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Dear Mayor,

I am writing on behalf of the owners of the property on 419 Stannard Ave., Dawn and Russ Kocuper, regarding this Rezoning Application.

This rezoning project proposes to change an existing Duplex into a Duplex with a Detached Garden Suite (to build a new Detached Garden Suite in the back yard of the lot). The existing Duplex on the lot will remain untouched except for minor changes to the entry porch and stairs in front of the house. The total number of residential rental units will increase from two to three.

This proposal conforms to the Official Community Plan as it will create more rental housing opportunities for the community, which aligns with one of the goals of the community: to promote a diversity of housing types. Upgrading the property to three rental units will help the city to meet future housing needs.

Along with a new porch and stairs, front yard alternations will include an adopted landscape design that improves the front yard appearance of the house in the surrounding area of Stannard Avenue.

New Detached Garden Suite was designed in compliance with Schedule M - Zoning Regulation Bylaw, City of Victoria; has a minimum impact on the existing trees on the property. It also provides secure and convenient access to the Garden Suite through a well-lit pathway. The Garden Suite incorporates an energy-efficient building design and includes adequate public infrastructure and community services to meet the proposal. We have included a walkway to the garden suite that can be accessed by wheelchair as well as a space for live-in assistance should the client require assistance as they ages.

Due to the limitations on front yard parking and the desire to retain the existing building, this lot will have one stall parking. We worked on several iterations with Victoria's Transportation and Engineering department to come up with an acceptable solution, but could not create an additional spot without moving the house. It was indicated to us that Engineering would support an off street spot. Besides retaining the boulevard space and adding secure weather-protected long-term bike parking into the existing shed, potential car share memberships for future residents is suggested as an alternative to the required off-street parking norms.

The existing Duplex isn't on the heritage registry or heritage designation and there's no intention to designate this building.

We believe that our proposal is reasonable and will have a positive impact on the neighbourhood and community.

Sincerely,

Duane Ensing (Villamar Design) 250.818.7235  
CC: Russ and Dawn Kocuper