

Jacky Guilian Zheng,
1486 Dallas Road,
Victoria B.C.,
V8S 1A2.
15th January 2014.

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

Dear Sir or Madam:

Development Variance Permit Application for 1486 Dallas Road

The purpose of this letter is to present to Council for variances application for 1486 Dallas Road and to seek for your consideration about the application.

Background of the Renovation

We bought the property back on May 2010. We had 1 teenage child and thinking to have more children in future as we planned to get married soon. 2 bedrooms were not enough to accommodate our family members. Our realtor persuaded us to convert the existing covered deck into a livable space since he knew we like this area so much due to the beautiful sea view and he told us plenty of people did minor renovation without building permit. Our parents who hold super visa always come to visit us and spend few months here every year. We just immigrated to Canada and not familiar with the bylaw that we need to aware of, so we hired a contractor and converted the covered deck into a bedroom with en-suite bathroom.

Variances

There are 2 variances requested:

- 1) The number of storeys
- 2) Additional floor area of 87.70m² (13.35m² over the permitted combined floor area)

The proposed duplex use is permitted in the existing R-2 zone. Due to the inclusion of the basement in the units, the maximum number of the storeys and height permitted under the Zoning Regulation Bylaw is 1.5 storeys, therefore, a variance is required. Due to the conversion from covered deck area to a livable bedroom at the 2nd floor, the second floor habitable area become greater than 70% of the main floor, which turning the Zoning Regulation Bylaw of 1.5 storeys to become 2 storeys. However, there are no

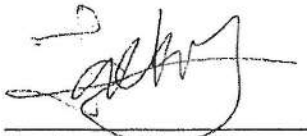
impacts on the streetscape or adjacent neighbors associated with this proposed variance.

The reasons why we would like to proceed with DVP application:

1. To legalize the renovation work
2. We went through the Board of Variance but was rejected as there is no undue hardship reason for the Board to approve the variance.
3. We already got the support from our strata neighbor- 1484 Dallas Road.
4. We need the extra livable space for our newborn baby and also for our parents when they come to visit us few months in a year.
5. The converted space had already been used for more than 2.5 years and it is safe.
6. We need the extra rooms or else we need to sell this house and move to other place with more bedrooms.
7. We did not affect the use and enjoyment of the neighboring property, harm the natural environment or defeat the purpose of the Zoning Regulation Bylaw.
8. We will proceed to make sure the plumbing and electricity are installed properly according to by law once the variances are approved.

Thank you so much for your consideration.

Best Regards,



Jacky Gullian Zheng
Owner of 1486 Dallas Road