

Wednesday September 20, 2017

Development Services Department  
Township of Esquimalt

Re: Development Variance Permit Application for 1003 Wollaston Street

Good Afternoon,

We are writing today to ask you to consider relaxing the lot coverage restriction for a proposed new home at 1003 Wollaston Street.

The home is a modest single-family home with a one-bedroom suite. The main floor of the home is designed to accommodate level entry, no-step living and future "aging in place". Due to the sloping nature of the lot, a deck is needed at this level, to allow us, as homeowners, some enjoyment of the outdoors without having to go down a set of stairs or a path to the ground level below.

The lower level of the home contains two guest bedrooms, and a one-bedroom suite for use as an income helper or a potential future caregiver.

All zoning requirements are met, with the exception of 6% extra site coverage, which is due to the inclusion of the main floor deck and stairs.

We feel that the proposed 6% additional site coverage will not adversely affect the neighbouring properties. We have spoken with the neighbours September 17 and 18, and have received positive responses from 4 adjoining properties (signed agreements included in our application). The fifth property owner, Sheila Reddecopp, was unavailable on vacation.

We hope that you will agree that this home will fit in quite well in the neighbourhood, and that the requested variance will not cause any hardship towards any of the neighbouring properties.

Thank you for considering this request.

Sincerely,



Liz Sansoucy-Jones and Robin Jones  
5951 Schooner Way  
Nanaimo, BC V9V 1E8  
250-758-5245 Home  
250-802-6765 Cell



~Proposed New Home for Your Neighbourhood~

Dear Neighbour,

We are pleased to be in the planning stages for our new home, at 1003 Wollaston Street. We have a design in mind that meets all of the zoning criteria, except for that of lot coverage. For this reason, we are required to seek a variance from the Municipality, but first we would like to have your approval.

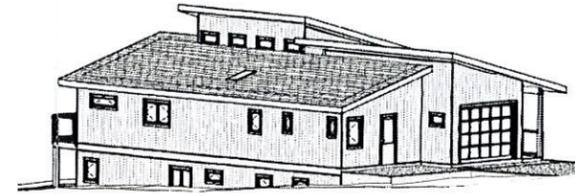
The home, including the garage and the covered pathway towards the front door are within the 30% allowable lot coverage. But, we would like to include a deck and set of stairs off of the back of the home, so that we might enjoy some outdoor space without having to go out, around, and down the side of the home, into the back yard at ground level. This puts us at 36% lot coverage, which is 6% more than the zone allows.

Please have a look at the attached images, as well as site plan and floor plans. It would be a great help to us if you would be able to give your approval, before we make application to the Board of Variance. Thank you very much for your feedback!

For more information, or to make arrangements for pick-up of this form, please feel free to contact us!

Tara Cumming (Designer)  
250-656-8806  
cumming.design@shaw.ca

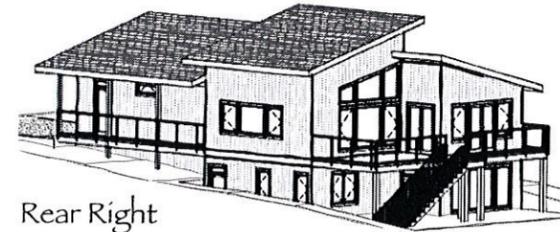
Liz & Robin (Homeowners)  
250-758-5245 H 250-802-6765 C  
lizandrobin@shaw.ca



