

July 11, 2016

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor and Council

Dear Mayor and Council

RE: Rezoning of 406/408 Wilson Street for the construction of a 'passive house' Duplex, by Bernhard Contracting Ltd.

The Victoria West Land Use meeting occurred June 21, 2016 at the Victoria West Community Hall.

The meeting was well attended as there is a keen interest in passive home development in Victoria West.

The only area of concern was if the contemporary design was appropriate in a traditional neighbourhood. Being an aesthetic and subjective issue, lively discussion occurred with no clear resolution.

The developer indicated a number of improvements to the design, including:

- Material and design improvements to the south and east facades;
- Inclusion of arbour structures;
- Improvements to the landscaping and the off street parking area.

The proposed variances to the east and north setbacks were also reviewed, with no concerns raised by committee members.

Generally, the Victoria West Community Association supports the development of sustainable housing in Victoria West, and looks forward to the continued improvement in the housing stock of our neighbourhood.

Yours truly,



Doran Musgrove, Chair
Land Use Committee,
Victoria West Community Association

Pamela Martin

From: Matt Taccogna [REDACTED]
Sent: Wednesday, July 13, 2016 9:21 AM
To: Rob Bernhardt
Cc: Leanne Taylor; Public Hearings
Subject: RE: Drawing update for 406 Wilson Street

Ok, thanks Rob. Have a good build.

-Matt

Subject: Re: Drawing update for 406 Wilson Street
From: rob@bernhardtcontracting.com
Date: Wed, 13 Jul 2016 06:07:50 -0700
CC: ltaylor@victoria.ca; publichearings@victoria.ca
To: [REDACTED]

Hi Matt,

Thanks for this reply.

The side yard setback will be 2.4 m from our joint property line. The existing house has almost no setback. We have started to remove the hazardous materials on the existing residence and anticipate removing the balance of building this month. Subject to receiving the required approvals and permits, we hope to begin construction of the new residence next month.

Regards,

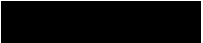
Rob Bernhardt, BCom JD

Construction Management

BERNHARDT CONTRACTING Ltd.

1535 Oak Crest Dr.
Victoria, BC V8P 1K7

www.bernhardtcontracting.com
rob@bernhardtcontracting.com



On Jul 12, 2016, at 10:39 PM, Matt Taccogna [REDACTED] wrote:

Hi Rob and Leanne,

I've had a look at the plans and Rob has explained them to me before. Given that the house will be moved back from the lot line (in an easterly direction), I see it as being an overall improvement to the area. Can you tell me the setback distance on my side of the house (the west side)?

The new fence, landscaping, including the removal of the fir tree overhanging the fence will also be welcome additions.

Regards,

Matt Taccogna, MSc.
Mavi Innovations Inc.

[REDACTED]

From: rob@bernhardtcontracting.com
Subject: Drawing update for 406 Wilson Street
Date: Fri, 8 Jul 2016 06:22:32 -0700
To: [REDACTED]
CC: ltaylor@victoria.ca

Hello Mat,

I hope you are keeping well and am writing to provide an update on our application for permission to build a new duplex next door.

We have had to reduce the window area on the west facade of our proposed duplex to comply with fire safety requirements in the building code limiting the amount of glazing between adjacent residences. This particular regulation is intended to reduce the ability of fire to spread between residences. Reduced glazing is also felt to improve privacy between neighbours, but is not a building code requirement. Attached are revised elevation drawings illustrating the change.

I am not certain how noticeable this change will be from your property given the proximity of the two residences, the new fence and the landscaping (neither of which are shown on the attached architectural drawings), but we would appreciate any input you have. I have copied Leanne Taylor, the planner responsible for the application, to enable you to include her in any comments. As the application is expected to be dealt with on Wednesday, it would be most helpful if your comments were received prior to then.

Please feel free to contact me for additional information on this or other aspects of the development.

Best regards,

Rob Bernhardt, BCom JD
Passive House Design
Construction Management
BERNHARDT CONTRACTING **Ltd.**

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