

Tolmie and Fifth

September 26, 2016

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



To the Mayor and Council:

The Bains Family is excited to propose a small lot subdivision on Tolmie at Fifth Street. The properties involved in this project have been in transition for a number of years. Our family has been trying to find a project that would fit the neighborhood as it stands today, as well as be a transition into the future.

This process started back in 2008 when we proposed a 10 unit townhouse complex. At that time we applied for the least number of units which made the project feasible as we realized we were changing the complexion of the neighborhood from single family dwellings to a multi-family complex. Unfortunately the project came to a full stop in 2009 when my brother passed away suddenly and abruptly, which caused the properties to be tied up in probate for three years. In 2014, when the project was finally approved, the existing economy at the time made a ten unit complex unfeasible. I have consulted a number of builders and the consensus is that for a land mass that size a townhouse project would need approximately 16 units to be profitable in today's building environment. Our family was not able to take on such a large project. As a result, we needed to think of something different moving forward.

We are currently proposing eight "small lot" single family dwellings which are allowed within the current zoning. We feel that this proposal allows for desperately needed infill lots, and allows us to do the development in small phases, meaning better quality control and decreasing the number of units to eight. The beauty of this proposal is that it does not require any setback or design variances (except for one window variance), thus not being intrusive to any neighbors.

The current design for the buildings and landscape layout fulfill the small lot guidelines for massing and quality. We have consulted with arborists to minimize the impact on existing trees. It should be noted that this is our second redesign of this small lot project, but our third submission. We have worked closely with the planning department to address all of their concerns. Particular attention has been paid to fit into the current eclectic architecture of the

Tolmie and Fifth

neighborhood with an introduction of some modern elements to transition into the future. The color palate has also been chosen with an eye on existing buildings.

This project has had many different looks over the past eight years; however, we feel the current proposal in conjunction with the hard work of the planning department fits the needs of the neighborhood. Thank you for your close consideration of this project at Tolmie and Fifth.

Sincerely,



Mandeep Bains
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