



November 23rd., 2020

Sustainable Planning and Community Development Department  
City of Victoria  
1 Centennial Square,  
Victoria BC  
V8W 1P6

**Re: Development Variance Permit Application - 1250 Dallas Drive**

To Whom It May Concern,

We are writing to explain the necessity for the development variance permit for the property at 1250 Dallas Road. Several years ago the owners converted a single-family home into 5 suites and now live in one of those suites. The existing garage remained untouched except for an exterior re-painting to match the new residences.

The existing loft area, accessed by a stairway within the garage, is currently being underutilized as storage room since the headroom is insufficient to conform to the BC Building Code. The owners wish to create a fitness room in the loft space and will need to increase the ceiling height to accomplish this. In keeping with the design of the adjacent residences, they are proposing to open up the existing roof and add a shed dormer over the existing structure. This is evident in the cross section on attached drawing SK-02. Since the calculation of height is measured to the mid-point of the sloped roof, the new height of the garage would now be measured to the midpoint of the shed dormers, requiring a height variance of 1.23m (3.5m (existing height) to 4.73m). We would like to point out that the actual increase in height from the existing roof peak to the roof peak of the new shed dormers is less than 10", resulting in a very negligible impact on the adjacent neighbours.

We respectfully request your consideration and approval of this variance so that the owners may make better use of such a valuable space and improve their health and well-being at the same time.

Thank you very much for your attention to this matter and if there are any questions or concerns we would be happy to respond to any enquiries.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Moody". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael J. Moody  
Architect AIBC, MRAIC, LEED® A.P.  
Principal

Michael Jon Moody Architect AIBC, MRAIC, LEED® A.P. Principal  
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10 Dec 2020

Mayor and Council,

RE: Development Variance Application for the property at 1250 Dallas Rd.

We are writing to confirm that there would be a loss of one parking spot in the garage. Since rezoning the property no vehicles have been parked inside the garage. We have five legal residences and will now have four parking spaces, if this application is approved. We have witnessed single family residences with as many vehicles parked on the street as our five legal residences have vehicles parked on the street combined. Therefore we are impacting street parking less than single family residences in the area.

With the approval of the variances for the garage we would then have accessible storage and a small workout area in the upstairs portion. This will allow us to use the areas as intended and have adequate accessible storage and parking in the garage. We would like to mention we drive an electric smart car which easily fits in the "lost" parking spot which currently does not meet the "parking requirements" of the City, although not a standard dimension, it still provides more than adequate space to park our smart car, as well as another vehicle.

We live in 600 sq ft and would like to have a spot to have some resistance training equipment. With Covid 19, and seemingly future illnesses on the horizon, this allows for the residents at 1250 Dallas Rd to stay active and healthy.

There is no impact to our neighbours since no windows overlook their properties and sight lines are not impacted. It does change the look of the garage, a look that will match the home and will be constructed to the same high standard as the main house.

Thank you for your time and consideration

James Colebourn  
Jane Leece

Pacific Diamond Holdings  
202-1250 Dallas Rd  
Victoria, BC  
V8V 1C4