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## MEMO

To: City of Victoria  
From: Evan Peterson, Barefoot Planning  
Date: September 18, 2018  
Att: Mayor & Council

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### **Re: Proposed Small Lot Housing Subdivision at 1249 Finlayson Street**

*This memo follows on our letter to Mayor & Council dated August 8, 2018.*

City staff have recommended support for this application conditional upon the preservation of a large oak tree. The tree removal (and replacement trees) is requested in order to – among other reasons – allow the existing home to be maintained as part of the subdivision, as per the City’s small lot guidelines.

In lieu of a more in-depth commentary, we would like to lay out the three viable options for this property that meet the City’s existing policies and need for more attainable housing. Should the existing application be deemed not supportable, then discussion of supportable options at Committee of the Whole would help the applicant move forward with less “guess work”. The three viable options are:

**1. The proposal as submitted, maintaining the existing house but removing the Garry Oak tree** (and providing replacement oak trees).

**2. A similar two lot subdivision, maintaining the oak tree but constructing two new homes to limit the impact on the tree** (i.e., removing the existing home is required to maintain the tree).

**3. A single, multiunit rental building with 6+ units, with efforts made to preserve the Oak Tree** (TBD based on detailed design).

Each option above is consistent with OCP policies; represents sought-after neighbourhood-scale infill housing; and will provide much needed attainable, family-oriented housing units in the City. Moreover, the location is ideal for this sensitive densification and has strong neighbor support.

We appreciate your consideration of this application.



Sincerely,

Evan Peterson  
Principal  
Barefoot Planning

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