



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

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