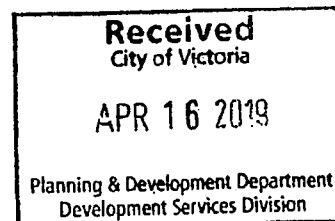


April 16, 2019

Dear Mayor and Council,

**RE: Rationale for Rezoning and Small Lot Subdivision Project**



The attached is an application to rezone and subdivide the properties at **2832 and 2838 Shakespeare Street**. The proposed new parcel is designed to adhere to the Small Lot House Zone Rezoning Policy and Small Lot Housing Design Guidelines.

**Justification for Rezoning**

Because of the required 2.9 m road dedication on Shakespeare, the application requires that the two parent parcels rezone to a small lot zone. The existing dwelling at 2838 Shakespeare meets the density for the R1-B zone, its current zoning, but exceeds the density for the R1-S2 zone. Therefore, a site-specific zone is requested for 2838 Shakespeare.

**Justifications for Variances**

There are no variances requested for the new parcel/dwelling. Four variances are requested for **2832 Shakespeare**:

- A variance for the rear yard setback is requested for 2832 Shakespeare caused by the subdivision of the new small lot.
- A variance is requested for the siting of the existing detached garage at 2832 Shakespeare in the front yard, as opposed to the rear yard. The garage was constructed before Lauren and Brian took possession of the property.
- A variance for the side yard setback of the existing detached garage at 2832 Shakespeare is requested. The garage was constructed before Lauren and Brian took possession of the property.
- A variance is requested for the front yard setback of the existing detached garage at 2832 Shakespeare. The garage was constructed before Lauren and Brian took possession of the property.

There will be an opportunity for these variances to be remedied when the parcel is sold and redeveloped, given the age and condition of structures at 2832 Shakespeare.

**Project Benefits**

My clients, Brian, Lauren and their neighbour Jude, live at **2832 and 2838 Shakespeare Street** which are two larger-than-average sized lots. This rezoning and small lot subdivision project, which they have joined forces to undertake, will ensure that they both stay within the community they love and call home.

Brian and Lauren have lived on the property for 12 years, which they inherited from Lauren's mother. Their small cottage is almost 100 years old, and at the end of its life cycle. Their plan – if the rezoning and subdivision is approved – is to buy the new small lot and build on it and move there when the new house is completed and sell their

current property. The small lot will help finance the new house and allow them to stay in the neighbourhood.

Jude Marleau has lived in Oaklands for 14 years. Her two children attended/attend Oaklands Elementary. Jude is a recent single mum. Jude's neighbours support this application knowing that it will make it financially viable for Jude to stay long-term in her house.

Joining parcels of land with Brian and Lauren and subdividing gives both families the financial opportunity to continue living in Oaklands for the long term and provides an additional parcel for affordable ground-oriented family housing close to amenities.

In addition to the above personal and social justifications, this project achieves the following project benefits:

*Aligns with Current Policy*

- Supported by OCP policies for sensitive infill in established neighbourhoods
- Meets the Small Lot Homes Rezoning Policy and Design Guidelines
- Supports efficient use of existing City infrastructure
- Adds family-oriented housing close to schools and other amenities such as parks, shops, and open space

*Sensitive to Design, Context, and Neighbourhood Character*

- Is sensitive in form, character, and size to homes on the street and in the neighbourhood
- Is a good land use for larger-than-average sized parcels
- Designed with neighbour input on preferred architectural style
- Capitalizes on the corner lot opportunity and access off Morley
- Addresses the street well with a prominent front entrance, attractive plantings, and recessed garage door and adds to streetscape character
- Has window placements that are sensitive to privacy of adjacent homes
- Will provide a new sidewalk on the Morley frontage

*Adds to Supply of Ground-Oriented Housing*

- Adds to the severe shortage of ground-oriented, single detached housing
- Adds to the diversity of housing stock
- Revitalizes neighbourhood with new, well-designed housing stock
- Is designed sensitively to most impacted neighbour

*Meets Environmental and Sustainability Goals*

- Retains all existing mature boulevard trees
- Driveway and sewer, water, and stormwater servicing sited outside critical root zones of mature boulevard trees

- Adds to tree canopy and includes indigenous Garry-oak tree
- Design for proposed floating sidewalk will protect critical root zones of mature boulevard horse chestnut trees
- Offers permeable driveway and pathways and opportunities for natural stormwater infiltration
- Provides sustainable solar-ready design and energy efficient construction.

I believe this to be a very attractive and beneficial joint proposal by my clients to sensitively add an urban lot/dwelling within a neighbourhood that is highly walkable and well served by community amenities. The fact that my clients plan to continue to live here provides continuity and comfort to their neighbours that their quality of life will be sincerely respected.

Thank you for your consideration.

Regards,

Pam Hartling MCIP RPP