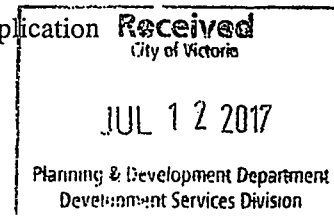




485 B Garbally Road  
Victoria, BC V8T 2J9  
P: 250.405.4392  
F: 250.405.4399

Re: 1358/1360 Thurlow Road, Zone R2 (R1-B) – Development Variance Permit Application

July 12, 2017



Her Worship Mayor Lisa Helps and Members of City of Victoria Council,

My name is Brad Schaffer and I am working with Nicole Caldwell and Mario Gedicke to redevelop the property on the corner of Thurlow and Durban (1358/1360 Thurlow). We are making an application to subdivide 1358/1360 Thurlow into two R1-B lots, and build two new homes. The lots meet and exceed the lot area requirement, with a minor lot width variance for proposed lot B.

The property currently has a purpose built, circa 1960, duplex that is tired and in need of re-development. Through discussions with Nicole and Mario, we feel two single-family homes will provide a more cohesive streetscape with the existing homes in the neighbourhood, rather than building a new duplex.

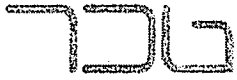
Russ Collins from Zebra Design was engaged to work through the design process. The goal was to create house designs that fit with the context of the neighbourhood. Therefore, the best design and fit for the neighbourhood was the first priority. Traditional forms and massing, pitched roofs, and traditional materials were selected to complement the neighbourhood. Homes have been designed to allow lower secondary suites as the zoning allows, helping address affordability, rental stock, and urban sprawl, while minimizing the impact on the neighbourhood. Tom Talbot of Talbot MacKenzie is the certified arborist for the project and has recommended the best strategy for tree retention, removal, survival, and replacement on each proposed lot.

The shape of the corner property, by definition of the Zoning Regulation Bylaw is considered an "irregular lot", and thus affects the buildable area within the building envelope of each proposed lot. The request for these variances is predicated by the General Zoning Regulations, and our approach to create homes that fit with the neighbourhood. We feel these variances will have no negative impact on neighbouring properties.

Thank you for your time and consideration of this application.

A handwritten signature in dark ink, appearing to read 'BSchaffer'.

Brad Schaffer  
Turnbull Development Group  
485 B Garbally Rd  
Victoria, BC V8T 2J9  
250-812-1968  
[brad@turnbullddevelopments.com](mailto:brad@turnbullddevelopments.com)



July 12, 2017

Variance(s) requested:

Proposed Lot B

Lot Width Required 15M, Proposed 13.70M

Thurlow Road Defined Lot Frontage

Accessory Flanking Street Setback required 7.5M, proposed 7.31M  
(Durban Road for Detached Garage)

Proposed Lot A

Front Yard Setback required 7.5M, proposed 3.05M

Side Yard Setback East Interior Required 1.97M, Proposed 1.5M  
(Between the two proposed homes)