



July 19, 2017

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

Re: 1457 Clifford Street, Zone R1-B - Development Variance Permit application

To Mayor Lisa Helps and Members of City of Victoria Council,

We are making an application on behalf of our clients Shelley Canitz and Douglas Balson to subdivide their lot at 1457 Clifford Street into two new R1-B lots and we have designed two new proposed homes for the resulting lots. The lots meet and exceed the required lot area requirements for R1-B but variances would be required for lot width. Both Lot 1 and Lot 2 would be 13.46M wide (1.54M variance required for each lot). Side yard setback and combined sideyard setback variances would also be required for both the properties.

At the outset of the project, we consulted with the Planning and Development Services Departments at City Victoria, and Doug and Shelley also canvassed their neighbours, to determine if these variance requests would be considered supportable, which they were.

Both houses are designed with a lower secondary suite as the zoning allows, with separated entries and plenty of window wells for natural lighting. Rear patios, private back yards and ample green space accent both properties. New landscaping and fencing will be installed for both homes. While designing the lots we decided to pursue a relaxation on side yard setback in order to accommodate a garage, a usable room (den) and a front entry that faces the street (so that we would not need to do a side main entry). The sideyard setback relaxations requested for proposed Lot 1 would be 0.51M for both the side yard and combined side yard requirements; for proposed Lot 2 it would be 0.41M in both the side yard and combined side yard requirements.

We have designed the homes with traditional forms and massing, with pitched roofs but contemporary styling, to both fit in with the neighbourhood texture yet keep it current. The homes complement one another but also have stylistic differences. We've utilized a combination of siding, stucco, and which all work together with modern glazing shapes and minimal, low profile trim to create a fresh and current look.

The homes and possible future rental or in-law suites address current and future growing demand for family housing and density in the neighbourhood without contributing to urban sprawl. We are pleased to put forward this proposal in light of current residential challenges in the Capital Region.

We thank you for your time and consideration of this application.

Sincerely,

Rus Collins
Zebra Design & Interiors Group, Inc.





June 9, 2017

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

Re: 1457 Clifford Street, Zone R1-B - Development Variance Permit application
Response to Application Review Summary

To Mayor Lisa Helps and Members of City of Victoria Council,

On behalf of our clients Shelley Canitz and Douglas Balson we have applied to subdivide their lot at 1457 Clifford Street into two new R1-B lots with two new proposed homes for the resulting lots.

Additional Application Review comments were received from the Planning, Parks and Engineering Departments on May 12th, which we have addressed; please refer to enclosed materials for detailed information about the revisions.

We have now added a private outdoor space and privacy landscape screening for the secondary suites; a comment regarding public utility crossing and SRW on the property was included in error in the May 12 comments and we've been instructed to disregard that item (per Craig Stenberg).

We have been in consultation with the Parks Department about Tree #1 and the exact final location of a new boulevard tree is to be determined by the Parks Department after the installation of new driveways and site services, per Jane Waters. A note is included on our plans to that effect. Site servicing locations for proposed lot 1 have been adjusted to accommodate requests by Engineering and Parks, and we have tagged trees specified in the arborists' report on our revised plans. Our clients are looking into recommendations by the arborist concerning trees on the neighbour's property with regards to hand exploration of the root zones of those trees, and are in conversation with the neighbours about the impacts.

The adjustments to the driveway for Lot 2 per Engineering recommendations proved to be fairly tricky to accomplish due to location of existing boulevard trees and utilities already in place; we did achieve some changes which are noted on the plans, which should improve functionality. The driveway flares for Lot 2 have been reduced to 1.0 meter per Engineering's suggestion.

Additionally, amendments have been made to the site data table to correct minor errors in calculations.

We thank you for your time in consideration of our revised application.

Sincerely,

Rus Collins
Zebra Design & Interiors Group, Inc.

