

July 20, 2017

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

Dear Mayor Helps and Council,

Re: 3110 Doncaster Drive, Victoria, BC

We are applying for Rezoning and for a Development Permit with variances, for 3110 Doncaster Drive, on behalf of our clients. 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 Doncaster Drive, with a new small lot home proposed for the new lot, facing Clawthorpe Avenue. The owners will be living in the proposed new home.

Neighbours were consulted about the proposed rezoning and new small lot house before the Community Meeting. While at the Community Meeting, there was concerns about street parking, that the house would be converted into a duplex and the variances required. We have revised the floor plans.

The rear setback variance requested for the existing house (Doncaster Drive) on Lot 2, is 0.3 m.

The front setback variance requested for the proposed house (Clawthorpe Avenue) on Lot 1, is 2.038 m and the rear setback variance is 0.910 m.

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

The exterior finish of the proposed 2 storey house will be horizontal cement fiber board siding on all four elevations, cement fiber board shingles at the top of side walls (gable ends) and stucco on the second story of the front elevation. We will enhance the front entrance by offsetting 3' back and the second story offset will be 1'-6" and 3'-0" and a skirt roof between the lower horizontal siding and stucco above.

There will be a 4' high fence between Lot 1 and Lot 2.

We are utilizing a shared driveway between the two dwellings to reduce the number of curb crossings and driveways fronting Clawthorpe Avenue.

#### Transportation

This project meets the vehicle parking standards of Schedule C, which requires that each single family dwelling has a parking space. The area is served by bus routes nearby on Cedar Hill Road, North Dairy

Road and Shelbourne Street. It is within walking distance to shopping malls and there is a bicycle lane very close by.

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
- Energy efficiency:
  - All appliances to be Energy Star labeled
  - All windows and doors to be Energy Star labeled

Yours truly,



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Thanh Chi Huynh  
Owner

