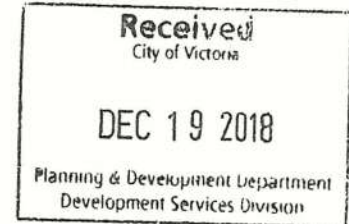


December 10, 2018

Mayor and Council
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6



Introduction

In creating this plan, I reviewed the various government policies and am presenting an application that support its goals and objectives. The impetus for this plan comes from the City's need to address housing demand pressures by maximizing the use of available land with creative harmonious developments.

The property at 2424 Richmond is a corner lot and as such provides greater opportunity to support the City's intention to utilize land more creatively and build additional housing in an area where there is an acute shortage. More importantly, this property is directly across the street for the Royal Jubilee, and the new house could provide an additional home for a family whose workplace is a stone's throw away.

The proposal is to create a strata development which retains the existing house and adds one additional home on the property. The new house is an open design concept on the main floor with a powder room, as well as 3 bedrooms and 2 bathrooms on the upper floor.

Saving the existing house is important to the neighbourhood and in-keeping with the City's policy to upgrade rather than demolish them. The house is structurally very sound but needs exterior refurbishment. The process will include:

- New roof
- New gutters and downspouts
- Removal of the back porch and reconfiguring the backdoor stairs
- Painting house and trim
- New thermal windows, where required
- New natural gas heating system
- New fencing
- Upgraded landscaping

Neighbour Engagement

The Royal Jubilee Hospital is directly across the street from this property, on the north side of Richmond Road. CNIB is across Emerson Street on the south-west corner of Richmond. I have visited every neighbour on Emerson as well as those on Richmond to the north. Of the 32 people canvassed, only 1 neighbour is against (and that neighbour is a **renter**). All other contiguous and adjacent neighbours are in support. That is **97% support** for my proposal.

Rezoning Application: 2424 Richmond Ave.

Government Policies

This application supports government policies by accommodating housing growth that is gradual and small scale. I am integrating residential development in an area that is supported through policy in a manner that is respectful to the character of the neighbourhood and considers privacy for my neighbours.

Regional Growth Strategy

Two main objectives of the Regional Growth Strategy are supported with this proposal.

- **Keep Urban Settlements Compact**
 - Increase the amount of detached and ground access housing within the urban containment and servicing area in the core municipalities (i.e. Victoria)
 - Locate a minimum of 90% of the region's cumulative new dwelling units to 2026 within the Regional Urban Containment and Servicing area.
- **Build Complete Communities**
 - Support the development of communities that offer a variety of housing types and tenures in close proximity to places of work, schools, shopping, recreation, parks and green space.

Official Community Plan

Creativity is the key when retro-fitting a built-out City and the Official Community Plan (OCP) recognizes this in one of its Land Management and Development objectives:

Give consideration to site-specific amendments that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan.

Additionally, the OCP highlights other Land Management and Development objectives to address housing demand pressures and the following are consistent with my proposal:

- Compact development patterns that use land efficiently.
- Additional housing needed to satisfy widespread demand.
- Urban development to focus on building coherent, livable places of character, where the goods and services people need are close to home.

This is a flat corner site situated along a major corridor close to public transit, amenities, jobs and services - an ideal location for in-fill. The goal is to maximize the use of this land but remain sensitive to the SFD character.

Jubilee Neighbourhood Plan

The Jubilee Neighbourhood Plan highlights support for this type of development by *permitting sensitive, small scale in-fill development*. It asks that we ensure *new residential development fits into the character of the existing neighbourhood and street through a design that respects the scale and form of housing*. This proposal supports both these initiatives.

Rezoning Application: 2424 Richmond Ave.

Design Guidelines

We are willing to enter into a design covenant guarantee the design to be constructed as proposed.

Building

Design elements are incorporated in the proposal that are sensitive to the siting, massing and visual character of these homes. The new home meets the following Design Guidelines:

- Support growth through small, adaptive and gradual change.
- Revitalize neighbourhoods by allowing new infill construction.
- Make (optimal) use of neighbourhood infrastructure (schools, water and sewer).
- Meet changing needs, wants and values of existing and future residents throughout the life cycle (e.g., the need for ground-oriented housing for families with children, the desire for smaller houses and yards for seniors, couples, empty nesters or singles).

Zebra Design has applied their expertise to the new home design to meet the objectives of these guidelines. The proposal includes:

- A streetscape that is sensitive to the character and rhythm of the neighbourhood.
- Roof detail, pattern changes and proportional windows for visual character.
- Colors and material finishes to harmonize with the area.
- Repetition of similar finishes and materials for visual continuity.
- A design that responds on both the front and flanking streets of the development without adversely affecting adjoining properties.
- A principal entry that is visible from the street.

Landscape

All the existing fencing will be removed and replaced. Consultation with neighbours will ensure compatibility with them. As well, chain link fencing, sheds and exterior structures will be removed, including the porch on the existing house, and yard spaces will be tidied and landscaped.

The plant selection is environmentally appropriate for the climate and zone, and takes into consideration sun and shade, size and shape, along with colour and seasonal interest. It also considers where screening would be required and where low planting for visibility is necessary. No invasive species have been included.

Parking

The proposed parking configuration provides 1 parking stall for each home, which meets the bylaw requirement. The parking has been placed outside the homes, so valuable square footage normally allocated to a garage could be utilized as living space. There is ample adjacent street parking for visitors.

Green Building Features for New Home

- Retaining existing home.
- Drought tolerant, native plantings.
- Energy Star Windows.
- Energy Star Appliances.

Rezoning Application: 2424 Richmond Ave.

- Use of non HCFC expanding foam around window and door openings.
- Fibreglass Exterior Doors.
- Natural Hardi Exterior Siding.
- Minimum 30 year warranty of roofing material.
- MDF casing and baseboard trim (reducing reliance on old growth forest products).
- Installation of hardwired carbon monoxide detector to ensure air quality.
- Low Formaldehyde insulation, subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry.
- Low VOC Interior paints.
- Gas Radiant Heat System.
- Energy Star ventilation fans.
- Toilets CSA approved, 4.8L flush volume or less.
- Low flow faucets and shower valves.

Summary

I respectfully request Mayor and Council to approve this application. Here is why:

1. Victoria is a built-out City with little land left to create additional housing to meet the demands of population growth.
2. The minor variances are not precedent setting and do not negatively impact the design, siting, massing and character of the new home and have no impact on the neighbouring houses.
3. The proposal is a creative solution to available land in an area where the OCP supports this.
4. It is a centrally located property with a very high walk score.
5. The Royal Jubilee hospital has a desperate need for 'close by' housing for its workers.
6. You have approved applications of this type in the past.
7. The City will have a beautiful new home to welcome another family into its community.

Sincerely,

Li Xin (Lisa) Wang, Applicant