

MOLTO BENE ENTERPRISES

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September 11, 2022

Chelsea Medd et al
City of Victoria
1 Centennial Square
Victoria, BC,
V8W 1P6

ATTENTION: Mayor and Council

RE: 1905 Lee Avenue: Rezoning Application No. 00710 and Development Permit with Variances Application No. 000563 (South Jubilee)

Dear Chelsea,

This letter outlines our response to the resolution from the December 2, 2021 Council meeting where our application is referred back to staff to try to meet the Development Permit Option 1 motion. We have proposed the following in response to your letter dated December 7, 2021.

1. Provide a shadow study for the proposed house in context with neighboring properties.

We acknowledge there will be a shadow impact from the proposed house to the northerly neighbor at 1909 Lee Avenue. And yet there is a significant shadow impact now from the house and trees on site. This will be reduced with removal of the 0.70m fir tree at the south-east corner of our lot. (This tree must be removed to retain the hydro pole in its current location on the Bouchier Street boulevard.) There will also be shadow impact from the new building. The proposed house has been reduced in height by one foot and repositioned closer to the front property line to reduce the net shadow impact to 1909 Lee Avenue. This is the fifth redesign of the proposed house. We are satisfied that this design minimizes the shadow impact to the northerly neighbor all things considered.

I am not authorized to provide a shadow study to demonstrate the shadow impact of the proposed house. My client has indicated the cost for this study is out of budget for them. They Weeks family has spent approximately \$30,000.00 to date to move forward with this application. They are a young, working family and costs have become a burden.

2. Revisions to the plans to address various considerations to the satisfaction of the Director of Sustainable Planning and Community Development.

We are submitting revised plans dated August 24, 2022. We have made the following changes for your consideration:

- Existing house usable outdoor space has been incorporated into the front yard (Sheet A2 - Permeable Paver Patio)
- Hydro pole relocation has been resolved and the pole will remain where is further to our consultation with BC Hydro and the City Engineering Department
- Reduced privacy impacts from windows by eliminating the north wall windows and repositioning and resizing the east and west wall windows (Sheets A4 and A5)
- Landscaping has been added around the proposed deck in the side yard (Sheets A1 and A2)
- Pathway material has been identified (Sheets A1 and A2)
- Window wells have been identified (Sheet A5)
- Entry overhang is already part of the design (Sheets A4 and A5)
- Upper level has been reduced in height 1'-0" to reduce shadow impact in lieu of stepping back as the upper floor plan would not be functional with less area (Sheets A3, A4 and A5)
- Entry overhang angled wall has been left in place as the foundation is within the requested setback. However, we can address this further at building permit stage if the eave projection is an issue. (Sheets A4 and A5)
- Materials for entry overhang and supporting angled wall have been labeled on corresponding elevations (Sheets A4 and A5)
- Materials for deck and screening have been labeled
- 1metre offset from property line to parking stall has been shown and dimension provided for minimum 6.1m total length is included (Sheet A1)
- Walkway has been separated from driveway and material has been indicated (Sheets A1 and A2)
- 2 replacement trees (for the removal of the 0.7m fir tree) have been indicated on site and landscape plans (Sheets A1 and A2)
- Driveway slope has been increased from 0.00% to 0.60% (Sheet A1)

All the issues in your December 7, 2021, letter and our consultations since then are now addressed.

3. We have re-petitioned the immediate neighbors with our revised plan. We have two letters of support, three letters of objection and one neutral or no response. Whereas the petition from 2019 yielded three letters of support and three letters of

objection. I have attached the 2022 small lot petition map, neighbor information letter and the small lot housing rezoning petition letters collected.

4. We have revised the Tree Management Report in consideration of our revised plan, our repositioned proposed house and retaining the hydro pole in its current location as required by BC Hydro. The TMP is prepared by Dunster and Associates and dated August 29, 2022.

Thank you for your consideration of our revised plans. We look forward to returning to Council with a recommendation of approval.

Respectfully submitted,



Joseph A. Calenda, MCIP, (Rtd.), DTM
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