



April 11, 2018

City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 1418 Lang Street Small Lot Rezoning application with Variances

Dear Mayor Helps and Members of Victoria City Council,

On behalf of our client Shaun Wedick, we are applying for rezoning of the property at 1418 Lang Street from R1-B to small lot zoning R1-S2, in order to subdivide into two small lots. The proposal would allow retention of the existing home, and the construction of a new home on the subdivided parcel.

The current lot is between Lang Street at the south and Tovid Lane at the north. The property is steep and while the area of the property is large, the slope is such that currently the majority of the existing rear yard is not usable as outdoor space. With our proposal, both the "parent lot" and the newly created small lot would be larger than the requirement for the R1-S2 zone, with the new lot accessed from Tovid Lane. We are requesting a new variance for rear yard setback for the existing house/parent lot. The proposed new lot would also require front and rear yard setback variances.

At the outset of this project, we canvassed the neighbourhood and spoke also to City Victoria Planning & Sustainable Development Services, to get a sense of whether the proposal to access a subdivided small lot from the north side at Tovid Lane was supportable, given the need for certain variance requirements. After receiving encouraging responses from the neighbours and City staff, we also inquired with the engineering and underground services department about whether site servicing from Tovid Lane was feasible. We were told it was. With this information, we proceeded to develop and refine our subdivision proposal and new house design.

An Oaklands Neighbourhood Association meeting was held on November 28, 2017, and subsequent additional canvassing in the neighbourhood has been done as well as the small lot petition circulation. The proposal appears to have strong support in the neighbourhood – including the Kiwanis Society management and tenants of the 18 units at the corner of Lang and Cook Streets - and from the Land Use Committee.

The new proposed home utilizes a flat roof contemporary form, which reduces impact on views and sight lines for surrounding properties. We propose a roof deck for this new dwelling due to the fact that the rear yard will have a steep grade and is impractical to use for outdoor space. The small upper deck would permit the future owners/residents to have additional usable outdoor recreational area and we are requesting a variance in order to allow this. The enclosed area is carefully designed, set back from the

building envelope, minimizing potential overlook of neighbouring properties from the deck. Glazing is obscured on three sides to mitigate privacy concerns. If desired by occupants, this deck would accommodate several rooftop planters.

In the neighbourhood, there are a variety of architectural types, with traditional forms and a number of mid- and late-20th century homes, with both pitched and flat roofs. We believe the contemporary styling of the proposed new home will complement the existing architectural fabric with a varied façade, stained horizontal wood siding, modern window shapes, painted cement board panels (with relief “C” channel detailing), wooden entry doors, 12” fascias, cantilevered entry covers, prefinished metal guards on the glass stair and deck railing, and metal and glass garage doors.

From Tovid Lane, the topography descends rapidly from the subject property towards both Lang Street and Cook Street: 1418 Lang Street should not be shadowed by the proposed new home which would be to the north, and the home at 1414 Lang Street is likewise situated toward the south of its property and would likely not be overshadowed by the proposed new house above it to the northeast. These homes on Lang Street are also well treed with existing vegetation, which will aid in privacy screening. We have located the new home with a west side yard setback much greater than required, at six metres.

Large trees exist on the property including one Garry Oak to the west, which would be protected and retained; new trees and plantings are intended for the proposed new lot (please refer to landscaping plan and arborist report). New fences and gates are included in the landscape proposal, as well as permeable pavers for the driveway.

This project allows for attractive new infill construction in the neighbourhood, optimizing present infrastructure in terms of services and amenities (near to schools, shopping, bike lanes, bus routes, and recreation facilities, etcetera), while retaining existing housing stock. The new dwelling is suitable for a families, perhaps with children, and increases the detached housing for which there is such great demand in the Capital Region.

Please refer to the enclosed drawings and supporting materials for project details. If you have any questions or require additional information, we would be very happy to provide it. We thank you in advance for considering this project.

Sincerely,



Rus Collins

Zebra Design & Interiors Group Inc.