

Jan. 25, 2019

Mayor and Council,
City of Victoria,
1 Centennial Square,
Victoria, B.C.,
V8W 1P6

Dear Mayor Helps and Council,

Re: 2850 Shakespeare Street, Victoria, BC

We are applying for Rezoning and for a Development Permit with variances, for 2850 Shakespeare Street. The corner lot, currently zoned R1-B, would be rezoned to two R1-S2 restricted small lots, retaining the existing home on the corner, facing Shakespeare Street, and adding a new small lot home on the new lot, facing Shakespeare Street. The small lot home will be a rental.

Neighbours were consulted about the proposed rezoning and new small lot house, before the Community Meeting there were concerns about being too tall. While at the Community Meeting, I address their concerns, height of building will be under zoning standard by about 1.6 meter (5'-3").

The setback variance requested for the existing house (Shakespeare Street) on Lot 2, front is 3.77 m, rear is 2.686 m and east side is 0.74 m.

The rear setback variance requested for the proposed house on Lot 1, is 3.114 m.

The proposed house main floor has a kitchen, dining room, living room, bathroom and a garage. The upper floor has 3 bedrooms, walk in closet, laundry room and three bathrooms.

The exterior finish of the proposed 2 storey house will be horizontal cement fiber board siding (Driftwood colour) and cement fiber shingle (River Rock colour).

There will be a 4' high cedar panel fence between Lot 1 and Lot 2. There is existing fence (approx. 5' high) along west property line and north property line of Lot 1, for privacy.

Transportation

The area is served by bus routes nearby on Hillside Ave., Shelbourne Street and Haultain St. It is within walking distance to shopping malls, park and schools.

Green Building Features

- Cement fiber board siding, rather than cedar wood
- Using Rock Wool insulation rather than fiberglass will allow the building to have a slightly higher R value
- Minimum 30 year manufacturer warranty on roofing material
- Water conservation:
 - Faucets with flow rate of 8 l/min or less

Shower heads with flow rate of 8 l/min or less

Flush toilets with ultra-low (4.5 l per flush or less)

-Landscaping, with existing trees to be protected during construction

-Permeable driveway and pathway

-Energy efficiency:

All appliances to be Energy Star labeled

All windows and doors to be Energy Star labeled

Yours truly,

Raymond Yan

Victech Construction Ltd.

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