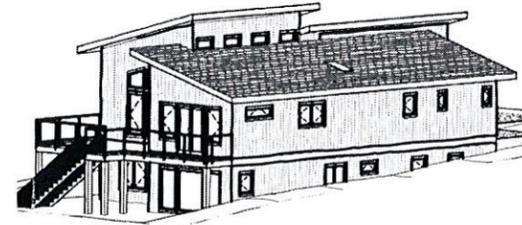
Front Left



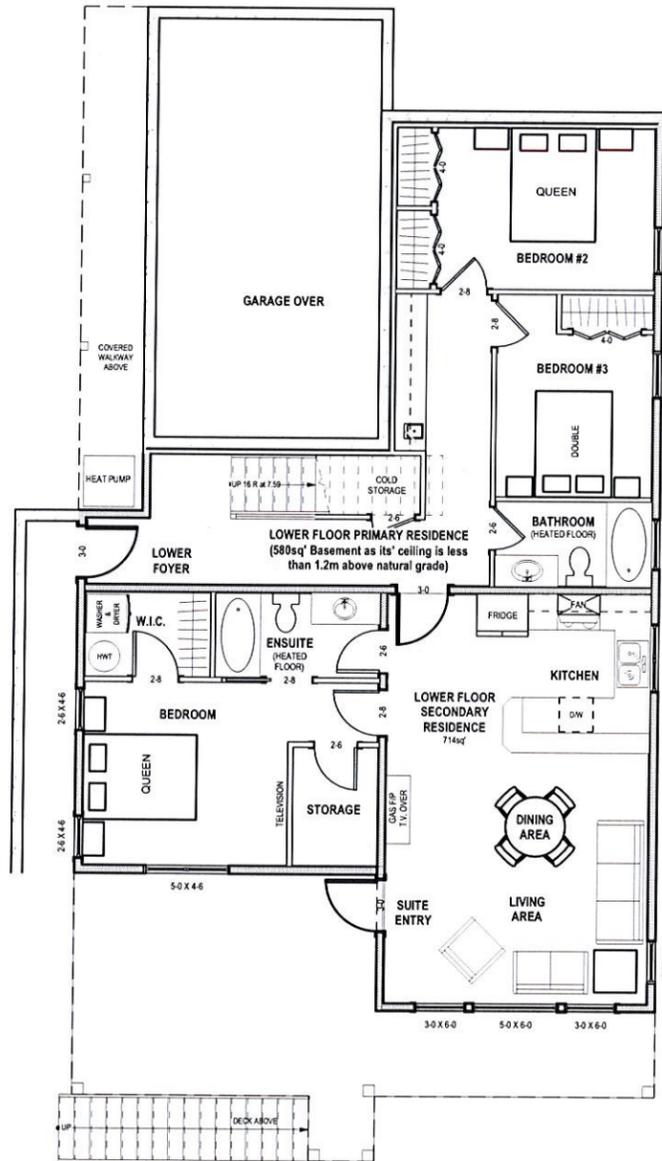
Front Right



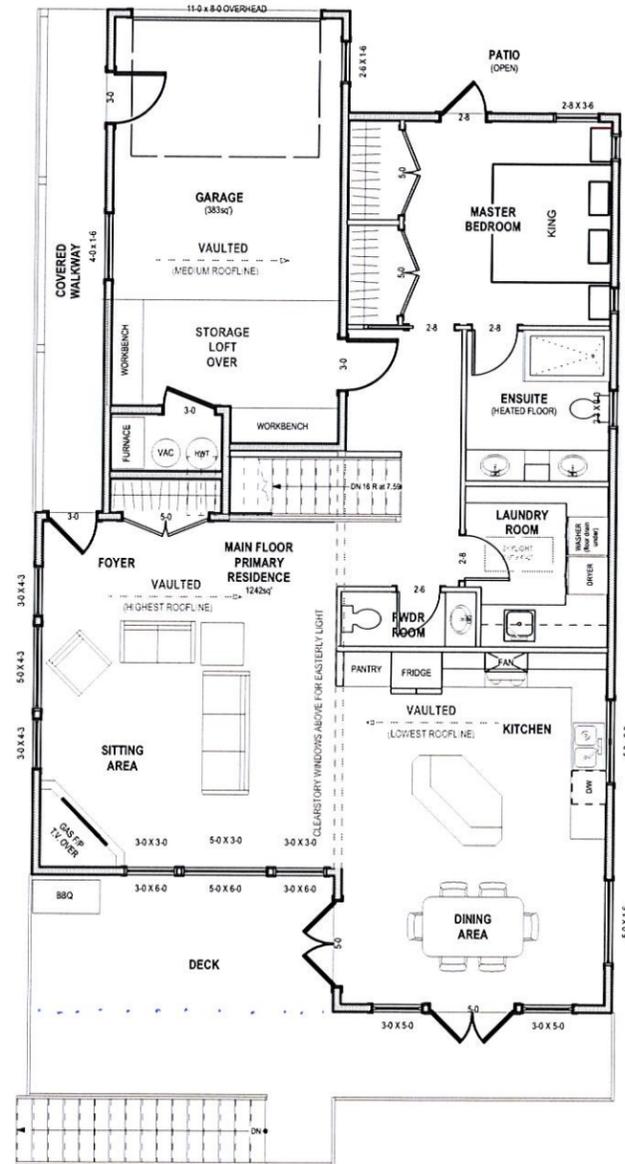
Rear Right



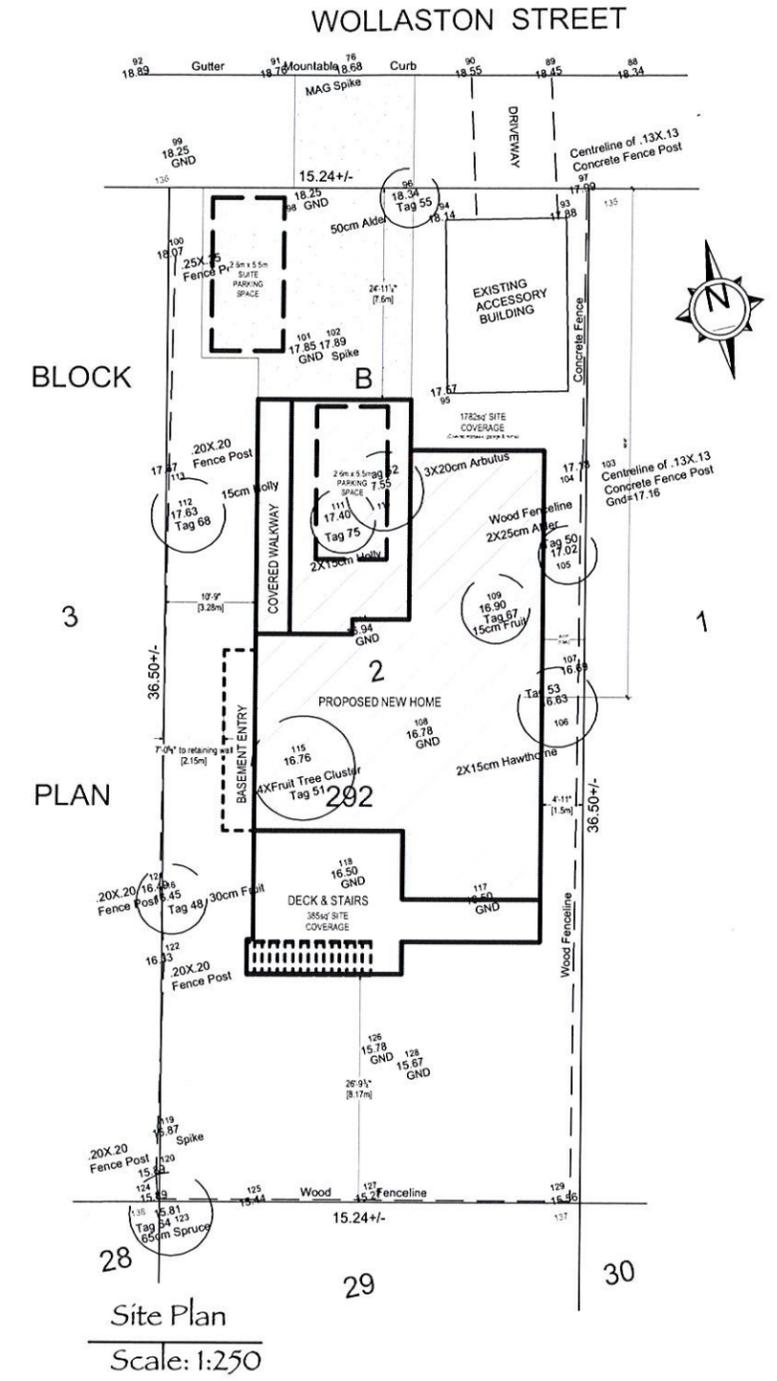
Rear Left



Lower Floor  
Scale: 1:125



Main Floor  
Scale: 1:125



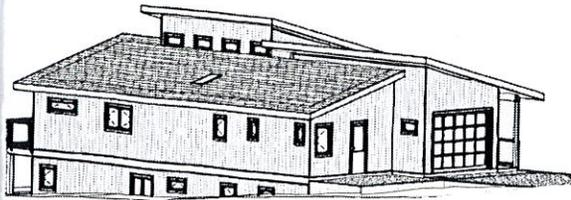
Site Plan  
Scale: 1:250

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Comments (optional): \_\_\_\_\_

