

November 2, 2018

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

Re: 2424 Richmond Road, Site Specific Rezoning Application

Dear Sustainable Planning and Community Development, City Victoria,

This letter is a response to the Development Services Division comments sent to us via email October 12, 2018.

Development Services

1. You have indicated an alternate motion will be include requesting a Section 219 covenant to secure the design and associated landscaping, to ensure the dwelling units and landscaping are constructed in accordance with the plans. We are in support of registering this covenant.
2. Suggestions to alter the roofline were reviewed and we believe the overall design of the home is well thought out for the overall massing and to is in context with the neighbourhood.
3. Discussion around setbacks and moving the front yard were reviewed. The home has been placed strategically on the site to maximize the outdoor private space in the rear for new owners. Homes in the area have varying setbacks, some similar to this, therefore ours is not precedent setting. Additionally, it is important to note that **100% of the neighbours support** the application and design as presented.
4. The west side dining room window is modified to a transom window to address your privacy concerns.
5. Parking area at the front of the house has been changed to a permeable surface treatment as requested.
6. Screening is provided around the patio area of the proposed house through fencing and planting. Additionally there are trees on neighbouring properties which add to the screening.

Plan Check

1. Average grades and heights have been recalculated, as requested.
2. Open site space calculations have been included, a requested.
3. Richmond road is a busy street and highly visible from this yard. The 6' high decorative screen is not a fence. It is a landscaping screen to allow privacy to the outdoor space of the existing house. Additionally, it is setback from the property line by 4.82M.

Parks /Permits Inspections

Neither department had any further comments.