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January 11, 2023

To: City of Victoria
Development Services
1 Centennial Square
Victoria, BC

Re: Summary of Revisions 623/625 Avalon Road

Dear Development Services,

Please find attached a summary of changes made in response to the Application Review Summary dated December 21 and 30, 2022.

A-1.0

1. Location of parking stall shown in side yard. Dimension revised from stall to property line accordingly.
2. Zoning Information table has been updated as follows:
 - a. Height of garden suite has been revised.

A-2.0

1. Height of garden suite at mid-point of roof revised.
2. Eave projections into setbacks dimensioned

Questions / comments from Planning requiring client response

COV - The owner has indicated they are not willing to provide the SRW. Staff will be recommending the SRW as per Council's approved policies, but will advise Council of the applicants position. Is the owner willing to provide the SRW if it is required by Council?

Client's response - The owner is not willing to provide the SRW if it is required by Council. As outlined in our letter the property is within the Avalon-Huntington Heritage Conservation Area with eight out of the ten houses on this block designated heritage homes. As outlined in the City of Victoria's Official Community Plan for heritage conservation areas, the objective of this designation is to conserve and enhance the special features such as the historic streetscape and street patterns in these residential areas. Due to this our proposed rezoning application without the SRW is considered acceptable within the Official Community Plan as written.

Questions / comments from Transportation Department requiring client response

COV - RECOMMENDATION TO BE INCLUDED IN STAFF REPORT: The provision of one parking stall for the 3 proposed homes on this property will likely not meet the demand for parking generated by the property. To provide future residents additional transportation options to help mitigate their need to own motor vehicles, a Modo membership for each of the 3 units secured in perpetuity is recommended. Staff recommend Council require these memberships as a condition of rezoning and that they be secured prior to establishing a date for public hearing. To support future residents of the property in their transportation choices, BC Transit EcoPasses could also be provided by the applicant for a minimum of a three year term.

Client's response - As noted in our letter the current household members hold 2 car-share memberships and a bus pass. For a tenant living in the garden suite an additional bus pass or car-share membership will be provided. Car-share company of our choosing has been selected. Because the car share memberships and bus passes are associated with individual people rather than dwelling units these will be arranged once tenancy with individuals has been arranged.

We trust that you find these revisions and the list above addresses issues noted and provides sufficient response to the Application Review Summary.

Kind Regards,

A handwritten signature in cursive script that reads "Nicole Parker".

Nicole Parker
Architectural Technologist AIBC | Partner