

December 17, 2020

Sustainable Planning and Community Development

City of Victoria Council

1 Centennial Square

Victoria BC V8W 1P6

Attention : Development Services

: City Council

Re Height Change 2727 Hamilton

The original plans denote the build to a total height of 6.71 meters. Due to the elevations of the services on Hamilton Road, the elevation of the main floor needed to be brought up to meet the minimal slope requirement by building code to connect the storm and sewage. I was in contact with the surveying company to make sure that that lifting the elevation of the main floor would not put the house over the allowable height for the zoning we were building under. I was informed that it would not be a problem as we were well under the allowable height for the zoning. It was at this point that since we were well under the allowable height that the decision was made to make the upper floor walls 9 feet tall. Not fully realizing what complications this would cause as we believed that we were still well under the allowable height for the zoning.

The retaining wall that was to be for the patio and walkway in the back yard was relocated to our side of the property line along the NE property line. This was done to prevent any and all surface water from going onto the neighboring property due to the severe slope that would have been created and possibly causing damage to their accessory building, lawn or their property parked on the lawn. The retaining wall along south property line is to make the parking of two vehicles feasible and meet the requirement for on site parking. Following existing grade would have created a driveway slope of 27.27%, far exceeding the allowable 15% and creating an extremely dangerous scenario for backing out of the driveway.

We plan to add a few additional hedge type plants along the NE property line to fill the space where there is a gap between trees on the neighboring property for additional privacy.

We are proposing a 42" high fence and we would still consider building a six-foot-high fence on top of the retaining wall if this would help with providing privacy for the neighbor if permissible. If we were to go with a six-foot fence, then I do not think the additional planting would be necessary.

I understand the concern over the difference in overall height and I apologize for that, but I had to work with what we had. We were quite surprised with the elevations of the services as were the City of Victoria crew that installed the services who were the first to bring this to our attention. Especially knowing that the house at 1410 Myrtle has a partial bathroom in their basement which the elevation for that floor is at 28.014. This would be .27 m below our sewer connection at the property line.

Regards

Cara Keck

Mike Barbon