

July 7, 2017

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

CITY OF VICTORIA
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Re: 1479 Fort Street

Dear Mayor and Council,

We are applying for a development variance permit approval to add 1 suite to the existing 8 suites currently in the house. The suite is being added into the basement and therefore does not change the building footprint or appearance other than adding windows in the basement wall. The variance is required because the current house with 8 suites and 6 parking stalls doesn't meet schedule 'C' of the Zoning By-law and the addition of our suite adds to the variance.

The argument for this variance is that the house, in its central location, provides rental accommodation for young singles and couples working in the downtown area. This is an important component to supporting the viability of the working population downtown. Unusual to most houses like this, there are 6 parking stalls behind the house accessible by a lane off St. Charles. The addition of the suite in this context will not create additional pressure for parking on site nor in the neighbourhood.

Two other variances are required for the location of the bike parking structure (1. setback from the street and 2. separation space from the principle dwelling).

Regards,

Eric Barker,



Architect AIBC, LEED AP
EJB/ab

ERIC BARKER, MAIBC
ARCHITECT inc.