



Re: 2921 Gosworth Road, Small Lot House rezoning

May 3, 2019

Dear Mayor and Council,

This proposal is for a Small Lot House Rezoning located at 2921 Gosworth Road, in the Oaklands neighbourhood. This project seeks to revitalize the neighbourhood by providing new infill construction. We propose to subdivide the existing 670 SqM corner lot and build a single family dwelling on the new small lot, while retaining the existing house on the parent lot.

This proposal addresses aspects of the Official Community Plan. Specifically, this proposal serves the City's vision under Neighbourhood Directions; section 21.21.5: providing "areas of residential housing suitable for families with children", and 21.22.2: "to increase residential densities within walking distance of the [Hillside] corridor". This proposal addresses the public need to alleviate Victoria's burdened housing supply, as well as increasing its tax base. The dwelling's modest size accommodates the desire for affordability in the housing market.

The site is an ideal candidate for Small Lot House Rezoning, as it is a corner lot that fits the criteria and guidelines put forth by the City to achieve the goals mentioned above.

The proposed house is a two storey, traditional style residence, with a floor area 144 Sqm (1550 sf). Board and baton siding was selected to blend in with neighbourhood. The plan conforms to the City's design guidelines and lot requirements, save for one variance.

We are seeking a front yard setback variance of 1.07 metres (from 6.0m to 4.91m). There are three reasons to support this variance. The primary reason is to keep the design away from the rear yard and the adjoining neighbour's homes by bringing additional square footage to the front. Secondly, available space was taken from the right side of the lot to provide off street parking. The final justification is design driven; the entry/stairway project forward to create architectural interest.

The existing house shall remain; changes proposed are for the removal of an existing deck at the East side and creation of a deck and patio on the south side. These proposed changes would require two variances. The first variance is sought for the front yard setback; this is to accommodate the proposed deck, and would seek a variance of 2.6m (from 6.0m required to 3.38m proposed). The rationale for the proposed deck and patio is to "make up" for the removed deck, as well as enhancing the use and flow for the area between the side door and the proposed patio. The second variance is for the interior side yard setback, regarding a window in a habitable room; this would seek a variance of 0.9m (from 2.4m required to 1.5m proposed). The window location is currently an existing bedroom and faces the proposed new subdivided lot. The existing window is not facing the new house directly, but the rear yard area of the proposed lot. We request to allow a window in this space to reduce impact on the existing neighbor to the North property, and we don't see any potential conflict from here to the proposed new home.

We met with the Oaklands Land Use committee and neighbours to show the proposal. Responding to local input, we modified the house plan to address neighbours concerns. We reduced the basement to a crawlspace. We reduced the upper floor area; which in turn reduced the roof area and building height (1.32 m below allowable bldg. height). We also changed the roof type from a gable roof to a hip roof and

lowered the pitch, thereby reducing it's mass and shadow factor. The result is a significantly reduced profile and imposition of the house, relative to neighbouring properties.

Our proposal went before the Committee of the Whole on April 11, and was received favourably by the Committee. Responding to City suggestions to increase this projects appeal, we've made further revisions. The siding was changed to include lap board, in order to correspond more closely with the neighbourhood. The upper floor has been further reduced in floor area, thus reducing the structures massing. We hope that this third reduction in massing is agreeable; we feel that this proposed dwelling is in scale with the neighbourhood.

In summary, we feel that this proposal meets the City's Small Lot House guidelines and fits well into the neighbourhood. If you have any questions about this proposal, we look forward to discussing this project in further detail at any time.

Sincerely,

Duane Ensing, Principal Designer
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