



August 6, 2021.

Township of Esquimalt
1229 Esquimalt Rd, Victoria, BC
V9A 3P1

Dear Mr Trevor Parks

Re: 1131 Wychbury Avenue, Rezoning and Subdivision

Please find attached 1 full sized set of drawings and 1 set of 11x17 drawings for your use.

The change to the plan is as follows:

- 1) Revise the basement suite on the proposed new home to a finished basement with suite removed.

Due to the comments made by council regarding parking deficiency our clients have decided to delete the basement suite rather than attempt to create an additional parking stall on such a constrained building site.

Sincerely,

Louis Horvat

Zebra Design & Interiors Group Inc.



February 3, 2021

Township of Esquimalt
1229 Esquimalt Rd, Victoria, BC
V9A 3P1

Dear Mayor and Council, and Planning Department

Re: 1131 Wychbury Avenue, Rezoning and Subdivision

On behalf of our clients Artemis Hartt and Greg Rabski, we are applying for a site-specific rezoning and subdivision of their property at 1131 Wychbury Avenue, in order to construct a new single-family home with a secondary suite on the new parcel.

The existing lot is a corner property, very flat and of a generous size (846.1M² or 9107.34 square feet). The proposed subdivision would result in the parent lot having 423.37 M² and the new lot to the south, having 422.73 M².

The new home has been designed in a contemporary style, with three bedrooms on the upper level, living spaces on the main – well suited to families and other household types – and there would be an option to complete a separate one-bedroom suite in the lower level.

The new building will be wired to be electric vehicle charge station ready inside the enclosed garage, with permeable surfaces for the patio and walkways, new landscaping with new fencing, gates and privacy screening; the landscape plan for the new lot retains two existing fruit trees and would plant 5 new trees. There is a provision for a future shed. Cementitious siding on the exterior will provide a durable finish and other green building initiatives will be employed during construction.

This is a good opportunity to add infill housing and contribute to housing stock in a neighbourhood very well served by community amenities; the location is within walking and cycling distance to the Esquimalt Centre for shopping, recreation, education and employment as well as being very accessible to downtown and other areas.

Thank you for your time in review of our proposal. If further information or explanation is required we would be happy to provide it.

Sincerely,

Louis Horvat

Zebra Design & Interiors Group Inc.

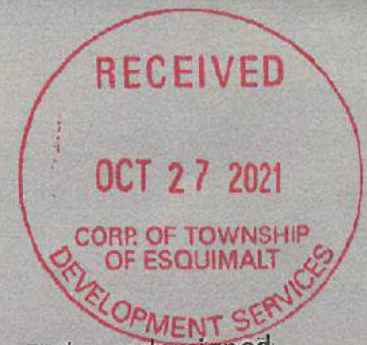
Zebra Design & Interiors Group Inc. • 1161 Newport Avenue, Victoria BC V8S 5E6

Phone: (250) 360-2144 Fax: (250) 360-2115

Email: info@zebragroup.ca Website: www.zebragroup.ca

October 2020

Municipality of Esquimalt
1229 Esquimalt Road
Esquimalt, BC
Canada V9A 3P1



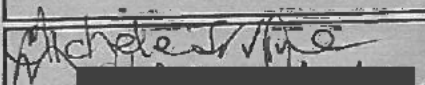


Re: 1131 Wychbury Avenue, potential rezoning and subdivision
After reviewing the plans, elevations and site plan of 1131 Wychbury Ave, we the undersigned have no objection to subdivision and rezoning.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
Gemma M... [REDACTED]	1134 Wychbury Ave	Oct 24/2020
[REDACTED]		
[REDACTED]	1130 Wychbury Ave	Oct 24/2020
Barb Smith		
HARVEY ROGALSKY	467 KINVER ST	Oct 25/2020
[REDACTED]		
Katelyn Cao	1132 Wychbury Ave	Oct. 25/20.
[REDACTED]		
Brandy Patterson	1141 Greenwood Ave	Oct. 25/20
[REDACTED]		
RENE SIMARD	1145 GREENWOOD AVE	Oct. 25/20
[REDACTED]		

