

22-Jan-20

Mayor Lisa Helps and Councillors
Corporation of the City of Victoria
1 Centennial Square, Victoria, B.C.

RE: Proposed Variance- 997 Wilmer Street, Victoria

We are writing to update our request for consideration of a development variance permit to allow the required parking of the residence to be provided on the street, in a non-designated space.

The site is located at the south east corner of Wilmer and Brighton, now part of a Pedestrian Priority Greenway shared road.

The original house was constructed with garage access from Brighton, with a setback from the street which did not allow sufficient space to park between the building and the property line. As was frequently the case with older homes, the designated garage space was obstructed with columns, rock outcrops and the like, not really practical for vehicle parking.

A number of years ago the owners were granted approval to construct a secondary suite, and the original garage was configured as part of the living space, with outside access from the former vehicle space. At that time it was planned to relocate the parking to the front yard as permitted in the R1-G zone, but that area is by today's standards home to protected oak trees.

After discussion with staff in Planning, Transportation, and Parks, the application has been modified to include restoration of the gravelled boulevard area currently used for parking. This would be carried out under the direction of the Parks Department. The work would also include provision of a covered and secure area for bicycle parking, as well as maintenance of existing landscaped features on the site, including rock walls, planting, and screening.

The Owners had also explored the possibilities of providing a car share with the site, but recognize the difficulties in administering and maintaining such, particularly if the property changes hands.

Thank you for your consideration of this request

- Nigel Banks

nigel banks, on behalf of
John Farquharson and Patricia Gauchie, Owners

