

June 2017

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 3103 Washington Avenue, Victoria B. C.

After reviewing the plans and elevations for the proposed new homes at 3103 Washington Avenue, we the undersigned have no objections to the proposed rezoning.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
Justin Brajkevic	3128 Washington Ave	July 8/17
Amanda Mullin	3128 Washington Ave	July 8/17
R. Poulton	3107 WASHINGTON AVE	July 8/2017
D. Buchanan	3106 Washington Ave.	July 8/2017.
Kelsey Lavoie	3111 Washington Ave	" "
Anthony Cato	3115 Washington Ave	8 July 2017
Reona Cato		8 July 2017
Michelle Roseblade	3120 Washington Ave	9 July 2017
M. W. M.	3080 WASHINGTON AVE	14 JUL
MARIO KASABI	3082 " "	2017
	3070 " "	
	3120 " "	



January 9, 2018

City of Victoria
Building and Development
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 3103 Washington Avenue, Rezoning application - Green Initiatives

Dear Sustainable Planning and Community Development, City Victoria

The proposed residential project for 3103 Washington Avenue will strive to incorporate 'Green Initiatives' in an effort to increase energy efficiency, improve indoor air quality and reduce the impact of construction on our environment.

Green Building standards are a desirable objective for the project, as are energy efficiency, water conservation and management measures, reduction of storm and sewer infiltration, protecting and enhancing landscaping, air quality optimization, reuse and recycling of materials and resources, and increasing sustainable transportation modes.

The following list contains (but does not limit) items that are being considered for the proposed new homes.

Operational Systems:

- All windows to be Energy Star labelled
- All appliances to be Energy Star labelled
- Home is built 'Solar Ready' providing for a rough-in of 3" (75mm) thermal run from mechanical room to attic
- Energy efficient light bulbs
- Use of air tight contact insulation on recessed lights to prevent air leakage
- Installation of high efficiency, direct vent, gas fuelled fireplaces with electronic ignition
- On demand hot water system

Building Materials:

- Use of finger-jointed non structural framing material
- Use of advanced sealing non HCFC expanding foam around window and door openings
- High performance building envelope materials

Interior and Exterior Finishes:

- Entry doors manufactured from natural materials (wood, metal and glass)
- Natural cementitious exterior siding

- Minimum 30 year manufacturer warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)

Indoor Air Quality:

- Installation of hardwired carbon monoxide detector
- All insulation in home to be third party certified with low formaldehyde
- Low formaldehyde subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry (less than 0.18 ppm)
- All wood or laminate flooring to be factory finished
- Interior paints to have low VOC (Volatile Organic Compounds) content (less than 250 grams/ litre)

Ventilation:

- Programmable Energy Star thermostat
- Ventilation fans to meet Energy Star Requirements

Waste Management:

- Trees and natural features to be protected during construction
- Install built-in recycling centre with two or more bins
- Provide composter to all units
- Existing home to be deconstructed and recycled as much as possible

Water Conservation:

- CSA approved single flush toilet averaging 1.6 GPF (gallons per flush) or less installed in all bathroom locations
- Insulate hot water lines with pipe insulation on all hot water lines
- Install hot water recirculation line
- Install low flow faucets in kitchen, on lavatories and shower valves
- Plant drought tolerant vegetation

Thank you for your consideration of our application.

Sincerely,



Rus Collins
Zebra Design & Interior Group Inc.