October 2020

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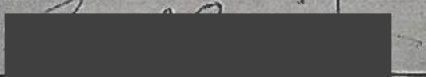


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SIGNATURE/ PRINT NAME	ADDRESS	DATE
 Frank Alexander	1126 Greenwood Ave	Oct. 22/2020
ROSEANCE PALMER	1124 Glenholme	Oct 22/2020
Gloria McDorman	1129 Greenway	Oct 22/2020
GARY MONS		
Gail Paul	1135 Wychbury Ave	Oct 24/2020
		
BOB CURRAN	1135 Wychbury	24/10/20
		
Waine Smokey-Strand	1128 Wychbury	Oct 24/20
Shane Strand		

October 2020

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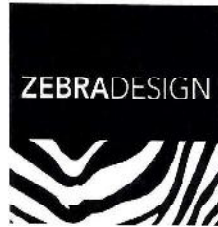
SIGNATURE/ PRINT NAME	ADDRESS	DATE
CHRIS STRONG 	1154 GREENWOOD AVE	OCT. 25, 2020
Sierra Morhart 	1152 Greenwood Ave	Oct 25, 2020
S. Carlson 	1136 Wychbury Ave	Oct 25/2020
Maira & Tony 	380 Kinder St 1137 BEWDLEY Ave	Oct 25/2020
Frederic Cameron 	1134 Bewdley Ave	Oct. 25/ 2020
E. Juliana McCORSON 	1150 Greenwood Ave 426 KINER	Oct 26 2020

October 2020

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have no objection to subdivision and rezoning.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
 CLARE WALKER	1129 Wychbury	22/10/20
		
Kathryn Logan 	1127A Wychbury Ave	22 Oct 20
 Dennis J. J. J.	431 Kinross St.	Oct 22/20
 Kate Rumpel		
Kate Rumpel 	1128 Greenwood Ave	Oct 22/20
		
 Jessica Arnet	1152 Greenwood Ave	OCT 22/20
		
Jessica Arnet	1139 Wychbury Ave	Oct. 22/20



86 Notices
Mailed Oct 5, 2021

October 4, 2021

Re: 1131 Wychbury Avenue Rezoning and Subdivision application

Dear Neighbours,

On behalf of our clients Artemis Haart and Greg Rabski we have made an application to Esquimalt regarding rezoning and subdividing their property at 1131 Wychbury Avenue.

