Received January 7, 2020

Proposed for 1035 Joan Crescent is the construction of two semi-attached dwellings. Tim Kindrat AIBC,MRAIC from Christine Lintott Architects provided the design for the semi-attached dwellings and lot improvements. Michael Marcucci ISA certified # ON-1943A from Talbot Mackenzie and Associates completed the arborist reports. Ron Johns BCLS, R.L. Johns Surveying Ltd. provided the necessary survey documents.

A development permit for form and character is required for this proposal and also due to the irregular shape of the 1727.69 square meter lot, a variance is required for the front yard setback.(please see attached regarding variance)

The heritage style 3 bedroom, 2.5 bathroom semi-attached dwellings are 270 square meters on two levels including the single attached garage. Construction will comply with the B.C. Energy Step Code 3 for energy efficiency. Each dwelling will have a heat pump and a dedicated electric vehicle charging receptacle. Water conserving fixtures and energy efficient appliances will be used throughout.

Site coverage for the proposed development is 23.08% including exterior decks. In comparison the allowable site coverage for a single family dwelling is 40% and no development permit for form and character would be required.

In keeping with the neighbourhood look and to minimize hardscape the proposed development will share the existing driveway access to Joan Crescent. A combination of permeable paving stones with concrete bordering will be used for driveway and parking areas. The existing residence has over 150 square meters of non permeable surfacing.

Trees on the property will be retained with the exception of a Magnolia tree located within the building envelope. Existing shrubs and plants will be relocated around the property.

The existing house is being rented in the interim while the tenants are building a new home.

In conclusion, this proposal is consistent with the design guidelines for semi-attached dwellings in the Rockland neighbourhood. It provides respectful development in keeping with the established character of the surrounding properties in this unique area of Victoria.

Thank you for consideration of this proposal.

Sincerely

Jon Roler