



## SMALL LOT REZONING APPLICATION

January 15<sup>th</sup>, 2018

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6



ATTN: City of Victoria Mayor and Council

It is my pleasure to present the "Four Oaks" rezoning application. I am applying to rezone the two existing properties at 1491 Edgeware Rd. and 2750 Gosworth Rd. in the Oaklands neighborhood area.

### Planning

The two lots are currently zoned R1-B - Single Family Residential. We are applying to rezone these lots to create four R1-S2 – Small Lot Residential lots. Each lot will feature open concept living spaces, pedestrian-oriented parking, tasteful and conscientious landscaping plans, and three bedrooms on the upper floors. Every home will range from 141 m<sup>2</sup> to 175 m<sup>2</sup> with lots ranging from 275 m<sup>2</sup> to 299m<sup>2</sup>. Three of the four garages will be detached and focus vehicle traffic away from the street.

We have requested minor variances with respect to three lot widths (from 10.0m to 9.99m) and two lot coverage amounts (from 40% to approximately 40.6%). These variances are required in order to accommodate sufficient living space for the four lots while also providing the City of Victoria with their requested road dedications for additional boulevard space.

### Variances Requested Are:

- *Front and Rear Yard Setback:* Lot 1 requires this variance to accommodate the detached garage while maintaining adequate living space.
- *Site coverage:* Lots 2 and 3 are slightly over the maximum site coverage percentage (40%). This is largely due to the need to increase the public boulevard while also providing sufficient living space and a single parking garage for each home.
- *Street Frontage:* Lots 1, 2, and 3 are all 9.99m wide and the minimum frontage is 10.00m. This small variance has been requested to accommodate the boulevard right of way which will be given to the City as a subject to the rezoning.
- *Side Yard Setback:* Lot 4 requires a .9m side yard setback variance to accommodate the necessary building envelope and the minimum City of Victoria boulevard right of way.

### Policy

This proposal is supported by the City of Victoria Official Community Plan (OCP). The Properties at 1491 Edgeware and 2750 Gosworth Road are in a residentially designated neighbourhood in

the Oaklands Community Association area near the Hillside Town Centre "Large Urban Village". The City of Victoria Official Community Plan speaks to the following values which are complimented by this proposal:

- 3.1 Whole Systems Thinking: Consider how the different parts of the city work together to affect the whole, including the environmental, social and economic dimensions of urban life and development.
- 3.5 Life Cycle Planning: Anticipate the needs of citizens throughout their lives.
- 3.7 Community Capacity Building: Strengthen the natural, human, economic, social and cultural resources of Victoria to build, develop and shape a resilient community.
- 3.8 Strong Local Communities: Support and enhance the sense of place and community, and the uniqueness of Victoria's neighbourhoods.
- 3.10 Engaged Citizens: Actively engage citizens and community stakeholders and value and respect their contributions.
- 3.12 Regional Context: Integrate a regional perspective and contribute to regional solutions.

Within the City of Victoria Official Community Plan, the properties in question are designated "Traditional Residential." The neighbourhoods are meant to be attractive, convenient pedestrian- and cycling- friendly spaces. This application honours the existing neighbourhood context while increasing the population to support future Urban Villages at Hillside, Haultain Corners and Cedar Hill Road.

### **Project Benefits**

We are working with City staff and the community to create the most efficient and sustainable use of land for the property. Our proposal highlights the following:

- This development takes advantage of compact building designs to mitigate dwelling footprints and conserve home energy.
- Heat pumps used in each home.
- This proposal also clusters infill around existing sidewalks, City infrastructure, and transportation options.
- Cycling and public transit routes are nearby.
- There is an existing sidewalk along both Gosworth and Edgeware Road.
- Use of permeable pathway and driveways where possible. Natural rainwater runoff mitigation methods are applied.
- A pedestrian-focused design keeps vehicles away from the roads and creates more engaged neighborhoods.
- Follows existing settlement patterns with support from the existing neighborhood.
- Smaller lot sizes creates housing options, diversity in the neighborhood, and reduces the land costs for market housing purchases.



### **Application Improvements**

This proposal has been a collaboration with the neighborhood and City staff. We received overall positive support from our application by both neighbors, the Oaklands Community Association, and by City staff. We worked to deliver a design that would respect the existing neighborhood while providing a pedestrian-oriented and attractive design. Some changes that were made upon review of this proposal are:

- Reducing the roof height and design of lot 4 to better transition from the existing homes on Edgeware.
- The creation of a porch style entry on lot 1 to create a more welcoming outdoor space.
- Increased landscape screening for front patios to make outdoor spaces more appealing for future residents.
- A reduction of vertical-oriented exterior elements on lot 3 to better fit with the existing neighborhood.
- A redesign of the sidewalk to create a green boulevard which separates pedestrians from the road and incorporates the Oak trees to begin to develop an urban canopy.

### **Conclusion**

We believe that the proposed lot sizes, tasteful craftsman design, and neighborhood support for this project is complimentary with the City of Victoria Official Community Plan. Supporting this rezoning and variance application will enhance the existing Oaklands neighborhood and compliment the City of Victoria's vision for increased modest-sized, infill housing. The Four Oaks rezoning proposal is in stride with the Smart Growth housing principles and will provide housing opportunities for young professionals, families, and/or seniors downsizing.

Respectfully submitted,

*Niall Paltiel*  
President