence considering the current BC Building Code for seismic stability. Accordingly, we recommended that the foundations be extended and secured to bedrock at an elevation that was lower than designed. Subsequently, given that the excavation had taken place, there was sound rationale to make use of that space as basement rather than infill back up to a higher elevation for a crawlspace.

If you have any questions with respect to the above, please contact us.

Kind Regards,

Shane Moore, P.Geo.  
Senior Geoscientist/Managing Partner