

From: Madeleine Butler 1492 Myrtle Avenue Victoria BC V8R 2Z6

June 18, 2014

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria BC
V8W 1P6

Regarding: The Development Permit Application for a 'Garden Shed' put forth to you by my adjoining neighbour, Debi LaHaise, of 1498 Myrtle Avenue

I write this letter to you today with hope that you reconsider approval for this Application.

Attached are photos of the properties: my own at 1492 Myrtle Avenue, my neighbour's at 1498 Myrtle, and the new house – 2958 Belmont Avenue. I have also attached photos of the street scape around our properties; a Survey of our properties from 2011 (before the new house on Belmont was built); a copy of the design of my neighbour's proposed 'Garden Shed'; an article in last week's Vancouver Courier Newspaper (referring to 100 sq. ft. homes); and a photo of a small house ('micro' house/100 sq. ft.) design that is readily accessible online.

We are three small lots. My property, one in from the northwest corner of Myrtle and Belmont, is 4,500 square feet; my neighbour's property on the northwest corner of Myrtle and Belmont, at 1498 Myrtle, is also 4,500 square feet; and the new house behind us on Belmont is another small lot, facing Belmont Avenue, at 3,300 square feet.

My back yard (green space) opens directly to the green space back yard of the new house on Belmont (see photo). My neighbour's house is set further back on her property.

Thus: the bulk her property is in front of her house.

An additional Variance was required for my neighbour's rear yard setback at 1498 Myrtle in order to create the new lot for the Belmont house. Because my neighbour's off street parking pad is in the rear of her house, as you can see in the photos, she has even less green space here.

This is the proposed site for this Application.

My concerns are,as follows:

- **The Visual** The street scape. The fence along the Belmont side of my neighbour's property measures 4 feet high. The proposed 10 ft. by 10 ft. (100 sq. ft.) 'Garden Shed' that will stick up almost 7 feet over this fence at its peak height of 10'9".

It is proposed to be more than one story in height at this peak with almost no green space around it from any side. This a highly visible corner--even more so because of the overlooking two story

commercial (medical/residential) building on the south east corner of Hillside and Belmont. Also, there is steady pedestrian and street traffic along this corridor. The area is predominantly single family/residential.

Belmont Avenue in these blocks between Hillside and Ryan is a main artery to local streets with constant pedestrian, car, and commercial-vehicle traffic coming off Hillside and flowing into Oaklands, the Community Centre and Schools. This area traditionally has a lot of green space.

It is not 'high density' and is not designated to grow as such.

****Please note:** the proposed structure occupies a significantly larger area than indicated in the Attached Proposed Site Plan.

- **Safety** Unlike other Garden Shed Applications you likely see – the recent ones on Topaz Avenue for example—this proposed structure is situated .6 meters on the west side from the (neighbouring/my own) wall of an old/ existing garage (see photos) and .6 of a meter on the north side from a fence, on the other side of which the only green space is the 1.5 meter side yard for the new house on Belmont.

Again, there is very limited green space or yard space anywhere, not on any side.

I have seen many fires over the years I have lived in this area.

With buildings in such close proximity, there is a significant risk that a fire would spread quickly to our houses.

I am also concerned about water run-off and property damage.

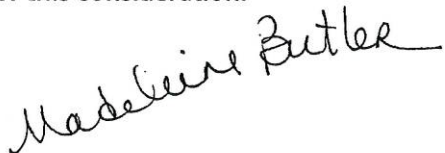
- **Precedent** What does this say about our neighbourhood? Traditionally we have always taken pride in being an area of balance: green space and development.

While the Community supported the new house on Belmont, this proposed structure--crammed into a no-space with almost no yard or greenery on any side--changes the whole ambiance and 'feel' of our little pocket.

As someone who cares deeply and has been a homeowner in this neighbourhood for over thirty years, I feel these circumstances warrant a broader discussion.

Thank you for this consideration.

