



January 3, 2023

The City of Victoria,
1 Centennial Square,
Victoria, BC. V8W 1P6.

To: Mayor and Council, City of Victoria,

Re. Development Variance Permit, Unit 3052C Washington Avenue, Lot 6, Section 7-A, Victoria, VIS856, LUC H5660

On behalf of the owner of this property, we wish to submit the following explanation and rationale for the enclosed Development Variance Permit application.

3050 - 3056 Washington Avenue is a condominium townhouse development originally registered under a Land Use Contract in 1978. This defined the extent of individual and common property at the completion of construction in 1980. This LUC does not contain detailed provisions to regulate future changes equivalent to those of the municipal Zoning Bylaw that would otherwise apply. Such changes have been accepted over the years by the strata council, on a case-by-case basis, for a number of similar second floor balcony expansions and has already been approved for this proposal.

Adequate exterior living space is often a casualty of the short-term construction economics for floors above grade level in multi-unit residential developments. Its importance has been reinforced in recent years by changed societal attitudes to outdoor living in general, and to smoking in particular, and especially by the impact of the Covid-19 pandemic.

Eight of the fifteen units in this complex are organised with their principal living spaces on the second floor and yet were originally constructed with barely usable, minimum-depth balconies averaging under 45sf. All but two have since been enlarged and the new owner of Lot 6 now wishes to do the same. The largest of these is the adjacent Lot 7, which is approximately 1.5 times the area of that proposed for Lot 6.

The Lot 7 balcony also defined a new setback condition for Building 2 from the south side property line, to which the proposed Lot 6 balcony will also conform. Please note this remains approximately 1.3m (4'-0") less than the south side setback at Building 3.

The nearest building on the adjacent property at 3048 Washington is approximately 7.4m (24'-0") from the common property line but is screened from view, to mutual benefit, by a dense cedar hedge approximately 3.7m (12'-0") high. This hedge is located on the north side of the common boundary so remains under the care and control of the subject strata.

The proposed balcony for Lot 6 will be well screened on its west and east sides for mutual privacy protection for adjacent units. Finish materials will be consistent with the prevailing building design, with a waterproof deck membrane above, a finished soffit to match existing, and painted wood and glass balustrades that are consistent with balconies elsewhere.

In summary, the proposed balcony expansion to Lot 6 is an important complement to the building plan, is modest in scope and consistent with the form and character of the townhouse development of which it is a part.

Respectfully submitted,

John Armitage, Architect AIBC, LEED-AP.