

Tuscany Developments and GPT Builders

August 25, 2021

Re: Rezoning and Subdivision Application for 1183 Marchant Rd



Dear Mr Ivo Van Der Kamp and Jarret Matanowitsch of District of Central Saanich planning department.

My name is Shawn Adye and along with my partners Graham Turner and Philip Turner, we have been building homes in Greater Victoria since 1996. In the past few years we have been blessed to have our sons and daughters working alongside us.

My partners and I are wishing rezone a large lot at 1183 Marchant Rd to allow for 3 small R-1XS homes This lot is 34.76 x 29.21 Sq. Metres for a total of 1,015.3 Sq. M.

Before we started on the design of homes, we met with most of the adjoining neighbors of this lot and asked what style of homes they would prefer to see on this site. The predominant wish was for Craftsman style home so that is what we designed. Most folks were not surprised to hear that the lot might be developed as the home and yard were in rough repair. To that end, we have designed 3 modest Craftsman styled homes that will fit in beautifully with the neighborhood. Our proposal fits in well with the official community plan for the area and conforms with the themes of support found in the recent community engagement report.

The exteriors are finished in Hardi Plank board and paneling along with shingles. The colors are a blend of light colors with a nice dark contrasting dark trim that should complement neighboring homes well. We feel that these homes should enhance the area nicely.

We have designed these homes with minimal windows on the sides with the bulk of the natural light coming from the back yard and front of the houses to maintain privacy for the neighbors. The home to the South also has minimal windows on the side. The other adjoining to the East has a large separation in between including a driveway access for the home in behind. Lot A facing Marchant will be a modest 3 bedroom home of about 1,400 sq ft. It will be nicely finished and have a large veranda to sit and watch the world go by.

The homes facing Carmel feature an open floorplan living area and also a flex room off the front of the house. The flex room is very important as it could be a small family room, a home office or even a bedroom for a person that can no longer handle the stairs. There is a small three piece bath so a person could live on the main floor only, if needed. This is a great opportunity for someone to age in place and delay having to move into a one level home or condo

Upstairs has a master bedroom and the second and third bedrooms. In these days of an aging population we feel that this will work well for a young family or an older couple. This efficient floorplans of the three homes range from about 1,400 sq ft of living area for Lot A to about 1,700 sq ft for lots B and C plus single car garages. The lots off Carmel are almost 48 feet wide

so they look just like a regular size lot from the street. The lot off Marchant will be about almost 34 feet wide and is beside a lane access so it has lots of separation from the neighbor.

Green features

We have incorporated green features such as wiring the garage for 50 amp to allow for fast charging of an electric vehicle. The home will be built to meet or exceed BC Step Code Level 3. These homes will have hot water on demand and HVAC systems including Heat pumps for heating and cooling. All driveways and patios will be permeable pavers and the structure will be built with rainscreen Technology.

Landscape

We are maintaining most of the trees and vegetation on the lot including 7 large Fir trees on the boulevard. We will also be adding a 6' cedar fence on both sides of the lots for privacy. Most of the plantings that we are adding are native and there are beds in the front and around patios. We are proposing to remove the 2 fruit trees on the South side of lot C as the neighbors on that side expressed that wish to us during our neighborhood walk. The driveway, walkways and patio will be stone pavers. Overall it will be a very attractive development.

We have spent a fair bit of time reviewing designs with the Central Saanich planners and listened to their concerns and wishes to help come up with this proposal and we hope that you like it. We feel that it will provide some much needed housing for the area. We also spoke with almost all the neighbors whose lots adjoined ours. We were very pleased with the response and found that all folks were quite positive about the idea of new housing going in the neighborhood.

Thank you for your consideration of this application.

Sincerely

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