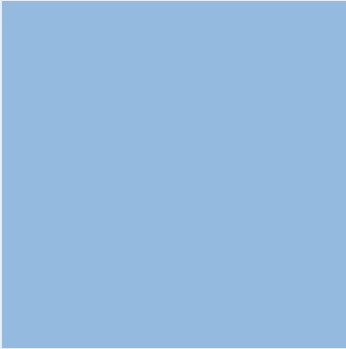


# Our Vision for 1854 Emery Place

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## THE JOHNS FAMILY

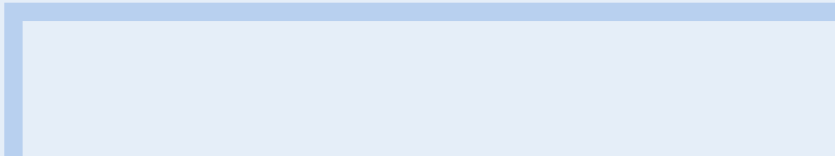




Dear Neighbour,

We hope this letter finds you well. As you know, our family, including our parents, Bryan and Heather Johns, and Gerry and Lindsey Janicki, have deep connections to the Emery Place cul-de-sac. We are writing to inform you of our plans to rezone and develop our property at 1854 Emery Place into a modern, well-designed duplex. We understand changes in the neighbourhood may raise concerns, so we are committed to being transparent and seeking your input.

Over the past 14 months, we have been diligently working behind the scenes to navigate the challenges posed by the site, including 10 Gary Oak trees and maintaining a design consistent with our neighbourhood's character. After discussing our plans with City Councillors and the Planning Department, we are reaching out to our neighbours for consultation.



# About Us

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We're a fun-loving family of five, with three amazing kids who light up our lives. We are passionate about being active in our community and supporting local charities. Our kids are sports enthusiasts, so you'll often find us cheering them on from the sidelines or playing hockey or shooting hoops in the driveway. We believe in leading by example and teaching our kids the values of kindness, compassion, and giving back. Our family journey has been filled with love, laughter, and precious moments spent together. We strive to make a positive impact and create a better world for our children and the community they are growing up in.



# Benefits To The Community

Our proposal involves rezoning our property from RS-6 (Single Family Dwelling Zone) to RD-1 (Two-Family Dwelling Zone) for a two-story duplex with a basement. We have engaged a reputable architect to ensure a visually appealing, environmentally sustainable, and cohesive development.

Our goals are to:

- 1 Increase property values with a high-quality, modern development.
- 2 Provide housing diversity for various family types and housing needs.
- 3 Contribute to sustainable development using energy-efficient materials and technologies.
- 4 Preserve Emery Place's unique character through a high standard of design and construction.
- 5 Minimize traffic impact with a small-scale, infill development.

# Thank You



We have prepared an information package outlining our proposal, including the house design, elevation images, and floor plans. A support letter is included for you to sign if you are in favour of our development goal. You can return the signed letter using the addressed and stamped envelope provided, place it in the mailbox of 1843 Emery Place, or email a copy to [ajohns@cgf.com](mailto:ajohns@cgf.com).

Please feel free to contact us with any questions or concerns. We appreciate your support as we work together to create a thriving community.

Warm regards,

The Johns Family (Andrew, Crystal, Capri, Chanel, and Sterling)

## Contact Us:

-  604.643.0101
-  [ajohns@cgf.com](mailto:ajohns@cgf.com)
-  1854 Emery Place, Victoria





# Conceptual Design







# Elevation Renderings



201-5325 Cordova Bay Road  
 Victoria, BC V8Y 2L3  
 250.959.5000  
 hello@hoyt.co | www.hoyt.co



North - Rear  
 1/4" = 1'-0"



West - Side  
 1/4" = 1'-0"