- Owner       Tenant
- I Support this project
- I do not support this project



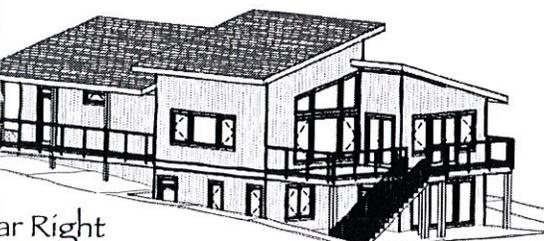
WOLLASTON STREET



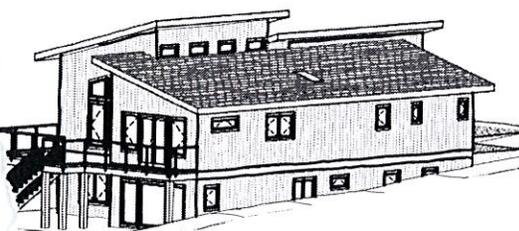
Front Left



Front Right



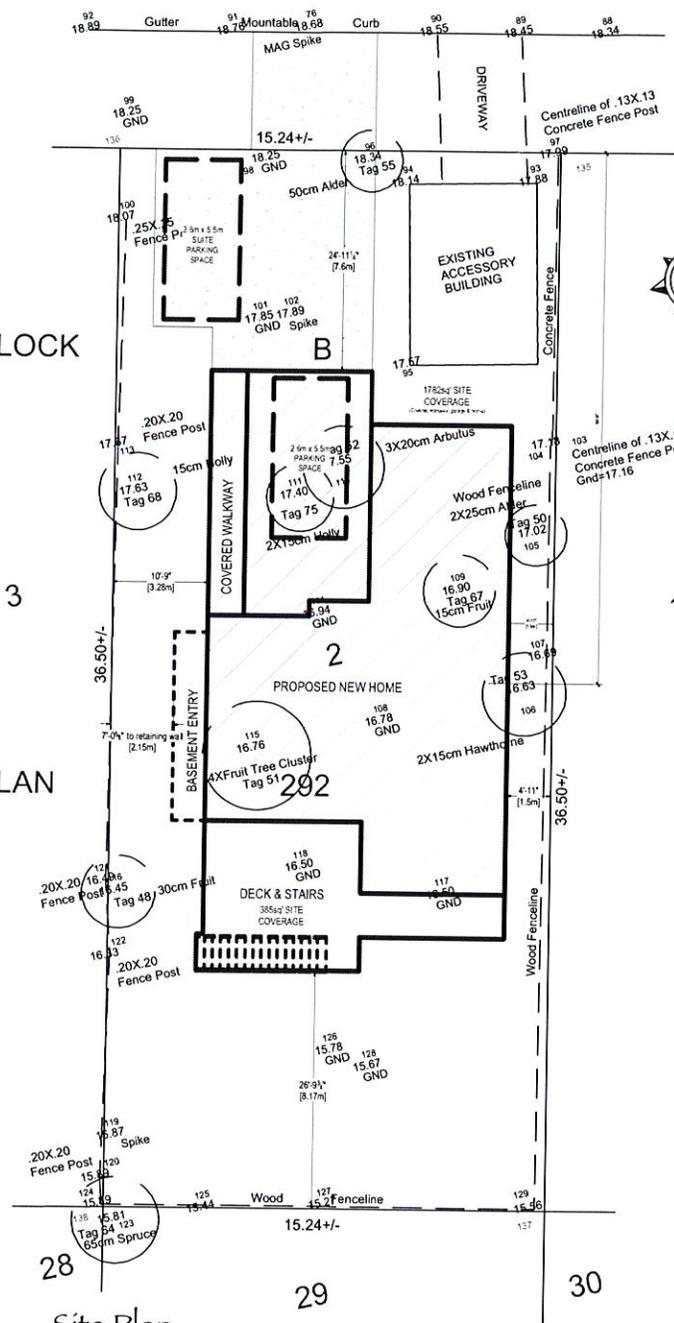
Rear Right



Rear Left

BLOCK

PLAN



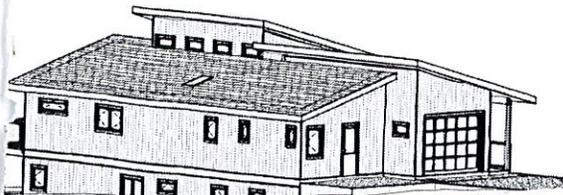
Site Plan  
Scale: 1:250

Name: TRACEY LOWTHER  
 Address: 1001 WOLLASTON ST  
 Signature: [Signature]  
 Date: Sept 17, 2007  
 Comments (optional): \_\_\_\_\_

