

February 23, 2021

Development Services
Attn: Rob Bateman
1 Centennial Square
Victoria, B.C. V8W 1P6

The following outlines our response to the Application Review Summary of December 15, 2020.

Resubmission Requirements

- Resubmitted plans and drawings are both bubbled and non bubbled. Bubbled plans show numerical reference to changes and are cross reference to a description.
- Signs have been posted at the property.

Development Services Comments

- Plans have been updated in response to the Plan Check, as it compares to the R1-A zone. Because of the placement of existing home, Lot 1 will be a site specific R1-A zone. Lot 2, the new subdivided lot will be a zone that allows for 2 buildings, as proposed in this application.
- Heritage Designation:
 - A conservation plan was submitted with the original application. This was confirmed by John O'Reilly.
 - Colour scheme for the existing home with submitted with the original application. This was confirmed by John O'Reilly.
 - On January 29, 2021, the City provided a design for the frontage, wall locations, road dedications, etc. This plan forms the basis for all updates of our resubmission.
- Consistency with DPA 15B:
 - Impacts on adjacent existing buildings has been reviewed. Set backs are respectful of the neighbors, patio placements separate outdoor spaces as much as possible, landscaping has been incorporated to provide screening, as well as fencing is included for additional privacy.
 - Entry to suite more defined with landscaped pathway and stairs. Windows have been added to the sides of the suite to add more natural light. There is no privacy impact to the neighbour as there will be a fence and landscaping.
 - Reviewed pulling garage back for Lot 2 Building B but this adversely affected the design. The garage for Building A is not visible from the street and therefore does not impact streetscape.
 - Wherever possible trees are being maintained. Complete Tree Preservation and Replacement plan is included with the resubmission.

- Existing typography was considered when designing the new homes. This is why the homes step down to match grade wherever possible. Geodetic information has been added to the plans to help in assessment.
- Changing the orientation of lot 2 Building B was reviewed with the city planner. Grades and topography dictated orientation and ideal garage access and placement.
- Additional Information:
 - To help with application assessment, neighbouring homes were surveyed and added to a separate site plan.
 - Renderings are accurate and match plans.
 - Landscape Plans updated accordingly, labelled, numbered, bubbled and non-bubbled.
 - Plans updated according to Plan Check comments.

Engineering and Public Works

- City's base map is incorporated in the updated Civil Plan as well as any comments regarding third party utilities.
- All plans are consistent in labelling and orientation.
- There are two Lots. Lot 1 has the existing home and the new accessory building; lot 2 has 2 new strata buildings – buildings A and B.
- on January 29, 2021, the City provided a design for the frontage, wall locations, road dedications, etc. This plan forms the basis for all updates of our resubmission. Existing infrastructure also shown.
- The northernmost rock pillar will be relocated to new stone wall at south side of entry drive.

Transportation

- On January 29, 2021, the City provided a design for the frontage, wall locations, road dedications, etc. This plan forms the basis for all updates of our resubmission.
- Driveway slopes, grades and other required information added to updated plans.
- Plans consistently labelled.

Underground Utilities

- An updated Civil Plan addresses all items under 'Conditions to be Met Prior to COW'.

Storm Water Management

- The Storm Water Management Letter has been updated to align with City's Rainwater Management Standards.
- Permeable paving materials updated and are consistent across plans.

Parks

- All comments under Parks are addressed in an updated Arborist Report, on the Landscape Plans, Storm Water Management Plan, the Tree Preservation Plan and the Civil Service Plan.
- Note that on January 29, 2021, the City provided a design for the frontage, wall locations, road dedications, etc. This plan forms the basis for all updates of our resubmission.

Permits and Inspections

- Plans have been reviewed for BCBC compliance.
- Accessory building on Lot 1 is for personal use.
- Fire fighting access has been considered.
- The loft in Lot 1 is not new, it is an existing condition of the existing home.

Fire Department

- Driveway is 6.5m wide.
- Driveway grades have been added to plans.
- Interconnected smoke alarms will be included at Building Permit submission.

Summary

Although technically this may fall under a 'panhandle' application, in practicality it is not. This is a much larger piece of land 'behind' the existing house and will have with a 6.5m road access. The lower portion of the property would be subdivided to create 2 buildings on land of 628m² and 660 m², which is sufficient space to construct family homes that fit the character and grandeur of Rockland and maintain privacy and livability for neighbours.

We have re-reviewed our designs with City comments in mind and made some changes. What we feel very strongly about is maintaining two storeys not only because the density is fitting (lot coverage 33.69%) but also:



REZ No: 00755
DP No: 000585
HD No: 000195
1737 Rockland Avenue

1. The homes adjacent on Lyman Duff are similar in that they are all 2 to 2 ½ storeys, were built behind an existing heritage home, and follow the topography of the land. Our development mirrors this existing condition.
2. In consultation with our Designer and the Heritage Consultant, they both felt single storey homes would be 'lost' behind such a grand home, especially given the slope of the land.
3. We worked within the Design Guidelines to follow the topography and natural grade which allowed a graceful transition from the existing 3 storey home sitting high at the top of the property, moving down toward Lot 2, building A showing as a 2 storey home and finally at the lower portion building B is a home that reads as a single storey from Rockland and from Lyman Duff.

I understand trying to find the 'right' zone to compare to this proposal may be difficult. But . . . I ask the City to please apply a lens that looks at reasonable land use for this specific site and how this can also support the protection of our heritage assets.

Sincerely,

Kim Colpman