Sincerely,



Madeleine Butler

myrtle street view of
 my house @ 1492 Myrtle ↓
 my driveway & garage ↓
 my neighbors corner lot @ 1498 Myrtle ↓



Belmont Ave View
 my neighbors house side 1498 Myrtle ↓
 my lombardi tree & side white wall property line ↓
 the NW house on Belmont ↓

4 ft. high fence



my back yard (1492 Myrtle Ave)
opening to new house (2958 Belmont)
near yard



Belmont Ave Side

new house



my neighbour's
house to
near yard →



my garage → (white side wall Burnden)
 my neighbour's rear green space
 & parking ↓ side yard, 2958 Belmont
 on property line here



again, my garage (white wall)
 on the property line on this side
 my neighbour's green space
 where proposed 'Garden Shed'
 would go

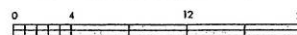


my neighbour's rear yard - green space where ~~past~~ ^{proposed}
garden shed would go
The white wall facing is the east wall of my garage, right ¹⁹⁴⁸
on the property line



Window
on new
house

B.C. Land Surveyor's
Plan of proposed subdivision of:
Lot 1 and Lot 2, Sections 29 and 30,
Victoria District, Plan 7128



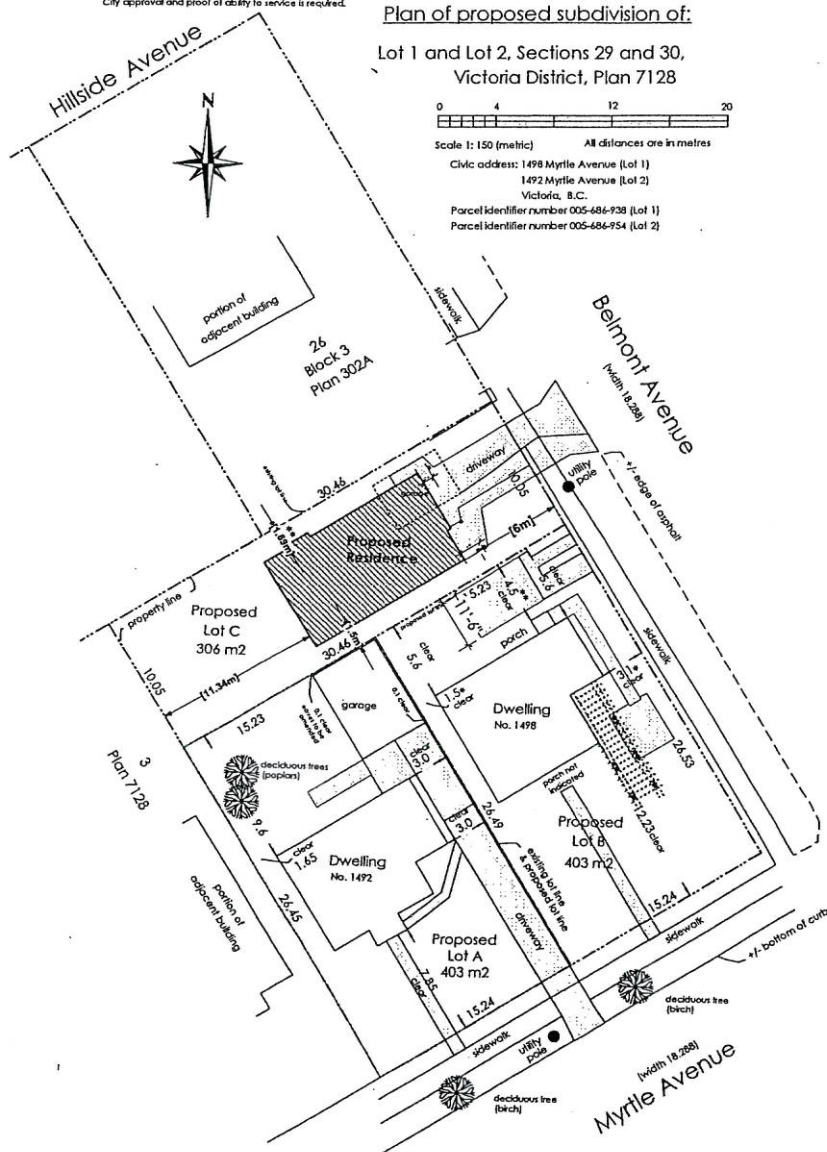
Civic address: 1498 Myrtle Avenue (Lot 1)
1492 Myrtle Avenue (Lot 2)
Victoria, B.C.
Parcel identifier number 005-686-938 (Lot
Parcel identifier number 005-686-954 (Lot

SITE DATA LOT A	
ITEMS	PROPOSED
LOT AREA	403.31 SQ.M.
LOT COVERAGE	27.56%
OPEN SITE SPACE	72.44%
SETBACKS	
- FRONT (SOUTH)	7.85 M
- REAR (NORTH)	9.60 M
- SIDE (EAST)	3.00 M
- SIDE (WEST)	1.65 M
FLOOR AREA	79.75 SQ.M
# OF STORIES	1

