



Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

July 8, 2019 (Revised)

Re: Rezoning Application
514 / 518 Sumas Street
Victoria BC

Dear Mayor & Council,

For your consideration, we are proposing to rezone the two subject properties to enable the future development of two blocks of attached dwellings. Adjacent to Sumas Park, the location is in the Selkirk and Cecilia Village area of the Burnside Gorge Neighbourhood, and is designated Urban Residential in the 2017 Neighbourhood Plan. The current zoning is R1-B (single family residential), and would not allow for the type of development we are proposing. Through rezoning, the Neighborhood Plan does envision potential changes to the existing character of Sumas Street, and our proposal would see a development in keeping with the objectives of the Neighbourhood Plan.

Two buildings are proposed, with a central access way between. Vehicular access to the property is from the rear yard lane way and all parking is interior to the site. The proposed units are in two separate buildings ; one block of units would face directly onto Sumas Street, while the second block would be accessed from the interior access way and front onto the laneway. Each dwelling would contain individual garage parking along with a functional three bedroom family oriented floor plan.


The density of the proposed development (1.00 FSR) is within the 1.2 FSR target established in the Neighbourhood Plan, as is the building height (3 Storeys). The building setbacks are less than what would be found in the existing R1-B zone for front and rear yard, but are similar in the side yards. The proposed zone Site Coverage is greater than the existing R1B zone (50% as opposed to 40%)

Currently there are two single family homes on the properties. A Tenant Assistance Plan has been completed and provided with our application for the event that the rezoning is approved and the proposed development proceeds. The existing buildings will be resold (if suitable) or deconstructed. All attempts will be made during the deconstruction to resell / repurpose / recycle materials to limit the items sent to landfill.

Our goal is to create livable modern dwellings for families. The proximity to shopping and schools, along with the myriad of transit options available make this a desirable location in the heart of a vibrant community. Our proposal would see new options for families in a location that has been designated for density increase. We have received support and encouragement during multiple meetings with the neighbourhood and the Burnside Gorge Land Use Committee. It is our opinion that this proposal would add to the diversity of the Burnside Gorge neighbourhood and would be a positive development for the community.

Your time in considering this proposal is appreciated, and I look forward to discussing it further and answering any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Rodier', with a stylized flourish extending to the right.

Tim Rodier
Outline Home Design