- Owner  Tenant
- I support this project
- I do not support this project



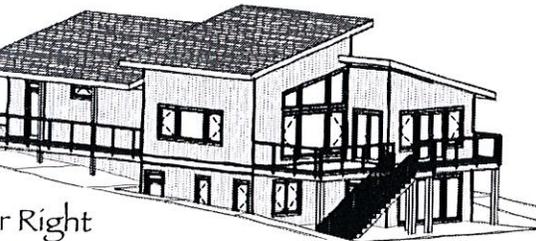
WOLLASTON STREET



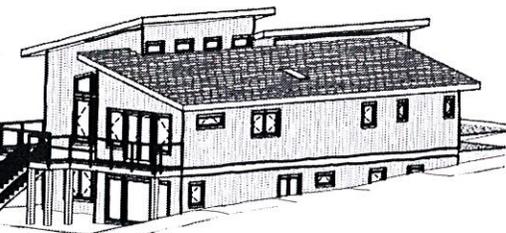
Front Left



Front Right



Rear Right

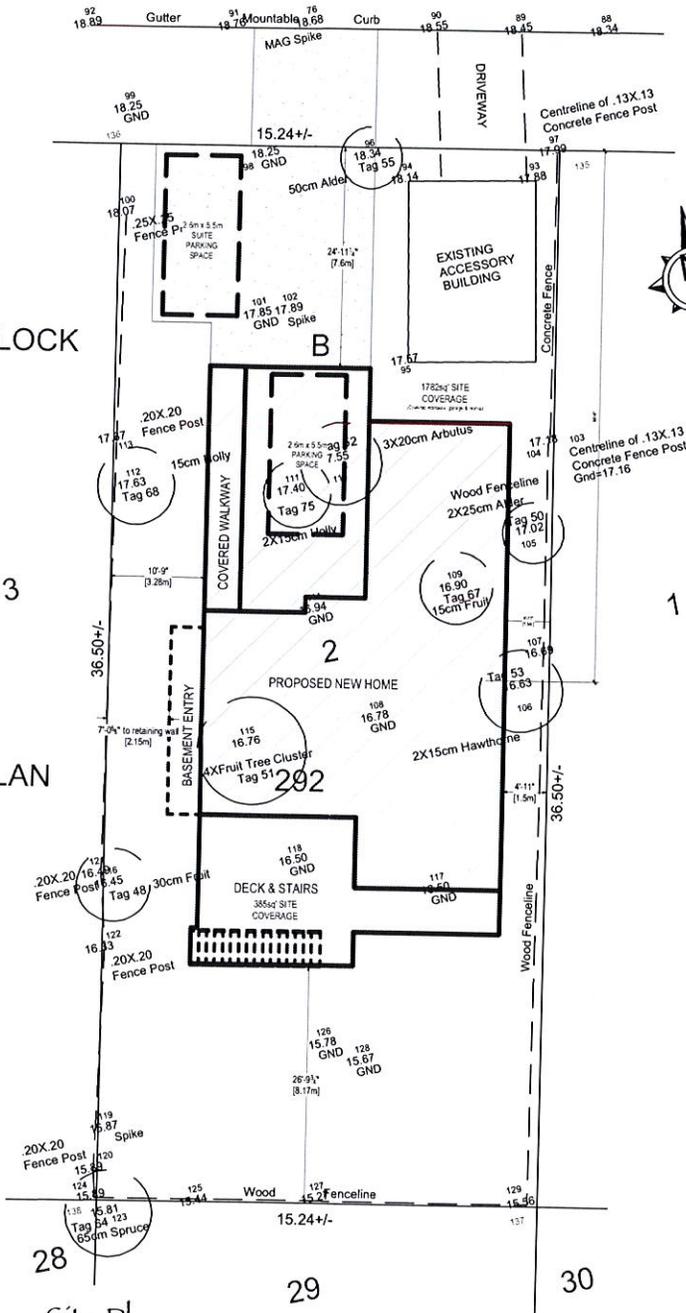


Rear Left

BLOCK

3

PLAN



Site Plan

Scale: 1:250

Name: Andrew Young

Address: 1007 Wollaston St

Signature: [Signature]