NO. 1854 EMERY PLACE, VICTORIA, BC, CANADA

- REVISIONS
1. All drawings shall include, unless otherwise noted, a north arrow and a scale bar. The scale bar shall be 1/4" = 1'-0".
  2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for ensuring that all work complies with the applicable building codes and regulations.
  3. The contractor shall be responsible for ensuring that all work is completed in a timely and professional manner. The contractor shall be responsible for ensuring that all work is completed in accordance with the applicable building codes and regulations.
  4. The contractor shall be responsible for ensuring that all work is completed in a safe and sound manner. The contractor shall be responsible for ensuring that all work is completed in accordance with the applicable building codes and regulations.
  5. The contractor shall be responsible for ensuring that all work is completed in a clean and neat manner. The contractor shall be responsible for ensuring that all work is completed in accordance with the applicable building codes and regulations.

PROJECT  
**1854 Emery Place**  
 2308

ISSUE DATE: 23Apr04 REV 2

Date	Description	No.
23Mar17	Concept 1	1
23Apr04	Concept 2	2

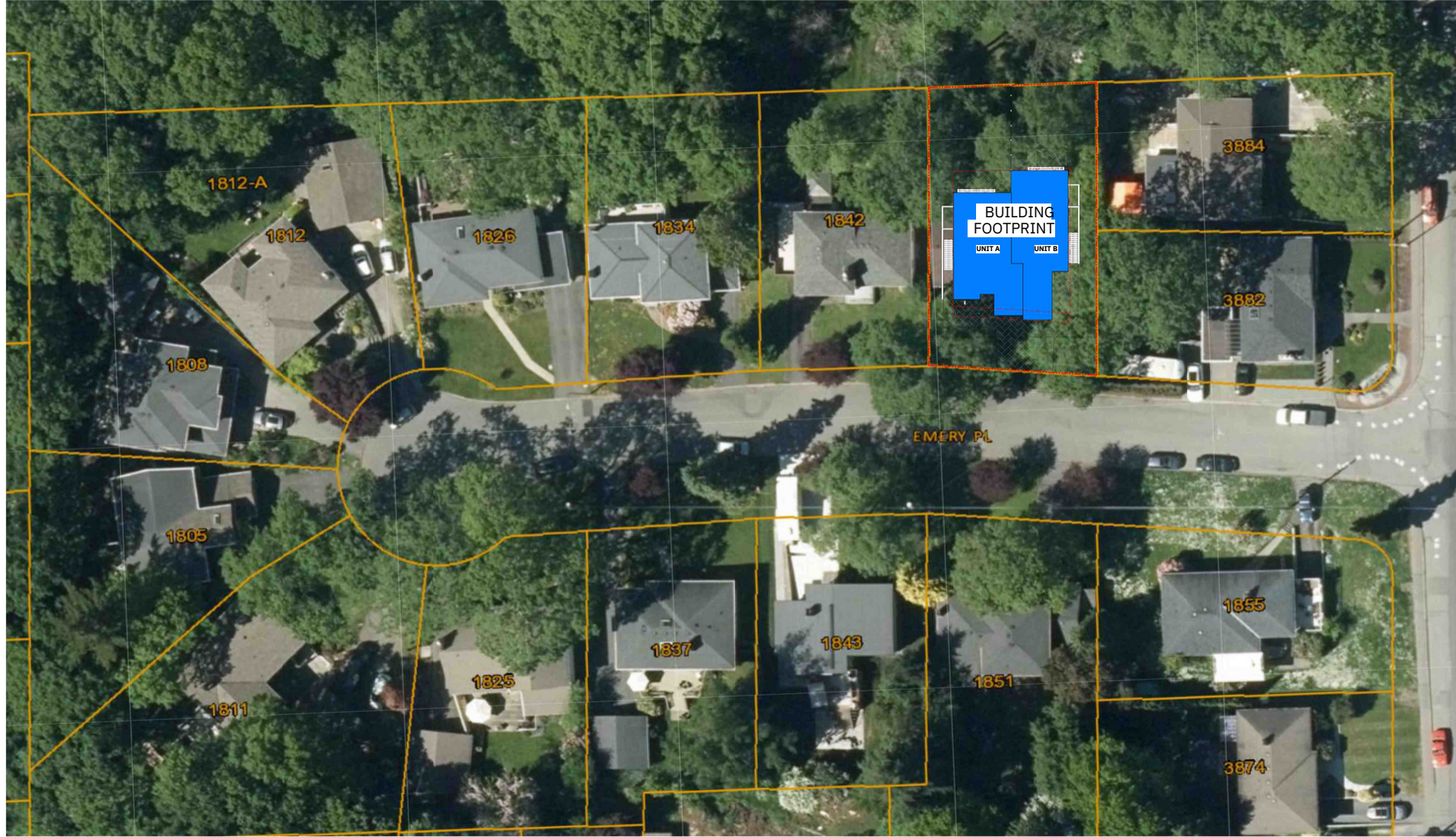
Elevations

A2.2

# Neighbourhood Plan

SCALE AS NOTED, INTENDED SHEET PLOT SIZE: ARCH D 34X34

- GENERAL NOTES:
- All drawings, plans, models, design, specifications and other documents prepared by Hoyt Design Co ("HDC") and used in connection with this project are the property of Hoyt Design Co. The user shall be responsible for the work shown on them. The user shall not be held responsible for any errors or omissions. HDC reserves the right to use any or all of the work shown on them and to disclose the same to other parties without notice, and they shall not be used for any other work or project.
  - It is the responsibility of the Contractor to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall verify the Designer of any errors, omissions or discrepancies identified within the drawings. The Contractor shall be responsible for the maintenance of construction or any part thereof. The Contractor shall be responsible for the maintenance of the site conditions, and make all necessary adjustments and alterations to the drawings and specifications as required. All drawings and specifications shall be maintained, verified and are accepted.
  - The Contractor shall work with a B.C.L.S. to verify all dimensions, elevations, and site conditions as applicable to the project and the proposed work. The Contractor shall verify the Designer of any errors, omissions or discrepancies identified within the drawings. Any proposed changes to the drawings shall be submitted to the Designer for review and approval by a B.C.L.S. prior to execution. The Contractor shall engage a Professional Engineer licensed in the Province of BC for the design and field inspection of structural, mechanical and systems within the project. Prior to commencement of the work, the Contractor shall verify the Designer of any changes to the design required by the Structural Engineer, even if such changes are not indicated on the drawings.