SITE DATA LOT B	
ITEMS	PROPOSED
LOT AREA	403.84 SQ.M.
LOT COVERAGE	20.3%
OPEN SITE SPACE	79.3%
SETBACKS	
- FRONT (SOUTH)	12.23 M
- REAR (NORTH)	4.50 M**
- SIDE (WEST)	1.50 M**
- SIDE (EAST)	3.10 M*
FLOOR AREA	106.78 SQ.M
# OF STORIES	1.5

SITE DATA LOT C	
ITEMS	PROPOSED
LOT AREA	304.26 SQ.M.
LOT COVERAGE	27.2%
OPEN SITE SPACE	72.4%
SETBACKS	
- FRONT (WEST)	6.00 M.
- REAR (EAST)	11.34 M.
- SIDE (NORTH)	1.69 M**
- SIDE (SOUTH)	1.50 M.
FLOOR AREA	
- UPPER	74.72 SQ.M.
- MAIN	61.13 SQ.M.
- GARAGE	22.48 SQ.M.
TOTAL FLOOR AREA	135.85 SQ.M.

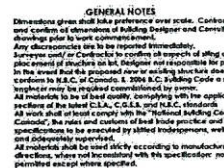
**** Variance**



Lot B, Sections 29 and 30,
Victoria District, Plan EEP28260

Scale 1:150 (metric) All distances are in metres

Civic address: 1498 Myrtle Avenue



STRUCTURAL DESIGN

Design loads shall be as follows:

Design main floor load	- 40 p.s.f. - 1.92 kN/m ²
Design bedroom floor load	- 40 p.s.f. - 1.92 kN/m ²
Design roof load	- 80 p.s.f. - 3.87 kN/m ²

For heavier snow loading, drawings must be revised.

CONCRETE

All concrete used for footings and foundations is to be not less than 20 MPa @ 28 days unless otherwise noted.
All concrete used for floors is to be not less than 20 MPa @ 28 days unless otherwise noted.
All concrete used for carport, garage floors and exterior shall be minimum 32 MPa @ 28 days.
Exterior stairs and slabs shall require 5-8% air entrainment.
All joints and fins to be tamped down to solid uncured bed.

ROUGH CARPENTRY

All contracts and materials to comply with the "approved and amended" of C.S.A. of Canada and M.L.C. All structural framing members are sized for standard grade Spruce-Pine-Fir (in accordance with M.L.C.A. Standard grade) except where specifically noted otherwise. Framing contractor is to provide blocking for all plumbing, sheathing, clunked rods, cabinets, etc. Contractor shall be responsible for the proper setting out of square and exceptional loads occur.

MECHANICAL

Plumbing contractor to be aware for [link.] 2 exterior hose bib
 converted locations.
 Patch over all exposed openings, doors, windows, etc. not
 covered by exterior siding.
 Plumbing installation shall comply with current edition of AS
 Canadian Plumbing Code and Electric Code.
 Heating and/or air conditioning systems are to comply with
 the Canadian Heating Ventilating & Air Conditioning Code
 All ducts, fans and ventilation requirements to be verified
 by independent and not install in manure storage areas.
 All equipment shall be tested to ASHRAE 62.1 and C.A.C.A.
 401 per section, 80 CMH intermittent. JF pleated filter (typical
 product size) F smooth, 4" flexible, shall be pneumatic, not
 exceed 1m and 2 elbows.

to exceed reg'd CFM

revised to meet I.R.C. 26-22(m) and manufacturers' specifications.
 Softroom fans - Medium required by I.R.C. 2004.
 Fan 1 See I.R.C. table 7.32.3.3.4
 10 CFM Min. 110 CFM Max. 2" External static pressure
 Duct size: 4" smooth, 4" flexible sound rated @ 1.5 in/sec
 Connect to Intermittent control set to provide a min. of two
 operating periods per day.
 Fan 2 See I.R.C. table 7.32.3.3.8
 10 CFM @ 2" External static pressure
 Duct size: 4" smooth, 4" flexible

