

In regard to: 1210 Haultain Street, Victoria BC

February 21, 2018

Application; REZ No. 00688 DPV No. 00113

Revised: May 5, 2019

Revised: August 7, 2019

Dear Mayor and Council,

This proposal is to build a duplex at 1210 Haultain Street to replace a small post World-War-Two house. I am the current owner/occupier of this property. I intend to live on one side and offer the other side to my daughter and her family who currently rent.

My proposal addresses aspects of the Community Plan in the Neighbourhood Directions Section to create "areas of residential housing suitable for families with children" and to increase residential density within walking distance of the Hillside corridor. This proposal would increase Victoria's housing supply as well as add to its tax base. The relatively modest size of each side of the duplex would make them affordable in the current housing market.

The duplex design is a traditional two-storey style which would harmonize well with the houses in the neighbourhood. Each side of the duplex would have a floor area on the first and second of 120.82 m² (1300.5 square feet).

The variances requested are as follows:

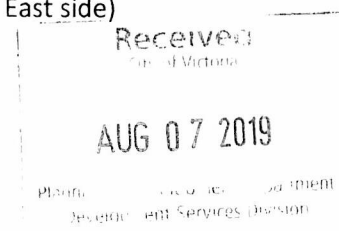
Zoning Criteria

1. In order to build this duplex, I require rezoning as my property falls just under the required site area of 555.00 m² at 552.00 m². This means the site area for each dwelling will be 276 m² rather than 277.5 m²
2. To allow the site area for each dwelling (276 m²) to be just under the requirement of 277.5 m²
3. To allow the building of the duplex on a frontage of the lot less (14.47 m or 47.47 feet) than the prescribed 15.24 m (or 50 feet)

Setbacks

To request allowances for a design feature on each side of the home which is a small (1/3 m) cantilevered projection on each dining room wall, these affect the setback regulations as the measurement is not from the wall of the house but measured from the wall of the projection

4. East side setback to be 1.26 m (rather than 1.50 m)
5. West side setback to be 2.80 m (rather than 3.00 m)
6. The combined side yards would be 4.06 rather than the required 4.5 m due to measuring from the projection (measuring from the side walls of the house, side yard setbacks are within the required minimum setback at 3.098 m on the West side and 1.58 m on the East side)



7. To allow the duplex to be built as two storeys above a basement as the proposed design is for 2 bedrooms upstairs to be built within the roof line, a design feature to reduce the look of the upstairs roof line. The total floor area of the 2 floors is modest therefore the basement would be for a third bedroom, office or playroom. This would make a big difference for space for a growing family (the height of the planned building is within height regulations).

I am asking for these variances in order to build a side by side duplex facing South allowing for sunlight on both sides and a long back yard each.

The Parks Planner has agreed to allow the existing boulevard tree to be replaced at the owner's expense to the East of the proposed driveway due to having the duplex driveway near the middle of the frontage.

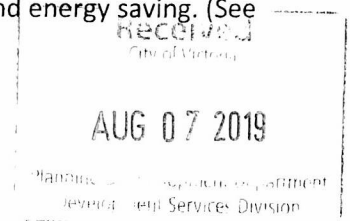
I met with Oakland's Land Use Committee and neighbours to show them the proposed plan and discussed their questions. My neighbour to the West liked the increase in space between his house and the proposed duplex to over 3 m from the house wall and 2.80 m from the small projections on each side wall. The response to the design was very positive. Many design considerations were made such as the inset dormer windows on the upstairs and the inset of both front doors on each side of the building. The veranda makes for an approachable street friendly feel to the front of the house.

The landscaping plan will soften the building contours, aid with screening the parking and provide a level of soil permeability. Fences are in keeping with the neighbour's desire for privacy and to delineate each side of the duplex. The Parks Division, (Jane Waters), has approved a move of the boulevard tree to be 10m from the next tree to the East, at the owner's expense. The trees to the North, on the neighbour's property, are well away from the proposed homes. During the proposed construction, a protected area around the trees will be designated.

The Designer has made the width of the driveway 5.2 m as cars back onto the street in order for each unit to have clear sightlines in accessing the street from the parking stalls. The present driveway is shared (by easement) with the neighbour to the East (on the corner of two streets). This will be discharged with the approval of the neighbour, which I have secured (see enclosed agreement).

The landscaping in front of the duplex is very important to the street look of the duplex to blend in with the neighbours. It is planned to utilize semi permeable pavers with lawn in between to have as much green space as possible, as well as shrubs and trees without reducing the visibility for the cars backing onto the street. There will be mixed planting of native and ornamental plant species for low maintenance and drought tolerance once established. They will be pollinator friendly plants providing year round flowers for bees, birds and butterflies.

The present house (currently occupied by myself) will be demolished. The hazmat report did not detect the presence of any "hazardous material". The new building will have ecological features such wiring for eventual solar panels to be installed and choice of materials that are non toxic and energy saving. (See letter from the General Contractor, S.C. Smith)



If one walks around the area it is rare to see small houses as there are many larger houses, two storeys above basements. The visual aesthetic established by my duplex project is more in keeping with the older character of this neighbourhood. I feel this proposal meets the city's need for more family housing close to the downtown core.

Sincerely,

Susan Sinkinson



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REVISED SUBMISSION from the Application review summary of May 31 2019

Sheet A-1

1. Revised site data table from 1.5 storeys to 2 storeys (see variance #7)
2. Re-label the removal of the driveway easement to 'driveway easement to be discharged (see discharge agreement enclosed)
3. Provided site servicing for storm, sewer and water (all site servicing to be built as specified to City of Victoria requirements at the time of permit)
4. Revised site plan and landscape plan so that they are consistent as specified
5. Labeled all trees including neighbours to the North as specified
6. Labeled proposed and existing boulevard trees as specified

Sheet A-4

2. Re-labeled the removal of the driveway easement to 'driveway easement to be discharged'
4. Revised site plan and landscape plan so they are consistent as specified
5. Labeled all the trees including neighbours to the North, note existing as 'retained'
6. Label proposed and existing boulevard trees as specified (species to be determined by the Parks Dept.)

Written Material

- Find enclosed a list describing changes made to the previous set of plans specifically related to the changes listed by number related to the "bubbles" shown on the shown on the revised plans
- 6 sets of plans of various dimensions showing the changes in plan, bubbled and not bubbled, as requested, plus a digital set of all revised materials
- An agreement to discharge the easement between 1210 Haultain Street and 1212 Haultain Street