PROJECT  
**1854 Emery Place**  
2308

ISSUE DATE: 23Apr04 REV 2

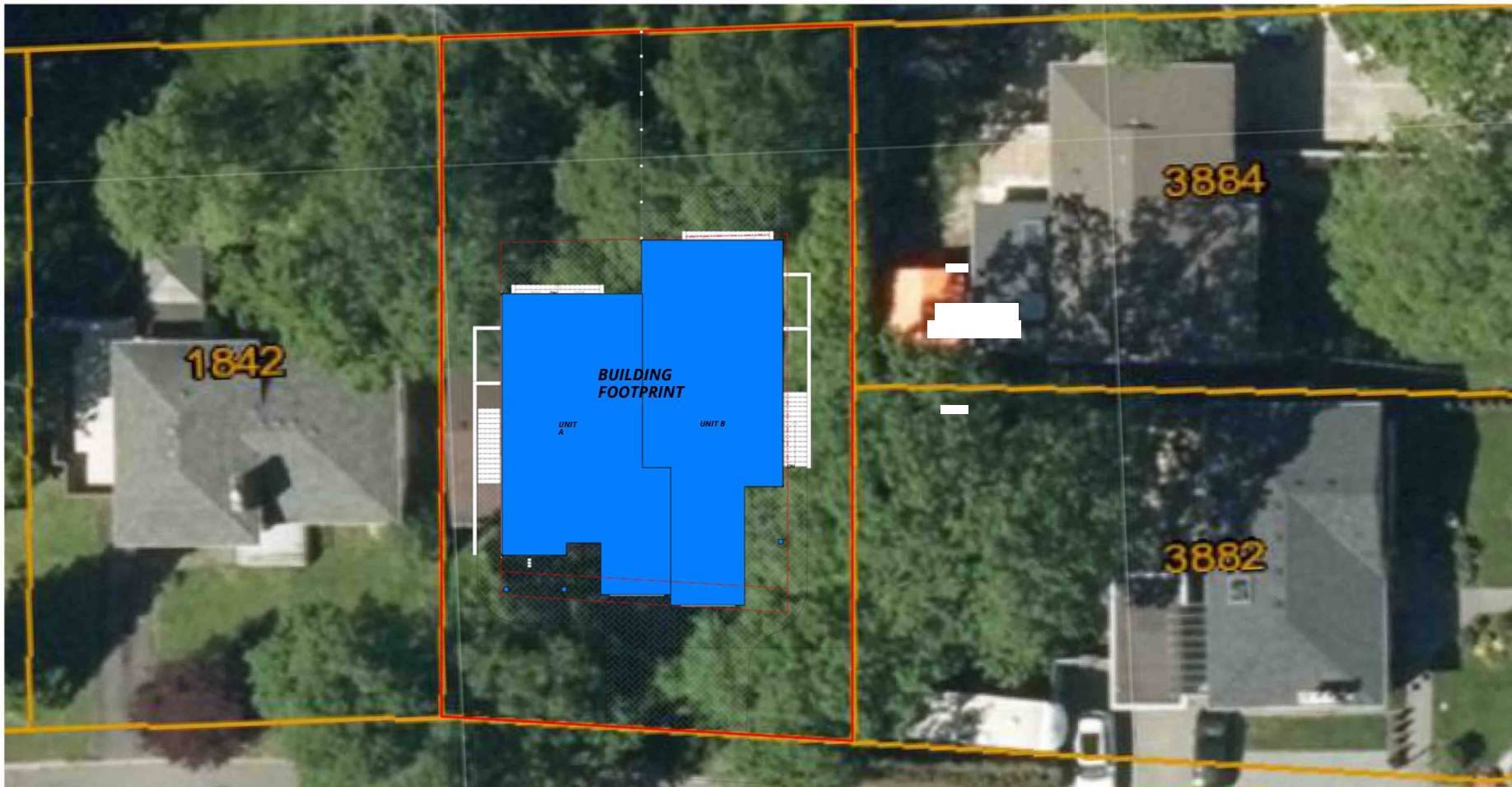
Date:	Description:	No.:
23Mar17/Concept	1	1
23Apr04/Concept	2	2

Neighbourhood Plan

# Streetscape & Overhead



① Streetscape  
1/8" = 1'-0"



① Overhead Plan  
1/8" = 1'-0"



SCALE AS NOTED. INTENDED SHEET PLOT SIZE: A4(11x14) 2400x

GENERAL NOTES:

- All drawings, plans, models, designs, specifications and other documents prepared by the design consultant shall be used in connection with this project as presented and approved by the Authority having jurisdiction. The design consultant shall not be responsible for any errors or omissions in the work, or for any consequences that may result from the use of the work, or for any other work for which the design consultant is not responsible.
- It is the responsibility of the Contractor to verify all dimensions, elevations, and the conditions of the site prior to the start of construction. The design consultant shall not be responsible for any errors or omissions in the work, or for any consequences that may result from the use of the work, or for any other work for which the design consultant is not responsible.
- The Contractor shall verify all dimensions, elevations, and the conditions of the site prior to the start of construction. The design consultant shall not be responsible for any errors or omissions in the work, or for any consequences that may result from the use of the work, or for any other work for which the design consultant is not responsible.
- The Contractor shall verify all dimensions, elevations, and the conditions of the site prior to the start of construction. The design consultant shall not be responsible for any errors or omissions in the work, or for any consequences that may result from the use of the work, or for any other work for which the design consultant is not responsible.

PROJECT  
**1854 Emery Place**  
2308

ISSUE DATE: 23Apr04 REV2

Date:	Description:	No.:
23Mar07	Concept 1	1
23Apr04	Concept 2	2

Streetscape & Overhead

**A1.1**