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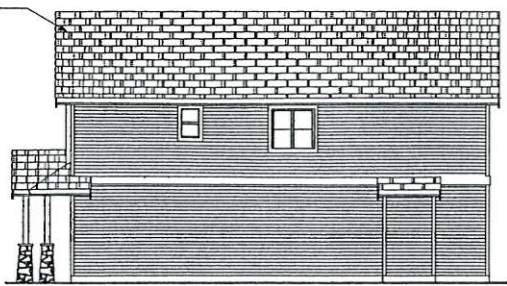
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SITE DATA LOT B	ACCESSORY
ITEMS	PROPOSED
LOT AREA	400.84 SQ.M.
REARYARD LOT COVERAGE	10.4%
SETBACKS	
- FRONT (SOUTH)	23.44 M.
- REAR (NORTH)	0.65 M.
- SIDE (WEST)	0.60 M.
- SIDE (EAST)	10.97 M.
BUILDING HEIGHT	3.20 M.

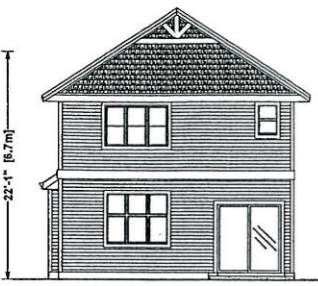
Siteplan

Scale: 1:150

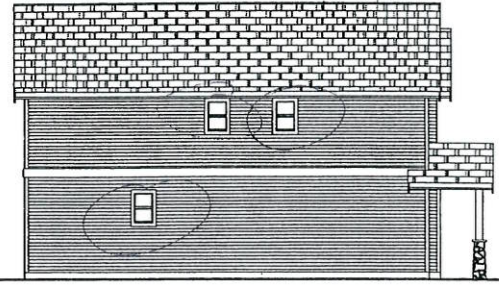
windows on new Belmont House that overlook neighbours' rear yard where proposed garden shed would go



2 Left Elevation
Scale: 1/4" = 1'-0"



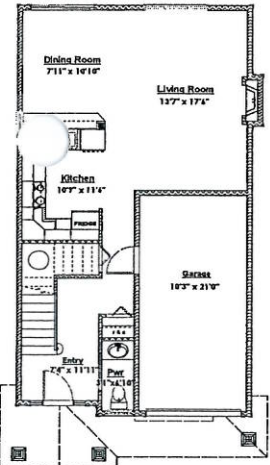
3 Rear Elevation
Scale: 1/4" = 1'-0"



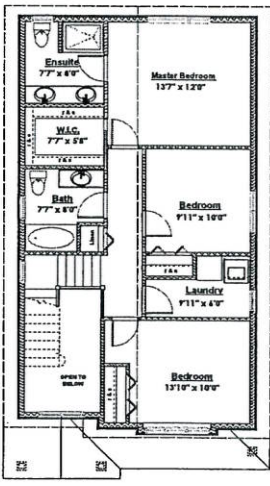
4 Right Elevation
Scale: 1/4" = 1'-0"

- [F] 4" HORIZONTAL CONC FIBER BOARD SIDING
- [G] PRE MANUFACTURED STONE VENEER
- [H] 1"x4" WINDOW/DOOR TRIM (metal flashing where req)
- [I] PRE-FN. ALUMINUM FASCIA GUTTER
- [J] 6"x6" WOOD POST
- [K] Decorative WD Braces

AREA	COLOR	COLOR NUMBER (RVT)
WALL	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD
WALL TRIM	WHITE	MINI-MIX COORD



1 Lot C Main Floor
Scale: 1/4" = 1'-0"



2 Lot C Upper Floor
Scale: 1/4" = 1'-0"

Comments

Site Plan

1/1 SITE PLAN

1/2 LOT C

1/3 STREET SCAP / LOT A & LOT B

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News

Van man saving up for tiny house

*100-square-foot mobile homes
growing in popularity*



Ameron Gray plans to live in his camper van until he can save enough money to build his own 100-square-foot tiny house.
PHOTO DAN TOULGOET

A tiny house is a 100-square-foot dwelling built on a trailer plane. This means they are mobile, to be placed anywhere there's enough space, although they are not meant to be moved frequently. Gray plans to build his own tiny house. For him, it would be an upgrade from his van.

*article in
Vancouver Newspaper,
June 2014*

on line, readily accessible,
'micro' (100 sq. ft / 10ft x 10ft)
home Design



• 1492 MYRTLE ('my house') is LOT A 2958 BELMONT (LOT C) is the 'new
• 1498 MYRTLE ('my neighbour's house') is LOT B HOUSE'