Date: September 17, 2017

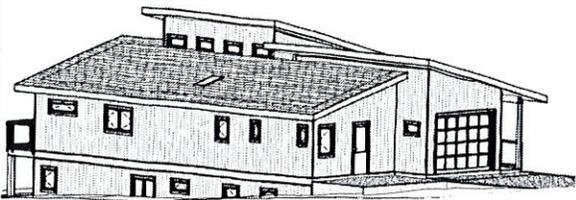
Comments (optional): \_\_\_\_\_

Owner  Tenant

I Support this project

I do not support this project

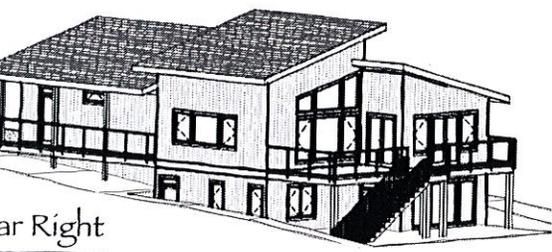




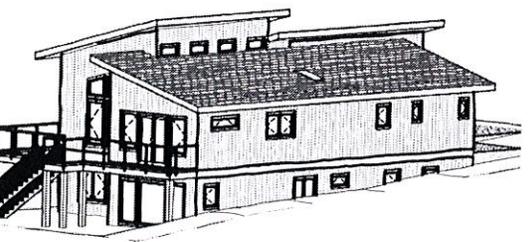
Front Left



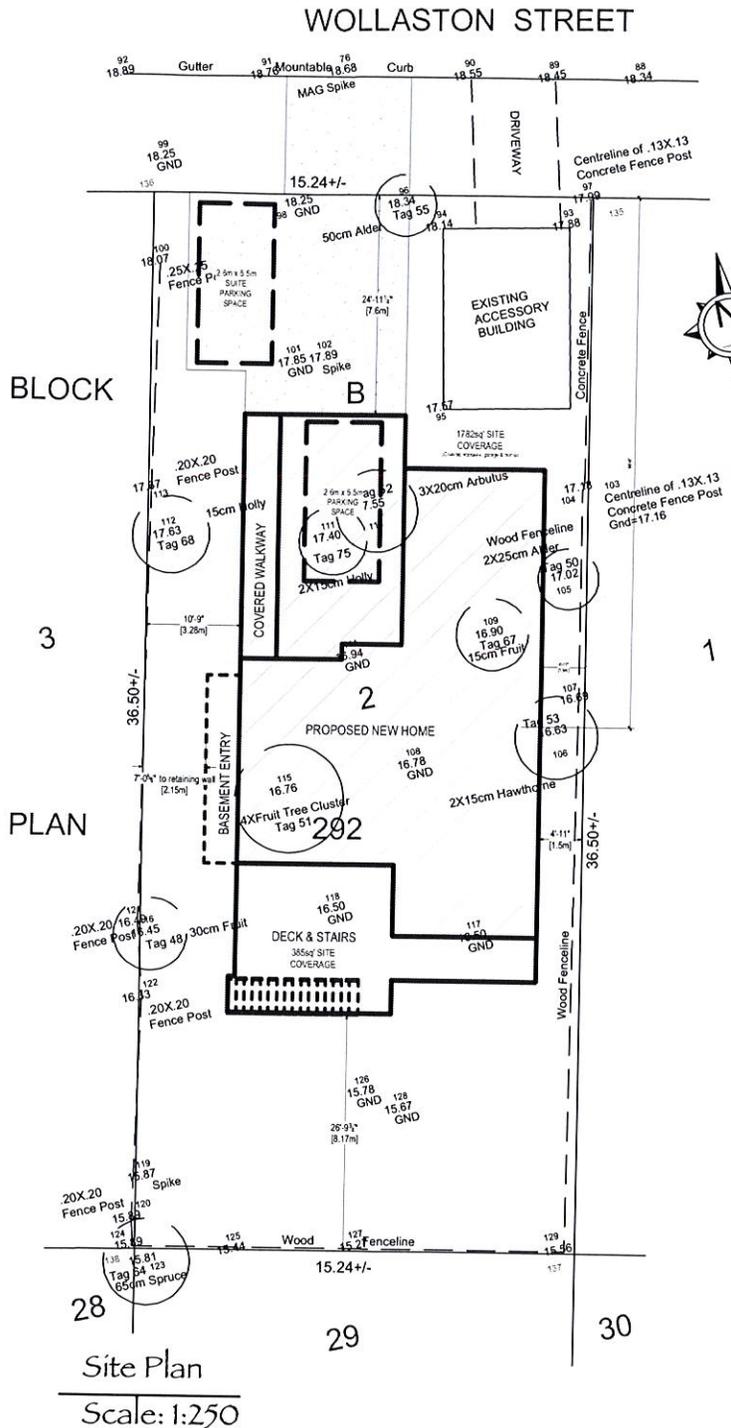
Front Right



Rear Right



Rear Left



Name: GREG & MARILYN LONG

Address: 1000 DUNSMUIR RD.

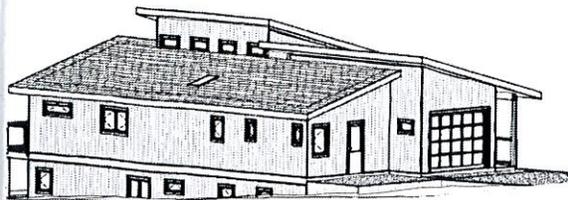
Signature: [Handwritten Signature]

