

**To:** City of Victoria

**Attention:** Mayor and Council

**From:** Vincent Portal and Paul Bergmann

**Date:** October 3<sup>rd</sup>, 2019

**Re: proposed small lot housing subdivision at 1023 Tolmie Avenue**

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Dear Mayor and Council,

We are seeking approval to pursue a small lot subdivision at 1023 Tolmie Avenue.

The subject property is a corner lot property situated at the corner of Tolmie Avenue and Fifth Street. The location is within walking distance to parks, schools, and numerous services and amenities. It is also located near major public transportation and biking corridors.

The project entails the subdivision of an existing R1-B corner lot into two R1-S2 lots to create a new family dwelling. The proposed 2-storeys, 3 bedrooms, 2 bath (approx. 1400 sf) new dwelling would be facing Fifth Street.

The existing house which is currently rented to a family will be preserved.

We have petitioned a total of 31 residences, including the apartment building at 1028 Tolmie Avenue located in the Municipality of Saanich. Out of the 31 residences petitioned, 8 support the proposal, one is opposed, and the others are neutral (no response provided within a 30-day time period or despite repeated efforts to connect with them).

The proposal submitted for your consideration has benefited from valuable City staff input. All technical requirements, as well as suggestions made by City staff such as increasing front yard space, street relationship, and enhancing street presence with the creation of better outdoor spaces have been incorporated.

The proposal is consistent with the Official Community Plan and Small Lot Housing Rezoning Policy and is similar to another small lot subdivision completed in the past a few houses up the block at the corner of Fifth Street and Finlayson. The creation of one additional single-family dwelling by maximizing the use of a limited supply of land is a small, yet important contribution to increasing the City's housing stock.

The proposed new dwelling is of modest scale and consistent with the heights, massing and overall feel and look of adjoining properties. The design characteristics of the proposed new dwelling is consistent with older homes in the neighbourhood, including overall scale, roof lines, proportion of glazing and character details.

The design of the proposed new dwelling accounts for the privacy needs of existing properties located on the North and South sides by purposefully neglecting or minimizing the use of glazing. The front of the house is facing East (Fifth Street) which provides sufficient space to accommodate the privacy of houses located across the street. The use of a cedar panel fence all around the property, in addition to the presence of an established row of evergreen on the West side of the property will also contribute to a sense of privacy. There is no protected tree impacted by the proposal.

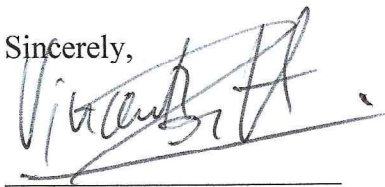
The existing home will benefit from minor exterior alterations (e.g. relocation of driveway and parking pad to the Northwest corner to create more outdoor space and landscaped space on the North and Northeast corner, removal of a stair and landing area on the South East corner) that will improve streetscape on Tolmie Avenue and Fifth Street while causing minimal disturbance to the tenants. The addition of a single new house will also improve the streetscape along Fifth Street.

The proposal requires three variances:

- Existing home (1 variance): The rear yard setback on the existing home is 1.61m (6.0m required). A variance of 4.39m is requested to allow for the preservation of the existing house. Relocating the driveway and parking pad to the rear yard provide for greater and usable outdoor space on the opposite corner of the existing property (at the corner of Tolmie Avenue and Fifth Street). The existing mature vegetation provides privacy to the existing home.
- Proposed new dwelling home (2 variances): A variance of 1.8m is requested for the front yard (6.0m required, 4.2m to house; 3.0m to deck proposed) and a variance of 0.5m is requested for the rear yard (6.0 required, 5.5m proposed). These requests are consistent with typical small lot designs. The existing and well-established vegetation (rear yard) creates a good privacy screen. Requested variance for the front yard provides for well situated green/play space and contributes to street appeal.

This proposal is respectfully submitted for your consideration.

Sincerely,



Vincent Portal



Paul Bergmann