



March 7, 2017

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

Re: Rezoning application for 141 Cambridge Street, Victoria B.C.

Dear Mayor and Council,

We would like to summarize points from the two previous letters that accompanied our original submission and the revision package per departmental review comments.

When purchasing the property at 141 Cambridge Street, owners Jody MacLeod and Lorne Duncan at first pursued the option of renovating the existing home. When investigation proved that a satisfactory renovation would be prohibitively expensive, they revised their plan and hired Zebra Design to develop the design of a new home that would fit in with the character of neighbouring homes and also incorporated salvaged elements such as cabinetry, flooring and light fixtures from the existing home.

After discussion with the City, it was determined that their desire to have a full basement to house elderly parents or possibly add a future suite, would require a variance application. In anticipation of that application, Lorne and Jody canvassed their neighbours and received full support for the plans. However upon further investigation by the City, it was determined that a site-specific rezoning would be required in order to achieve the additional floor area in the basement, as floor area cannot be varied in the R1-B zone. This is why we are applying to rezone the property. Due to the location of the property, Lorne and Jody also have a great desire for a private roof deck. In anticipation of the requirement for a variance for a roof deck, canvassing of neighbours also included the proposed roof deck. We have now received confirmation from the Development Services division that a Development Variance Permit will not be separately required for the roof deck, should the site-specific rezoning be approved.

The "extra" floor area in the lower level of the home that would be allowed by this rezoning request would not alter the footprint of the house design, nor would it change the exterior appearance of the home from the street. We would have exactly the same building height and same massing, and the increase in basement floor area would not impact any of the neighbours. The only difference would be having a full basement, as compared to a partial basement with partial crawlspace (as would be permitted with the current zoning). We feel it would be a huge detriment to the house if we were not to be able to finish the basement, and it is our

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understanding that there is a shortage of rental units in the City of Victoria, not likely to be soon resolved.

Regarding the roof deck, maintaining maximum privacy for both the neighbours and the property owners our clients has been of paramount concern throughout the design process. Overlook has been minimized by multiple efforts.

The proposed roof deck has been designed with utmost concealment, set well back from all sides of the house and not directly overlooking adjacent houses and nearby neighbours. The roof deck is nested into the pitched roofline on three sides, effectively obscuring between 60 - 70% of the perimeter of the deck area. The sight lines of the proposed roof deck to the side property lines are obscured by the shapes of the roof on the front and both sides of the new home. We have changed the deck enclosure glass at the sides to be obscured/opaque glass but we think that the rear yard privacy will be very well protected, enough to support using the clear glass on the rear (East facing) panel.

Please note that the photos that we included to augment our application package were taken from the existing home's upper floor, at the top of arm's reach - physically as high as we could safely get the camera without installing a scaffold - and as you can see the privacy to the rear is really very good - one cannot see through the trees to the property behind. It is quite a distance from the roof deck to the rear property line (a little over 58 feet). Sight lines are also blocked by the rear neighbour's garage and additionally by our proposed accessory building, so even in winter, privacy will be protected back there. Additionally the roof deck will not likely be utilized in winter, but in the summer when the foliage is on the trees. Furthermore, we have canvassed the neighbours in person and the roof deck application is supported by all. Please see enclosed signatures of support gathered in person by Lorne and Jody.

Thank you for your time in review of the revised application.

Sincerely,



Rus Collins
Zebra Design & Interiors Group Inc.