Date: SEPT 17/17

Comments (optional): \_\_\_\_\_

- Owner  Tenant
- I support this project
- I do not support this project

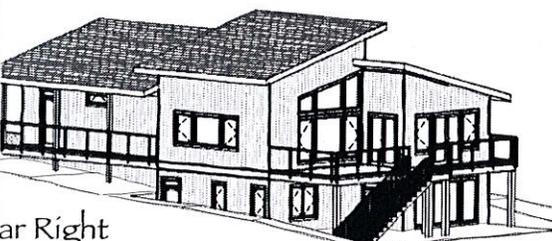




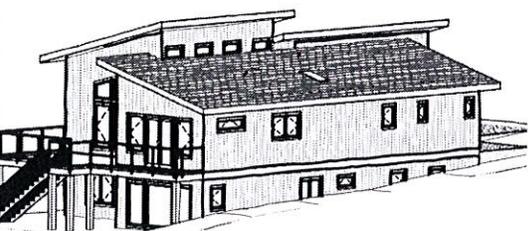
Front Left



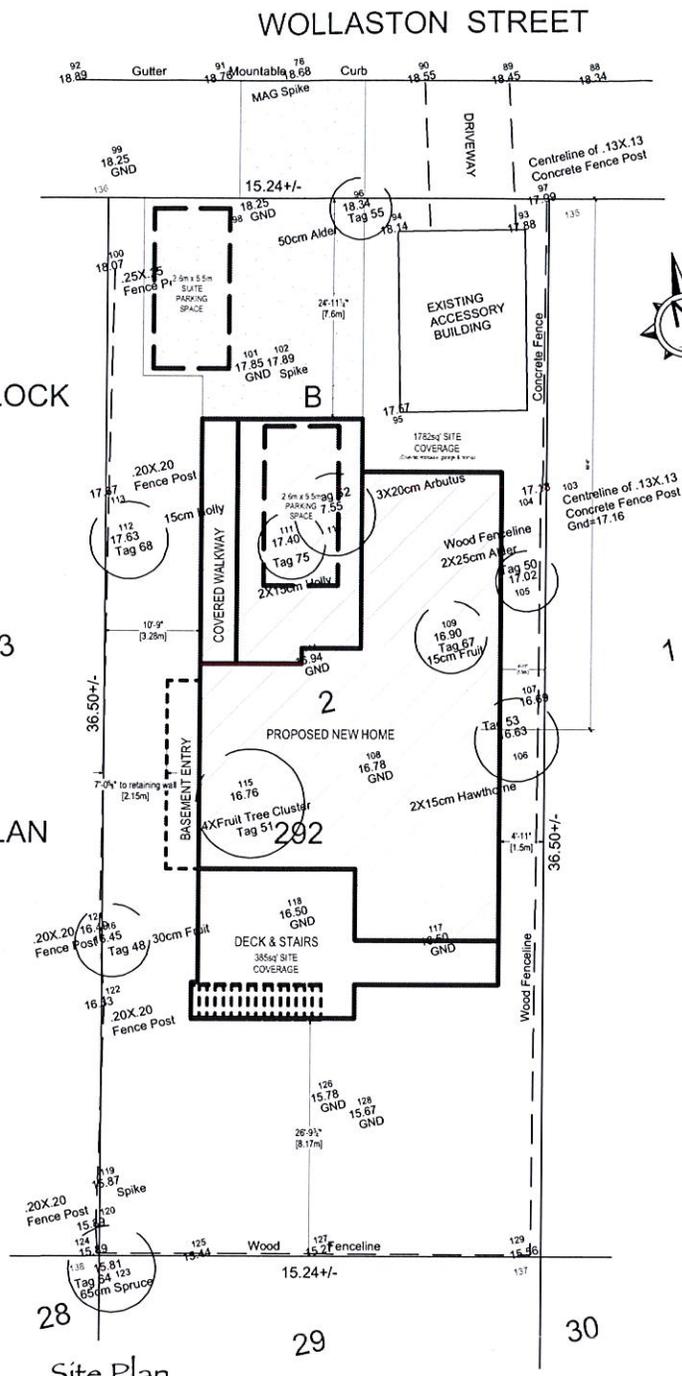
Front Right



Rear Right



Rear Left



Site Plan  
Scale: 1:250

Name: Katie Dean  
 Address: 1002 Dunsmuir Rd (29)  
 Signature: Katie Dean  
 Date: Sep 18, 2017  
 Comments (optional): \_\_\_\_\_

- Owner  Tenant
- I Support this project
- I do not support this project



From: **SHELAGH REDECOPP** [tighe007@shaw.ca](mailto:tighe007@shaw.ca)  
Subject: Re: A Proposed Development in your Neighbourhood  
Date: September 21, 2017 at 7:58 AM  
To: Tara Cumming [cumming.design@shaw.ca](mailto:cumming.design@shaw.ca)



Hi Tara:

Nice to hear from you as well. I have looked at the design and specs and :

I Shelagh Redecopp  
Owner of 1006 Dunsmuir Rd., Victoria, BC, V9A5C5  
Support this project

My comments are:

Will this project include the removal of all debris ( broken down back fence, out building and blackberry bushes)?

The design of the home looks really nice Tara. I am very happy to hear that you are involved. Do you know what company will be constructing? It will be nice to have s new home on this lot.

All of my best and good luck!

Shelagh Redecopp

On Sep 20, 2017, at 7:48 PM, Tara Cumming <[cumming.design@shaw.ca](mailto:cumming.design@shaw.ca)> wrote:

Hello Shelagh,