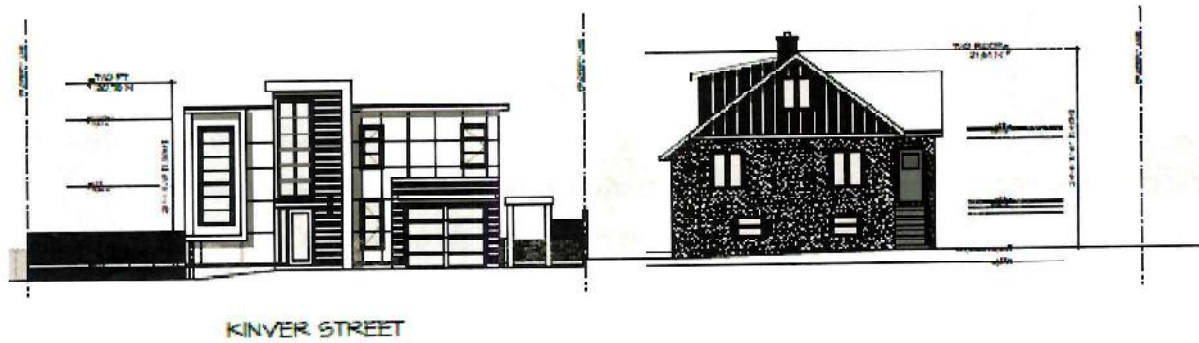
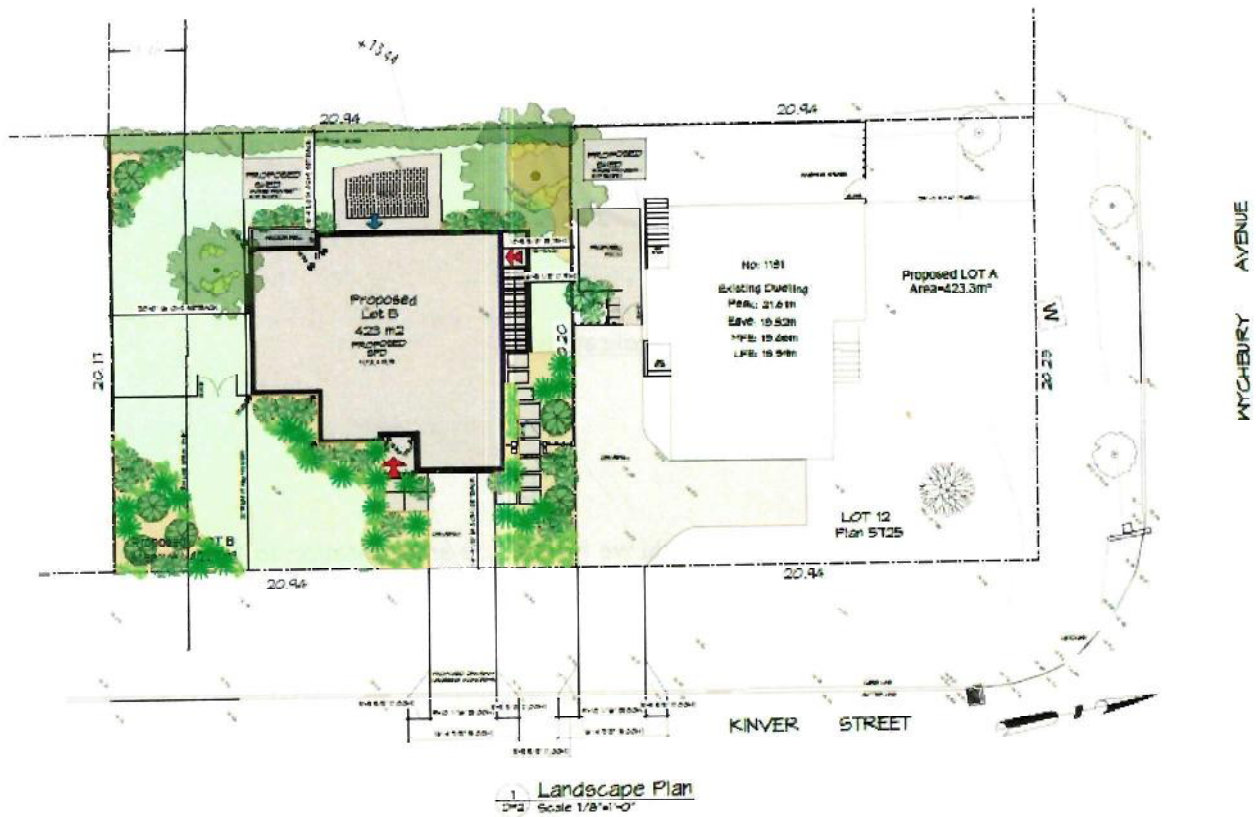
We cordially invite you to contact us to discuss the project. If you have any questions, would like more information or would like to provide input, please contact us by email at info@zebragroup.ca or give us a call at 250-360-2144 to discuss with Rus Collins or Louis Horvat of our office. Your responses are requested prior to November 8th 2021.

The proposal is to renovate the family's existing home, rezone and subdivide the property and build a new detached single family house on the newly created lot facing Kinver St. If the application is approved, the existing home would be permitted to have a secondary suite in it. Off-street parking spaces will be provided for both homes, including the potential future suite. The new home would not have a suite in it, as the clients preferred to maintain a higher amount of green space in the yard, than pavement for a second off-street parking space.

Please refer to the next page for plans illustrating the application. As this mail out is only two pages, we are not able to include full floor plans here. Please contact us for more information if you would like it.

Sincerely,

Rus Collins
Zebra Design & Interiors Group Inc.



Artist's rendering of proposed new home