



October 29, 2022

#1 Centennial Square  
Victoria, B.C.  
V8W 1P6

Re: 206 Saint Charles Street, Application for Development Permit with variances

Dear Mayor and Council,

On behalf of our clients Lisa and Charles Head we are applying for a Development permit with variances for their new Small Lot home at 206 Saint Charles Street. The Heads have owned this property for over 23 years but lived and have been working abroad. The home has been rented out for much of that time. The Heads are now planning to retire and return to Victoria. Unfortunately as a rental, the home has fallen into disrepair and is not worth saving at this time. They are now planning to return to Canada for their retirement and would like to build a new home for themselves.

In 1996, Zebra Design assisted with a subdivision application for 206 St Charles Street, and as a result, the existing home which got renovated at the time, had a DP attached to it which was part of that rezoning. Because we are now seeking to change that home (removing it and building new), a DP requirement is triggered.

The variance application is related to four small windows in habitable spaces on the North side of the house, located 1.58 metres rather than the required 2.4 metres setback to Habitable Space from the property line.

The home was originally designed in reverse on the property from the currently proposed layout, but we realized that a large boulevard tree would have ended up with potential impact to the roots of this tree if the driveway opening was located as proposed. In order to preserve the tree, we and the homeowners opted to “flip” or

“mirror” the plans on the lot, but now the North side – and its habitable spaces – are requiring a variance for sideyard setback.

The windows themselves are strictly for light and aesthetics in those rooms not for viewing out of. There are two on the upstairs plan, which are 3 feet wide and only 2 feet deep, and the sills of the windows are located at approximately 6 feet above finished floor level.

The sill heights of the two windows on the lower level are 5 feet above finished floor level, located in the living room above built-in cabinets to the either side of the fireplace, and similarly are 3 feet wide by 3 feet deep. None of these four windows are intended for looking out of, but instead are designed to draw in natural light to the home. The relaxation requested for this would be 0.82M.

Other windows on this side of the house are not in habitable rooms and are therefore allowed.

We trust that the rationale for the variance application is understandable, and we welcome any questions you might have. Please refer to enclosed supporting materials.

Thank you for your consideration of this application.

Sincerely,



Rus Collins

Zebra Design & Interiors Group Inc.



May 15, 2023

#1 Centennial Square  
Victoria, B.C.  
V8W 1P6

Re: 206 Saint Charles Street, Application for Development Permit with variances

Dear Mayor and Council, Committee of the Whole,

On behalf of our clients Lisa and Charles Head we are applying for a Development Permit with variances for their new Small Lot home at 206 Saint Charles Street. Due to the history of the lot being rezoned to RS 2 a few decades ago, keeping the existing house, a DP was registered on the existing house. That house has now become run down and a new home is proposed to be built, but a Development Permit requirement has been triggered by this change. Our design for the new house includes a variance application for four small windows in habitable spaces on the North side of the house, related to tree preservation: the plan was designed with no variances but in order to provide access to the lot while protecting a boulevard tree, we flipped the plan which then required the variances. Separate application materials and rationale have been submitted for those two applications. These applications were submitted to City Victoria about seven months ago on October 4, 2022.

Because we have fully canvassed the surrounding neighbours as per the map on the following page (Fig. 1) and have acquired signatures of support from all adjacent neighbours (Figs. 2 a&b), and because time is of the essence for our clients who have been waiting for the DP since early last fall so that they can begin construction and again reside at the property, we are hereby humbly requesting that COTW consider waiving the requirement for the Opportunity for Public Comment, as all neighbours are fully aware of both the DP and the DVP applications and have no opposition to the requests.

Thank you for your consideration of this application.

Sincerely,

Rus Collins,

Zebra Design & Interiors Group Inc.

Zebra Design & Interiors Group Inc. • 1161 Newport Avenue, Victoria BC V8S 5E6

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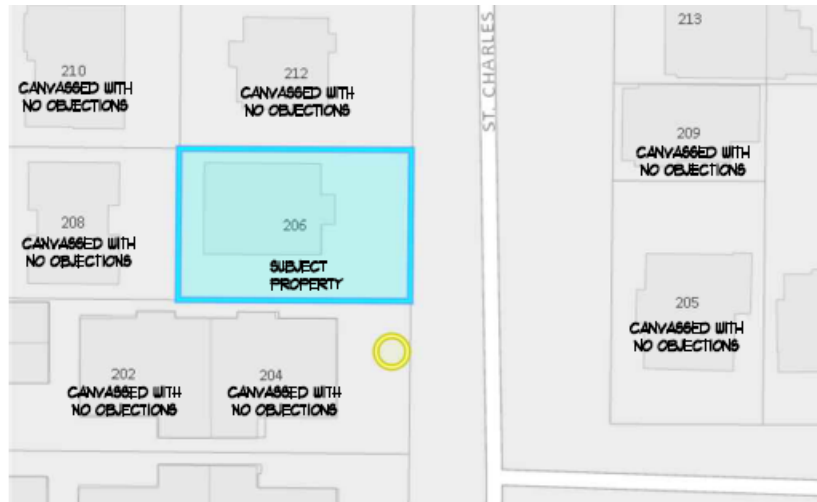


Figure 1

#1 Centennial Square  
Victoria, B.C.  
V8W 1P6

#1 Centennial Square  
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Re: 206 Saint Charles Street, Development Permit with variances

After reviewing the plans and elevations regarding the development permit with variances application for 206 St Charles Street, we the undersigned have no objections.

Re: 206 Saint Charles Street, Development Permit with variances

After reviewing the plans and elevations regarding the development permit with variances application for 206 St Charles Street, we the undersigned have no objections.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
	212 Saint Charles street	Oct 29/22
Jeff Collopy		
	209 ST CHARLES	Oct 29/22
Mark Pearson		
	208 St Charles St	Oct 29/22
Christina Lang		
	202 St Charles Street	Oct 31/22
Ana Fuller for Maria Blanc (holder)		
	205 St. Charles Street	Nov. 5/22
Christina Pearson Doug Hill		
	209 St. Charles Street	Nov 5/22
Richard Pak		

SIGNATURE/ PRINT NAME	ADDRESS	DATE
	210 ST CHARLES ST	Nov 8, 2022
W Reid Huxey		

Figures 2 a & b