

1676 St Francis Wood
Victoria, BC V8S1X6
September 30, 2022

Mayor and City Council of the City of Victoria,
1 Centennial Square
Victoria, BC V8W1P6

Dear Mayor and Members of the Council:

I am requesting (with the assistance of Lida Homes and Adapt Design) a Development permit for 1638 Redfern Street. The existing house was built in 1903 and was later moved to a new foundation so that the property could be subdivided into two small lots. It was placed on a very inadequate foundation with no corner posts. The outside was stuccoed at some point. When my late husband and I bought it in 1993 the house was noticeably tilted (we hoped it had settled) but over the years more and more cracks have appeared in the plaster. (See attached photo.)

I hope to build a new home on this site in which I may age in place. The existing house has no main floor bedroom and has narrow hallways. In the new house, the main floor will have an open plan with a single wide hallway and wide doorways so that it is wheelchair accessible. There will be room in the kitchen and bath for a wheelchair to turn around. The attached garage will have a charger for an electric car or for a mobility scooter. The second floor will have bedrooms for a caregiver, if necessary, and for visitors and the existence of the second floor will make this house adaptable to future owners.

The minimal small lot setback requirements for the front and back yards would result in a very narrow house front to back (7.16 m) which is not a footprint which can fulfill the above requirements.

I am seeking a variance to reduce the setback along Leighton Rd (which will be the front of the house) from 6 m to 4.98 m for a new house on this corner lot. In the neighbourhood (Redfern St and Leighton Rd) there are a wide variety of set-backs, ranging from more than 6 m to as little as 0. When the new house is built the front door will be on Leighton Rd. The setbacks for the neighbouring houses are 3.83 m for 1921 Leighton Rd. and 4.75 m for 1915 Leighton Rd.

Reducing the setback along Leighton from the mandated 6m to 4.98 m would make possible a main floor plan that will be wheelchair accessible. When my time in the new house is over (I am nearly 78) this house with the main floor bedroom would meet the needs of many kinds of families, including those with elderly grandparents or others who need accessible housing. Since the house will have no basement, the entrance will have one step only and the attached garage will open into the house with no steps. The small flat yard will be easy to maintain, and its location one block from Oak Bay Avenue and one block from Save On Foods (though Redfern Park) is ideal for the

elderly or disabled. I believe that the new house will be an asset to the housing stock in the City of Victoria, where such houses are extremely rare.

Please note. Although the address of the lot is on Redfern St., the city considers Leighton Rd. as the front of the house. In addition I prefer to have Leighton as the front of the house as that makes the the backyard South facing. This area, which is at the side of the existing house, is currently being used as the back yard. This provides a pleasant shared landscape with the neighbour on Redfern St.

The Development Permit Information form lists a number of other details that should be addressed. (1) the project benefit has been discussed above. (2) Neighbourhood and design: The design of the house is similar to the one it is replacing, which originally was an Edwardian farm house. The board and batten, horizontal siding and shingles that will be used are found in older houses in the neighbourhood. Although it is higher than the house directly next door on Leighton Rd. it will be lower than the house it replaces, and there are many higher houses nearby. (See Streetscape) (3) Transportation: The garage will have room for one car or a mobility scooter and one bike. Excellent bus service is nearby. (4) The existing house is not a heritage building. (5) Green building features include a heat pump and Solar hot water. There will be no gas in the house, so all energy used will be renewable. For water conservation, the toilets will be dual flush and the showers low flow. Native plants in the front yard will require little water. The bathroom fixtures and kitchen cupboards will be reused or donated to Habitat for Humanity. Building materials such as wood and metal will be recycled. A passive design feature that will save energy is the large overhang above the windows on the South side of the house. Permeable surfaces will be used for the driveway and the patio. There will be no net loss of trees. Urban agriculture: if there is room I will plant 2 dwarf fruit trees and have a small raised bed for salad greens (6) Since this house is a replacement, the basic infrastructure is already in place.

I have spoken to the 4 nearest neighbours about the construction of a new house and the variance and none had any objections. The neighbours I spoke to were at 1628 Redfern St., 1921 Leighton Rd, 1703 Lee Ave and 1915 Leighton Rd.

Yours sincerely,

A handwritten signature in cursive script that reads "Terry Crawford".

(Mrs.) Terry Crawford, owner
250-388-5726
terry.crawford@ubc.ca