



December 10, 2013

Re: 62 Cambridge St.  
Small Lot Subdivision Rezoning

My name is Peter Waldhuber, I am the homeowner of 62 Cambridge St. I purchased the house in 2010, at that time there was a Bylaw Contravention registered on title for two unauthorized suites. I purchased the home to rezone and subdivide the north portion of the property. I spoke with City of Victoria planning department several times to get proper instruction and guidance as to how to proceed with the Bylaw Contravention and my plans to rezone. I was told by the planning department that I could put in my application for the Small Lot subdivision but it could not go to council until I cleared the title.

I started to meet with neighbours to discuss my plans for the property. At the time I had a preliminary plan for the proposed house design, initial feedback was generally positive, although the size and height were an issue with some. All along I recognized my direct neighbours to the north and west would be the most impacted by the new proposed house. I changed my house design based on some initial feedback, in fact I changed architects altogether and hired Archie Willie Designs. Archie has successfully completed several Small Lot Subdivisions in the Fairfield Gonzales area and I knew he would be very sensitive to the house design fitting into the neighborhood. He came up with a great house plan that complemented the neighbourhood very well and addressed initial concerns from neighbors.

In September 2012 Archie Willie and I went in front of the Fairfield Gonzales Community Association. Some feedback from neighbors was that the proposed house design was too large and shaded out my neighbor's garden directly to the north of the property. Along with an extensive landscaping plan for the proposed house and the existing house, I had a shading analysis done. The shading analysis shows there is no direct shading being impacted on the garden of 1149 Faithfull St. I also spoke of the fact that the proposed house is under the maximum allowable size for the proposed property size, as well as being under height. The zoning bylaw allows for a maximum house floor area of 180 square meters (1,937 sqft), the proposed house is 158 square meters (1,700 sq ft) which is 88 percent of the maximum allowable floor area. The overall roof height also conforms to the city bylaw in fact we are under the maximum height 0.54 meter (1.8 feet). Some other feedback was the existing house had unauthorized suites. I informed my neighbors that I had spoken with City Planning department and that I was working on a Clean Hands Policy and putting a building permit in place to convert the house back to a single family dwelling

with a legal secondary suite in the basement. That building permit application was submitted in December 2012 and approved.

In March of 2012 I put in the application for a Small Lot Subdivision. At the time the percentage of support on my petitions was under fifty percent. I continued to meet with neighbours to address their concerns and managed to get the support petition percentage up to fifty six percent.

Throughout this process I had received my building permit for the existing house that allowed me to start the process of clearing the Bylaw Contravention that was still registered on title. I worked with the City inspectors to deal with the issues of the unauthorized suites and was able to clear the title in November of 2013 of the Bylaw Contravention.

This has been a very long process from the start and one that I felt needed time to address the issues with the existing house as well as to address issues my neighbors have to my rezoning proposal. It has been very important to me to not only to design a house that I felt would be the right fit for the neighborhood but to work with my neighbors on their concerns. I am a neighbor myself and have lived at 20 Marlborough St for the past seventeen years.

Sincerely,  
Peter Waldhuber



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