It's been eight and a bit years, but perhaps you still remember me? Tara Cumming... we worked together to dream up a potential new home for your property back in the summer of 2009. Now, I am helping a neighbour of yours with a similar project! They are at 1003 Wollaston Street, which is kitty corner to the back right corner of your back yard I believe. It's an empty lot right now, with the exception of a garage overgrown with vines and weeds.

Their project conforms to the zoning bylaw in every respect, with the exception of site coverage. The property owner, while speaking to the other neighbours about the project, was told that you were on holidays. I hope you're somewhere wonderful, having a great time!

I wonder, might you be able to open the attached .pdf file and have a look at the proposal, and let me know if you would support this project being built? It's just the rear deck that causes the home's site coverage to be over by 6%.

The last page in the attachment is a one-pager which Liz was showing to the neighbours, and all have signed in support :-). That's exciting, but we don't want to leave you out - you need to have your say as well!

I'll be heading down to Esquimalt town hall on Friday with all the paperwork, and if by any chance you might be able to look at the attachment and send me an email note which I could include with the application - either in support of, or not in support of the project - it would be great to know one way or the other, so that we can show Esquimalt that all of the neighbours have been approached.

Thank you so much! Feel free to call me if you have any questions :-)

-Tara-

<2017-09-14 Liz & Robin's Home in Esquimalt - Ray - Plans for BoV & One-Pager for Neighbours.pdf>

**Cumming Design**

New Residential Design & Drafting  
[cumming.design@shaw.ca](mailto:cumming.design@shaw.ca)  
250-656-8806 (home office)

