

10 December 2019

Re: Development Permit Application at 1888 Gonzales Avenue

Mayor and Council:

We are pleased to submit this application for a Development Permit for the above-described property.

Project Description

The proposed development is located on the east side of Gonzales Avenue. The north property line abuts Pemberton Park. A 3m wide "Native Plant Buffer" zone, in which construction is prohibited, is suggested along the north property line. In addition to providing a transition from park to residences, the 3m buffer zone will act to protect trees within the park and allow for retention of two mature trees within the buffer. The property is zoned R1-G.

The proposed development consists of creating three lots. Specifically, two lots fronting Gonzales Avenue and one panhandle lot beyond. In order to allow for the above-described buffer, access to the panhandle lot is suggested between the two lots fronting Gonzales Avenue. All three lots meet the requirements of the current zone and no variances are being requested. The home designed for the panhandle lot also meets all the requirements of the R1-G zone and the Panhandle Lot Regulations. This application is to receive a Development Permit in accordance with City of Victoria regulations regarding panhandle lots.

Policy & Benefits

The project is consistent with the central philosophies of the Victoria Official Community Plan to use land efficiently and share housing growth across the city. Further, it is consistent with the policies of the Traditional Residential designation of ground-oriented homes.

As per the attached survey, the three proposed lots meet all requirements of the applicable zone. The design of the home on the panhandle lot requires no variances and is very sympathetic to surrounding properties. Specifically, the home is single-level and respects required setbacks. Great care has been taken to impact neighbours as little as possible. Drawings (including landscape) related to the home on the panhandle lot are included in this package.

Given the limited supply of land in the city, infill developments such as this help provide more housing supply and temper ever-increasing housing costs. The project also serves to increase the resident population of Victoria and enhances and enlivens the area.

Neighbourhood

The two lots fronting Gonzales Avenue will be of a similar size to the majority of the lots across the street and further along Gonzales. The panhandle lot is considerably larger.

Services, Connectivity and offsite information

The project will connect to existing municipal infrastructure, including established road and transit routes. The subject property is in relatively close proximity to the downtown core and very close to schools. A mid-block pathway allows for direct, vehicle-free connection to Margaret Jenkins Elementary School. Several parks are also in close proximity to the subject property, including Pemberton Park, which is adjacent. Services are present on Gonzales Avenue.

Conclusion

The proposed development will provide properties able to accommodate a variety of high-quality dwellings. It is sympathetic to the neighbourhood and the environment and meets the policies and goals of the Victoria City Official Community Plan. The project will expand the available housing options in Victoria and by providing high quality development, the project enhances the neighbourhood.

Included in this package are:

1. Development Permit application form and associated fees.
2. Plans as required.
3. Two copies of a Survey Plan.
4. Copy of Certificate of Title.
5. Owner's Authorization letter.
6. Covenant registered on title.

Further information is available upon request.

Sincerely yours,



Daniel Robbins